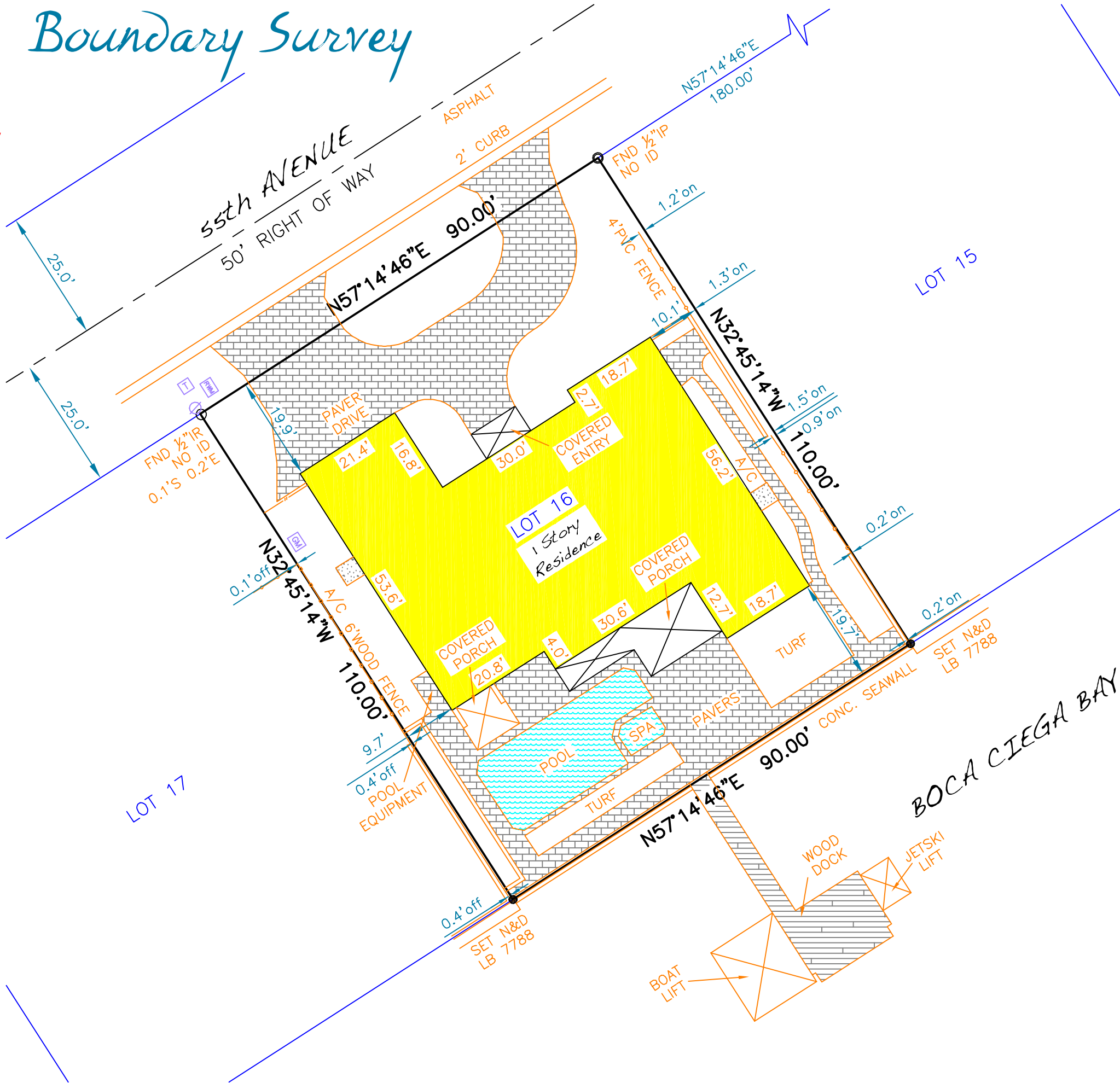


ADDRESS  
422 55th Avenue  
St Pete Beach, FL 33706

# Boundary Survey



- LEGEND**
- IP = Iron Pipe & Cap (IP)
  - IR = Iron Rod & Cap (IR)
  - N&D = Nail & Disk (N&D)
  - OR Book = Official Record Book
  - PB = Plat Book
  - Pg = Page
  - CONC. = Concrete
  - FND = Found
  - ID = Identification
  - LB = Licensed Business
  - ons/off = On Site/Off Site
  - LS = Licensed Surveyor
  - PVC = Polyvinyl Chloride
  - T = Telephone Riser
  - GM = Gas Meter
  - RWM = Reclaim Water Meter
  - Power Pole

JOB #:	VLSR16-18737 23-70000
CLIENT #:	
FIELD DATE:	12-26-16 / 11-20-23
CREW:	3100 / 3620
DRAFTER:	BT
APPROVED:	JEW / EWD
SCALE:	1" = 20'

COPYRIGHT 2011

X  
Borrower's Acknowledgment  
and Acceptance

X  
Borrower's Acknowledgment  
and Acceptance

**CERTIFIED TO: (AS FURNISHED)**  
Randy J. Kah and Deirdre A. Kah  
Anderson & Brodersen, P.A.  
Old Republic National Title Insurance Company

**FLOOD ZONE**  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREAS WITH A BASE FLOOD ELEVATION OF 11.0' AND FLOOD ZONE "VE", AREAS OF VELOCITY HAZARD WITH A BASE FLOOD ELEVATION OF 11.0' & 13.0'. PER F.I.R.M. PANEL NUMBER 12103C0276H, LAST REVISION DATE 08-24-21, 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:**  
SEAWALL, FENCES AND PAVERS CROSS PROPERTY LINES  
OWNERSHIP OF SEAWALL, WALLS AND FENCES NOT DETERMINED  
SOME UTILITIES LIE WITHIN THE SUBJECT PROPERTY

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY OF 55th AVENUE WHICH HAS A BEARING OF N 57°14'46" E PER PLAT.

## Legal Description

(per OR Book 17751, Page 2691)

Lot 16, Brightwater Beach Estates, First Addition, a subdivision according to the plat thereof recorded in Plat Book 37, Page 11, in the Public Records of Pinellas County, Florida.

- 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.

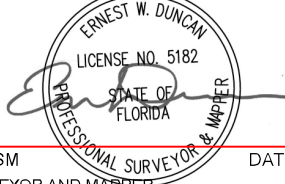
THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788



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

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. PRINTED COPIES OF THIS DOCUMENT BEARING ELECTRONIC SIGNATURE AND SEAL MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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

DATE	REVISION	DATE	REVISION
12-27-23	Update Survey		