BOUNDARY SURVEY

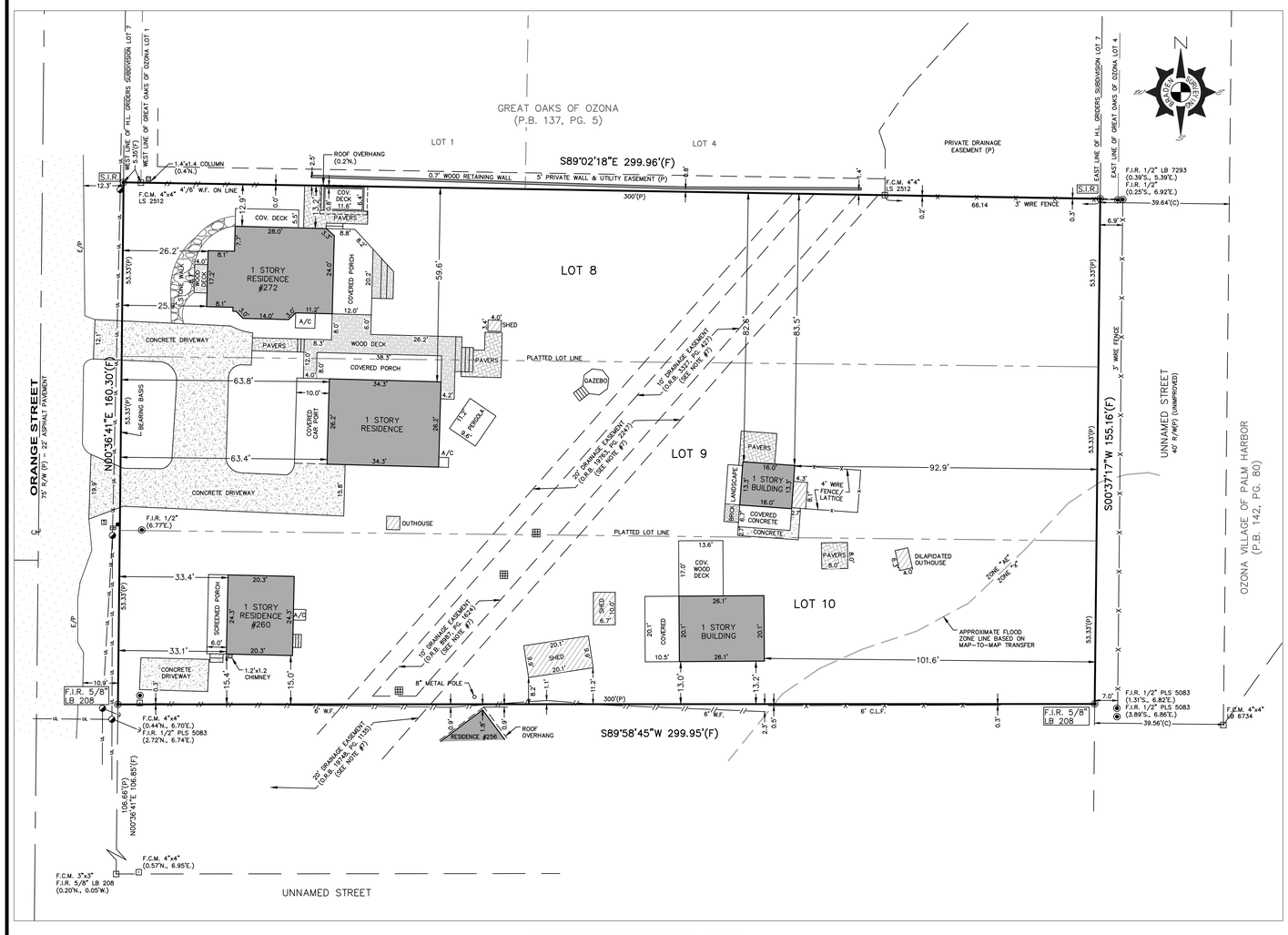
A PORTION OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

Lots 8, 9, and 10, H.L. GRIDER'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 5, Page 71, of the Public Records of Pinellas County, Florida.

SURVEYOR'S NOTES:

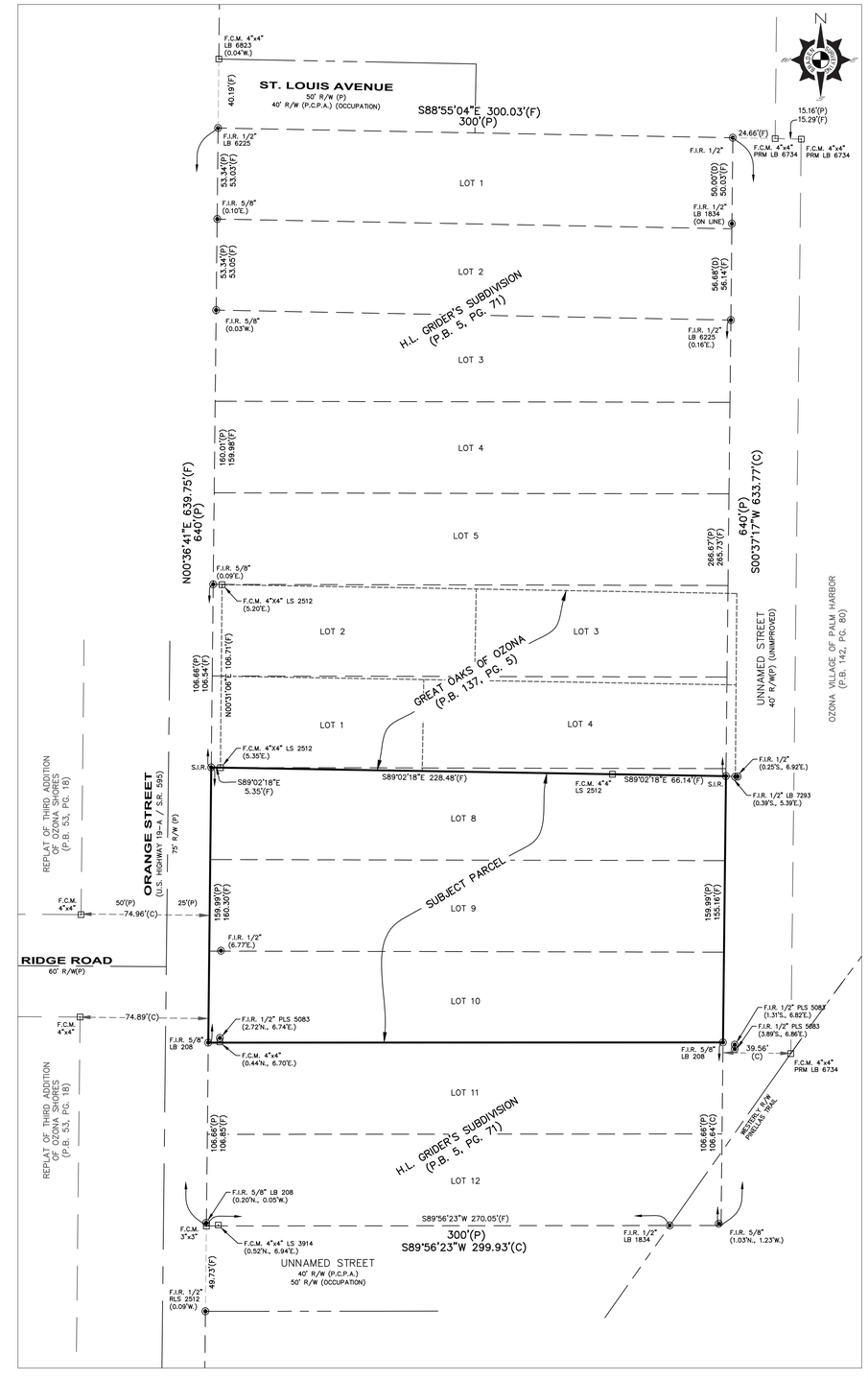
1. This survey prepared without the benefit of a title commitment.
2. All property corners have no identification unless otherwise shown hereon.
3. No instrument of record reflecting easement, right-of-way, and/or ownership have been furnished this surveyor, except as shown.
4. No underground installations or improvements have been located as part of this survey, unless shown or made note of hereon.
5. Bearings shown hereon are based on the east Right-of-Way line of Orange Street which bears N00°36'41"E as referenced to the state plane coordinate system, Florida West zone, North American Datum 1983, adjustment of 2011, measured by real time kinematic global positioning system observations utilizing the Florida Permanent Reference Network.
6. The boundary monuments found throughout the block indicate that over time there have been conflicting lines held as the East Right-of-Way line of Orange St. (5.20 feet to 6.95 feet apart East-West), said Right-of-Way line also being the West line of Lots 1 through 12 inclusive of H.L. Grider's Subdivision, the East line of said lots has a similar East-West discrepancy. Additionally there is a shortage of 6.23 feet (North-South) measured along the East line of said Lots 1 through 12 inclusive. This distance shortage seems to have created a situation where numerous surveyors have replaced missing boundary monuments by holding the platted distances of record from opposing ends of the block measuring towards the middle lots, assumably without knowledge of the shortage within the block, resulting in an inequitable distribution of the shortage through the block, and/or overlapping monumented lines. This surveyor has made every effort to hold to the preponderance of boundary evidence found in place without creating additional conflicts in Right-of-Way or ownership lines.
7. Due to the differences in the held Right-of-Way line by various surveyors over time (see note #6), the drainage easement descriptions tend to conflict and not line up over the existing structures that they are intended to be centered on. For the purpose of this survey, the graphic depiction of the drainage easements crossing through Lots 8, 9, and 10, have been adjusted to align with the centerline of the physical location of the drainage pipes as was the intent set forth in the preamble of the easement descriptions and the accompanying sketches.
8. Subject property shown hereon is located in flood zone "X" and "AE" (base flood elevation = 9') per flood insurance rate map number 12103C0059H; dated 8/24/2021. the local building department is to be contacted for verification of flood zone data prior to relying on this information for planning or construction of any kind.
9. Fences may meander along their length between the measured ties shown, the measured ties to the boundary line are shown to the side of the boundary line on which the fence exists.
10. Only those parties listed as "certified to" are authorized to rely on this survey.
11. Reproduction of this survey is prohibited without written authorization of the surveyor.



SUBJECT SURVEY MAP

0 20 40

SCALE: 1" = 20'



BLOCK MONUMENTATION MAP

0 40 80

SCALE: 1" = 40'

PREPARED FOR:
JOHN STAUNTON

CERTIFIED TO:
JOHN A. STAUNTON
MELODY A. STAUNTON

ADDRESS:
260 & 272 ORANGE STREET, PALM HARBOR

PROJECT NO.:	25-0250	FIELD DATE:	11/4/2025	DRAWN:	JDB	APPROVED:	LJB
PROJECT NO.:		SUBSCRIPTION:		FIELD BK:		DRAFT:	APPROVE:
FIELD BK:	KM>-18-02						

LEGEND AND ABBREVIATIONS

F.C.M. FOUND CONCRETE MONUMENT
F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE
N&D NAIL AND DISK
NGVD NATIONAL GEODETIC VERTICAL DATUM
NAVD NORTH AMERICAN VERTICAL DATUM
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
P.R.M. PALM BEACH COUNTY PROPERTY APPRAISER MONUMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVE
P.S.C. POINT OF SECOND CURVATURE
P.O.B. POINT OF BEGINNING
A.P.O. A PORTION OF
B.O.D. BOUNDARY OF DEDICATION
C.M. CALCULATED DATA
C.L.F. CHAIN LINK FENCE
C.B.S. CONCRETE BLOCK STUCCO
C.C.M. CONCRETE METAL PIPE
C.O. CLEAN OUT
C.B. CONCRETE MONUMENT
E.B. ELECTRIC BOX
E.O.R. EDGE OF ROAD
F.F.E. FINISHED FLOOR ELEVATION
F.F. FOOT
F.P. FOOT PLACE
F.G.E. FINISHED GRADE ELEVATION
F.F. FINISHED FLOOR
G.M. GAS METER
U.P. UTILITY POLE
O.H.W. OVERHEAD WIRE
U.E. UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
P.D.E. PRIVATE DRAINAGE EASEMENT
W.E. WATER EASEMENT
S.E. SEWER EASEMENT
P.R.E. PERMANENT REFERENCE EASEMENT
P.O.E. POINT OF ENTRANCE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. PERMANENT REFERENCE CONCRETE
P.S.C. PERMANENT SECOND CONCRETE
P.O.B. POINT OF BEGINNING
ELECTRIC BOX
GRATE TOP INLET
TELECOMMUNICATIONS BOX
ELECTRIC TRANSFORMER
WATER VALVE
WELL
FIRE HYDRANT
UTILITY POLE
OVERHEAD UTILITY LINE
UNDERGROUND UTILITY LINE

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CERTIFICATE OF AUTHORIZATION LB 8213

I certify that this survey was made under my supervision in accordance with the Minimum Technical Standards for Land Surveying in the State of Florida, Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Digitally signed by Lloyd J Braden
DN: c=US, o=BRADEN SURVEYING, LLC, cn=Lloyd J Braden, email=braden@bradensurveying.com, serialNumber=A01JD240401134651, o=BRADEN LAND SURVEYING, LLC
Date: 2025.11.24 17:18:18 -05'00'

STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER
No. 6174

LLOYD J. BRADEN
PROFESSIONAL SURVEYOR & MAPPER #6174
Not valid without the signature and raised seal of a Florida licensed Surveyor and Mapper.