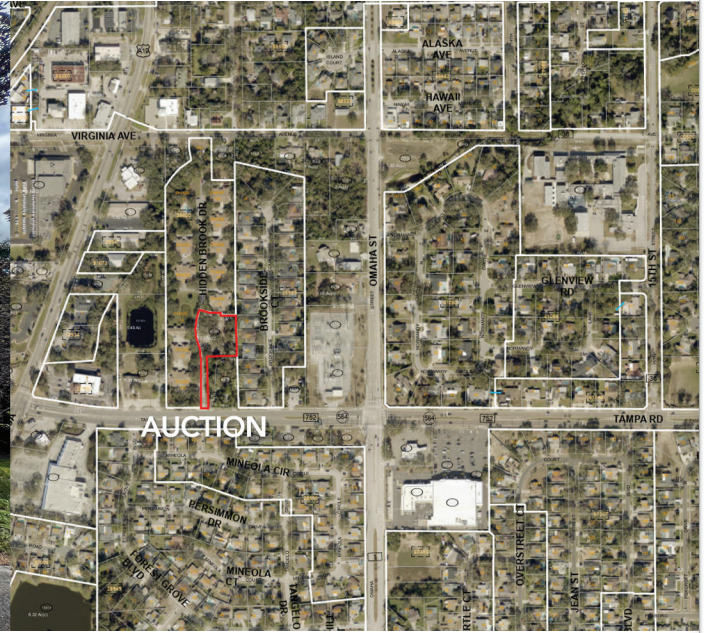


FOR SALE BY PUBLIC AUCTION

BUILD 5 HOMES OR 1



WHEN

Saturday, May 16th
at 12 Noon

WHERE

On Site:
Tampa Road &
Hidden Brook Dr
Palm Harbor, FL

PREVIEW

Anytime and Day of the
Sale from 11 AM

Opening Bid: \$450,000

- Pinellas Parcel # 11-28-15-00000-110-1110
- Zoned RM-5
- Onsite: 6" Sewer, 2" Water, Electrical Pedestal
- 1+ Acres of Flat Land
- Direct ingress via Hidden Brook Dr (Shared Road)
- Not in the HOA
- Flood Zone X

SURVEY ON BACK SIDE OF FLYER



COLDWELL BANKER
REALTY

Vincent H Gepp P.A.
727-481-7042

Terms and conditions:

At the Auction, winning bidder will be required to place a 5% deposit based on the purchase price of the property with the escrow agent. Personal or business check will be accepted. The balance will be due at closing within 30 days. The Seller will pay for and provide a Title Insurance Policy. The Seller will provide the deed. The Buyer will pay for the Documentary Stamps. All prorations will be as of closing day. Coldwell Banker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Potential purchasers are strongly urged to rely solely upon their own inspection and due diligence in preparing to purchase this property and are expressly advised not to rely on any representation made by the seller or their agents. Coldwell Banker represents the seller only.

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

STREET ADDRESS:
TAMPA ROAD
PALM HARBOR, FLORIDA 34683

AYUSO SURVEYING, INC. D/W/A ERROL A. AYUSO
PROFESSIONAL SURVEYORS & MAPPERS FSM #9895
10170 LITER STREET NORTH UNIT 105
TAMPA, FLORIDA 33618
787-598-2898 OR 598-1838 FAX 727-598-2838
E-MAIL: AYUSOSURVEYING@YAHOO.COM

LECAPLAN SURVEY
BOUNDARY, TOPOGRAPHY
& TREE SURVEY

FOR THE BENEFIT OF:
ERROL A. AYUSO
DANIEL E. LECAPLAN

DATE: 09-20-2021
PROJECT NUMBER: 2104104

DATE: 09-20-2021

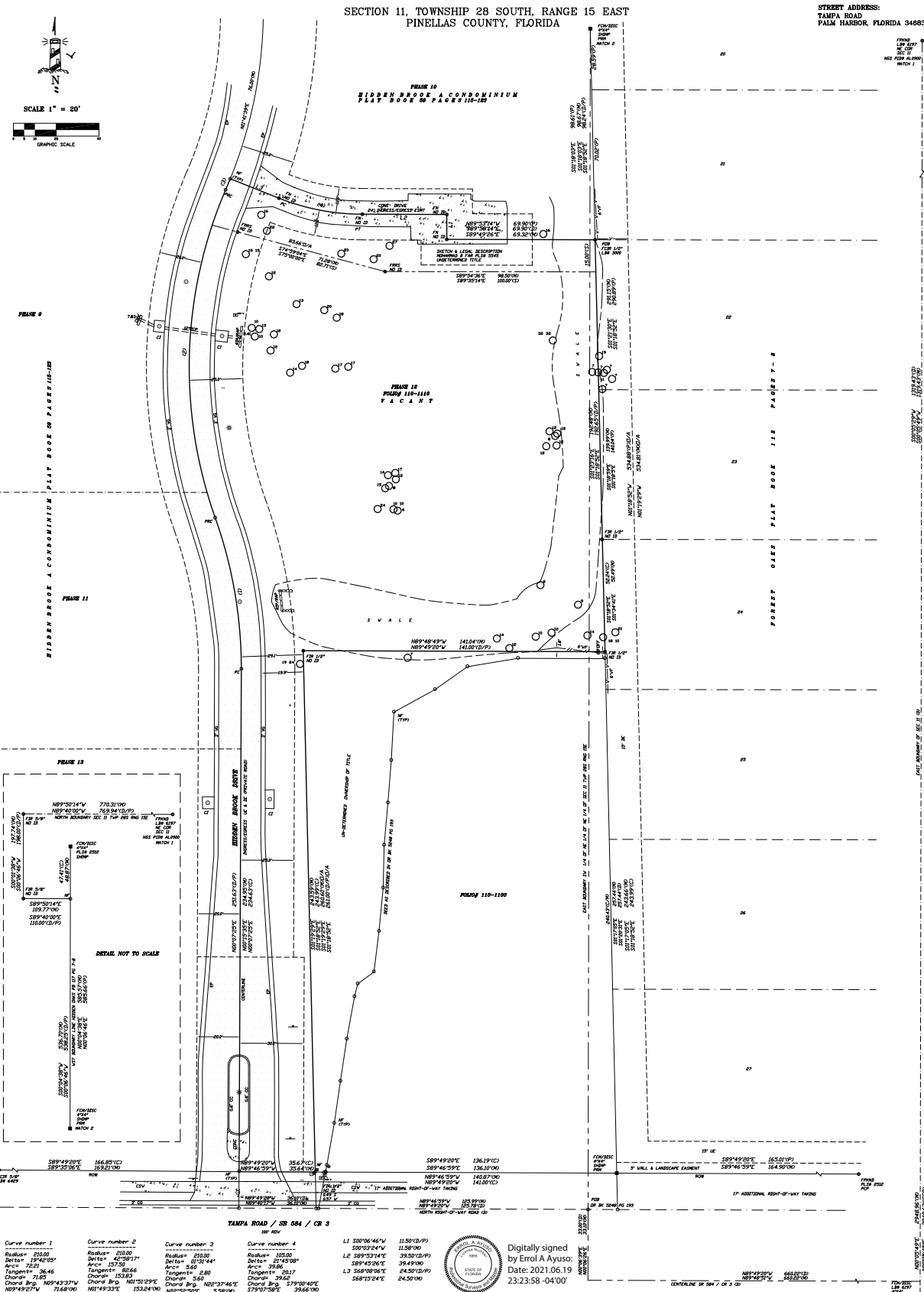
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LEGENDS & SYMBOLS	SURVEYORS NOTES
<p>AC = AIR CONDITIONER AD = ADVANCED DRAINAGE SYSTEMS AL = ALUMINUM AM = BRUSH MARK BM = BENCH MARK BR = BRICK BWF = BARE WIRE FENCE C = CALCULATE CA = CONCRETE AREA CATV = CABLE TV BOX CB = CONCRETE BLOCK CC = CONCRETE CURB CD = CONCRETE DRIVE CE = CONCRETE EASEMENT CH = CONCRETE HEADWALL CI = CHAIN LINK FENCE CO = CORRUGATED METAL PIPE COB = CONCRETE COP = CONCRETE POLE COW = CONCRETE WALK CW = CONCRETE WALL D = DEED DE = DRAINAGE EASEMENT DEU = DRAINAGE & UTILITY EASEMENT DIS = DISK END = END OF SURVEY EP = EDGE OF PAVEMENT EUF = ELLIPTICAL REINFORCE CONCRETE</p>	<p>1) SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREIN. 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. 3) NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON. 4) NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON. 5) THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING ENGINEER. 6) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT OR MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 7) LIMITS OF MEASUREMENT ARE IN FEET OR DECIMALS OF A FOOT UNLESS OTHERWISE NOTATED. 8) LIMITS OF BEARING AS REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, GCS NAD 83 WEST, NAD 83.</p>

CERTIFICATION:
I, ERROL A. AYUSO, LICENSED SURVEYOR AND MAPPING ENGINEER, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS SURVEY AND THAT I AM A LICENSED SURVEYOR AND MAPPING ENGINEER IN THE STATE OF FLORIDA.
DATE: 09-20-2021
ERROL A. AYUSO, LICENSED SURVEYOR AND MAPPING ENGINEER, NO. 9895

PROJECT NUMBER: 2104104