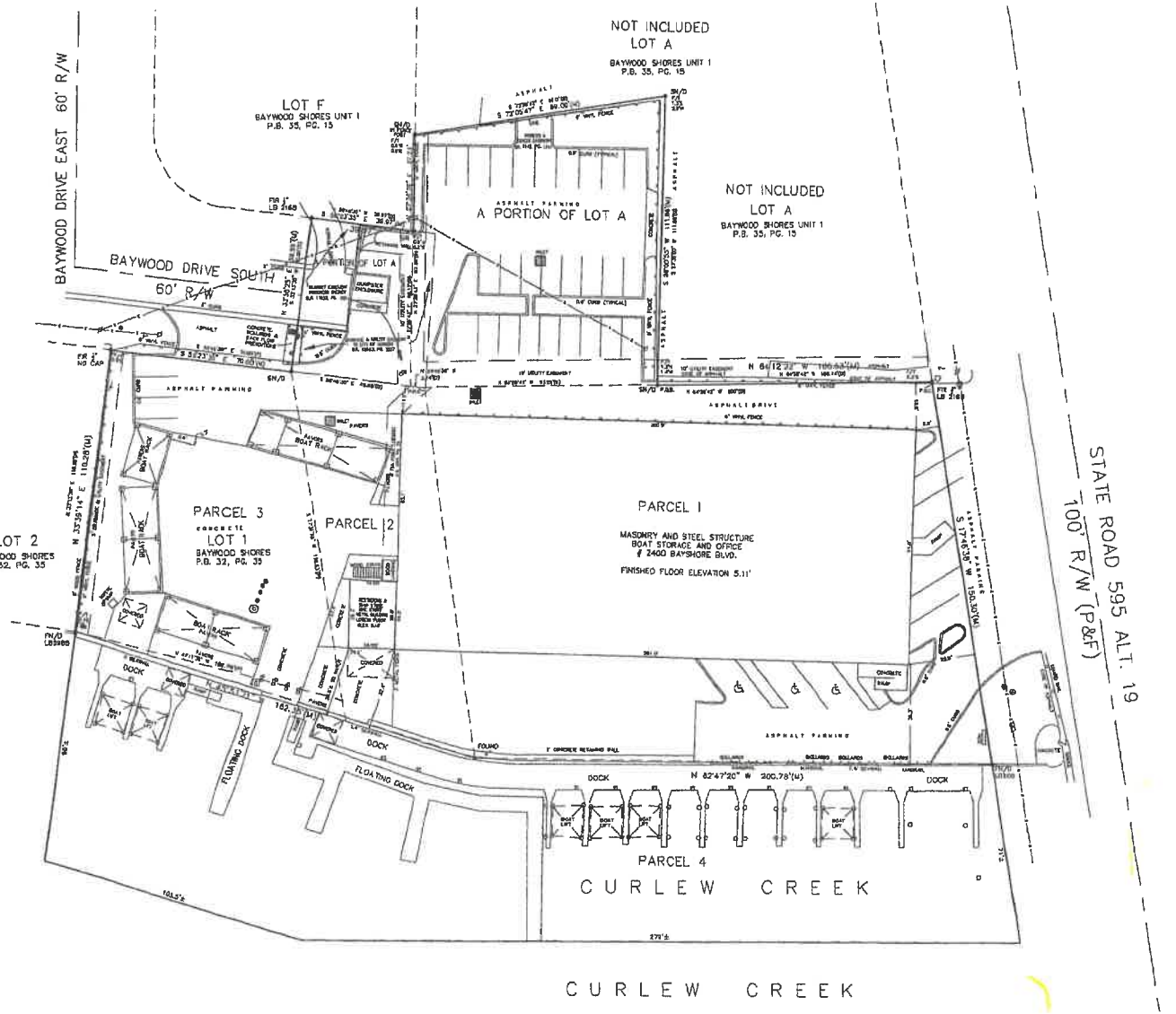
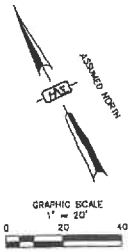
EXHIBIT "A"

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





LEGAL DESCRIPTION:
Parcel 1
The South 150 feet of the East 200 feet of Government Lot 2, lying North of Curlew Creek and West of County Road 37, lying in Section 15, Township 28 South, Range 15 East, Pinellas County, Florida

Parcel 2
A strip of land 50 feet wide, more or less, in a Westerly to Easterly direction, by 150 feet long, more or less, in a Northerly to Southerly direction, adjoining on the East of Lot 1, BAYWOOD SHORES, according to the plat thereof recorded in Plat Book 32, Pages 35 through 37, inclusive, of the public records of Pinellas County, Florida, in Government Lot 2, in Section 15, Township 28 South, Range 15 East, and the land abutting said strip along the South to the existing seawall.

Parcel 3
Lot 1, BAYWOOD SHORES, according to the plat thereof recorded in Plat Book 32, Pages 35 through 37, inclusive, of the public records of Pinellas County, Florida, together with any land abutting said Lot 1, along its Southerly boundary to the existing seawall.

Parcel 4
Submerged lands, dredged from uplands, lying in Curlew Creek, adjacent to Parcels 1, 2, and 3, Northerly and Landward of the historic, natural, mean high water line of Curlew Creek.

AND

That part of Lot A, BAYWOOD SHORES UNIT 1, according to the map or plat thereof recorded in Plat Book 35, Page 15, of the public records of Pinellas County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Lot A; run thence North 64°28'42" West, along the Southerly boundary of said Lot A, 108.74 feet to the Point of Beginning; thence continue North 64°28'42" West and along said Southerly boundary of said Lot A, 83.26 feet; thence North 56°46'30" West, 3.74 feet; thence North 27°13'13" East, 67.55 feet; thence South 72°28'42" East, 98.0 feet; thence South 27°33'23" West, 111.88 feet to the Point of Beginning.

AND (NOT IN FIRST AMERICAN TITLE INSURANCE COMMITMENT)

A PARCEL OF LAND OWNED AS AN UNDIVIDED FEE SIMPLE IN TENANCY IN COMMON, NOW OR FORMERLY A PART OF LOT A, BAYWOOD SHORES UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT A, BAYWOOD SHORES UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; RUN THENCE NORTH 64°28'42" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT A, 200 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY OF SAID LOT A, NORTH 56°46'30" WEST, 3.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 27°28'42" EAST, 80.17 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 7 OF AFORESAID BAYWOOD SHORES UNIT 1; THENCE 56°46'30" WEST, 39.97 FEET; THENCE SOUTH 33°13'30" WEST 80.80 FEET; THENCE SOUTH 56°46'30" EAST, 46.29 FEET TO THE POINT OF BEGINNING.

EXCEPTIONS IN FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. 2021-6378 DATED JANUARY 6, 2022 AT 8:00 AM

15. Easement in favor of Florida Power Corporation, a Florida corporation, recorded June 12, 1968 in Book 2850, Page 26. AFFECTS AS SHOWN

16. Easement for limited ingress and egress recorded December 1, 1986 in Book 7142, Page 1341. AFFECTS AS SHOWN

17. Distribution Easement in favor of Florida Power Corporation, d/b/a Progress Energy Florida, Inc., a Florida corporation, recorded June 29, 2012 in Book 17833, Page 560. AFFECTS BLANKET EASEMENT OVER A PORTION OF LOT A, AS SHOWN

18. Distribution Easement in favor of Florida Power Corporation, d/b/a Progress Energy Florida, Inc., a Florida corporation, recorded June 30, 2012 in Book 17833, Page 583. AFFECTS BLANKET EASEMENT OVER REMAINED OF PROPERTY.

19. Agreement recorded October 2, 2014 in Book 18544, Page 1328. AFFECTS, NOT SURVEY MATTER

20. Drainage and Utility Easement recorded November 8, 2015 in Book 18883, Page 2237. AFFECTS AS SHOWN, THE LEGAL DESCRIPTION DOES NOT CLOSE BY 1.75' AND IS PLOTTED TO THE DESCRIBED LOT LINES.

SURVEYOR'S NOTES

1. The Basis of Bearings for this survey is referenced to FDOT right of way map 1502-XXXX. The bearing reference file is the East plat boundary, bearing S 17°48'38" W, field measured.

2. This survey was prepared with the benefit of First American Title Insurance Company Title Commitment No. 2021-6378, dated January 6, 2022 at 8:00 AM.

3. 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.

4. Parcel 4 is graphically depicted on the face of this survey from a supplied site plan. The accurate boundary can not be shown at this time.

5. There may be additional easements and / or restrictions affecting this property that may or may not be found in the Public Records of the county

6. Printed dimensions shown on the survey supersede scaled dimensions. There may be items drawn out of scale to graphically show their location

7. Calculated (c) geometry shown hereon was calculated using field located points and certain published data.

8. Elevations shown hereon are based on FLSRO DISK 10/, PID AL0052, Elevation 8.04', NAVD 1988.

FLOOD STATEMENT: THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD TO ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0046G, DATED AUGUST 24, 2021.

LEGEND

POB	= Point of Beginning		= Bollard Bollard
POC	= Point of Commencement		= Fire Hydrant
	= Iron Rod Found		= Gas Meter
	= Iron Rod Set		= Mailbox
	= Concrete Monument Found		= Flat Fitting Hand Hole
	= Concrete Monument Set		= Water Valve
	= Point of Curvature		= Overhead Sign
	= Point of Tangency		= Light Pole
	= Point of Reverse Curve		= Cable TV
	= Point of Compound Curve		= Water Valve
	= Point of Intersection		= Reclaimed Water Valve
	= Point of Non-Tangency		
	= Point of Non-Radial		

GUY HALE, LAND SURVEYING
406 So. Arctures Ave., Suite One
Clearwater, FL 33765
BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT
PH: (727) 734-4266 Ghsurveyor@ymail.com

Rev	Date	By	Description
1	2-22-22	GBH	PRIVATE SURVEY AND SKETCH ADDED
2	7-25-22	GBH	FINAL SURVEY RESTRICTIONS
3	8-1-22	GBH	TOPOGRAPHY

DRAWING # 2018152.DWG | Project No. 2018152
Checked by GBH | PAGE 1 OF 1
Drawn by GBH

BOUNDARY SURVEY

PREPARED FOR:
PIRATES COVE HOLDINGS, LLC
JET RIDE BOULDERS LLC

DATE OF FIELD SURVEY 2-2-22

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

guy d hale (Digitally signed by Guy D. Hale) 2022.08.01 10:03:31 -04'00'
GUY D. HALE, P.S.M. No. 4835

DATE: 11-22-18