MAP OF ALTA/NSPS LAND TITLE SURVEY

OF

A PARCEL OF LAND LYING WITHIN PORTION OF
OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

ALTA/NSPS TABLE A ITEMS:

1. MONUMENTS PLACED FOR A REFERENCE MONUMENT OR MITRED TO THE CORNERS AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR MITRED IN CLOSE PROXIMITY TO THE CORNER. (SHOWN ON MAP OF SURVEY)
2. ADDRESS(S) OF THE SURVEYED PROPERTY IF EXPOSED IN DOCUMENT PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. (INFORMATION NOT PROVIDED)
3. FLOOD ZONE CLASSIFICATION WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT. (REFLECTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY) (SEE NOTE FOR FLOOD INFORMATION)
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT). (SHOWN ON MAP OF SURVEY)
5. (A) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS ARE PROVIDED TO THE SURVEYED PROPERTY AND SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THE SURVEYOR)
   (B) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. (NO REPORT PROVIDED TO THE SURVEYOR)
6. (B) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. (MEASURED ON MAP OF SURVEY)
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOT, BILLBOARDS, TIDAL OR WATERS, POLES, UNDERGROUND AREAS, SUBSTANTIAL AREAS OF FOLIAGE). (SHOWN ON MAP OF SURVEY)
9. NUMBER AND TYPE (E.G., STANDARD, HANDICAPPED, REGULAR AND OF THE MARKED DESIGNATED TYPES OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND ON PARKING STRUCTURES, STATING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS, IF THERE IS ONE AND PARKING SPACE MARKED.)
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE PROPERTY AS DETERMINED BY:
   (A) THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 2 (E) ABOVE (IF ANY) (NO REPORT PROVIDED BY CLIENT WITH REFERENCE AS TO THE SOURCE OF THE UTILITY INFORMATION PROVIDED TO THE SURVEYOR)
17. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS. (SHOWN ON MAP OF SURVEY)
18. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTION STREET (SHOWN ON MAP OF SURVEY - SUBJECT PARCEL IS AT THE INTERSECTION OF STATE ROAD 580 (MAIN STREET) AND N. BELCHER ROAD)
19. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NOT OBSERVED BY THE SURVEYOR)
20. (A) PROVIDED EXISTING IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. (B) EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. (NOT OBSERVED BY THE SURVEYOR)
21. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS EXCLUDING TABLE A ITEM 2), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFERS OF EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (SHOWN ON MAP OF SURVEY)

SCHEDULE B II ITEMS:

FIRST AMERICAN TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NUMBER: NCS-1230435-IMG
COMMITMENT DATE: OCTOBER 6, 2022 @ 7:30 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR AT REMAIN SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOTE AFFECTS PARCEL)
2. (A) RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NONE FOUND BY OR PROVIDED TO THIS SURVEYOR)
3. (A) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTE AFFECTS PARCEL)
4. (A) ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR, MATERIAL OR EQUIPMENT, UNLESS SUCH LIEN IS SHOWN BY THE PUBLIC RECORDS AT DATE OF POLICY AND NOT OTHERWISE EXCEPTED FROM COVERAGE HEREIN. (NOT A SURVEY MATTER)
5. (A) ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NOTE FOUND BY OR PROVIDED TO THIS SURVEYOR)
6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
7. ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A SURVEY MATTER)
8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)
9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)
10. (A) EASEMENT GRANTED FROM JERROLD L. RHIGNES, TRUSTEE U/A DATED SEPTEMBER 22, 1997 FBO JERROLD L. RHIGNES AND KATHLEEN A. RHIGNES, TRUSTEE U/A DATED SEPTEMBER 22, 1997 FBO KATHLEEN A. RHIGNES TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN BOOK 20389, PAGE 1196 OF OFFICIAL RECORDS. (SHOWN ON MAP OF SURVEY AND DESCRIPTION PROVIDED)

LEGAL DESCRIPTION:

(AS PROVIDED BY THE CLIENT)

A PARCEL OF LAND SITUATE IN SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (ASSUMED BEING THE CENTERLINE OF STATE ROAD NO. 580 (MAIN STREET)) NORTH 89° 34' 55" WEST, 1,320.00 FEET; THENCE, DEPARTING SAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, SOUTH 00° 34' 30" EAST, 30.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 580 (MAIN STREET) AND THE EAST RIGHT-OF-WAY LINE OF NORTH BELCHER ROAD (100' WIDE RIGHT-OF-WAY) AS RECORDED IN PLAT BOOK 35, PAGE 49; THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00° 34' 30" WEST, 291.26 FEET, TO A 5/8" IRON ROD AND CAP (LB 6605); THENCE, CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 44° 52' 28" EAST, 53.36 FEET TO A POINT SITUATE ON THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SAID NORTH BELCHER ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 580; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY AND ALONG SAID SOUTH RIGHT-OF-WAY, 330.19 FEET 94° 20' EAST, 51.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ± 0.86 ACRES OR 37,401 SQUARE FEET

ACREAGE:

PARCEL 1: 0.29 ACRES
PARCEL 2: 0.56 ACRES
TOTAL: 0.86 ACRES

LEGAL DESCRIPTION:

PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER: NCS-1230435-IMG, DATED OCTOBER 6, 2022 @ 7:30 AM:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINELLAS, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL I:

THE EASTERLY 120.00 FEET OF THE WESTERLY 250.00 FEET OF THE NORTHERLY 286.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY.

THE ABOVE PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89° 34' 28" EAST, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 30 (CENTERLINE OF STATE ROAD NO. 580) 1,320.00 FEET; THENCE SOUTH 00° 25' 32" EAST, 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 580, FOR A POINT OF BEGINNING; THENCE SOUTH 00° 25' 32" EAST, 325.37 FEET; THENCE NORTH 89° 34' 28" WEST 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BELCHER ROAD; THENCE NORTH 00° 25' 32" WEST, ALONG SAID EAST RIGHT OF WAY LINE, 291.26 FEET; THENCE NORTH 44° 52' 28" EAST, 53.55 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NO. 580; THENCE SOUTH 89° 34' 28" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 57.00 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PORTION OF LOT 3, ST. MICHAEL'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 40, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 3 FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 54' 28" EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3, 39.30 FEET; THENCE DEPARTING SAID NORTHERLY LINE, SOUTH 00 DEGREES 25' 32" EAST, 33.00 FEET; THENCE NORTH 89 DEGREES 54' 28" WEST, 62.40 FEET; THENCE SOUTH 00 DEGREES 25' 32" EAST, 325.37 FEET; THENCE NORTH 89 DEGREES 54' 28" WEST, 29.02 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 3; THENCE NORTH 00 DEGREES 25' 32" WEST, ALONG SAID WESTERLY LINE, 291.26 FEET BACK TO THE POINT OF BEGINNING.

ABBREVIATIONS LEGEND:

AC ACRES
ADJ ADJACENT
AL ARC LENGTH
BC BACK OF CURB
BFP BACKFLOW PREVENTER
BM BENCHMARK
BR BEARING
CB CHORD BEARING
CL CHORD LENGTH
CM CONCRETE MONUMENT
CO CLEANOUT
DE DRAINAGE EASEMENT
EB ELECTRIC BOX
EL ELEVATION
EP EDGE OF PAVEMENT
FD FOUND
FF FINISH FLOOR
FFE FINISH FLOOR ELEVATION
FH FIRE HYDRANT
FIR FOUND IRON ROD
FNR FOUND NAIL & RING
FPC FOUND PK CHISEL
FPK FOUND PARKER KALON
GV GAS VALVE
HP HIGH POINT
IP IRON PIPE
IR IRON ROD
LB LICENSED BUSINESS
LP LIGHT POLE
MB MAILBOX
MH MANHOLE
NAD NORTH AMERICAN DATUM
NGS NATIONAL GEODETIC SURVEY
NGVD NATIONAL GEODETIC VERTICAL DATUM
NT NON TANGENT
OHW OVERHEAD WIRES
PB PLAT BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PG PAGE
PI POINT OF INTERSECTION
PK PARKER KALON
PL PROPERTY LINE
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RCP REINFORCED CONCRETE PIPE
RGE RANGE
SF SQUARE FEET
SIR SET IRON ROD
SNC SET NAIL & CAP
TB TELEPHONE BOX
TBM TEMPORARY BENCHMARK
TC TOP OF CURB
TEL TELEPHONE
TELE TELEVISION
TOB TOP OF BANK
TOW TOP OF WALL
TP TOP OF PIPE
TYP TYPICAL
UE UTILITY EASEMENT
UP UTILITY POLE
VC VERTICAL CURVE
WM WATER METER
WV WATER VALVE
WW WOOD WITNESS
YI YARD INLET
YP YARD PIPE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
SBL SIDE BLOCK LINE
SIB SET IRON ROD
SNC SET NAIL & CAP
SPK SET PARKER KALON
TBR TOP OF BANK
TCR TOP OF CURB
TOW TOP OF WALL
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VC VERTICAL CURVE
WM WATER METER
WV WATER VALVE
WW WOOD WITNESS
YI YARD INLET
YP YARD PIPE
FCP & CAP FOUND CONCRETE PIPE & CAP
FIR FOUND IRON ROD
FNR FOUND NAIL & RING
FPC FOUND PK CHISEL
FPK FOUND PARKER KALON
FPP FOUND PIPE
FR FOUND REBAR
FRC FOUND REBAR & CAP
FRP FOUND REBAR & PIPE
FRS FOUND REBAR & SET CAP
FTC FOUND TACK
IP IRON PIPE
IR IRON ROD
NAIL NAIL
NAD NORTH AMERICAN DATUM
NGVD NATIONAL GEODETIC VERTICAL DATUM
NT NON TANGENT
PB PLAT BOOK
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PCP PERMANENT CONTROL POINT
PG PAGE
PI POINT OF INTERSECTION
PK PARKER KALON
PL PROPERTY LINE
PLS PROFESSIONAL LAND SURVEYOR
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE PIPE
R RADIUS
RGE RANGE
SF SQUARE FEET
SIR SET IRON ROD
SNC SET NAIL & CAP
SPK SET PARKER KALON
TBM TEMPORARY BENCHMARK
TOB TOP OF BANK
TOW TOP OF WALL
TP TOP OF PIPE
TYP TYPICAL
UE UTILITY EASEMENT
UP UTILITY POLE
VC VERTICAL CURVE
WM WATER METER
WV WATER VALVE
WW WOOD WITNESS
YI YARD INLET
YP YARD PIPE
FCP & CAP FOUND CONCRETE PIPE & CAP

SYMBOLS LEGEND:

ALTERNATOR
BOLLARD
CLEANOUT
CONCRETE POLE
CONCRETE WALL
DECIDUOUS TREE
DOUBLE YARD INLET
ELECTRIC BOX
ELECTRIC METER
ELECTRIC TRANSFORMER
FIRE HYDRANT
FLOOD LIGHT
GAS METER
GAS VALVE
GUY ANCHOR
GUY WIRE
HANDICAP SPACE
INVERT
LIGHT POLE
MAILBOX
MANHOLE
MONITORING WELL
NATURAL GAS METER
OVERHEAD WIRES
PARKING METER
PARKING SPACE COUNT
PARKING SPACE
PERFORATED PIPE
PERFORATED PIPE & CAP
PERFORATED PIPE & CAP
PERFORATED PIPE & CAP