

1 TITLE COMMITMENT
NONE TO NOTE AT TIME OF SURVEY

2 LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PER O.R. 12078, PG. 2078)

PARCEL 1
LOT 1, FRANK'S NURSERY REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK 90, PAGE 62 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL II
TOGETHER WITH ALL THE EASEMENTS RIGHTS AND BENEFITS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN JAMES J. POPE, TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 17, 1977 AND FRANK'S NURSERY AND CRAFTS, INC., A MICHIGAN CORPORATION, RECORDED AUGUST 30, 1984, IN O.R. BOOK 5833, PAGE 313, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL III:
TOGETHER WITH ALL THE EASEMENT RIGHTS AND BENEFITS AS SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BY AND BETWEEN FRANKS NURSERY & CRAFTS, INC., A MICHIGAN CORPORATION AND JIFFY LUBE INTERNATIONAL OF MARYLAND, INC., AS RECORDED APRIL 18, 1988, IN O.R. BOOK 6723, PAGE 1642, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

3 SCHEDULE 'B-II' ITEMS
NONE TO NOTE AT TIME OF SURVEY

NONE TO NOTE AT TIME OF SURVEY

4 SURVEYOR'S NOTES

- UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 611 UTILITY LOCATION, OR SIMILAR AUTHORITY.
- OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.
- THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.
- BEARINGS AND DISTANCES ARE RECORDED AND MEASURED UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE PROPERTY HAS DIRECT ACCESS TO EAST BAY DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
- PARCELS 1, II AND III ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, CORES OR OVERLAPS.

6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12103C 0136G, WHICH BEARS AN EFFECTIVE DATE OF 09/03/2003. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND 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.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

5 INFORMATION BOX

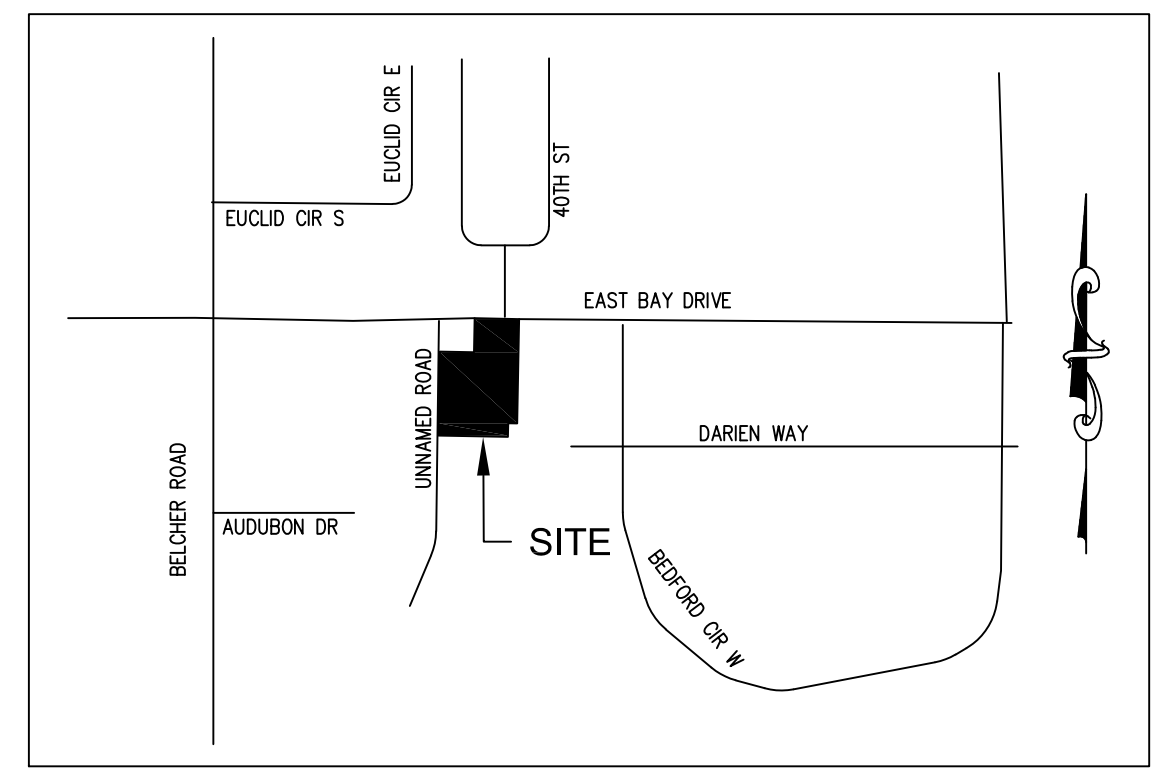
ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC. L.B. #7168 4847 NORTH FLORIDA AVENUE TAMPA, FLORIDA 33603 TELEPHONE (813)234-0103 • FAX (813)234-0108			FIELD DATE 03-12-2019 CREW CHIEF MLT DWN. BY PJG/JUB APRVD. BY JWS DWG. NO. 02003119
Section 31	Township 29S	Range 16E	County, State PINELLAS COUNTY, FLORIDA
Prepared For: ROYAL TRADING, INC.	Project Name COMMERCIAL PROPERTY		
	Project Address 4315 EAST BAY DRIVE		
Job Order Number 02003119	Project Location CLEARWATER, FLORIDA		
	SCALE 1"=30'	DATE	REVISIONS

16 LEGEND

- ⊕ = UNKNOWN MANHOLE
- ⊙ = SANITARY SEWER MANHOLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ⊙ = WATER METER
- ⊙ = WATER VALVE
- ⊙ = GAS METER
- ⊙ = GAS VALVE
- ⊙ = TELECOMMUNICATIONS RISER
- ⊙ = GRATE TOP INLET
- ⊙ = TRAFFIC SIGN
- ⊙ = UTILITY POLE
- ⊙ = GUY WIRE
- ⊙ = LIGHT POLE
- ⊙ = FIRE HYDRANT
- ⊙ = ELECTRIC SWITCH BOX
- ⊙ = SEWER CLEAN OUT
- ⊙ = GREASE TRAP
- ⊙ = SEWER VALVE
- ⊙ = FIRE DEPARTMENT CONNECTION
- ⊙ = ELECTRIC METER
- ⊙ = IRRIGATION CONTROL VALVE
- ⊙ = PAY PHONE
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = TRAFFIC CONTROL BOX
- ⊙ = BOLLARD
- ⊙ = ELECTRIC TRANSFORMER
- ⊙ = BACKFLOW PREVENTER
- ⊙ = HANDICAP PARKING
- ⊙ = PARKING COUNT
- ⊙ = MITERED END SECTION
- ⊙ = VAULT
- ⊙ = TELECOMMUNICATIONS VAULT
- ⊙ = TRAFFIC LIGHT POLE
- ⊙ = ENCROACHMENT NOTE
- ⊙ = B-II EXCEPTION ITEM NUMBER
- UL = OVERHEAD UTILITY LINE
- WF = WOOD FENCE LINE
- CLF = CHAIN LINK FENCE LINE
- VF = VINYL FENCE LINE
- ST = STORM SEWER LINE
- SAN = SANITARY SEWER LINE
- TOB = TOP OF BANK
- = CORNER, AS DESCRIBED
- = CONCRETE MONUMENT, AS DESCRIBED
- △ = NAIL, AS DESCRIBED
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- FCM = FOUND CONCRETE MONUMENT
- RRS = RAILROAD SPIKE
- SCIR = SET 5/8" IRON ROD LB 7168
- FIR = FOUND IRON ROD
- FCIR = FOUND CAPPED IRON ROD, AS DESCRIBED
- FIP = FOUND IRON PIPE
- SN&D = SET NAIL AND DISK LB 7168
- FN&D = FOUND NAIL AND DISK
- FN = FOUND
- (TYP) = TYPICAL
- COV = COVERED
- BLDG = BUILDING
- (D) = DEED DIMENSION
- (P) = PLAT DIMENSION
- (F) = FIELD MEASUREMENT
- O.R. = OFFICIAL RECORDS BOOK
- D.B. = DEED BOOK
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- F.B. = PLAT BOOK
- P.C. = PAGE
- SQ. FT. = SQUARE FEET
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- TOS = TOE OF SLOPE
- WF = WOOD FENCE
- CLF = CHAIN LINK FENCE
- VF = VINYL FENCE
- MF = METAL FENCE
- HWF = HOG WIRE FENCE
- B.H.L. = BUILDING HEIGHT LOCATION
- F.F.E. = FINISH FLOOR ELEVATION
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE

17 VICINITY MAP



NOT TO SCALE

17.54' = EXISTING ELEVATION
ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AG0738 NAVD=88 (ELEVATION=15.85') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"

NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B).

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

10 PARKING NOTES

PARKING COUNT (STRIPED)
80 REGULAR SPACES
4 HANDICAP SPACES
84 TOTAL SPACES

15 PROPERTY AREA

LAND AREA = 155,013 SQUARE FEET
OR
3.56 ACRES

14 BUILDING HEIGHT

BUILDING HEIGHT = 16.5'

13 BUILDING AREA

BUILDING AREA = 18,027 SQ. FT.(FOOTPRINT)

12 BEARING BASIS

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF EAST BAY DRIVE, WHICH BEARS S.88°55'47"E. PER PLAT BOOK 90, PAGE 62 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

11 SURVEYORS CERTIFICATION

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(A)(B)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03-12-2019.

DATE OF PLAT OR MAP: 03-12-2019

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6312
JSTRACHAN@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

ALTA SURVEY KEY

1 TITLE COMMITMENT	10 PARKING NOTES
2 LEGAL DESCRIPTION	11 SURVEYORS CERTIFICATION
3 SCHEDULE B-II ITEMS	12 BEARING BASIS
4 SURVEYORS NOTES	13 BUILDING AREA
5 INFORMATION BOX	14 BUILDING HEIGHT
6 FLOOD ZONE INFORMATION	15 PROPERTY AREA
7 CEMETERY NOTE	16 LEGEND
8 ZONING INFORMATION	17 VICINITY MAP
9 POSSIBLE ENCROACHMENT	18 DRAWING SCALE

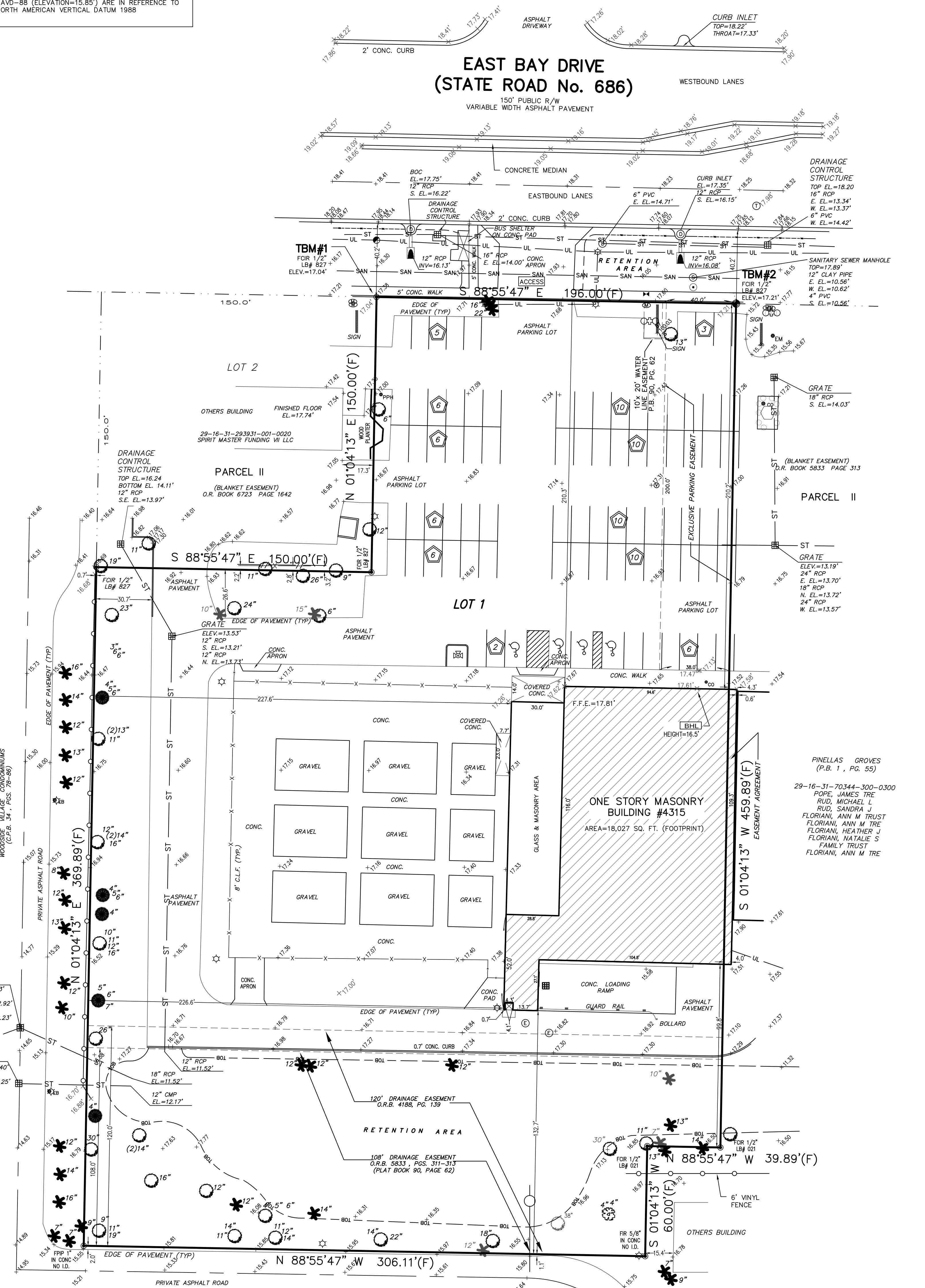
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- PVC = POLYVINYL CHLORIDE
- TBM = TEMPORARY BENCHMARK

- TREE DESCRIPTION
- ⊙ = OAK TREE
 - * = PALM TREE
 - ⊙ = ORNAMENTAL TREE
 - = MELALEUCA TREE
 - ∅ = DIAMETER AT BREAST HEIGHT
 - ∅'∅'∅' = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

EAST BAY DRIVE
 (STATE ROAD No. 686)
 150' PUBLIC R/W
 VARIABLE WIDTH ASPHALT PAVEMENT



5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

ALTA SURVEY KEY

AMERICAN SURVEYING INC.
 L.B. #7168
 4847 NORTH FLORIDA AVENUE
 TAMPA, FLORIDA 33603
 TELEPHONE (813)234-0103 • FAX (813)234-0108

Section 31 Township 29S Range 16E County, State PINELLAS COUNTY, FLORIDA

Prepared For: **ROYAL TRADING, INC.**
 Project Name: **COMMERCIAL PROPERTY**
 Project Address: **4315 EAST BAY DRIVE**
 Project Location: **CLEARWATER, FLORIDA**

Job Order Number: **02003119**

FIELD DATE	03-12-2019
CREW CHIEF	MLT
DWN. BY	PJG/JUB
APRVD. BY	JWS
DWG. NO.	02003119
SCALE	1"=30'
DATE	REVISIONS

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