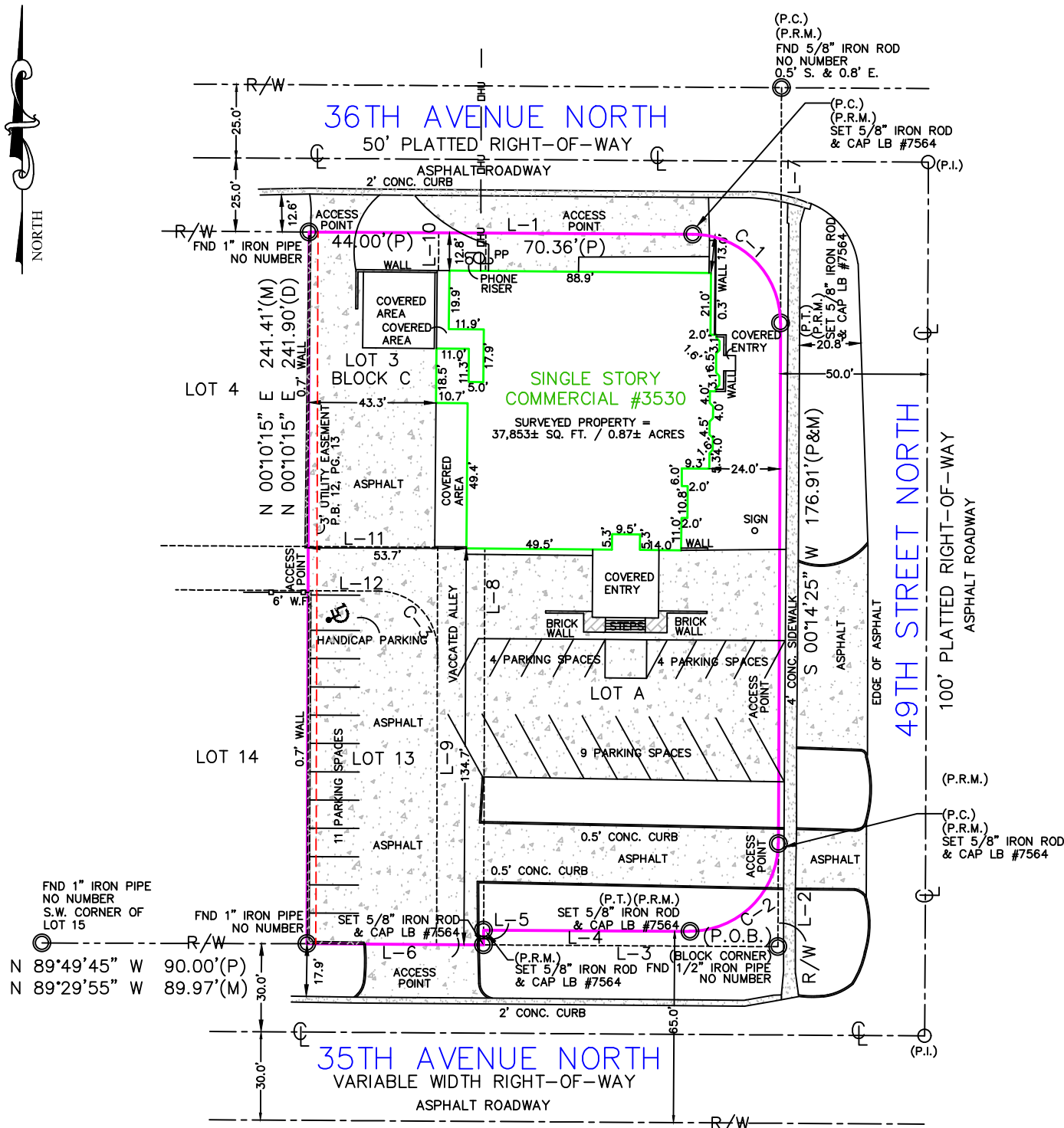


BOUNDARY  
SURVEY



NOTE:  
ROAD RIGHT-OF-WAY INFORMATION SHOWN HEREON  
IS ABSTRACTED FROM PINELLAS COUNTY  
RIGHT-OF-WAY MAP BOOK, FILE NUMBER: 1951 PID:  
001636A, PAGE 3 OF 4.

**LEGAL DESCRIPTION:** LOT A AND LOT 3, BLOCK C, MARGUERITE UNION HEIGHTS PARTIAL REPLAT, ACCORDING TO THE  
MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 55, PAGE 63, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;  
TOGETHER WITH VACATED ALLEY ON THE EAST OF LOT 3.

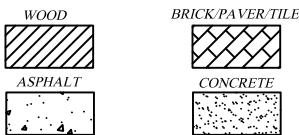
AND

LOT 13, MARGUERITE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 13,  
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; TOGETHER WITH VACATED ALLEY ON THE NORTH AND EAST.

PROPERTY = 37,853± SQUARE FEET / 0.87± ACRES

**PROPERTY ADDRESS:** 3530 49TH STREET NORTH AND 35TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33710

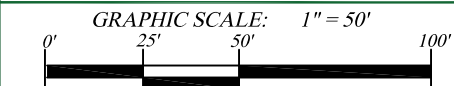
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
(P) = PLAT  
(M) = MEASURE  
(D) = DESCRIPTION  
(CF) = CALCULATED FROM FIELD DATA  
(CR) = CALCULATED FROM RECORDED DATA  
P.C.P. = PERMANENT CONTROL POINT  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.I. = POINT OF INTERSECTION  
P.C. = POINT OF CURVATURE  
P.T. = POINT OF TANGENCY  
C = CENTER LINE  
R/W = RIGHT OF WAY  
R = RADIUS  
L = ARC LENGTH  
Δ = CENTRAL ANGLE  
C = CHORD  
C.B. = CHORD BEARING  
D.U.E. = DRAINAGE/UTILITY EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
C.M.E. = CANAL MAINTENANCE EASEMENT



**FLOOD ZONE**  
(FOR INFORMATIONAL PURPOSES ONLY)  
SUBJECT PROPERTY SHOWN HEREON APPEARS  
TO BE LOCATED IN ZONE X(BFE N/A), PER F.I.R.  
MAP NUMBER 1203C0212G, DATED 09/03/2003.  
THIS SURVEYOR MAKES NO GUARANTEES AS  
THE ACCURACY OF THE ABOVE INFORMATION.  
THE LOCAL F.E.M.A AGENT SHOULD BE  
CONTACTED FOR VERIFICATION.



**POINTS OF INTEREST:**  
NONE VISIBLE



**SURVEYOR'S NOTES:**  
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE LEGAL  
DESCRIPTION PROVIDED BY OTHERS.  
2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SUBSURFACE  
STRUCTURES WERE NOT LOCATED BY THIS SURVEY.  
3. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF 49TH STREET NORTH, AS BEING, S  
00°14'25" W, PER PLAT, ASSUMED.  
4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING  
AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
5. FENCE OWNERSHIP NOT DETERMINED.  
6. THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED  
ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

**LEGAL DESCRIPTION:**  
SEE BOUNDARY PAGE.

**CERTIFIED TO:**  
DEGUSIPE ST. PETERSBURG, LLC;  
SOUND TITLE OF TAMPA BAY, INC.;  
OLD REPUBLIC NATIONAL TITLE  
INSURANCE COMPANY

CLIENT NO: \_\_\_\_\_  
JOB NO: 57111  
FIELD DATE: 8/5/2021  
APPROVED BY: J.S.  
CHECKED BY: E.D.  
DRAWN BY: K.D.  
DRAWN DATE: 08/09/21

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED  
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE  
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH  
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,  
FLORIDA STATUTES.

CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. 470978 LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564  
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 08/09/21

L-1  
S 89°37'50" E 70.36'(P)  
S 89°39'01" E 130.36'(D)  
S 89°51'51" E 130.36'(M)

L-2  
S 00°14'25" W 35.06'(P)  
S 00°03'30" W 35.54'(M)

L-3  
N 89°38'50" W 100.00'(P)  
N 89°38'50" W 100.11'(M)

L-4  
S 89°38'50" E 69.95'(P&M)

L-5  
S 00°10'15" W 5.00'(D&M)

L-6  
N 89°38'50" W 60.00'(D&M)

L-7  
S 00°14'25" W 79.94'(P)  
S 00°48'55" W 79.41'(M)

L-8  
N 00°10'15" E 236.93'(P)

L-9  
N 00°10'15" E 100.06'(P)

L-10  
N 00°10'15" E 146.82'(P)

L-11  
N 89°38'50" W 44.00'(P)

L-12  
N 89°38'50" W 24.06'(P)

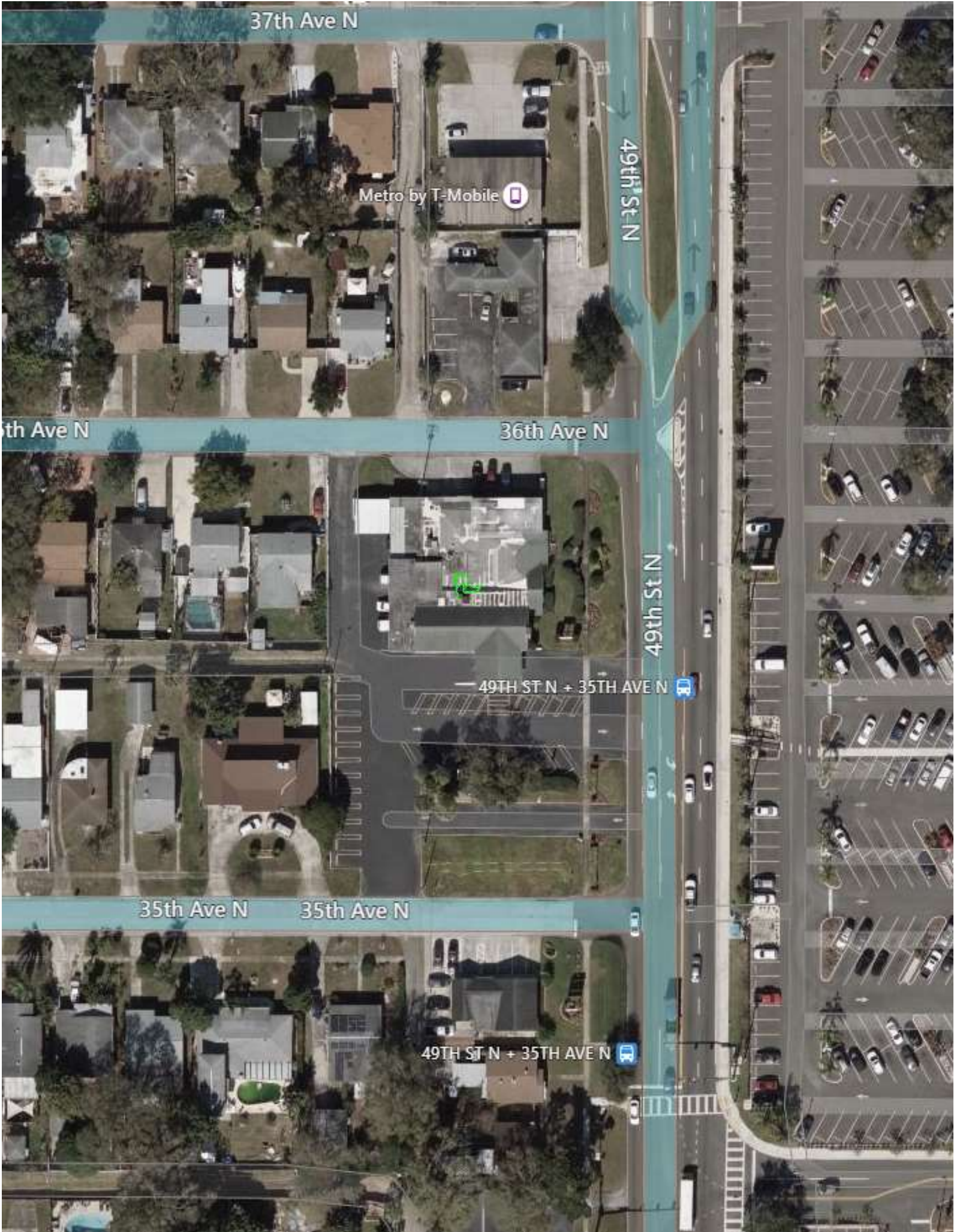
C-1  
R = 30.00'(P)  
Δ = 89°51'37"(P)  
L = 47.06'(P&M)  
C = 42.38'(P&M)  
CB = S 44°41'43" E (P&M)

C-2  
R = 30.00'(P)  
Δ = 90°06'45"(P)  
L = 47.18'(P&M)  
C = 42.47'(P&M)  
CB = S 45°17'52" W (P&M)

C-3  
R = 20.00'(P)  
Δ = 89°49'05"(P)  
L = 31.35'(P)  
C = 28.24'(P)  
CB = N 44°44'18" W (P)



AERIAL  
VIEW



PROPERTY ADDRESS: 3530 49TH STREET NORTH AND 35TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33710

LEGEND	
A.E.	= ACCESS EASEMENT
L.E.	= LANDSCAPE EASEMENT
M.E.	= MAINTENANCE EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
P.V.U.E.	= PRIVATE UTILITY EASEMENT
L.M.E.	= LANDSCAPE MAINTENANCE EASEMENT
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
N&D	= NAIL AND DISK
WM	= WATER METER
WV	= WATER VALVE
B.F.P.	= BACKFLOW PREVENTER
B.P.V.	= BACKFLOW PREVENTER VALVE
COV.	= COVERED
EP	= EDGE OF PAVEMENT
C.T.V.	= CABLE TV BOX
E.B.	= ELECTRIC BOX
E.M.	= ELECTRIC METER
G.V.	= GATE VALVE
G.T.	= GREASE TRAP
L.P.	= LIGHT POLE
M.H.	= MANHOLE
M.W.	= MONITOR WELL
R.S.R.	= RISER
S.V.	= SEWER VALVE
T.B.	= TELEPHONE BOX
OHU	= OVERHEAD UTILITY LINE
CS	= CONCRETE SLAB
P.P.	= POWER POLE
PE	= POOL EQUIPMENT
CONC.	= CONCRETE
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
B.W.F.	= BARBED WIRE FENCE
H.W.F.	= HOG WIRE FENCE
P.V.C.F.	= PLASTIC VINYL FENCE
PL	= PROPERTY LINE
INST.	= INSTRUMENT NUMBER
D.B.	= DEED BOOK
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.I.D.	= PARCEL IDENTIFICATION NUMBER
B.S.L.	= BUILDING SETBACK LINE
E.O.W.	= EDGE OF WATER



AERIAL PROVIDED IS FOR VIEWING ONLY  
AERIAL IS NOT TO SCALE

ORDERED BY:



LEGAL DESCRIPTION:  
SEE BOUNDARY PAGE.

CERTIFIED TO:  
DEGUSIPE ST. PETERSBURG, LLC;  
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