

**Surveyor's Report**

**Type of Survey:**

**Boundary Survey** in accordance with the Standards of Practice requirements of Chapter 5J-17 of the Florida Administrative Code, pursuant to Section 472.027.

**Map of Survey:**

The map and report are not full and complete without the other.

**Description: (Data Sources 4)**

Lot 15, Block C, GREENWOOD PARK, according to the Plat thereof as recorded in Plat Book 8, Page 22, of the Public Records of Pinellas County, Florida.

And

Lot 16, Block C, GREENWOOD PARK, according to the Plat thereof as recorded in Plat Book 8, Page 22, of the Public Records of Pinellas County, Florida.

**Pinellas County Parcel ID:**

10-29-15-33534-003-0150 and 10-29-15-33534-003-0160.

**Accuracy:**

- All measurements, distances, elevations and features were performed in strict accordance with the Standards of Practice set forth in chapter 5J17 Florida Administrative Code.
- Ferguson Land Surveyors, PLLC survey control is based on robotic total station and/or RTK GPS observations to obtain repetitive measurements and meet the standards of accuracy.

**Data Sources:**

- GREENWOOD PARK, Plat Book 8, page 22 of the Public Records of Pinellas County, Florida.
- This survey was prepared with the benefit of an ALTA Commitment for Title Insurance, issued by First American Title Insurance Company, File No: 2038-2789814, Issuing Office File Number: 1155770, Commitment Date: October 19, 2023 at 8:00 a.m, issued through First American Title Insurance Company.
- Boundary Survey, Lots 17, 18 and 19, Block "C", GREENWOOD PARK. Prepared by Land Precision Corporation, Telephone no. (727) 796-2737, job no. 08060, dated 6/11/2008.
- Bearings, distances and coordinates shown here on are in U.S. Survey Feet and referenced to the Florida State Plane Coordinate System, Florida West Zone, National Geodetic Survey (NGS) North American Datum (NAD) of 1983, NSRS 2007 adjustment, utilizing the Lengemann L-NET GPS RTK network.
- Bearing Basis is the south Right-of-Way line of Carlton Street (F), being S89°23'20"E.

**Limitations:**

- Intent of survey: Boundary - To document the perimeters of a parcel or tract of land by establishing or re-establishing corners, monuments, and boundary lines for the purposes of describing the parcel, locating fixed improvements on the parcel, dividing the parcel, or platting.
- Utilities and/or their appurtenances which were readily apparent on the actual day of the field survey were mapped. The surveyor makes no guarantee that the underground utilities and/or their appurtenances shown comprise all such utilities in the area, either in service or abandoned.
- Irrigation equipment and / or their appurtenances have not been located unless otherwise shown hereon.
- Underground foundations and their locations have not been determined.
- There may be items drawn out of scale and / or moved on the map of survey to graphically show their location. Printed dimensions shown on the survey supersede scaled dimensions.
- There may be additional easements / agreements effecting the subject properties.
- Use of this survey by anyone other than those prepared for / certified to, will be the re-users sole risk without liability to the surveyor.
- Shown anywhere on this survey, the word "certify" is understood to be an expression of a professional opinion based upon the surveyor's best knowledge, information and belief, and that it constitutes neither a guarantee nor a warranty.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Subject Property appears to lie within flood zone "X" (unshaded) according to the flood insurance rate map, community panel number 12103C0106J, effective date August 24, 2021. An accurate zone determination should be made by the preparer of said map, the Federal Emergency Management Agency, or the local governmental agency having jurisdiction over such matters prior to any judgments being made from the zone as noted.

**Apparent Physical Use:**

- Fence along east property line of lot 15 and lot 16.
- Concrete sidewalk along west property line of lot 15 and lot 16.

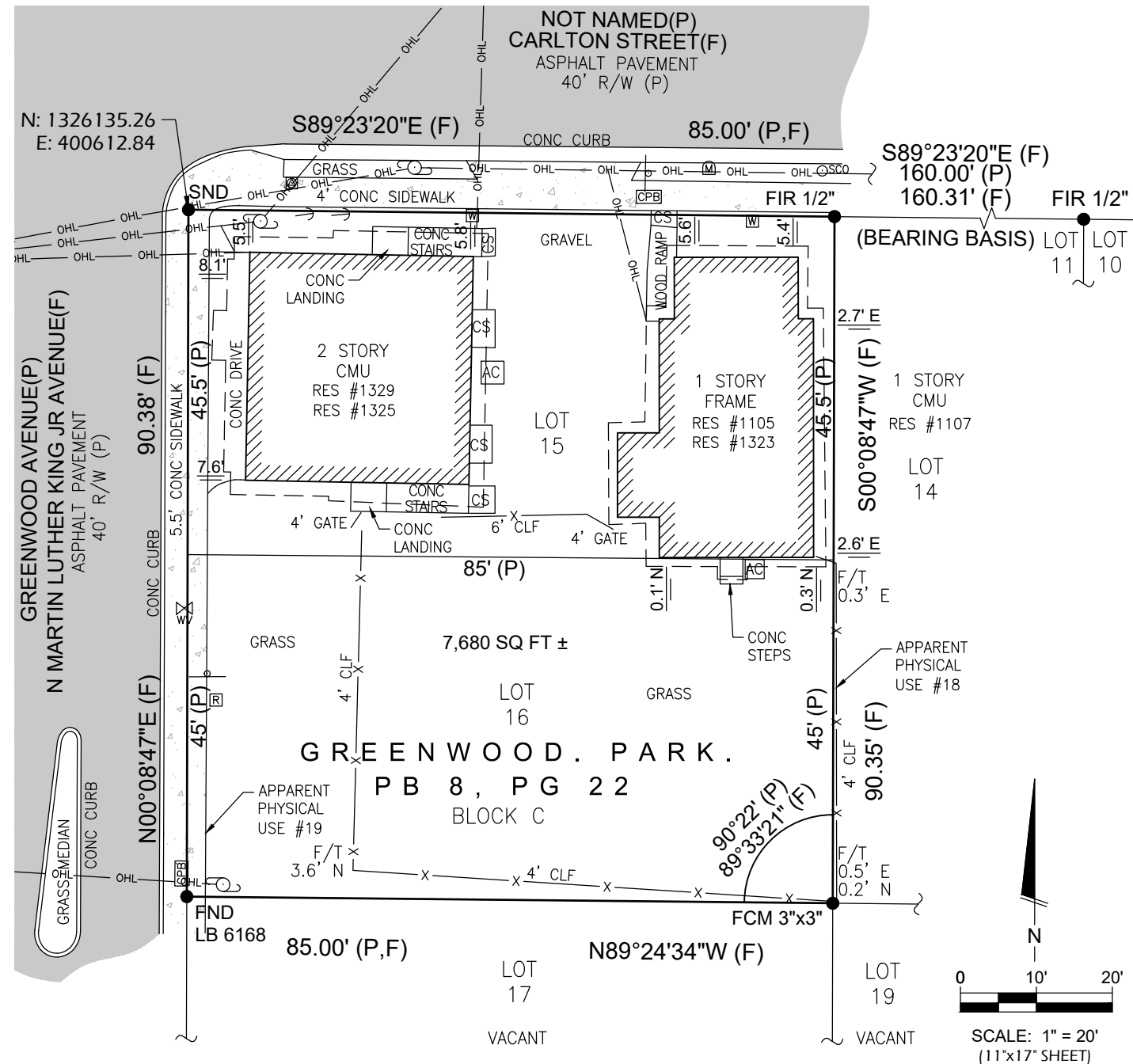
**Prepared for and Certified to:**

City of Clearwater, Florida;  
A political subdivision of the State of Florida;  
First American Title Insurance Company;

# BOUNDARY SURVEY

**Schedule B, Part II - Exceptions (see Data Sources 4)**

- Surveyors Comment: Not a survey exception.
- Surveyors Comment: Not a survey exception.
- 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. Surveyors Comment: Exception satisfied by this survey.
- Surveyors Comment: Not a survey exception.
- 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. Surveyors Comment: None are apparent.
- Surveyors Comment: Not a survey exception.
- Surveyors Comment: Not a survey exception.
- Surveyors Comment: Not a survey exception.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GREENWOOD PARK, as recorded in Plat Book 8, Page (22), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Surveyors Comment: As shown on map of survey, if any.
- Surveyors Comment: Not a survey exception.
- Surveyors Comment: Not a survey exception.

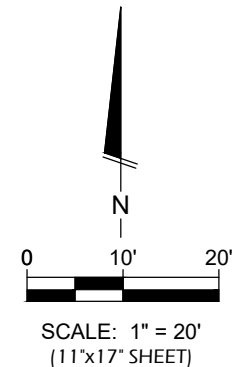


**LINE & SYMBOL LEGEND:**

SCO	CLEANOUT SANITARY	— x —	FENCE
(M)	GUY WIRE ANCHOR	— OHL —	OVERHEAD LINE
(R)	MAILBOX	---	RIGHT-OF-WAY LINE
(RW)	METER RECLAIMED WATER	---	OVERHANG
(W)	METER WATER		
(U)	POLE WOOD UTILITY		
(●)	PROPERTY CORNER		
(CPB)	PULLBOX COMMUNICATION		
(S)	SIGN		
(SC)	SITE CONTROL		
(VW)	VALVE WATER		
(WM)	WELL MONITORING		

**ABBREVIATIONS:**

AC	AIR CONDITIONER PAD	NF	NOT FOUND
(C)	CALCULATED DATA	OHL	OVERHEAD LINE
CLF	CHAIN LINK FENCE	OR	OFFICIAL RECORD BOOK
CMU	CONCRETE MASONRY UNIT	(P)	PLAT DATA
CONC	CONCRETE	PB	PLAT BOOK
COR	CORNER	PG	PAGE
(D)	DEED	PRM	PERMANENT REFERENCE MARKER
E	EAST/ EASTING	RES	RESIDENTS
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
(F)	FIELD DATA	SND	SET NAIL & DISK
FCM	FOUND CONC MONUMENT	SQ FT	"FERGUSON LB 8128"
FIR	FOUND IRON ROD	(TYP)	SQUARE FOOT
FND	FOUND NAIL & DISK	UND	TYPICAL
F/T	FENCE TIE		UNDETERMINED
L	LENGTH		
N	NORTH/ NORTHING		



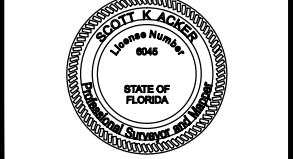
Boundary Survey of  
 1105 Carlton Street  
 Section 10, Township 29 South, Range 15 East, City of Clearwater, Pinellas County, Florida

No.	By	Date	Revision

FLS PN: 23083-A1  
 FB 613, PG 49-51  
 Field Date: 11/27/2023  
 Project Manager: Scott  
 Drawn By: Michael  
 File: 23083b.dwg

Survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal

Scott K. Acker  
 Professional Surveyor and Mapper  
 License Number LS 6045  
 State of Florida



The seal appearing on this document was authorized by Scott K. Acker, LS 6045 on 11/30/2023