ALTA/NSPS LAND TITLE SURVEY

2412.2960
ALTA SURVEY
PINELLAS COUNTY

PROPERTY ADDRESS:
6270 118TH AVENUE N, LARGO, FLORIDA 33773

SURVEY NUMBER: 2412.2960

CERTIFIED TO:
LASER FOCUS ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMPASS LAND & TITLE, LLC; KARL M. SCHMITZ, PA; FIDELITY NATIONAL TITLE INSURANCE COMPANY; FLAGSHIP BANK

BUYER: LASER FOCUS ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

LENDER: FLAGSHIP BANK

TITLE COMPANY: COMPASS LAND & TITLE, LLC; KARL M. SCHMITZ, PA

COMMITMENT DATE: 12/30/2024 | **CLIENT FILE NO:**

LEGAL DESCRIPTION:

FEE SIMPLE PARCEL:

LOTS 1 AND 16 IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LESS THAT PART OF LOT 1 LYING WITHIN 33 FEET OF THE NORTH LINE OF SAID

SECTION 17; ALSO LESS THAT PART OF LOTS 1 AND 16 LYING WITHIN EAST 329.25 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 17;

ALSO LESS THAT PART OF LOT 16 DESCRIBED AS : BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17, THENCE SOUTH ALONG THE 1/4 SECTION LINE 677.37 FEET TO THE POINT OF BEGINNING; THENCE (CONTINUE) SOUTH ALONG THE 1/4 SECTION LINE 637.26 FEET; THENCE N89°41'38"W, 668.58 FEET TO THE WEST BOUNDARY OF SAID LOT 16; THENCE NORTH ALONG

THE WEST BOUNDARY OF SAID LOT 16, A DISTANCE OF 178.9 FEET; THENCE N55°56'26"E, 812.05 FEET TO THE POINT OF BEGINNING. LESS PARCEL 1: THAT PART OF LOT 1, LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE N89°59'00"W, 671.66 FEET ALONG THE SECTION LINE; THENCE S00°19'53"W,

33.00 FEET TO THE POINT OF BEGINNING; THENCE S00°19'53"W, 599.30 FEET; THENCE S89°59'00"E, 170.46 FEET; THENCE N00°24'00"E, 599.30 FEET; THENCE N89°59'00"W, 171.18 FEET PARALLEL WITH THE SECTION LINE TO THE POINT OF BEGINNING. LESS PARCEL 2: THAT PART OF LOT 1, LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, THENCE N89°59'00"W, 329.25 FEET ALONG THE SECTION LINE; THENCE S00°28'06"W,

33.00 FEET TO THE POINT OF BEGINNING; THENCE N89°59'00"W, 171.17 FEET PARALLEL WITH THE SECTION LINE; THENCE S00°24'00"W, 599.30 FEET; THENCE S89°59'00"E, 170.46 FEET; THENCE

N00°28'06"E, 599.30 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE SOUTH 15 FEET OF PARCEL 1 AND THE SOUTH 15 FEET OF PARCEL 2.

TOGETHER WITH A PERPETUAL 15 FOOT EASEMENT FOR INGRESS AND EGRESS OVER THE EASTERLY 15 FEET OF PARCEL 1 AND OVER THE WESTERLY 15 FEET OF PARCEL 2.

LESS: THAT PART OF LOT 16, IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PINELLAS

COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, AND AS SHOWN ON EXHIBIT A OF THAT CERTAIN WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 10494,

PAGE 2028: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 17; THENCE N 89°54'30"W ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 671.77 FEET; THENCE S00°20'01"W ALONG A NORTHERLY EXTENSION OF THE WEST LINE OF LOT 1, IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, ALONG THE WEST LINE OF SAID LOT 1, AND ALONG THE WEST LINE OF AFORESAID LOT 16, A DISTANCE OF 955.08 FEET TO THE POINT OF BEGINNING; THENCE N55°56'29"E, 412.98 FEET; THENCE S00°28'13"W, 167.83 FEET; THENCE S55°56'29"W, 412.50 FEET TO THE AFORESAID WEST LINE OF LOT 16; THENCE

N00°20'01"E ALONG SAID WEST LINE A DISTANCE 167.56 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:

BENEFICIAL, NON-EXCLUSIVE EASEMENT SET FORTH IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4199, PAGE 942 AND OFFICIAL RECORDS BOOK 4199, PAGE 947, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

JOB SPECIFIC SURVEYOR NOTES
THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT).

DATE SIGNED: 12/31/24 | **FIELD WORK DATE:** 12/26/2024

REVISION DATE(S):
(REV0 12/31/2024)

POINTS OF INTEREST
NONE VISIBLE

RONALD W. WALLING
License Number LS 6473
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

RONALD W. WALLING
State of Florida Professional Surveyor and Mapper
License Number 6473
Exacta Land Surveyors, LLC | LB# 8291

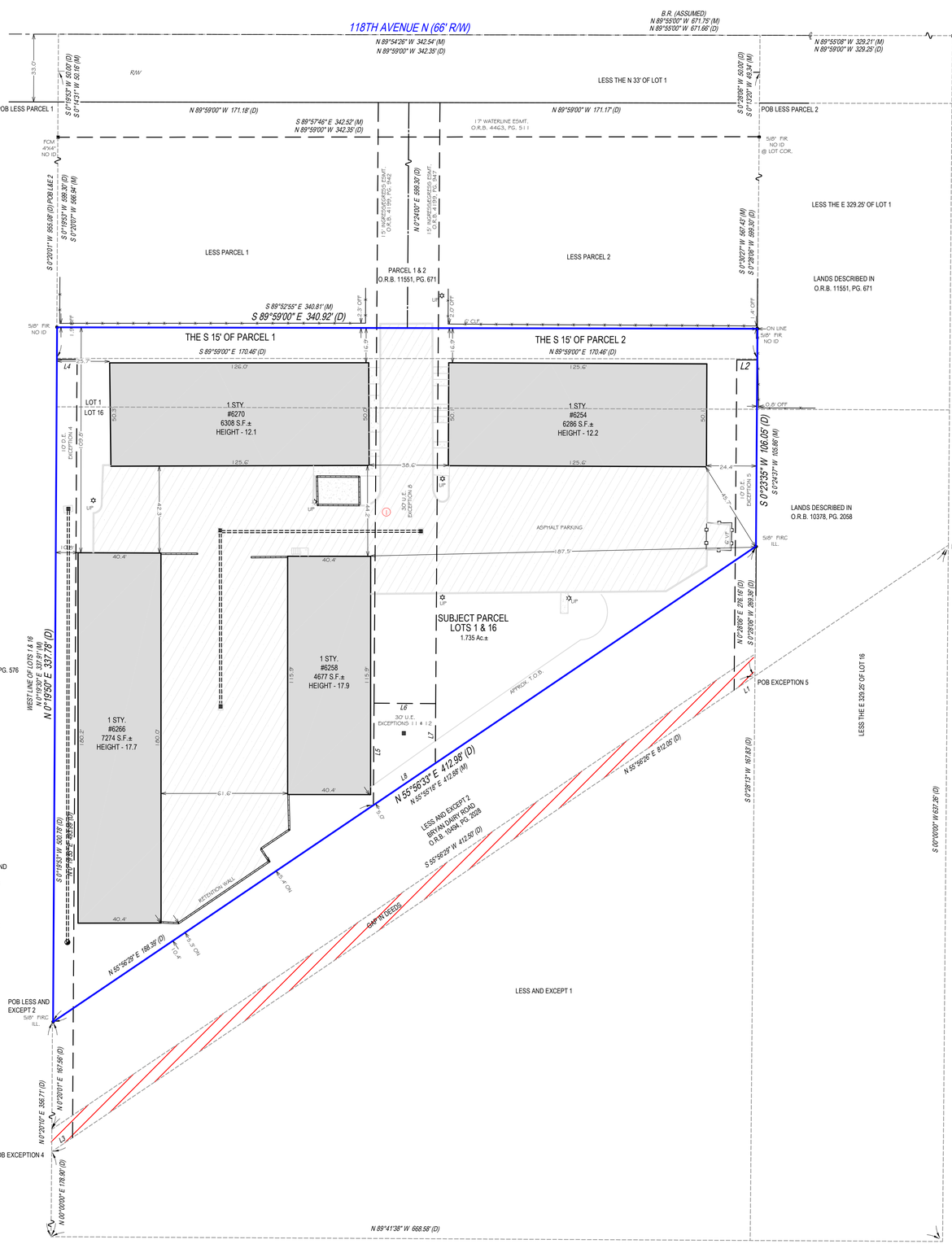
SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J -15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

EXACTA Exacta Land Surveyors, LLC

Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765

Florida Land Title Association **AFFILIATE MEMBERS**



N
30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

To LASER FOCUS ENTERPRISES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COMPASS LAND & TITLE, LLC; KARL M. SCHMITZ, PA; FIDELITY NATIONAL TITLE INSURANCE COMPANY; FLAGSHIP BANK:
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, 4, 7(a), 7(b), 7(c), 8, 14, of Table A thereof. The field work was completed on December 26, 2024.
Date of Plat or Map: 12/30/2024
(Surveyor's signature, printed name and seal with Registration/License Number)

ALTA/NSPS "TABLE A" ITEMS

1. MONUMENTS AS SHOWN HEREON
2. ADDESS AS SHOWN HEREON
4. GROSS LAND AREA IS 1.735 ACRES, MORE OR LESS
7a. EXTERIOR DIMENSIONS OF BUILDINGS AS SHOWN HEREON
7b1. SQUARE FOOTPRINT OF BUILDINGS AS SHOWN HEREON
7c. BUILDING HEIGHT AS SHOWN HEREON
8. SUBSTANTIAL FEATURES OBSERVED AS SHOWN HEREON
14. DISTANCE TO NEAREST INTERSECTING STREET AS SHOWN HEREON

REVIEW OF TITLE OF TITLE:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO.: 12125501
PINELLAS COUNTY, FLORIDA
SCHEDULE B-II
EFFECTIVE DECEMBER 8, 2024 @ 5:00 PM

EXCEPTIONS 1-3: NO SURVEY OR PLOTTABLE MATTERS; AFFECTS THE SUBJECT PROPERTY
EXCEPTION 4: DRAINAGE EASEMENT, O.R.B. 4199, PG. 944; DRAWN AND SHOWN HEREON
EXCEPTION 5: DRAINAGE EASEMENT, O.R.B. 4199, PG. 949; DRAWN AND SHOWN HEREON
EXCEPTION 6: INTENTIONALLY DELETED
EXCEPTION 7: INTENTIONALLY DELETED
EXCEPTION 8: UTILITY EASEMENT, O.R.B. 4822, PG. 1969; DRAWN AND SHOWN HEREON
EXCEPTION 9: DISTRIBUTION EASEMENT, O.R.B. 4872, PG. 2187; AFFECTS SUBJECT PROPERTY, LOCATION NOT DEFINED
EXCEPTION 10: INTENTIONALLY DELETED
EXCEPTIONS 11 & 12: 30' UTILITY EASEMENT, O.R.B. 11081, PG. 2300, & O.R.B. 11140, PG. 388; DRAWN AND SHOWN HEREON
EXCEPTION 13: ANNEXATION AGREEMNT, O.R.B. 15692, PG. 175, NO SURVEY OR PLOTTABLE MATTERS
EXCEPTION 14: FINISHED FLOOR ELEVATION WAIVER, O.R.B. 15719, PG. 2342, NO SURVEY OR PLOTTABLE MATTERS
EXCEPTION 15: FINISHED FLOOR ELEVATION WAIVER, O.R.B. 16269, PG. 1496, NO SURVEY OR PLOTTABLE MATTERS
EXCEPTION 16: DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, O.R.B. 16347, PG. 2557; AFFECTS SUBJECT PROPERTY, LOCATION NOT DEFINED
EXCEPTION 17: INTENTIONALLY DELETED
EXCEPTION 18: NO SURVEY OR PLOTTABLE MATTERS; AFFECTS THE SUBJECT PROPERTY

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 10). THIS PROPERTY WAS FOUND IN THE CITY OF PINELLAS PARK, COMMUNITY NUMBER 120251, PANEL NUMBER 0138 DATED 08/24/2021.