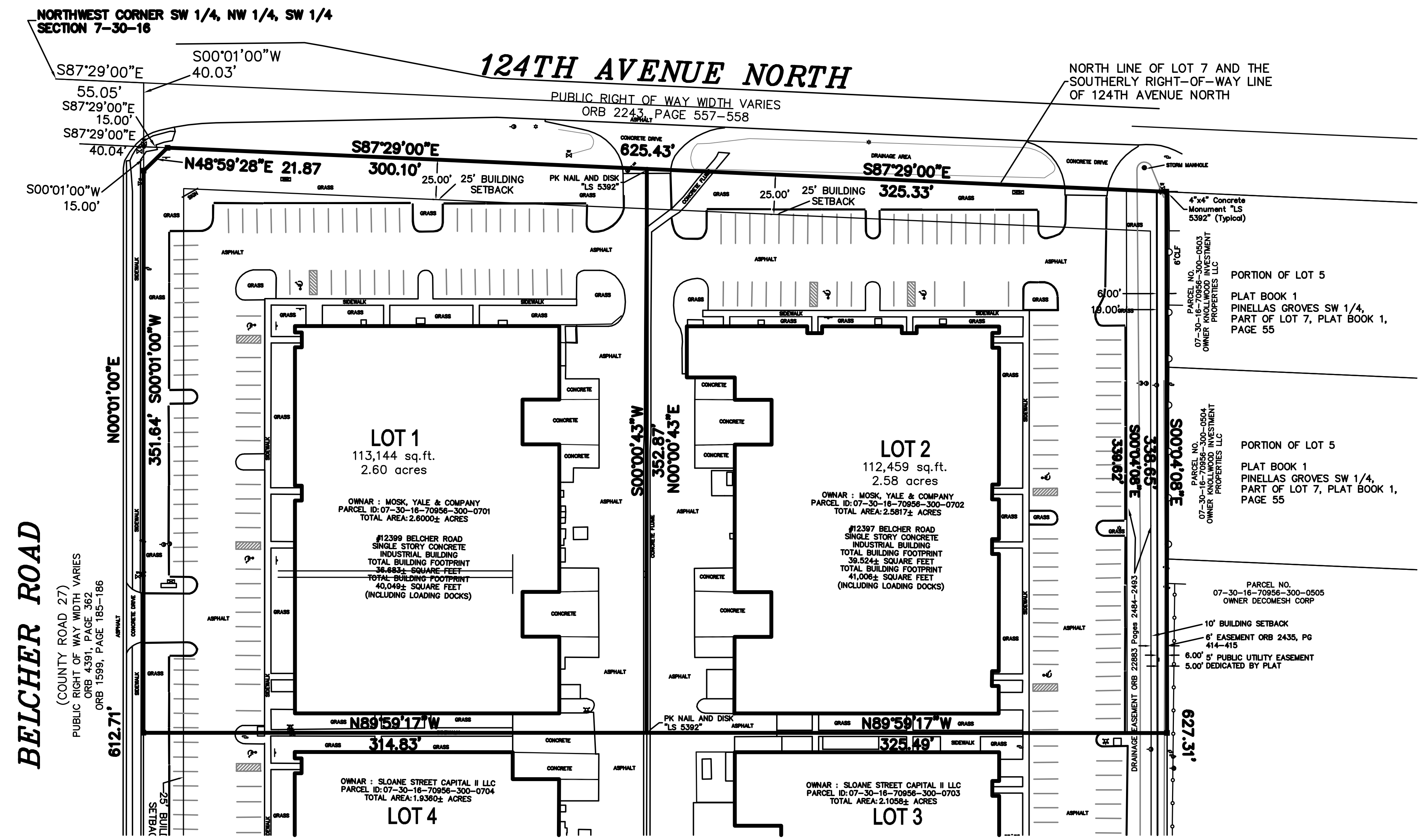
C:\Users\David\OneDrive\Land Projects 3\24-02 12399 Belcher Road\dwg\24-02 Boundary1.dwg 4/13/2024 11:26:25 AM EDT




SURVEYOR'S NOTES

1. BOUNDARY SURVEY ONLY.

2. BEARINGS AS SHOWN HEREON ARE FROM THE DEEDS AND FIELD MEASUREMENTS BASED ON FLORIDA STATE PLANE COORDINATES, WEST ZONE NAD 1983. BASIS OF BEARINGS IS THE EAST RIGHT OF WAY LINE OF BLECHER ROAD, N00°01'00"E.

3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 11488077, COMMITMENT DATE: 04/03/2024 AT: 5:00 PM.

SCHEDULE B-II:
ITEMS 1-4, 6 NOT PLOTTED

5. Easement by and between Knollwood Angus Ranch, Inc., Grantor, and Florida Power Corporation, Grantee, recorded August 9, 1966, in Official Records Book 2435, Page 414-415. PLOTTED

6. Annexation Agreement recorded March 13, 1984 in Official Records Book 5717, page 1252. AFFECTS THIS PROPERTY, BLANKET IN NATURE.

7. Restrictions, covenants, conditions and easements as contained in that certain Declaration of Restrictions for Knollwood Industrial Park Interlaken Commerce Centre recorded in Official Records Book 9996, Page 684, as may be subsequently amended. NOT PLOTTED

8. Property Owner's Acknowledgment of Unity of Title recorded January 3, 2001 in Official Records Book 11177, page 1219. NOT PLOTTED

9. Easement Agreement by Yale Mosk & Company, a Florida corporation, recorded January 12, 2001 in Official Records Book 11188, page 2177. AFFECTS THIS PROPERTY, BLANKET IN NATURE

10. Unrecorded Lease dated August 10, 1999, amended by Letter dated August 10, 1999 and Lease Amendment 01 executed on April 18, 2000 and April 4, 2000 by and between Yale Mosk & Co., a Florida corporation, Landlord, and Polyrol Packaging Systems, Inc., Tenant, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded January 12, 2001 in Official Records Book 11188, page 2298. NOT PLOTTED

11. Easement granted to Duke Energy Florida LLC recorded in Official Records Book 19832, page 1682. AFFECTS THIS PROPERTY, 10' EASEMENT 5' EACH SIDE OF FACILITIES, BLANKET IN NATURE.

12. Grant of Non-Exclusive Utility Easement granted to Peoples Gas System recorded in Official Records Book 19808, page 2192-2195. AFFECTS THIS PROPERTY, 10' EASEMENT 5' EACH SIDE OF FACILITIES, BLANKET IN NATURE.

13. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. NOT PLOTTED

14. Easement(s) in favor of the City of Pinellas Park, Florida, a municipal corporation set forth in instrument(s) recorded April 11, 2011 in Official Records Book 17218, Page 1837. PLOTTED

15. Unrecorded Lease dated January 1, 2001, by and between ND Property Partnership, LLP, a Florida limited liability partnership, Landlord, and Mark C Stine, d/b/a Bay Medicine, Tenant, as set forth and affected by Subordination and Attornment Agreement recorded February 25, 2004 in Official Records Book 13395, page 195. NOT PLOTTED

16. Unrecorded Lease dated April 15, 2000, by and between ND Property Partnership, LLP, a Florida limited liability partnership, Landlord, and Paul Melton, Tenant, as set forth in and affected by Subordination and Attornment Agreement recorded February 25, 2004 in Official Records Book 13395, page 198. NOT PLOTTED

17. Unrecorded Lease dated September 1, 2000, by and between ND Property Partnership, LLP, a Florida limited liability partnership, Landlord, and Philip Christ, Tenant, as set forth in and affected by Subordination and Attornment Agreement recorded January 23, 2006 in Official Records Book 14885, page 1607. NOT PLOTTED

18. Unrecorded Lease dated July 1, 2000, by and between ND Property Partnership, LLP, a Florida limited liability partnership, Landlord, and Mark Ritch, Tenant, as set forth in and affected by Subordination and Attornment Agreement recorded January 23, 2006 in Official Records Book 14885, page 1611. NOT PLOTTED

4. THIS SURVEYOR IS NOT RESPONSIBLE FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD NOT SHOWN HEREON THAT HAVE NOT BEEN FURNISHED TO THIS SURVEYOR OF THAT HE HAS NO KNOWLEDGE THEREOF.

## SYMBOL LEGEND

| | |
|---|---|
| WV | WATER VALVE |
| | LIGHT ON POLE |
| | WATER METER |
| | UTILITY POLE |
| | FOUND MONUMENT AS NOTED |
| | FIRE HYDRANT |
| S | SANITARY SEWER OR MARKER |
| | GUY POLE/WIRE |
| GTE | GTE PEDESTAL |
| | STREET SIGN AS LABELED |
| | HANDICAP MARK ON PAVEMENT |

N E S W

20 0 40
Scale 1" = 40'

LEGAL DESCRIPTION

LOTS 1 and 2 OF PLAT BOOK 147, PAGES 106 & 107 of the public records of Pinellas County, Florida.

SURVEYOR'S CERTIFICATE
TO:
Yale Mosk & Co.
Genworth Life Insurance Company
Rocke, McLean & Sbar, P.A.
Johnson Pope Bokor Ruppel & Burns, LLP
First American Title
Colliers International

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A&B), 7(A,B1,C), 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 3/17/2025. AND I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, DAVID P. GRAVES PSM #5392.

Date: 4/11/2025

AFN SITE, INC.
9935 Preakness Stakes Way
Dade City, FL 33525
(813) 505-3828 Office
davidafn1@gmail.com

| REVISIONS | DATE |
|---|---|
| | |

DATE 4/11/2025
SCALE 1"=40'
FIELD BK. SPECS
DWNG. BY DPG
CHECKED BY DPG

PREPARED FOR:
Mosk Development Co.
12397 Belcher Road South
Suite 270
Largo, FL 33773

12399 and 12397 BELCHER ROAD
PINELLAS PARK, FL

BOUNDARY SURVEY

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 24-02