

THIS IS NOT A SURVEY.

SEC. 3 , TWP. 29S., RNG. 15E.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PINELLAS COUNTY, FLORIDA

# EXHIBIT A

## LEGAL DESCRIPTION:

A PORTION OF THE PLATTED THE RIGHT OF WAY OF SEDEEVA CIRCLE, AS SHOWN ON THE PLAT OF FLORIDENA ON CLEARWATER BAY, AS RECORDED IN PLAT BOOK 9, PAGE 34 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 17, BLOCK G, FLORIDENA ON CLEARWATER BAY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY RIGHT OF WAY LINE OF SEDEEVA CIRCLE, AS SHOWN ON SAID PLAT, THE FOLLOWING FOUR (4) COURSES; (1) 500°00'00"E, A DISTANCE OF 20.18 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; (2) THENCE ALONG THE ARC OF THE SAID CURVE, AN ARC DISTANCE OF 150.55 FEET, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 90°47'54", THE CHORD FOR WHICH BEARS S45°23'57"W, A CHORD DISTANCE OF 135.28 FEET TO A POINT OF TANGENCY OF SAID CURVE; (3) THENCE N89°12'07"W, A DISTANCE OF 43.90 FEET TO THE NORTHWEST CORNER OF LOT 20, BLOCK G, OF SAID PLAT; (4) THENCE ALONG THE EAST LINE OF LOT 21, BLOCK G, OF SAID PLAT AND THE SAID WESTERLY RIGHT OF WAY, N00°49'27"E, A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 21; THENCE DEPARTING THE SAID WESTERLY RIGHT OF WAY, S89°12'07"E, A DISTANCE OF 43.89 FEET TO THE POINT OF CURVATURE OF A TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG THE ARC OF THE SAID CURVE, AN ARC DISTANCE OF 118.86 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 90°47'54", THE CHORD FOR WHICH BEARS N45°23'57"E, A CHORD DISTANCE OF 106.80 FEET TO A POINT OF TANGENCY OF SAID CURVE AND TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 16, BLOCK G OF SAID PLAT; THENCE N00°00'00"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 20.16 FEET TO SOUTHWEST CORNER OF LOT 16, BLOCK G, OF SAID PLAT AND A POINT ON THE NORTHERLY RIGHT OF WAY OF AFOREMENTIONED SEDEEVA CIRCLE; THENCE ALONG SAID SOUTH LINE AND SAID NORTHERLY RIGHT OF WAY, N90°00'00"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,975 SQUARE FEET, (0.091 ACRE) MORE OR LESS.

## NOTES:

1. BEARINGS FOR THIS SKETCH & DESCRIPTION ARE BASED ON THE EAST RIGHT OF WAY LINE OF SEDEEVA CIRCLE, AS SHOWN ON THE PLAT OF FLORIDENA ON CLEARWATER BAY, AS RECORDED IN PLAT BOOK 9, PAGE 34, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N00°00'00"W.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH & DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. NO CURVE DATA IS SHOWN ON SAID PLAT. CURVE DATA SHOWN WAS CALCULATED FROM FIELD LOCATED MONUMENTATION.

REV.#	DESCRIPTION	DATE	BY
△	REVISED BOUNDARY PER CLIENT COMMENTS	3/7/2017	GMK
△	REVISED BOUNDARY PER CLIENT COMMENTS	3/8/2017	GMK
△	ADDED SIDEWALK, DRAINAGE & UTILITY EASMENT	3/10/2017	GMK

**DEUEL & ASSOCIATES**  
 CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE  
 CLEARWATER, FL 33764  
 PHONE 727.822.4151  
 WWW.DEUELENGINEERING.COM  
 CERTIFICATE OF AUTHORIZATION NUMBER 26320  
 LICENSED BUSINESS NUMBER 107

THIS DOCUMENT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*Dana A. Wylie* 3/10/2017 Rev #3  
 DANA A. WYLIE, PSM, LS 5874

SKETCH OF DESCRIPTION  
 1245 SEDEEVA CIRCLE S  
 CLEARWATER, FL 33755

WORK ORDER 2017-5

DATE: 1/31/2017

DRAWN: GMK

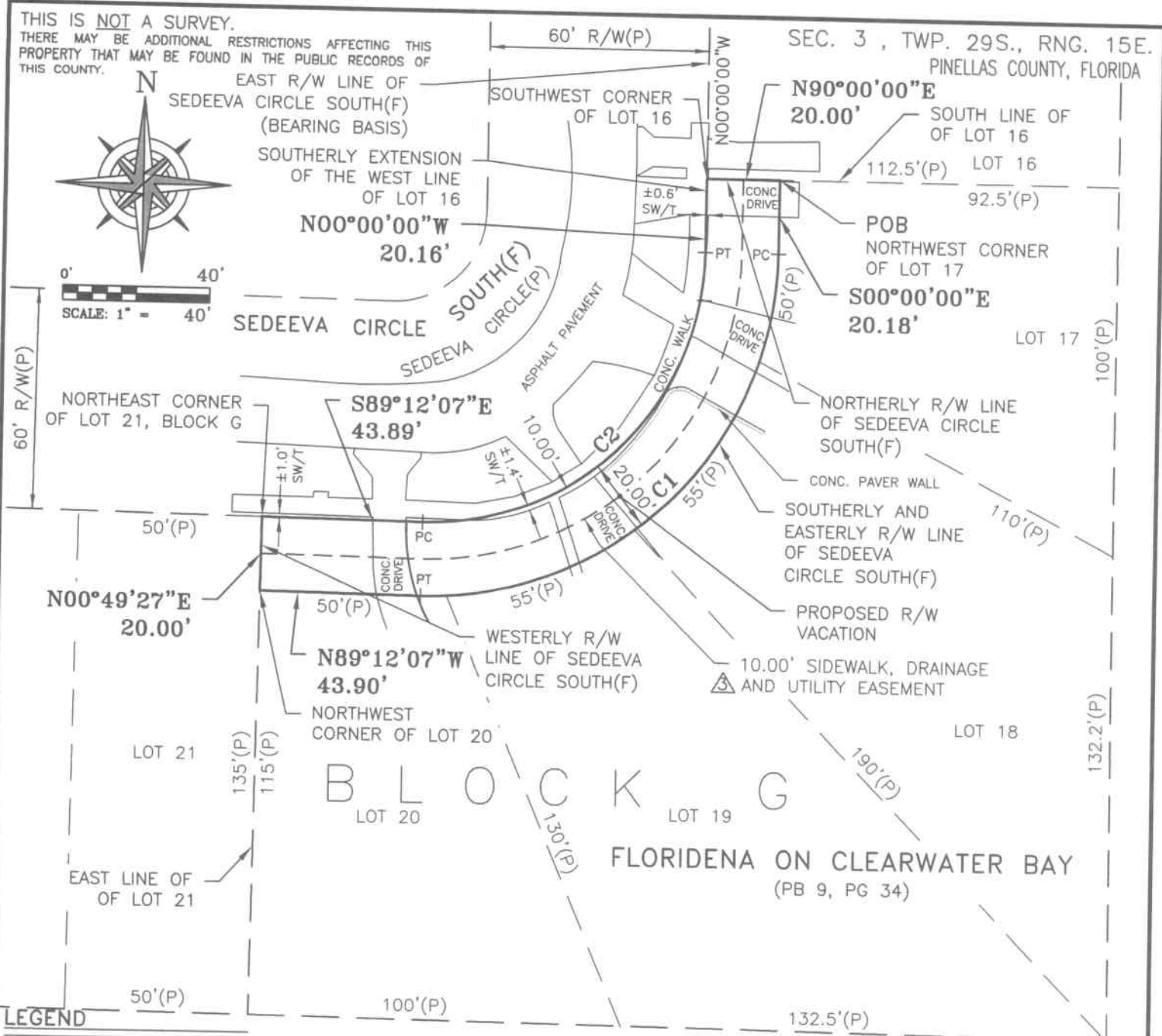
SCALE: NO SCALE

CITY OF CLEARWATER

FLORIDA SHEET NO. 1 OF 2

THIS IS NOT A SURVEY.  
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS  
PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF  
THIS COUNTY.

SEC. 3, TWP. 29S., RNG. 15E.  
PINELLAS COUNTY, FLORIDA



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	150.55'	95.00'	90°47'54"	S45°23'57"W	135.28'
C2	118.86'	75.00'	90°47'54"	N45°23'57"E	106.80'

EXHIBIT A

REV.#	DESCRIPTION	DATE	BY
1	REVISED BOUNDARY PER CLIENT COMMENTS	3/7/2017	GMK
2	REVISED BOUNDARY PER CLIENT COMMENTS	3/8/2017	GMK
3	ADDED SIDEWALK, DRAINAGE & UTILITY EASMENT	3/10/2017	GMK

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SIGNATURE AND ORIGINAL RAISED SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER.

I, DANA A. WYLLIE, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT  
THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND  
MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF  
LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE  
FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.05 DEPARTMENT OF  
AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID  
WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

CITY OF CLEARWATER FLORIDA	SKETCH OF DESCRIPTION	WORK ORDER	2017-5
	1245 SEDEEVA CIRCLE S	DATE:	1/31/2017
	CLEARWATER, FL 33755	DRAWN:	GMK
		SCALE:	1"=40'
		SHEET NO.	2 OF 2