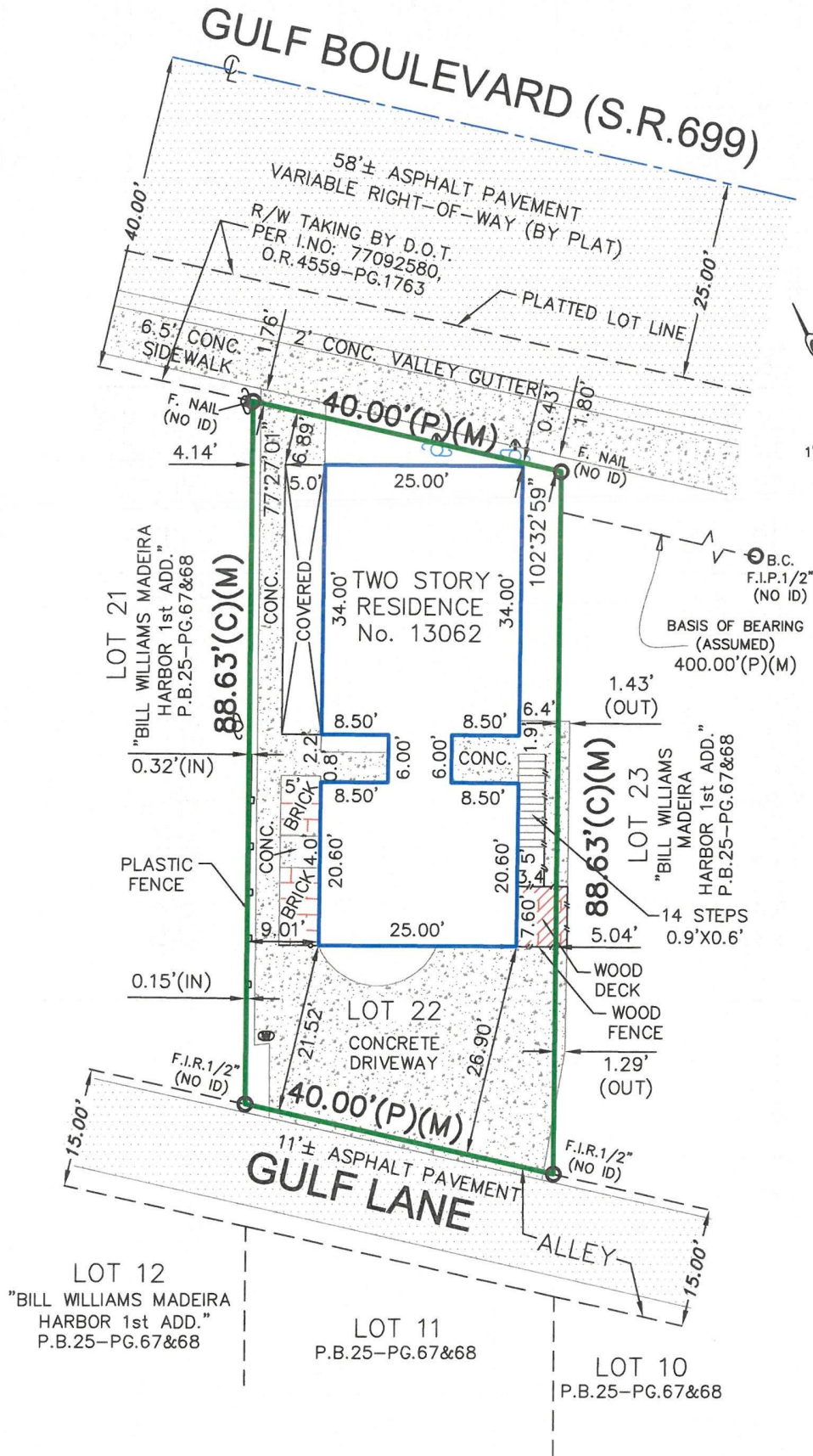


This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
13062 Gulf Boulevard
Madeira Beach, FLORIDA 33708

Notes: **CONCRETE EXTENDS BEYOND EASTERLY AND WESTERLY
PROPERTY LINES.**

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

SIGNED
Efrain Lopez
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 6792

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER



Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE					
	PROPERTY LINE					
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	
	ASPHALT	⊕	BENCHMARK	N&D	NAIL & DISK	
	BRICK / TILE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	
	WATER	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	
	APPROXIMATE EDGE OF WATER	P.C.	POINT OF CURVATURE	⊙	WELL	
	COVERED AREA	P.R.M.	PERMANENT REFERENCE MONUMENT	⊠	FIRE HYDRANT	
	TREE	P.C.C.	POINT OF COMPOUND CURVATURE	Ⓜ	MANHOLE	
	POWER POLE	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	
	CATCH BASIN	P.O.B.	POINT OF BEGINNING	TRANS.	TRANSFORMER	
		P.O.C.	POINT OF COMMENCEMENT	CATV	CABLE TV RISER	
		P.C.P.	PERMANENT CONTROL POINT	W	WATER METER	
		M	FIELD MEASUREMENT	Ⓟ	POOL EQUIPMENT	
		D	DEED	CONC.	CONCRETE SLAB	
		C	CALCULATED	ESMT	EASEMENT	
		L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	D.E.	DRAINAGE EASEMENT	
		R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	
		CONC.	CONCRETE	L.A.E.	LIMITED ACCESS EASEMENT	
		CSW	CONCRETE SIDEWALK	B.C.R.	BROWARD COUNTY RECORDS	
		L	CURVE LENGHT	F.I.R.	FOUND IRON PIN / REBAR	
				WF	WOOD FENCE	
					TEL.	TELEPHONE FACILITIES
					U.P.	UTILITY POLE
					E.U.B.	ELECTRIC UTILITY BOX
					SEP.	SEPTIC
					D.F.	DRAINFIELD
					A/C	AIR CONDITIONER
					S/W	SIDEWALK
					DWY	DRIVEWAY
					SCR.	SCREENED
					GAR.	GARAGE
					ENCL.	ENCLOSURE
					N.T.S.	NOT TO SCALE
					F.F.	FINISHED FLOOR
					T.O.B.	TOP OF BANK
					E.O.W.	EDGE OF WATER
					E.O.P.	EDGE OF PAVEMENT
					C.V.G	CONCRETE VALLEY GUTTER
					B.S.L	BUILDING SETBACK LINE
					S.T.L	SURVEY TIE LINE
					Ⓢ	CENTER LINE
					R/W	RIGHT-OF-WAY
					P.U.E.	PUBLIC UTILITY EASEMENT
					C.M.E.	CANAL MAINTENANCE EASEMENT
					A.E.	ANCHOR EASEMENT
					ID	IDENTIFICATION
					BC	BLOCK CORNER
C.U.E.	COUNTY UTILITY EASEMENT					
I.E./E.	INGRESS / EGRESS EASEMENT					
U.E.	UTILITY EASEMENT					
EP	ELECTRIC POLE					
PG.	PAGE					
P.B.	PLAT BOOK					

Property Address:

13062 Gulf Boulevard
Madeira Beach, FLORIDA 33708

Flood Information:

Community Number: 125127
Panel Number: 12103C0191
Suffix: H
Date of Firm Index: 08/24/2021
Flood Zone: AE
Base Flood Elevation: 10.0'
Date of Field Work: 06/12/2025
Date of Completion: 06/26/2025

General Notes:

- 1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

Please see the last page for long Legal Description.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:

Bryan Cummins
Luxe Title Services
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:
This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Efrain Lopez , for M.E. Land Surveying, LLC., dated 06/26/2025 bearing Job # B-156017 :
a. CONCRETE EXTENDS BEYOND EASTERLY AND WESTERLY PROPERTY LINES.



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Legal Description:

Lot 22, LESS part lying within 45 feet of the center line of Line Change on State Road 699, Section 15100, said center line of Line Change being described as follows: Begin on the Westerly extension of the Northerly boundary of Lot 17, BILL WILLIAMS MADEIRA HARBOR FIRST ADDITION, in SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST, as per Plat thereof recorded in Plat Book 25, pages 67 and 68, Public Records of Pinellas County, Florida, at a point 205.60 feet South 38 deg. 11'22" West of the Northwest corner of said Lot 17, run thence South 39 deg. 15'38" East, 477.18 feet to the beginning of a curve concave to the Southwesterly having a radius of 1909.86 feet, thence Southerly along said curve 782.78 feet through a Central Angle of 23 deg. 29' to the end of said curve, thence South 15 deg. 46'38" East 916.42 feet to the beginning of a curve concave to the Northeasterly having a radius of 1909.86 feet; thence Southerly along said curve running from said Section 15 into SECTION 22, TOWNSHIP 31 SOUTH, RANGE 15 EAST, 787.48 feet through an angle of 23 deg. 37'28" to the Westerly extension of the Northerly boundary of Lot 6, Block 7, of CONEY ISLAND SUBDIVISION in said Section 22 as per Plat thereof recorded in Plat Book 5, pages 34 and 35, Public Records of Pinellas County, Florida, at a point 133.38 feet Westerly of the Westerly corner of said. Lot 6, ALL IN BLOCK 4, MITCHELL'S BEACH, according to the plat thereof recorded in Plat Book 3, page 54, Public Records of Pinellas County, Florida. Together with furniture and fixtures as agreed between the parties hereto.



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