



ADDRESS
1995 East Bay
Largo, FL 33771

Boundary Survey



SCALE: 1"=30'

LEGEND

- | | |
|--------------------------------|--------------------------------|
| CC = Covered Concrete | Pg = Page |
| ID = Identification | EB = Electric Box |
| LB = Licensed Business | WM = Water Meter |
| FIP = Found Iron Pipe | L = Light Pole |
| FIR = Found Iron Rod | TR = Telephone Riser |
| C/S = Concrete Slab | TR = Transformer |
| ⊙ = Fire Hydrant | P/E = Pool Equipment |
| → = Guy Wire | ⊟ = Cable TV Riser |
| ⊕ = Water Valve | ONS = Onsite |
| ⊙ = Sanitary Manhole | OFFS = Offsite |
| ⊕ = Sign | ⊙ = Power Pole |
| ⊕ = Drainage Inlet | ohu = Overhead Utilities |
| ⊕ = Utility Box | ⊙ = Well |
| ⊕ = Fiber Optics Box | SN&D = Set Nail & Disk LB#7788 |
| OR Book = Official Record Book | BP = Brick Pavers |
| FC = Fence Corner | |

Legal Description

(per OR Book 10112, Page 1069)

Lot 1, Lake Judy Lee, according to the plat thereof recorded in Plat Book 32, Page 11, of the Public Records of Pinellas County, Florida.

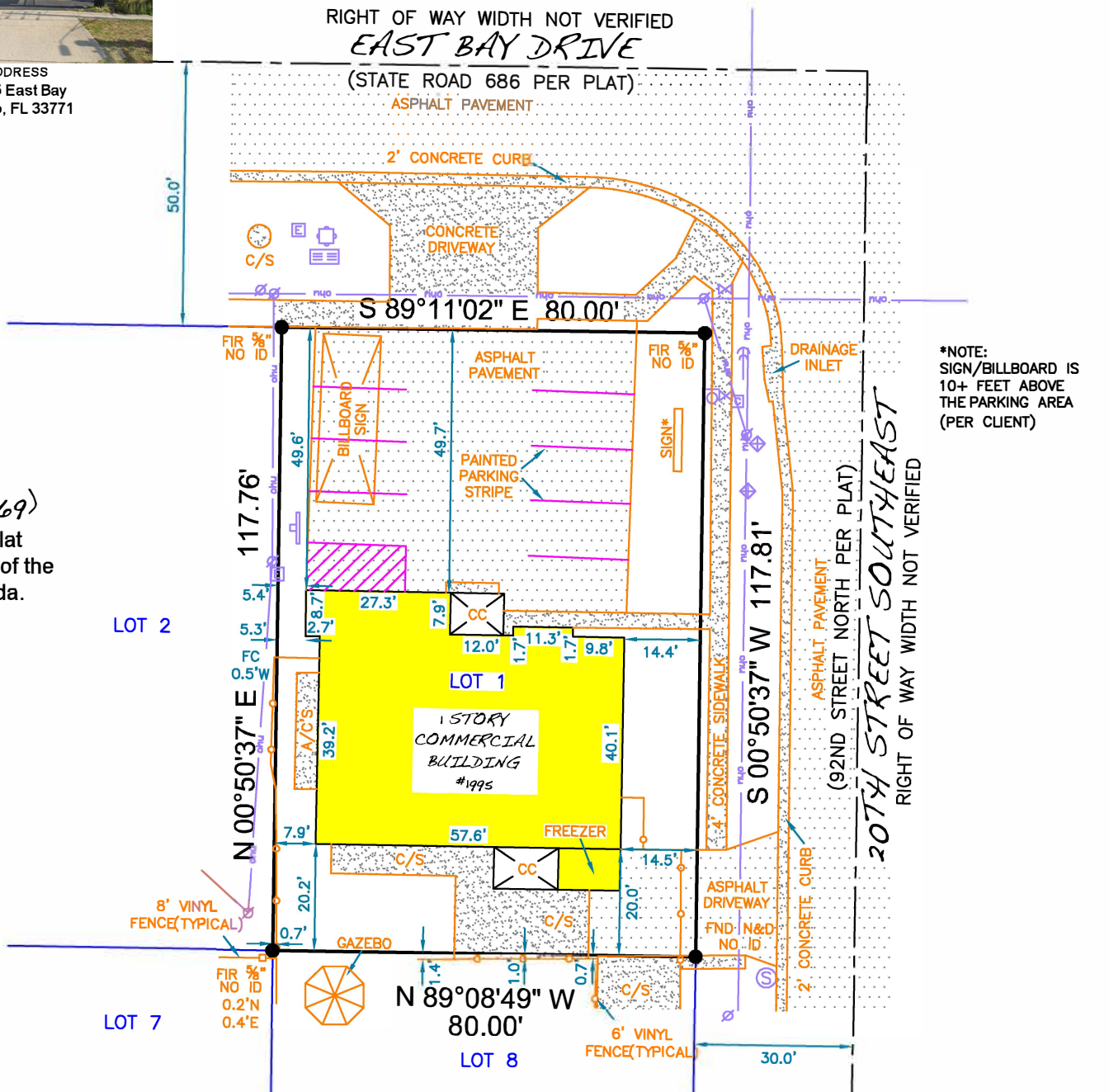
JOB #:	VLSR23-65177 / 24-74556
CLIENT #:	xxxx
FIELD DATE:	01/16/23 11/04/24
CREW:	3610
DRAFTER:	DF / BT
APPROVED:	EWD
SCALE:	1" = 30'

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X Borrower's Acknowledgment and Acceptance
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NOTE:
This Survey was prepared with the benefit of a title commitment.



CERTIFIED TO: (AS FURNISHED)
Fidelity National Title Insurance Company
Steve Rhodes
Title Agency of Florida, a Division of Fidelity National Title of Florida, Inc.

FLOOD ZONE
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12103C0117J, LAST REVISION DATE 8/24/21, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
SOME UTILITIES LIE WITHIN SUBJECT PROPERTY. ASPHALT, CONCRETE & FENCES CROSS PROPERTY LINE. OWNERSHIP OF ASPHALT, CONCRETE & FENCES NOT DETERMINED.

BASIS OF BEARING
BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY OF EAST BAY DRIVE WHICH HAS A BEARING OF S 89° 11' 02" E PER PLAT.

NOTES

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

***NOTE:** SIGN/BILLBOARD IS 10+ FEET ABOVE THE PARKING AREA (PER CLIENT)

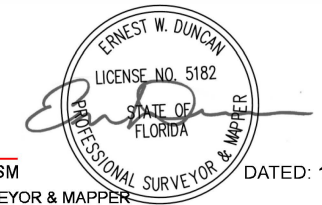
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Ernest W. Duncan, PSM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION # LS 5182
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 1/18/23

DATE	REVISION	DATE	REVISION
1-04-24	Update Survey		