

SYMBOL LEGEND

- + 25.25 = POINT OF ELEVATION
- ⊠ = BACKFLOW PREVENTER
- ⊡ = BOLLARD or POST
- ⊠ = BOX, CABLE TELEVISION
- ⊠ = BOX, ELECTRIC UTILITY
- ⊠ = BOX, ELECTRIC UTILITY (TRANSFORMER)
- ⊠ = BOX, TELEPHONE
- ⊠ = DECORATIVE LIGHT POLE
- ⊠ = ELECTRIC OUTLET
- ⊠ = FIRE HYDRANT
- ⊠ = FLAGPOLE
- ⊠ = FLARED END SECTION
- ⊠ = GRATE INLET
- ⊠ = GROUND LIGHT
- ⊠ = GUY ANCHOR
- ⊠ = LIGHT POLE, CONCRETE
- ⊠ = LIGHT POLE, METAL
- ⊠ = LIGHT POLE, WOOD
- ⊠ = MAILBOX
- ⊠ = MANHOLE, ELECTRIC
- ⊠ = MANHOLE, GREASE TRAP
- ⊠ = MANHOLE, SANITARY SEWER
- ⊠ = STORM SEWER STRUCTURE
- ⊠ = MANHOLE, TELEPHONE
- ⊠ = METER, ELECTRIC
- ⊠ = METER, GAS
- ⊠ = METER, RECLAIMED WATER
- ⊠ = METER, WATER
- ⊠ = MITERED END SECTION
- ⊠ = MONITORING WELL
- ⊠ = PEDESTRIAN CROSSING SIGNAL
- ⊠ = SCHEDULE 80 ITEM
- ⊠ = TELEPHONE RISER
- ⊠ = TRAFFIC SIGNAL
- ⊠ = TRAFFIC SIGNAL BOX
- ⊠ = TRAFFIC SIGNAL POLE
- ⊠ = UNDERGROUND CABLE TELEVISION MARKER
- ⊠ = UNDERGROUND CABLE TELEVISION WARNING SIGN
- ⊠ = UNDERGROUND ELECTRIC MARKER
- ⊠ = UNDERGROUND ELECTRIC WARNING SIGN
- ⊠ = UNDERGROUND FIBER OPTIC MARKER
- ⊠ = UNDERGROUND FIBER OPTIC WARNING SIGN
- ⊠ = UNDERGROUND FORCEMAIN MARKER
- ⊠ = UNDERGROUND FORCEMAIN WARNING SIGN
- ⊠ = UNDERGROUND GAS MARKER
- ⊠ = UNDERGROUND GAS WARNING SIGN
- ⊠ = UNDERGROUND RECLAIMED WATER MARKER
- ⊠ = UNDERGROUND RECLAIMED WATER WARNING SIGN
- ⊠ = UNDERGROUND SANITARY SEWER MARKER
- ⊠ = UNDERGROUND SANITARY SEWER WARNING SIGN
- ⊠ = UNDERGROUND TELEPHONE MARKER
- ⊠ = UNDERGROUND TELEPHONE WARNING SIGN
- ⊠ = UNDERGROUND WATER MARKER
- ⊠ = UNDERGROUND WATER WARNING SIGN
- ⊠ = UTILITY POLE, CONCRETE
- ⊠ = UTILITY POLE, METAL
- ⊠ = UTILITY POLE, WOOD
- ⊠ = VALVE, GAS
- ⊠ = VALVE, RECLAIMED WATER
- ⊠ = VALVE, SANITARY
- ⊠ = VALVE, WATER
- ⊠ = WELL

- STORM CURB INLETS**
- ⊠ = CONCRETE
 - ⊠ = ASPHALT
 - ⊠ = CONCRETE PAVERS
 - ⊠ = BRICK
 - 52.15 = BACK OF CURB
 - 51.83 = FLOWLINE
 - 51.83 = EDGE OF PAVEMENT

TREE LEGEND

- ⊠ = BAY TREE
- ⊠ = BOTTLE BRUSH TREE
- ⊠ = CAMPHOR TREE
- ⊠ = CEDAR
- ⊠ = CHINABERRY TREE
- ⊠ = CITRUS TREE
- ⊠ = CYPRESS TREE
- ⊠ = ELM TREE
- ⊠ = EUCALYPTUS TREE
- ⊠ = MAGNOLIA TREE
- ⊠ = MAPLE TREE
- ⊠ = MULBERRY TREE
- ⊠ = OAK TREE
- ⊠ = OTHER SPECIES
- ⊠ = PALM TREE
- ⊠ = PECAN TREE
- ⊠ = PERSIMMON TREE
- ⊠ = PINE TREE
- ⊠ = SYCAMORE TREE
- ⊠ = WAX MYRTLE TREE
- ⊠ = WELLOW TREE

VICINITY MAP

SECTION 34, TOWNSHIP 28 S, RANGE 15 E

PINELLAS COUNTY, FLORIDA

DESCRIPTION

PARCEL B
 THAT PORTION OF WATER LOT LYING IN BLOCK D, FENWAY ON THE BAY AS RECORDED IN PLAT BOOK 7, PAGE 7 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING A PORTION OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF SAID BLOCK "D", FENWAY ON THE BAY; THENCE N.89°57'17"W, 700.39 FEET ALONG THE NORTH LINE OF SAID BLOCK "D"; THENCE LEAVING SAID LINE, S.00°37'05"E, 90.45 FEET TO THE POINT OF BEGINNING; THENCE S.00°37'05"E, 90.01 FEET; THENCE N.89°45'03"W, 178.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE; THENCE ALONG SAID LINE, N.11°26'39"E, 91.75 FEET; THENCE LEAVING SAID LINE, S.89°45'24"E, 159.28 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.3489 ACRES MORE OR LESS.

NOTES

- BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF EDGEWATER DRIVE, BEING ASSUMED AS N11°26'39"E.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONES; AE (EL12), AE (EL13), VE (EL14), VE (EL15), VE (EL16) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 125139 0088 G, MAP NUMBER 121030088G, EFFECTIVE DATE, SEPTEMBER 3, 2003 (MAP INDEX NUMBER 121030NDIC, EFFECTIVE DATE AUGUST 18, 2009). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
- ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
- 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 THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY IS BASED ON U.S. FEET.
- THE SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

ZONING DATA

ZONING INFORMATION PROVIDED BY ZONING INFO, INC., PRELIMINARY REPORT DATED 10/10/2017.
 CURRENT ZONING "R-60" SINGLE FAMILY RESIDENTIAL DISTRICT
 REQUIRED SETBACKS:
 FRONT-LOCKLIE STREET (NORTH SIDE) 25.0 FEET
 SECONDARY FRONT-EDGEWATER DRIVE (WEST SIDE) 10.0 FEET
 SIDE (EAST SIDE) 7.5 FEET
 REAR (SOUTH SIDE) 20.0 FEET
 PARKING REQUIREMENTS:
 2 PARKING SPACES PER DWELLING UNIT

CERTIFICATION

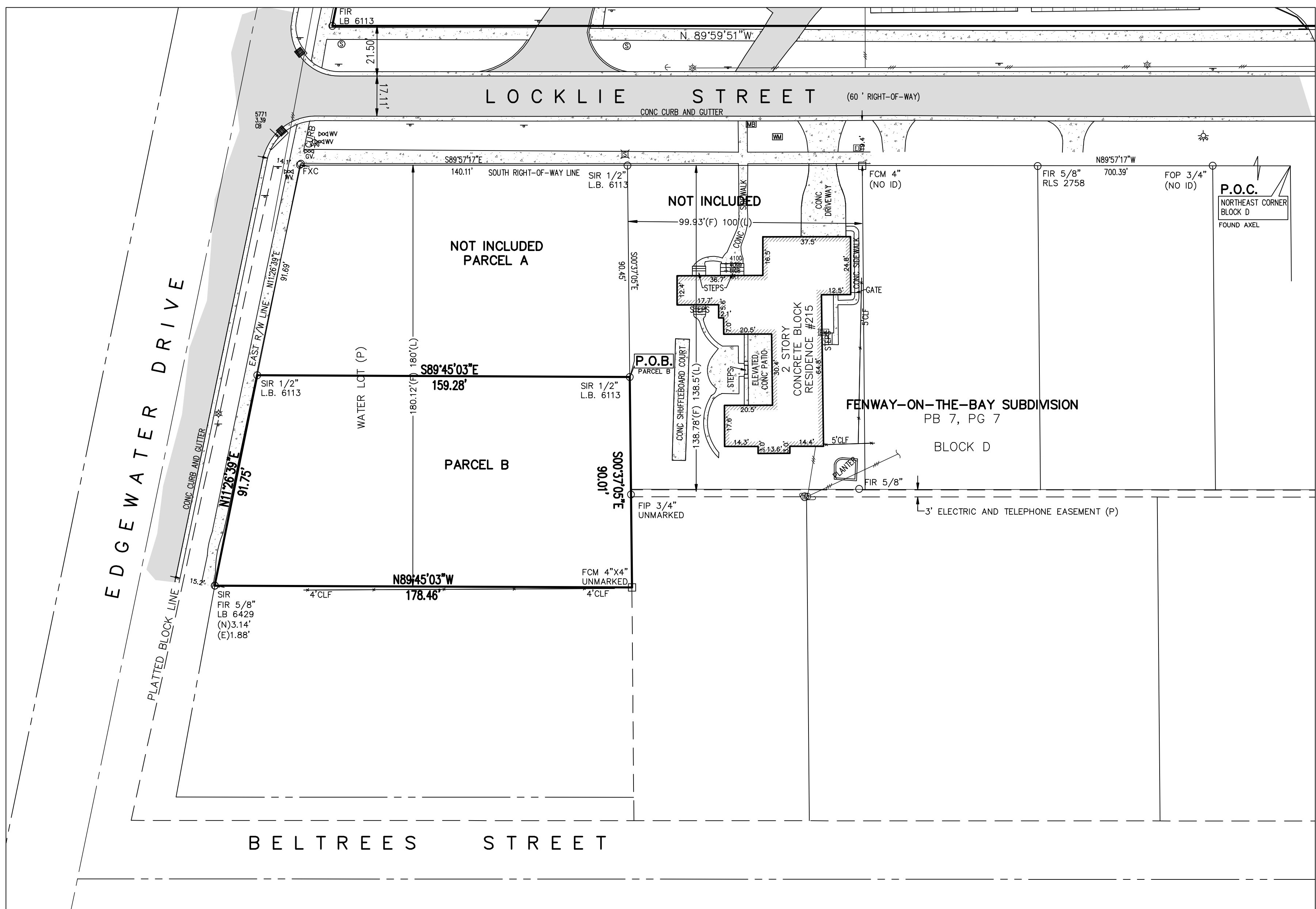
CERTIFIED TO: MANSAIL FENWAY HOTEL LLLP
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
 THE FIELD WORK WAS COMPLETED ON NOVEMBER 19, 2020.

 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LICENSE NUMBER LS 5227
 STATE OF FLORIDA

PROJECT: **FENWAY COTTAGE PARCEL B**
 TYPE OF SURVEY: **ALTA/NSPS LAND TITLE SURVEY BOUNDARY SURVEY**
 PREPARED FOR: **FENWAY COTTAGE LLC**

POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

CHECKED BY: DHR	SCALE: 1"=30'	DRAWN BY: JT	JOB NO. 3882-04	DRAWING PATH: H:\N\3882\DWG\3882 COTTAGE\PLATPARCEL B.DWG	SHEET 1 OF 1
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LEGEND

- A/C = AIR CONDITIONER UNIT
- BLDG = BUILDING
- (C) = CALCULATED DATA
- CR = CERTIFIED CORNER RECORD
- CLF = CHAIN LINK FENCE
- COMP = CORRUGATED METAL PIPE
- CONG = CONCRETE
- COR = CORNER
- CPB = CONDOMINIUM PLAT BOOK
- C/T = CURB TIE
- (D) = DEED DATA
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- EROR = ELLIPTICAL REINFORCE CONCRETE PIPE
- (F) = FIELD DATA
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISC
- FOP = FOUND OPEN PIPE
- FPP = FOUND PINCHED PIPE
- FRRS = FOUND RAILROAD SPIKE
- F/T = FENCE TIE
- FXC = FOUND X-CUT
- GE = GRATE ELEVATION
- IE = INVERT ELEVATION
- (L) = LEGAL DESCRIPTION
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAS = MASONRY
- MHW = MEAN HIGH WATER
- NCP = NORMAL POOL
- O/A = OVERALL
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PB = PLAT BOOK
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P/T = PAVEMENT TIE
- PVC = POLY VINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SHW = SEASONAL HIGH WATER
- SIR = SET IRON ROD 1/2" LB 6113
- SND = SET NAIL & DISC LB 6113
- SR = STATE ROAD
- S/S = SIDEWALK TIE
- STY = STORY
- SW = SIDEWALK
- TM = TEMPORARY BENCH MARK
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE
- W/ = WITH
- WF = WOOD FENCE
- W/T = WALL TIE
- = TOP OF BANK
- - - = TOE OF SLOPE or CENTER LINE OF DITCH
- - - - - = 6" CHAIN LINK FENCE UNLESS OTHERWISE NOTED
- - - - - = OVERHEAD UTILITY LINES
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
- - - - - = APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE