SECTION 7, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA
TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:
PARCEL I:

A PARCEL OF LAND SITUATED IN LOTS 21, 22 AND 23, SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST, TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND A PART OF LOT C OF CAPT.S.E. HOPES ANCLOTE SUBDIVISION, AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID SECTION 2, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUN THENCE SOUTH 0 DEG. 41'23" EAST, 85.29 FEET TO THE NORTH RIGHT OF WAY OF ANCLOTE BLVD; FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEG. 41'23" EAST, 218.05 FEET ALONG THE WEST BOUNDARY OF SECTION 2, THENCE NORTH 45 DEG. 22'15" EAST, 82.42 FEET, THENCE SOUTH 44 DEG. 37'45" EAST, 201.15 FEET; THENCE SOUTH 45 DEG. 07'24" WEST, 277.40 FEET; THENCE SOUTH 0 DEG. 41'23" EAST, 45.98 FEET ALONG THE WEST BOUNDARY OF SAID SECTION 2; THENCE SOUTH 44 DEG. 37'45" EAST, 461.31 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY OF ANCLOTE ROAD; THENCE NORTH 45 DEG. 07'24" EAST 210.00 FEET; THENCE SOUTH 44 DEG. 37'45" EAST, 232.50 FEET; THENCE SOUTH 45 DEG. 07'24" WEST, 102.96 FEET; THENCE NORTH 89 DEG. 24'25" EAST 105.77 FEET ALONG THE NORTH RIGHT OF WAY OF ANCLOTE ROAD; THENCE NORTH 0 DEG. 36'53" WEST, 502.33 FEET ALONG THE EAST BOUNDARY OF LOT 22 TO THE SOUTHWEST CORNER OF LOT 21 OF AFORESAID TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION; THENCE NORTH 89 DEG. 26'10" EAST, 332.23 FEET ALONG THE AFORESAID SOUTH BOUNDARY OF LOT 21; THENCE NORTH 0 DEG. 34'38" WEST, 431.38 FEET ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF AFORESAID LOT 21; THENCE NORTH 88 DEG. 11'09" WEST, ALONG A CURVE TO THE RIGHT, CHORD AND ARC OF 275.15 FEET, RADIUS 19141.60 FEET ALONG THE SOUTH RIGHT OF WAY OF ANCLOTE BLVD.; THENCE CONTINUE NORTH 87 DEG. 46'26" WEST, 58.12 FEET ALONG AFORESAID SOUTH RIGHT OF WAY; THENCE NORTH 88 DEG. 46'27" WEST ALONG A CURVE TO THE LEFT CHORD 665.15 FEET; ARC 665.25 FEET RADIUS 19055.60 FEET ALONG SAID SOUTH RIGHT OF WAY TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE AFORESAID POINT OF BEGINNING AND RUN SOUTH 0 DEG. 41'23" EAST, ALONG THE WEST BOUNDARY OF THE AFORESAID SECTION 2, 218.05 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF SUWANEE STREET A COUNTY MAINTAINED RIGHT OF WAY; THENCE NORTH 45 DEG. 22'15" EAST ALONG SAID RIGHT OF WAY 307.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ANCLOTE BLVD; THENCE ALONG SAID RIGHT OF WAY BEING A CURVE TO THE LEFT, CHORD BEARING NORTH 89 DEG. 20'29" WEST, CHORD 221.35 FEET; ARC 221.35, AND RADIUS OF 19,055.60 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 21 AND RUN NORTH 89 DEG. 26'10" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 21, 305.36 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEG. 26'10" EAST, 47.17 FEET; THENCE NORTH 0 DEG. 34'38" WEST 431.38 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ANCLOTE BLVD; THENCE ALONG THE AFORESAID RIGHT OF WAY BEING A CURVE TO THE RIGHT, CHORD BEARING NORTH 88 DEG. 24'55" WEST, CHORD 121.94 FEET, ARC 121.94 FEET AND RADIUS 19,141.60 FEET; THENCE SOUTH 10 DEG. 17'52" EAST, ALONG THE WESTERLY BOUNDARY OF A DRAINAGE EASEMENT AS RECORDED IN OR BOOK 3917, PAGE 468, SAID WESTERLY BOUNDARY BEING EXTENDED TO MEET THE SOUTHERLY RIGHT OF WAY OF ANCLOTE BLVD., 442.32 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE AFORESAID LOT 21, AND RUN SOUTH 0 DEG. 36'53" EAST, 431.12 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEG. 23'07" WEST, 32.04 FEET; THENCE SOUTH 45 DEG. 07'24" WEST, 102.96 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF ANCLOTE ROAD; THENCE NORTH 89 DEG. 24'25" EAST ALONG SAID RIGHT OF WAY 105.77 FEET; THENCE NORTH 0 DEG. 36'53" WEST 71.21 FEET TO THE POINT OF BEGINNING.

PARENT TRACT PARCEL:

A part of that parcel of land lying in the SE 1/4 of the NW 1/4 of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, as recorded in O.R. Book 6526, Page 1373 of the Public Records of Pinellas County, Florida, being described as follows:

PARENT TRACT:

Commence at the Northwest corner of Section 2, Township 27 South, Range 15 East, thence run along the North boundary of said Section 2, N89°54'24"E, 281.24 feet; thence continue along said North boundary of Section 2, N89 50 36 E, 384.10 feet to the West boundary of the NE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2; thence run S00°36'19"E, along the West boundary 541.42 feet to the NW corner of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2, said point being the Point of Beginning; thence run N89°37'49"E, along the North boundary of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2, 664.69 feet to the NE corner of the SE 1/4 of the NW 1/4 of the NW 1/4 of Section 2; thence run S00°32'21"E, along the East boundary of said SE 1/4 of the NW 1/4 of the NW 1/4 of Section 2, 506.10 feet to the North right of way line of Anclote Road; thence run along the said North right of way line S89°24'37"W, 664.10 feet to the West boundary of said SE 1/4 of the NW 1/4 of the NW 1/4 of Section 2; thence run N00°36'19"W, along said the West boundary 508.65 feet to the Point of Beginning. Less and except that part conveyed to Pinellas County by Quit Claim Deed for outfall drainage ditch dated March 1, 1973, recorded in O.R. Book 4001, Page 229, of the Public Records of Pinellas County, Florida.

SUBJECT PARCEL PER OCCUPATION:

Said portion of the above described parent parcel being more particularly described as commencing at the Northwest corner of Section 2, Township 27 South, Range 15 East, thence run along the North boundary of said Section 2, N89°54'24" E, 281.24 feet; thence continue along said North boundary of Section 2, N89°50'36" E, 384.10 feet to the West boundary of the NE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2; thence run S00°36'19" E, along the West boundary 548.66 feet to a point on the West boundary of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2 and the Point Of Beginning; thence N89°23'18" E, 285.26 feet, to the West boundary of a outfall drainage ditch as recorded in O.R. Book 3917, Page 468, Public Records of Pinellas County, Florida; thence S10°19'34" E, along said West boundary line, 5.19 feet to the NW corner of the outfall drainage ditch as recorded in O.R. Book 4001, Page 229, Public Records of Pinellas County, Florida; thence S07°25'38" W along the West boundary line of said outfall drainage ditch, 503.03 feet to the North right of way line of Anclote Road; thence S89°26'53" W along said right of way 215.76 feet to the West boundary of the SE 1/4 of the NW 1/4 of the NW 1/4 of said Section 2; thence N00°36'53" W, 502.98 feet to the Point Of Beginning. Less the 30 foot right of way for Calahoosahatchee Street as shown on the plat of CAPTAIN S.E. HOPE'S SUBDIVISION OF ANCLOTE FLORIDA, as recorded in Deed Book Q, Page 342 of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part.

AND

Lot 2, Block CC, ANCLOTE HOPES SECTION B, according to the map or plat thereof as recorded in Deed Book Q, Page 342, Public Records of Pinellas County, Florida.

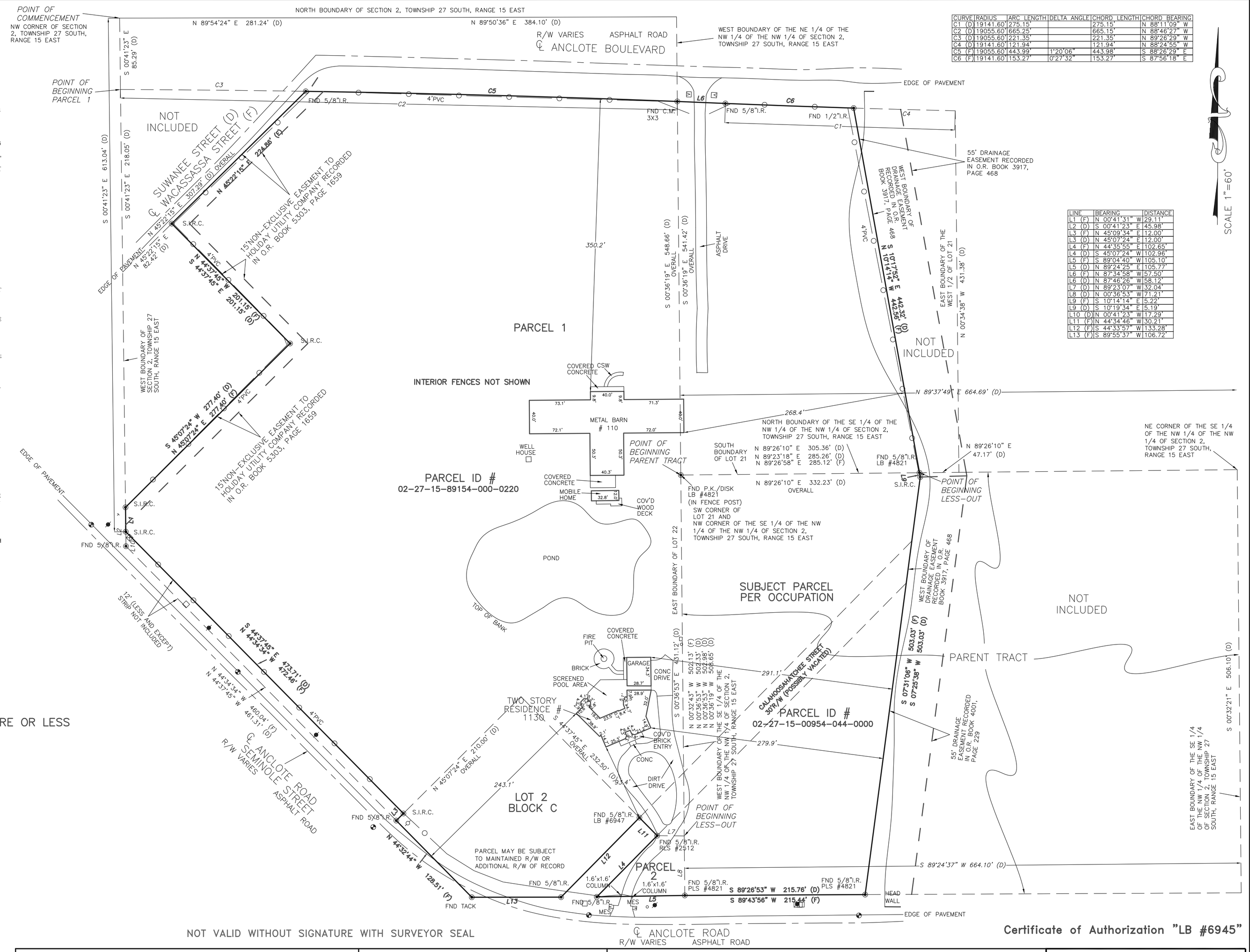
LESS AND EXCEPT:

A 12 FOOT STRIP, BEING A PORTION OF THE GRANTOR'S TRACT, AS RECORDED IN O.R. 9367, PAGES 2027-2029, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, IN THE NORTHWEST 1/4 OF SECTION 02, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 2, RUN THENCE S00°41' 23" E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2, FOR A DISTANCE OF 613.04 FEET TO THE POINT OF BEGINNING; THENCE S44° 37' 45" E ALONG A LINE BEING 12 FEET NORTHEAST OF AND PARALLEL WITH A SOUTHWESTERLY LINE OF AFORESAID GRANTOR'S TRACT, FOR A DISTANCE OF 473.71 FEET TO A POINT ON A SOUTHEASTERLY LINE OF THE GRANTOR'S TRACT; THENCE S 45°07' 24" W ALONG SAID SOUTHEASTERLY LINE, FOR A DISTANCE OF 12.00 FEET TO A SOUTHERLY POINT ON AFORESAID SOUTHWESTERLY LINE OF SAID GRANTOR'S TRACT; THENCE N44°37' 45" W ALONG SAID SOUTHWESTERLY LINE, FOR A DISTANCE OF 461.31 FEET TO A POINT ON THE WEST LINE OF SAID GRANTOR'S TRACT, THE SAME BEING AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 2; THENCE N00°41' 23" W ALONG SAID WEST LINE, FOR A DISTANCE OF 17.29 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

Tampa and Tarpon Springs Land Company part of Lot 22 described as beginning at intersection of W line of CAPT S E HOPES ANCLOTE SUBDIVISION AND N right of way of Anclote Road, thence W along SD right of way 105.7 feet, thence NE along SD HOPES subdivision line 102.96 feet, thence E. 32.05 feet, thence S along SD SUB line 71.21 feet to the Point of Beginning.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (D)	19141.60'	275.15'		275.15'	N 88°11'09" W
C2 (D)	19055.60'	665.25'		665.15'	N 88°46'27" W
C3 (D)	19055.60'	221.35'		221.35'	N 89°26'29" W
C4 (D)	19141.60'	121.94'		121.94'	N 88°24'55" W
C5 (F)	19055.60'	443.99'	1°20'06"	443.98'	S 88°26'29" E
C6 (F)	19141.60'	153.27'	0°27'32"	153.27'	S 87°56'18" E

LINE	BEARING	DISTANCE
L1 (F)	N 00°41'31" W	29.11'
L2 (D)	S 00°41'23" E	45.98'
L3 (F)	N 45°09'34" E	12.00'
L3 (D)	N 45°07'24" E	12.00'
L4 (F)	N 44°35'55" E	102.65'
L4 (D)	S 45°07'24" W	102.96'
L5 (F)	S 89°04'40" W	105.10'
L5 (D)	N 89°24'25" E	105.77'
L6 (F)	N 87°34'58" W	57.50'
L6 (D)	N 87°46'26" W	58.12'
L7 (D)	N 89°23'07" W	32.04'
L8 (D)	N 00°36'53" W	71.21'
L9 (F)	S 10°14'14" E	5.22'
L9 (D)	S 10°19'34" E	5.19'
L10 (D)	N 00°41'23" W	17.29'
L11 (F)	N 44°34'46" W	30.21'
L12 (F)	S 44°33'57" W	133.28'
L13 (F)	S 89°55'37" W	106.72'

SCALE 1"=60'

SUBJECT PARCEL CONTAINS 16.46 ACRES MORE OR LESS

COMMITMENT NOTE:
1.) WILLIAMSON & ASSOC. RELIED ENTIRELY UPON THE TITLE INSURANCE COMMITMENT AGENT'S FILE REFERENCE: 21RM241, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 9-21-2021. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE 2B:
1.,2a.-2b. NOT A MATTER OF SURVEY
2c. IF ANY - SHOWN ON SURVEY
2d. NONE PROVIDED
2e.,3.-4. NOT A MATTER OF SURVEY
5.-6. EASEMENT SHOWN ON SURVEY
7. EASEMENT DOES NOT AFFECT SUBJECT PARCEL
8. 10' EASEMENT TO FLORIDA POWER CORPORATION DEFINED AS COMPRISING THOSE 10' WIDE STRIPS OF LAND LYING 5' ON EACH SIDE OF THE CENTERLINE OF FACILITIES AS MAY BE DESIGNED AND INSTALLED FROM TIME TO TIME AT MUTUALLY AGREED UPON LOCATIONS WITHIN PARCEL 1 (NOTHING TO PLOT)
9. EASEMENT SHOWN ON SURVEY
10.-11. NOT A MATTER OF SURVEY

NOTES:
1) BEARINGS ARE BASED UPON THE NORTHERLY LINE OF SUBJECT PARCEL, S 88°26'29" E, DEED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONES "AE" AND "X" ACCORDING TO NATIONAL FLOOD PANEL #12103C-0016 AND #12103C-0017 SUFFIX "H" INSURANCE RATE MAP. REVISED 8-24-2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
5) ALL MEASUREMENTS ARE IN U.S. FEET
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

SYMBOL LEGEND:
CABLE, GTE; FIBEROPTIC MARKER; CORNER; VERIZON, TECO BOX; WATER METER; WATER VALVE; LP; PP; MANHOLE; WELL; METER POLE; FIRE HYDRANT

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

Certificate of Authorization "LB #6945"

LEGEND:

(P) = PLAT; (TYP)= TYPICAL; FND = FOUND; CONC = CONCRETE; FHD = FIRE HYDRANT; (R)= RADIAL; (C)=CALCULATED; ASPH = ASPHALT; A/C = AIR CONDITIONER; P.K. = PARKER KRYLON; (F) = FIELD MEASURED; PP = POWER POLE; W/F =WOOD FENCE; R/W = RIGHT-OF-WAY; S.P.K.D. = SET P.K. NAIL; (N/R) = NON-RADIAL; S.I.R.C. = SET 5/8" I.R.; PCP = PERMANENT CONTROL POINT; PRM = PERMANENT REFERENCE MONUMENT; PSM = PROFESSIONAL SURVEYOR AND MAPPER; NO. I.D.= NO IDENTIFICATION; RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR; PVC= PLASTIC VINYL FENCE; (D) = DEED MEASUREMENT; CSW = CONCRETE SIDEWALK; C.M. = CONCRETE MONUMENT; LB = LICENSED BUSINESS; CLF=CHAIN LINK FENCE; I.R. = IRON ROD; I.P. = IRON PIPE; O.U. = OVER HEAD UTILITY & CAP LB#6945; & DISK LB#6945

CERTIFIED TO:
LYVWELL COMPANIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
ATTORNEYS' TITLE INSURANCE FUND SERVICES, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	S.G.	DATE: 10-29-2021	F.B. # 23	PAGES # 1,3
DRAWN BY:	M.A.J.	DATE: 11-23-2021	JOB # 21-1728	

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