

ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2023, by and between the **CITY OF PINELLAS PARK, FLORIDA**, a municipal corporation, hereinafter referred to as “CITY” and DESIDERATA NDABAKURANYE and NEOLINA SIYAJARI, hereinafter referred to as “OWNER” (*“OWNER” is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as context requires*). “CITY” and “OWNER” are hereinafter collectively referred to as the “Parties” hereto. This Agreement shall be deemed to be entered into, dated and effective upon its execution by the mayor and approved by the City Attorney of Pinellas Park, after City Council action approving of this Agreement.

WITNESSETH:

WHEREAS, the OWNER fully warrants that they are the fee simple OWNER of the real property described and depicted in Exhibit “A” attached hereto (hereinafter referred to as “Property”), which is presently located in an unincorporated area of Pinellas County; and

WHEREAS, the Parties have determined that annexation of the Property would be beneficial to both Parties, and the Property currently does meet the requirements for voluntary annexation into the CITY as required by Florida Statutes, Chapter 171; and

WHEREAS, the OWNER desires that the Property be annexed into the municipal boundaries of the CITY, and the CITY desires to annex the Property.

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged by both Parties, it is hereby agreed by and between the Parties as follows:

1. All of the above recitals are incorporated herein and made a part hereof.
2. The OWNER shall forthwith execute and deliver to the CITY a Petition for Voluntary Annexation in accordance with Florida Statutes, Chapter 171. Further, the OWNER shall, when requested to do so by the CITY, perform all such actions as may be necessary to execute and complete the Voluntary Annexation by the CITY of the Property. The CITY shall, after the completion of such actions, commence the appropriate voluntary annexation proceedings.
3. Prior to annexation of the said Property by the CITY, the OWNER shall be permitted to commence and/or to proceed with the development of the said Property in strict accordance with

the legal requirements of Pinellas County, Florida. However, upon annexation, all further or continuing development of the said Property (regardless of when the same is commenced) shall strictly comply with all applicable CITY ordinances, resolutions, and codes, including site plan review procedures for each individual structure. Nothing herein shall be construed to excuse or release OWNER from compliance with the applicable laws, rules, and regulations of any other governmental entities, including but not limited to legal requirements for obtaining environmental permits.

4. At the time of annexation, the CITY will convert the then-existing County zoning of RMH and land use classification of RL to the CITY zoning of R-4 and land use classification of RLM.

5. Nothing in this Agreement or otherwise shall be construed as requiring the CITY to construct or install any water or sanitary sewer lines or other improvements of any kind upon the above-referenced Property.

The following constitute miscellaneous provisions herein:

1. The OWNER further acknowledges that this Agreement shall be recorded in the Public Records of Pinellas County, Florida, and shall constitute a covenant running with the Property.

2. This Agreement shall be binding upon the Parties, their successors, assigns, and legal representatives; provided, however, that nothing herein shall be construed to prevent the sale or other transfer of the Property by OWNER or any of its successors in title subject to the provisions hereof.

3. This document embodies the whole agreement of the Parties. There are no promises, terms, conditions, or allegations by either Party other than those contained herein; and this document shall supersede all previous communications, representations, and/or agreements, whether written or verbal between the Parties hereto. This Agreement may be modified only in writing executed by the Parties and/or their successors in title, as the case may be modified only in writing executed by the Parties and-or their successors in title, as the case may be.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

CITY OF PINELLAS PARK, FLORIDA:

Sandra L. Bradbury, Mayor

ATTEST:

Diane M. Corna, MMC, City Clerk

Owner Printed Name

Owner Signature

Owner 2 Printed Name

Owner 2 Signature

Witness Printed Name

Witness Signature

NOTARY

State of _____, County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐

online notarization, this _____ day _____, 2023, by _____

who is/are personally known to me or who has/have produced _____

as identification.

[Notary Seal]

Notary Signature

Name typed, printed, or stamped

My Commission Expires: _____

APPROVED AS TO FORM AND CORRECTNESS:

City Attorney, Pinellas Park, FL

Exhibit "A"

LEGAL DESCRIPTION:

LOT 8, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

City of

PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

November 29, 2022

Mr. Derek Reeves
Long Range Planning Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #22-313
Annexation Agreement for AX-2022-00002

Dear Mr. Reeves:

Our office has received and reviewed the above-referenced Annexation Agreement for the property generally located at 6284 67th Lane. You inquired as to whether it would be appropriate to use the maps and legal description that include the right-of-way for such Agreement. The Annexation Agreement provides that the owner is warranting that they are the fee simple owner of the real property described and depicted in Exhibit A. For that reason, it would not be appropriate for the map and legal description to include portions of the right-of-way (that are not owned by the petitioners). Rather, the City should include a legal description, which could be a simple lot and block description (rather than metes and bounds) that does not include the right-of-way.

As mentioned in the Agreement, the owners will need to execute and deliver to the City a Petition for Voluntary Annexation, in addition to the proposed Annexation Agreement.



PRINTED ON RECYCLED PAPER

Mr. Derek Reeves
November 29, 2022
Page 2

Once the above change to the legal description is incorporated into the Annexation Agreement, our office would approve of the Agreement as to form and correctness.

Very truly yours,

A handwritten signature in black ink, reading "Lauren C. Rubenstein". The signature is fluid and cursive, with the first name "Lauren" written in a larger, more prominent script than the last name "Rubenstein".

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Diane M. Corna, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/dh

22-313.11292022.LDR.Annex Agmt for 6284 67th Lane AX-2022-00002.wpd

I. APPLICATION DATA

A. **Case Number:** AX-2022-00002, LUPA-1123-00001

B. **Location:**

1. **Address:** 6284 67th Lane North
2. **Parcel Number:** 31-30-16-14598-005-0080

C. **Request:** Request for the Annexation of a parcel and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low Medium (RLM) at 6284 67th Lane N.

D. **Applicant:** Desiderata Ndabakuranye & Neolina Siyajari (Owners)

E. **PARC Meeting:** July 12, 2022

F. **Public Hearings:**

Planning & Zoning Commission Hearing Date: January 5, 2023
Advertising Date: December 21, 2022

City Council (1st Reading) Date: February 9, 2023

City Council (2nd Reading) Public Hearing Date: February 23, 2023
Advertising Date: February 8, 2023

II. BACKGROUND INFORMATION

A. **Case Summary:** The recently constructed Habitat for Humanity home is adjacent to the existing Habitat for Humanity PUD. The property owner is requesting annexation into the City of Pinellas Park. The adjacent right-of-way on 67th Lane N. will be included in the annexation. There are no proposed changes to the property or its current use as a part of this request.

B. **Site Area:**

1. Parcel Area: 4,020 square feet / 0.09 acres
2. Annexation Area: 5,220 square feet / 0.12 acres

C. **Property History:**

1. **Previous Land Use Plan or Zoning Amendments:** None on record
2. **Permits and Development:** None on record

3. Previous Approvals: None on record

C. Existing Use: Single-family residential

D. Proposed Use: Single-family residential

E. Current Future Land Use: Residential Low (RL) (Pinellas County)

F. Proposed Future Land Use: Residential Low Medium – RLM

G. Current Zoning District: Residential Mobile/Manufactured Home District (RMH) (Pinellas County)

H. Flood Zone: The property is located in Flood Zone X, which is a low-risk flood zone.

I. Evacuation Zone: The subject property is in Evacuation Zone D, which is the fourth level to evacuate in preparation for a storm. Zone D is evacuated when storm surge height is predicted to be up to 28 feet.

J. Vicinity Characteristics:

	Zoning	Land Use	Existing Use
North	R-4 (City)	RLM (City)	Single Family Residential
South	RMH (County)	RL (County)	Manufactured Home
East	RMH (County)	RL (County)	Manufactured Home
West	R-4 (City)	RLM (City)	Single Family Residential

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. Land Use Designation / Comprehensive Plan Policies:

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a low to moderately intensive residential manner, and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

2. Key Standards:

Primary Uses – Residential

Secondary Uses – Residential Equivalent; Institutional; Transportation/ Utility; Public Educational Facility; Ancillary Non-Residential; Recreation/Open Space

3. Relevant Policies:

POLICY LU.1.1.2

Land use designations on the Future Land Use Map shall be compatible with adjacent and surrounding land uses.

POLICY LU.1.3.1

The City of Pinellas Park will continue to promote redevelopment and urban infill development that is compatible with and supports the integrity and viability of existing residential neighborhoods.

POLICY PW 1.3.1

The Public Works Department shall analyze the condition and adequacy of any water distribution system that the City may inherit through annexation and prepare cost estimates for upgrading those systems to meet City requirements.

POLICY SW.1.3.1

The City shall make available at the time of annexation solid waste collection service or require proof of existing service by a licensed solid waste collection service.

OBJECTIVE ICE.1.8

The City will identify, implement, and coordinate joint planning areas for annexation and provision of services.

POLICY ICE.1.8.1

The City will coordinate with the Pinellas Planning Council, and other jurisdictions as appropriate, to establish a more comprehensive and better-integrated annexation process that will include consideration of the following:

- a. Advance Notices - a procedure that provides for advance notice of all annexations to the respective parties of interest;*
- b. Accurate Legal Descriptions - a means to review and validate the legal descriptions for annexations;*
- c. State Law Compliance - definitions and examples by which to determine compliance with the state law for contiguity, compactness, enclaves, and procedures for annexation agreements/indentures;*
- d. Ability to Serve - pre-determined or administrative means to establish a municipality's ability to serve the area;*
- e. Service Contracts - enabling provisions for Pinellas County and each municipality to enter into mutually acceptable agreements to provide selected services where it is beneficial to the citizenry and cost-effective to do so in lieu of annexation;*
- f. Consistency - a requirement for consistency with the Comprehensive Future Land Use Plan at the time of annexation; and*
- g. Coordination with State Plan Amendment Review Process - to establish eligibility for a waiver of the requirement for plan amendment pursuant to Section 163.3171(3) FS, at the time of annexation.*

4. Staff Analysis:

The proposed land use designation of RLM provides for a density that is consistent with the current County Future Land Use category. Additionally, the recently annexed adjacent properties have a Future Land Use designation of RLM. The proposed Future Land Use designation (RLM) has been found to be the most compatible with adjacent and surrounding land uses. Additionally, the subject property is located within the

boundaries of the Annexation Planning Area Agreement as coordinated with Pinellas County, and all procedures are being followed. The subject property is already served by public water, sewer, and solid waste services. Staff finds that the proposed annexation is consistent with the City's adopted Comprehensive Plan.

B. Zoning District / Land Development Code Standards:

1. Zoning District Purpose / Intent:

The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that is appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development includes accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).

2. Key Standards:

Sec. 18-1501.13. - ZONING OF ANNEXED PROPERTIES.

Property heretofore or hereafter annexed to the City shall be given the zoning classification which most closely relates to the Pinellas County zoning classification in effect at the time of such annexation, and the Official Zoning Map shall be amended or posted accordingly. Should a petition for annexation include a request for a zoning classification other than that which most closely relates to the Pinellas County zoning classification in effect for said property at the time said petition is filed, City Council may, in its sole discretion: refer said petition to the Planning and Zoning Commission for its recommendation; pass the proposal for said annexation of the property at the zoning requested in the petition; or deny the proposal. Any rezoning of an annexed area shall be consistent with F.S. § 171.062(2), as may be amended from time to time, which provides that if an annexed area was subject to a county land use plan and county zoning or subdivision regulations, these regulations remain in full force and effect until the municipality adopts a comprehensive plan amendment that includes the annexed area.

SECTION 18-1512. - "R-4" DUPLEX RESIDENTIAL DISTRICT

Sec. 18-1512.1. - STATEMENT OF INTENT.

The "R-4" Duplex Residential District is established to identify and stabilize those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a low-medium density and medium density residential environment, through the construction of single-family detached dwellings and large lot duplex dwellings. Such development to include accessory uses and public facilities customary for such an environment. This district is appropriate for areas designated on the Official Land Use Plan Map as Residential Low Medium (RLM), Residential Medium (RM), or Community Redevelopment District (CRD).

Table 18-1512.3: Authorized Land Uses in R-4 District

<i>Land Use</i>	<i>Approval Type</i>	<i>Conditions</i>
<i>RESIDENTIAL AND ACCOMMODATION USES</i>		
<i>Dwellings, Single-family Detached</i>	<i>P</i>	

Sec. 18-1512.4. - DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. *Lot Area: Eight thousand seven hundred twelve (8,712) square feet; if a lot of record prior to September 26, 1963, seven thousand five hundred (7,500) square feet is required for a two-family dwelling.*
2. *Lot Width: Seventy (70) feet; sixty (60) feet on lots of record prior to September 26, 1963. Lots with a width of less than sixty (60) feet shall only be developed with a single-family detached dwelling.*
3. *Lot Depth: One hundred (100) feet.*

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. *For lots platted prior to September 26, 1963 the following shall apply:*
 - (a) *Front Yard Setback: Twenty-five (25) feet.*
 - (b) *Secondary Front Yard Setback: Twelve (12) feet.*
 - (c) *Side Yard Setback: Five (5) feet.*
 - (d) *Rear Yard Setback: Twenty (20) feet.*
2. *For lots platted on or after September 26, 1963 the following shall apply:*
 - (a) *Front Yard Setback: Twenty-five (25) feet.*
 - (b) *Secondary Front Yard Setback: Twenty-five (25) feet.*
 - (c) *Side Yard Setback: Eight (8) feet.*
 - (d) *Rear Yard Setback: Twenty (20) feet.*
3. *For single-family detached development see "R-1" Single-family Residential District for yard regulations.*
4. *For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."*
5. *Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.*
6. *Refer to Section 18-1504.3(G)(2) for special yard setbacks to apply for additions to buildings in existence as of August 14, 1997.*

(C) MINIMUM LIVEABLE FLOOR AREA. (per dwelling unit)

1. *Efficiency: Four hundred fifty (450) square feet.*
2. *One-bedroom: Five hundred fifty (550) square feet.*
3. *Two-bedroom: Six hundred fifty (650) square feet.*
4. *Three-bedroom: Eight hundred (800) square feet.*

(D) MINIMUM BUILDING SEPARATION. See Section 18-1530.17, "Minimum Building Separation."

(E) MAXIMUM BUILDING HEIGHT. Thirty-five (35) feet. See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(F) MAXIMUM LOT COVERAGE. Residential Uses: Sixty (60) percent. Nonresidential Uses: Sixty-five (65) percent in RLM; seventy-five (75) percent in RM or CRD.

(G) FLOOR AREA RATIO.

1. *Nonresidential Uses: Forty hundredths (0.40) when assigned RLM, RM or CRD land use.*

3. Staff Analysis:

The current zoning designation of the subject property within Pinellas County is Residential Manufactured Home (RMH), which is consistent with the City's "T-1" Manufactured Home Subdivision Zoning District. However, pursuant to Section 18-1515.1., it is the intent of the City to strictly limit further rezoning of land to T-1.

The subject property has a width of 40 feet and a depth of 108 feet, which is an existing nonconformity in the County. This nonconformity would persist regardless of the zoning applied to this property upon annexation. The proposed "R-4" Zoning District is appropriate based on density regulations. Additionally, single family (detached) dwellings are permitted in the "R-4" Zoning District.

Based on the above, with consideration that the adjacent properties are zoned R-4, staff finds the "R-4" Duplex Residential Zoning District to be the most appropriate and compatible zoning designation for the subject properties.

IV. SUMMARY

A. Findings

Based on the information and analysis contained in this report, staff finds as follows:


1. The subject property has no outstanding code enforcement violations with Pinellas County.
2. The subject property is contiguous to the City and meets all of the annexation requirements set forth in Florida Statute 171.044.
3. The RLM Future Land Use designation has been determined the most appropriate for this property
4. The proposed annexation is consistent with the Land Development Code and the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation

Consistent with the above-identified findings, and subject to such additional findings of fact as are established at a public hearing, if applicable, staff recommends **APPROVAL** of case numbers AX-2022-00002 and LUPA-1123-00001.


Erica Lindquist, AICP, CFM
Planning & Development Services Director

12/16/22
Date


Nick A. Colonna, AICP
Community Development Administrator

12/16/2022
Date

V. ACTION:

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

- That AX-2022-00002 is approved by City Council.

C. RECOMMEND DENIAL

VI. ATTACHMENTS:

Exhibit A: Application with Legal Description

Exhibit B: Aerial Map

Exhibit C: Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photographs



PETITION TO ANNEX APPLICATION

To request annexation, a petition to annex must be filed.

REQUIRED MATERIALS

A petition to annex must contain the following items:

- Property Deed
- Affidavit of Ownership
- Property Survey
- Site Plan

HELPFUL INFORMATION

The City of Pinellas Park believes property owners should be as informed as possible when deciding to annex.

The Truth in Annexation Worksheet is designed to help property owners make an informed decision by estimating the difference in taxes, fees, and service charges the owner would pay before and after annexation.

Follow the link and input your information to get an estimate or visit the following website:

[https://forwardpinellas.org/truth-in-annexation/
Truth in Annexation Worksheet \(pinellas.fl.us\)](https://forwardpinellas.org/truth-in-annexation/Truth in Annexation Worksheet (pinellas.fl.us))



PETITION TO ANNEX APPLICATION

X PROPERTY INFORMATION

Street Address: 6284 67th Lane N
City: Pinellas Park Zip Code: 33781 State: FL
Parcel ID: 31-30-16-14598-005-0080
Intended Use of Property: Residential

X PROPERTY OWNER INFORMATION

Owner Name(s): Desiderata Ndabaturanye, Nedina Sigajari
Street Address: 6284 67th Lane N
City: Pinellas Park Zip Code: 33781 State: FL
Phone Number: 727-313-7477 Email Address: nedina127@gmail.com

AUTHORIZED AGENT

Note: The owner's authorization form must be signed and submitted

Authorized Agent Name(s): _____
Street Address: _____
City: _____ Zip Code: _____ State: _____
Phone Number: _____ Email Address: _____

X ADDITIONAL INFORMATION

Why do you wish to annex? to be annexed to the city of
Pinellas Park

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

**PARCEL: 31-30-16-14598-005-0080
(LOCATED AT 6284 67th LN N)**

LOT 8, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 7.5 FEET OF LOT 8, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 45 FOOT PLATTED ROAD RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE EAST LINE SAID LOT 8.

ALL OF THE ABOVE CONTAINING 5,220 SQUARE FEET (0.12 ACRES), MORE OR LESS

The names and addresses of the undersigned representing all of the legal owners of the above-described property are as follows:

**DESIDERATA NDABAKURANYE
NEOLINA SIYAJARI
6284 67TH LN N**

PETITION FOR ANNEXATION TO THE CITY OF PINELLAS PARK, FLORIDA

The undersigned, being the sole OWNER ("OWNER" is used herein for singular or plural, the singular shall include the plural, and any gender shall include all genders, as the context requires) of the following described real property located within Pinellas County, Florida, hereby consents and agrees to the annexation of such property by the City of Pinellas Park, Florida, and further requests the City of Pinellas Park to forthwith undertake annexation proceedings to annex the said real property:

[Signature]
Witness (Signature)

Jason Morrison
Witness Printed Name

*Desiderata Ndujari
Owner (Signature)

Desiderata Ndujari
Owner Printed Name

State of FLORIDA

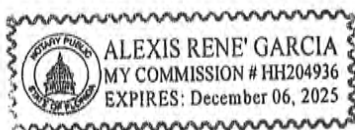
County of PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of June, 2022, by Desiderata Ndujari who is/are personally known to me or who has/have produced DRIVER'S LICENSE as identification.

[Notary Seal]

Notary Signature Alexis R. Garcia

Alexis R. Garcia
Name typed, printed, or stamped



My Commission Expires: 12/06/2025

Prepared by:
Joni L. Holt, an employee of
Investors Title & Settlement Services,
413 S. MacDill Avenue
Tampa, Florida 33609-3036

File Number: 2020-1237

Corporate Warranty Deed

This Indenture, made this 18th day of November, 2020 A.D. Between Habitat for Humanity of Pinellas County, Inc. whose post office address is: 13355 49th Street N, Suite B, Clearwater, Florida 33762 a corporation existing under the laws of the State of Florida, Grantor and Desiderata Ndabakuranye, an unmarried woman and, Neolina Siyajari, an unmarried woman whose post office address is: 6284 67th Lane North, Pinellas Park, Florida 33781, Grantee:

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

Lot 8, Block E, CENTRAL PARK, as per plat thereof, recorded in Plat Book 12, Page 87, together with the East 1/2 of the vacated 16' alley adjacent on the West as recorded in Official Records Book 1501, page 194 of the Public Records of Pinellas County, Florida

During such time as the property described herein is used for a purpose for which assistance under the Housing Opportunity Program Extension Act of 1996, P.L. 104-120, was provided or for another purpose involving the provision of similar services or benefits, then no person having an interest in this property shall refuse services for or accommodations or other benefits to any person with respect to the property on account of the person's race, color or national origin or otherwise engage in discrimination conduct of any kind on account of a person's race, color or national origin with respect to the property. This covenant shall run with the land.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: **31-30-16-14598-005-0080**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed and Sealed in Our Presence:

Habitat for Humanity of Pinellas County, Inc.

Camil Gonzalez

By: [Signature]

Michael Sutton, Its: CEO

Camil Gonzalez

Witness Print Name:

[Signature]

JOHN SWITZER

Witness Print Name:

State of Florida
County of Pinellas

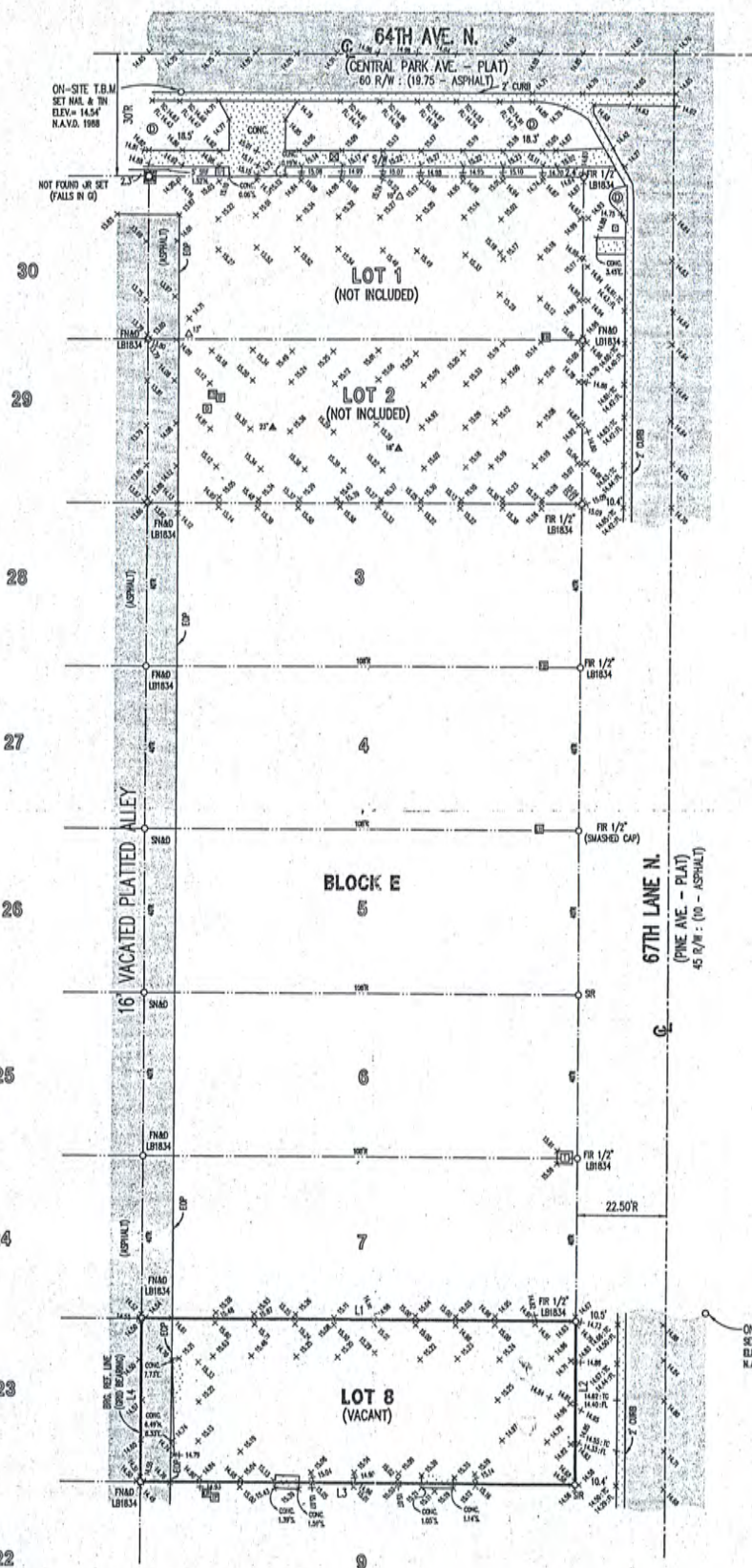
The foregoing instrument was acknowledged before me by means of physical presence, this 18th day of November, 2020 by Michael Sutton, the CEO of Habitat for Humanity of Pinellas County, Inc., a corporation existing under the laws of the State of Florida, on behalf of the corporation.

He is personally known to me or has produced a Florida Drivers License as identification.

Camil Gonzalez
Notary Public

CAMILA GONZALEZ
Notary Public, State of Florida
My Comm. Expires Nov. 14, 2021
No. GG 160134

(SEAL)



LEGEND

- ⊠ - ELECTRIC BOX
- + 5.0' - ELEVATION
- ⊠ - GRATE INLET
- ⊠ - SIGN
- ⊠ - STORM SEWER MANHOLE
- ⊠ - TELECOM PEDESTAL
- ⊠ - TELEVISION DISH
- ⊠ - TRANSFORMER
- ⊠ - WATER METER
- ⊠ - PALM
- ⊠ - PINE

LINE L1
N89°00'00"E - 108'R
S89°45'10"E - 107.99'M

LINE L2
S00°00'00"E - 40'R
S00°18'02"W - 40.01'M

LINE L3
N89°00'00"W - 108'R
N89°43'47"W - 108.03'M

LINE L4
N00°00'00"E - 40'R
N00°22'40"E - 39.96'M

LEGAL DESCRIPTION

LOT 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE X, IN ACCORDANCE WITH THE FIRM MAP OF PINELLAS COUNTY, COMMUNITY NUMBER 125139 (MAP NUMBER 12103C-0203-H), MAP DATED AUGUST 16, 2009.

PREPARED FOR

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES, INC.

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shall be prosecuted to the full extent of the law.

DO NOT COPY OR REPRODUCE

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF
THAT THE SURVEY SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF
PRACTICE FOR LAND SURVEYING PRACTICES IN THE STATE OF FLORIDA RULE 6A-17,
F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER
PERSONS OR PARTIES OTHER THAN THOSE NAMED ON THIS SURVEY AND SHALL NOT
BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL
SIGNED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A. Shimp II, Florida Registered Land Surveyor No. 2512
THIS SURVEY IS NOT COMPLETE OR VALID WITHOUT THE SURVEYOR'S REPORT (SHEET 2)

JOB NUMBER: 190322 DATE SURVEYED: 12-9-2019

DRAWING FILE: 190322.DWG DATE DRAWN: 12-16-2019

LAST REVISION: N/A X REFERENCE: 180254

GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS

3301 DASHWOOD BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE: (727) 784-5406 FAX: (727) 786-1856

N.A. L.P. 1834

FIRST DOCS

SURVEYOR'S REPORT SHEET 2 OF 2

SURVEY ABBREVIATIONS

A = ARC LENGTH	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET HAD = SET HAD AND DISK LBJ 1834
A/C = AIR CONDITIONER	DOT = DEPARTMENT OF TRANSPORTATION	LFE = LOWEST FLOOR ELEV	PL = PROPERTY LINE	SH = SET 1/2" IRON ROD LBJ 1834
AF = ALUMINUM FENCE	DRWG = DRAINAGE	LSH = LOWEST HORIZONTAL SUPPORTING MEMBER	PB = POINT OF BEGINNING	SD = SQUARE
ALUM = ALUMINUM	D/W = DRIVEWAY	LS = LAND SURVEYOR	PC = POINT OF COMMENCEMENT	SOF = SPLIT RAIL FENCE
ASPH = ASPHALT	EL OF ELEV = ELEVATION	M = MEASURED	POL = POINT ON LINE	SR = STATE ROAD
B/E = BASE FLOOD ELEVATION	EDP = EDGE OF PAVEMENT	MAS = MASONRY	PP = POWER POLE	STY = STORY
BLDG = BUILDING	EDW = EDGE OF WATER	MES = METERED CHD SECTION	PFC = POINT OF REVERSE CURVATURE	SUB = SUBDIVISION
BLF = BLOCK	ESW/T = EASMENT	MH = MANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SIDEWALK
BM = BENCH MARK	FOM = FOUND CONCRETE MONUMENT	MNL = MEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
BRYT = BOUNDARY	FES = FLORED CHD SECTION	MSL = MEAN SEA LEVEL	PSM = PROFESSIONAL SURVEYOR & MAPPER	TD = TEMPORARY BENCH MARK
BWC = BEARING	FIP = FOUND IRON PIPE	RAB = RAIL AND BOTTLE CAP	PVC = PVC FENCE	TC = TOP OF CURB
BWF = BARBED WIRE FENCE	FIR = FOUND IRON ROD	RAD = RAIL AND DISK	PWCT = PANDENT	TDB = TOP OF BANK
C = CALCULATED	FL = FLOW LINE	RAD = RAIL AND TAB	RAD = RADII	TSO = TOP OF SLOPE
CB = CHORD BEARING	FLD = FIELD	NOVD = NATIONAL GEODETIC VERTICAL DATUM	R = RECORD	TRANS = TRANSFORMER
CBS = CONCRETE BLOCK STRUCTURE	FND = FOUND	NO = NUMBER	REF = REFERENCE	TMP = TOWNSHIP
CHD = CHORD	FOP = FOUND OPEN PIPE	O/A = OVERALL	RES = RESURFICE	TTP = TYPICAL
CL = CENTERLINE	FPC = FLORIDA POWER CORP.	OWH = OVERHEAD WIRE(S)	RL = RADIAL LINE	US = UNDERGROUND
CLF = CHAIN LINK FENCE	FPP = FOUND PINCHED PIPE	OR = OFFICIAL RECORDS	RLS = REGISTERED LAND SURVEYOR	UTL = UTILITY
CLOS = CLOSURE	FRM = FRAME	O/S = OFFSET	RND = ROUND	WD = WOOD
COL = COLUMN	FZL = FLOOD ZONE LINE	P = PLAT	RNG = RANGE	WF = WOOD FENCE
CONC = CONCRETE	GAR = GARAGE	PB = PLAT BOOK	RIS = RAIL ROAD SPIKE	WFS = WOOD FRAME STRUCTURE
CR = COUNTY ROAD	G/E = GLASS ENCLOSURE	PC = POINT OF CURVE	R/W = RIGHT-OF-WAY	WFT = WROUGHT IRON FENCE
C/S = CONCRETE SLAB	HMF = HOG WIRE FENCE	PCP = POINT OF COMPOUND CURVE	SCM = SET CONCRETE MONUMENT	WT = WIDNESS
COR = CORNER	HNL = HIGH WATER LINE	PCP = PERMANENT CONTROL POINT	S/E = SCREENED ENCLOSURE	WRF = WIRE FENCE
COV = COVERED AREA	BY = BURNED	PG = PAGE	SEC = SECTION	WV = WATER VALVE

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

- THIS SURVEY HAS BEEN EXCLUSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTIES") SHOWN HEREON AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR RE-USE THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESSED, WRITTEN CONSENT OF GEORGE A. SHIMP II & ASSOCIATES, INC. (THE "SURVEY FIRM") AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER (THE "SIGNING SURVEYOR"), HEREINAFTER COLLECTIVELY REFERRED TO AS "THE SURVEYOR". NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THE CERTIFIED PARTIES SHOWN ON THIS SURVEY.
- UNAUTHORIZED COPIES AND/OR REPRODUCTIONS VIA ANY MEDIUM OF THIS SURVEY OR ANY PORTIONS THEREOF ARE EXPRESSLY PROHIBITED WITHOUT THE SURVEYOR'S EXPRESSED, WRITTEN CONSENT.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF THE SURVEYOR'S OPINION REGARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.
- THIS PROPERTY WAS SURVEYED BASED ON THE PROPERTY'S LEGAL DESCRIPTION, AS SHOWN HEREON, WHICH UNLESS OTHERWISE STATED, WAS PROVIDED TO THE SURVEYOR BY THE CLIENT, OR CLIENT'S DESIGNATED AGENT.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND/OR OTHER MATTERS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR, EXCEPT AS SHOWN.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTERS OF RECORD THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THERE MAY BE ADDITIONAL EASEMENTS, RESERVATIONS, RESTRICTIONS AND/OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT ARE NOT SHOWN HEREON AND MAY (OR MAY NOT) BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- BASIS OF BEARINGS: MEASURED BEARINGS ARE IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.
- THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.
- THIS SURVEY SHOWS VISIBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- ALL BUILDING TIES, PROPERTY MARKER LOCATIONS AND OTHER SITE IMPROVEMENT LOCATIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.
- THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND DOES NOT IMPLY THAT THE PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING AND DAMAGE. LARGER FLOODS THAN THOSE PREDICATED ON SAID MAP MAY OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THE FLOOD INSURANCE RATE MAP "IS FOR INSURANCE PURPOSES ONLY" AND ANY DAMAGES THAT MAY RESULT FROM RELIANCE ON THIS FLOOD ZONE DETERMINATION SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR. THE FLOOD ZONE LINES (IF ANY) SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON A SCALED INTERPRETATION FROM THE FLOOD INSURANCE RATE MAP AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- UNLESS OTHERWISE SHOWN, THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP LINES, LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING/OVERLAPPING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- NO INFORMATION ON ADJOINING PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW IMPROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERIFIED.
- FENCES AND WALLS (IF ANY) SHOWN ALONG THE BOUNDARIES OF THIS SURVEY ARE EXAGGERATED FOR CLARITY AND OWNERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY CORNERS OR AT SPECIFICALLY DESIGNATED POINTS ARE BASED UPON FIELD LOCATIONS. FENCES AND WALLS ALONG OTHER PROPERTY BOUNDARIES MEANDER AND ARE APPROXIMATE. PRIOR TO THE RECONSTRUCTION OF ANY FENCES OR WALLS, IT WOULD BE PRUDENT TO HAVE THE BOUNDARY LINE STAKED.
- THE PRINTED DIMENSIONS SHOWN ON THIS SURVEY SUPERSEDE ANY SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY AND UNLESS OTHERWISE SHOWN, IS BASED ON EXISTING SURVEY MONUMENTATION AS FOUND IN THE FIELD.
- THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FIELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFIED IN THE MINIMUM TECHNICAL STANDARDS (5A-17, FLORIDA ADMINISTRATIVE CODE).
- THIS SURVEY IS BEING CERTIFIED ACCORDING TO THE LAST DATE OF FIELD SURVEY AND NOT THE SIGNATURE DATE (IF ANY).
- THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.
- UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- TREES BY NATURE ARE IRREGULAR IN SHAPE AND SIZE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THEM. THE TREE SIZE IS DETERMINED AT CHEST HEIGHT DIAMETER AND THE TREE LOCATION IS CENTER OF THE TREE TRUNK. ANY TREE LOCATIONS THAT ARE CRITICAL TO DESIGN SHOULD BE FIELD VERIFIED. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL SURVEYOR AND MAPPER, THEREFORE, THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR IDENTIFICATION OF TREE SPECIES. ALL TREE TYPES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY AND ANY TREE SPECIES THAT ARE CRITICAL SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFFIDAVIT. AN INCORRECT SURVEY AFFIDAVIT CAN INCREASE THE OWNER/BUYER'S LIABILITY, DECREASE THEIR LEGAL RIGHTS AND PROTECTIONS WHICH ARE AFFORDED BY A CURRENT SURVEY AND MAY RESULT IN COSTLY LITIGATION AS WELL. AN INCORRECT SURVEY AFFIDAVIT CAN BE THE RESULT OF CHANGES MADE TO THE PROPERTY SINCE THE DATE OF THE LAST SURVEY, WHICH MAY INCLUDE IMPROVEMENTS MADE BY THE OWNER, ADJACENT OWNERS OR UTILITY COMPANIES OR CHANGES IN THE SURVEY BOUNDARY MONUMENTATION. USE OF THIS SURVEY BY A LENDING INSTITUTION OR TITLE COMPANY IN CONJUNCTION WITH A SURVEY AFFIDAVIT IS STRICTLY PROHIBITED AND SHALL RENDER THIS SURVEY NULL AND VOID.
- BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988) AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) "WACHUCA CORRS" AND "MAC DILL AFB 6 CORRS ARP" AND "ZEPHYRHILLS CORRS ARP" USING THE NAD 83 PROJECTIONS USER SERVICE (O.P.U.S.) ON JUNE 19, 2018.

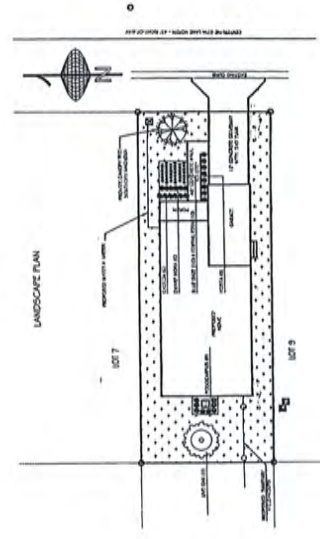


**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

GEORGE A. SHIMP II, FLORIDA REGISTERED LAND SURVEYOR No. 2512
19032
STATE OF FLORIDA
JOB NUMBER 19032 DATE SURVEYED 12-9-2019

HABITAT FOR HUMANITY OF PINELLAS & WEST PASCO COUNTIES
 FOUR BEDROOM NEW RESIDENCE
 6294 67th Lane North, Pinellas Park Florida

JULY 2020



PLANT LIST	Scientific Name Common Name	Qty.	Remarks
	Canopy Tree - Live Oak	1	Min. 2" caliper 4' 8" height
	Napaea grandiflora	1	Min. 2.5" height
	Podocarpus Macrophylla	5	3 gal.
	Podocarpus	10	3 gal.
	Podocarpus	6	1 gal.
	Podocarpus	6	3 gal. Root
	Podocarpus	10	1 gal.
	Podocarpus	6	3 gal.
	Podocarpus	2,000 SF	
	Podocarpus	3,110 SF	

THIS IS NOT A SURVEY.

SEC. 31, TWP. 30 S., RNG. 16 E.

PINELLAS COUNTY, FLORIDA

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION:

LOT 8, BLOCK E, LESS THE EAST 7.5 FEET FOR ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 21262, PAGES 2618-2620, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING THERETO, CENTRAL PARK, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 87 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

THE EAST 7.5 FEET OF LOT 8, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE 45 FOOT PLATTED ROAD RIGHT-OF-WAY LYING EAST OF AND ADJACENT TO THE EAST LINE SAID LOT 8.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 8, BLOCK E, CENTRAL PARK, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 87, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE CENTERLINE OF THE 16 FOOT ALLEY LYING WEST OF AND ADJACENT TO SAID LOT 8; THENCE N00°00'00"W, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8; THENCE N90°00'00"E, ALONG SAID NORTH LINE AND THE WESTERLY AND EASTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO A POINT ON THE CENTERLINE OF 67TH LANE NORTH (PINE AVE. PER PLAT OF CENTRAL PARK); THENCE S00°00'00"E, ALONG SAID CENTERLINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 8; THENCE N90°00'00"W, ALONG SAID SOUTH LINE AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 130.50 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 5,220 SQUARE FEET (0.12 ACRE), MORE OR LESS.

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

DEUEL & ASSOCIATES

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764

PHONE 727.822.4151

WWW.DEUELENGINEERING.COM

CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

Frederick S. Bachmann 9/02/22

FREDERICK S. BACHMANN, PLS, LS 5174

SKETCH OF DESCRIPTION
6284 67TH LANE NORTH
PINELLAS PARK

PINELLAS COUNTY

FLORIDA

PROJECT NO. SE22.123

DATE: 5/25/2022

DRAWN: TBM

SCALE: N/A

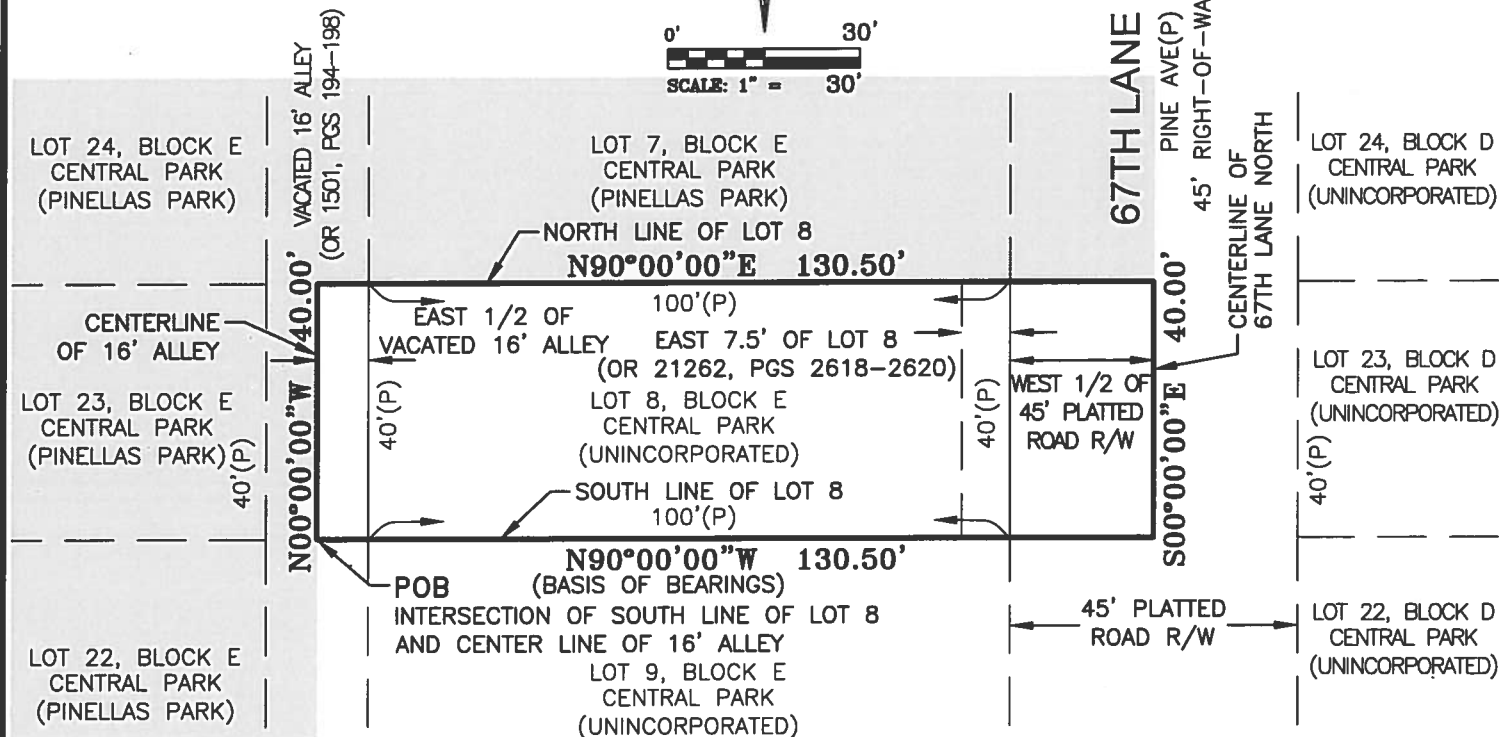
SHEET NO. 1 OF 3

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 31, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



0' 30'
SCALE: 1" = 30'



LEGEND

(L) LEGAL DESCRIPTION
LB LICENSED BUSINESS
No. NUMBER
OR OFFICIAL RECORD BOOK
(P) PLAT BOOK 12, PAGE 87
PB PLAT BOOK
PG PAGE/PAGES
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PSM PROFESSIONAL SURVEYOR
& MAPPER
R/W RIGHT-OF-WAY
RNG. RANGE
SEC. SECTION
TWP. TOWNSHIP

LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
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5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.

DEUEL & ASSOCIATES

A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764

PHONE 727.822.4151

WWW.DEUELENGINEERING.COM

CERTIFICATE OF AUTHORIZATION NUMBER 26320

LICENSED BUSINESS NUMBER 8423

THIS DOCUMENT IS NOT VALID WITHOUT THE
SIGNATURE AND ORIGINAL RAISED SEAL OR
THE DIGITAL SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

I, FREDERICK S. BACHMANN, THE SURVEYOR IN RESPONSIBLE CHARGE, CERTIFY THAT THE SKETCH REPRESENTED HEREON, WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(8) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. THIS DOCUMENT IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

**SKETCH OF DESCRIPTION
6284 67TH LANE NORTH
PINELLAS PARK**

PINELLAS COUNTY

FLORIDA

PROJECT NO. SE22.123

DATE: 5/25/2022

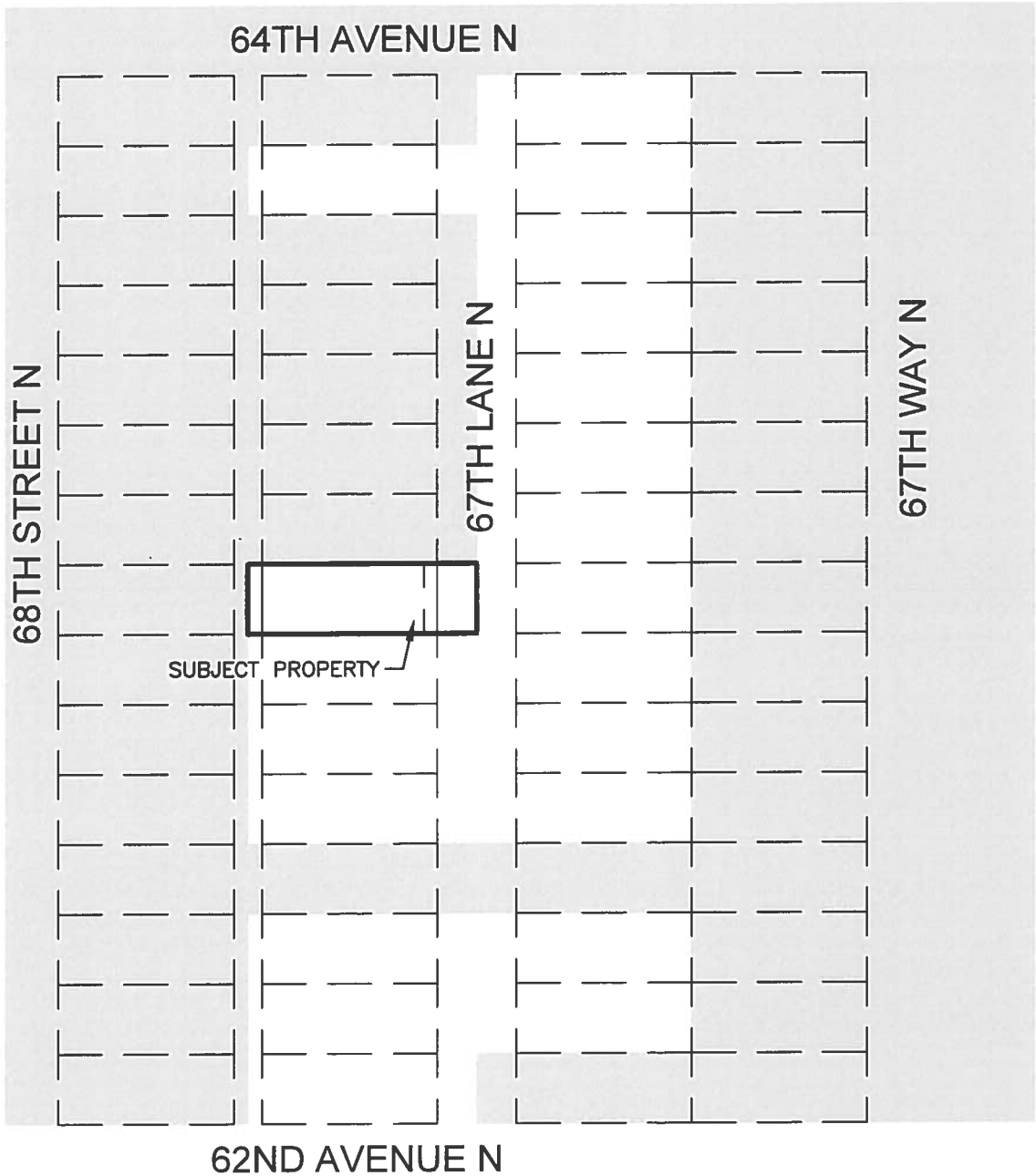
DRAWN: TBM

SCALE: 1" = 30'

SHEET NO. 2 OF 3

THIS IS NOT A SURVEY.
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEC. 31, TWP. 30 S., RNG. 16 E.
PINELLAS COUNTY, FLORIDA



0' 100'
SCALE: 1" = 100'

LANDS ANNEXED BY THE
CITY OF PINELLAS PARK

NOTES:

1. BEARINGS FOR THIS SKETCH OF DESCRIPTION ARE BASED ON THE SOUTH LINE OF LOT 8, BLOCK E, CENTRAL PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. HAVING AN ASSUMED BEARING OF N90°00'00"W.
2. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. THIS SKETCH OF DESCRIPTION IS BASED ON U.S. SURVEY FEET.
4. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREIN AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.

DEUEL & ASSOCIATES

A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 8423

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LICENSED SURVEYOR AND MAPPER SHOWN
HEREON.

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**SKETCH OF DESCRIPTION
6284 67TH LANE NORTH
PINELLAS PARK**

PINELLAS COUNTY

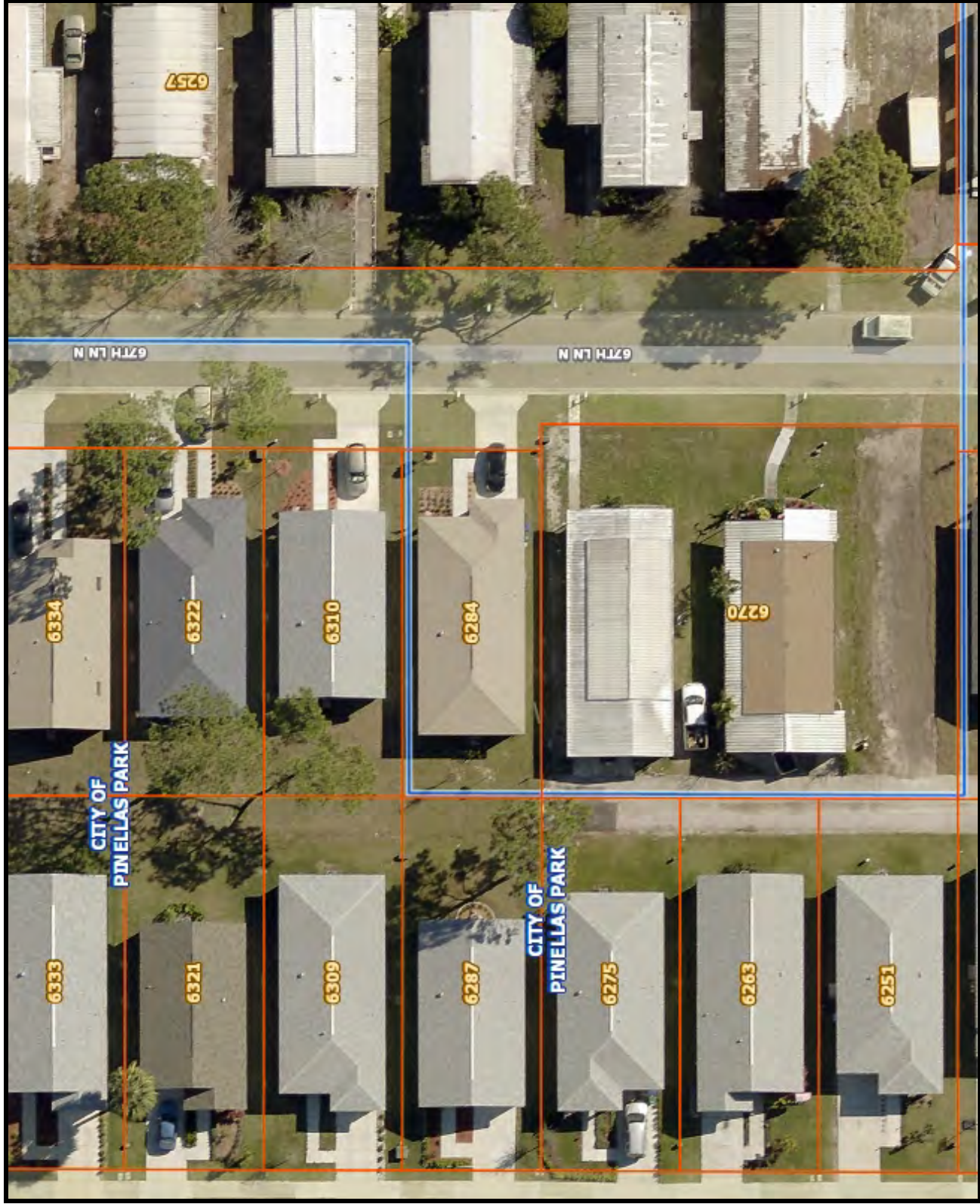
FLORIDA

PROJECT NO.	SE22.123
DATE:	5/25/2022
DRAWN:	TBM
SCALE:	1" = 100'
SHEET NO.	3 OF 3

6284 67th Ln - Aerial Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Private Roads
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Rights of Way
- Holes
- Fairways
- Greens
- Course



Notes:



1: 564

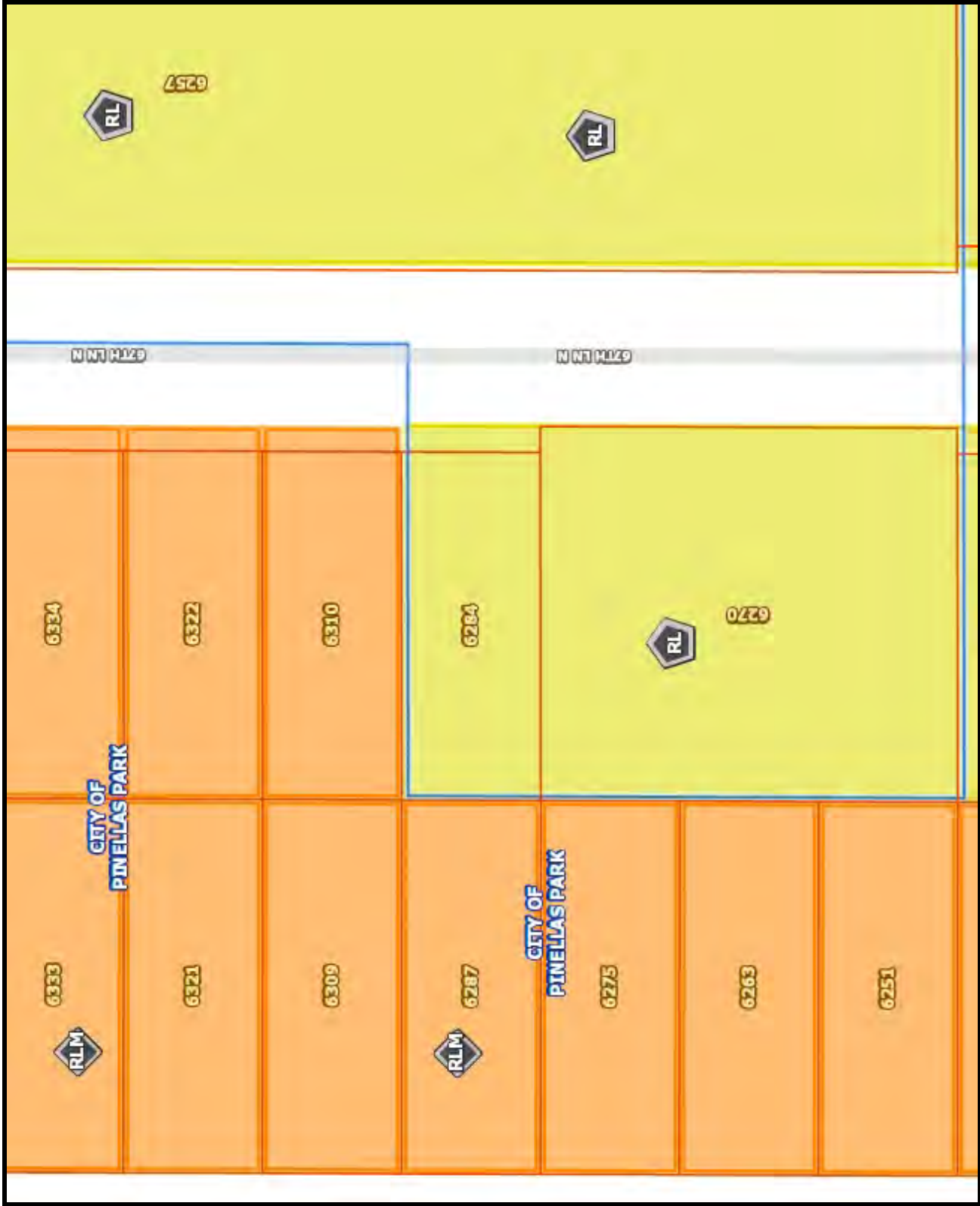
47.0 0 23.51 47.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

6284 67th Ln - Future Land Use Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Medical District
- Community Redevelopment Area 20;
- Land Use Borders
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Residential/Open Space - R/OS
- Residential Low - RL
- Residential Low Medium - RLM
- Residential Medium - RM
- Residential Suburban - RS
- Residential Urban - RU
- Residential Urban (Commercial General) - F
- Residential Urban (Residential Low) - RU/R
- Transportation/Utility - T/U
- Land Use Fill
- Commercial General - CG
- Commercial General (Residential Medium) -
- Commercial Neighborhood - CN
- Commercial Recreation - CR
- Community Redevelopment District - CRD
- Industrial General - IG
- Industrial Limited - IL
- Institutional - INS
- Preservation - P
- Residential/Office/Retail - R/O/R
- Residential/Office General - R/OG
- Recreation/Open Space - R/OS
- Residential Facilities High - RFH



Notes:



1: 564

47.0 0 23.51 47.0 Feet

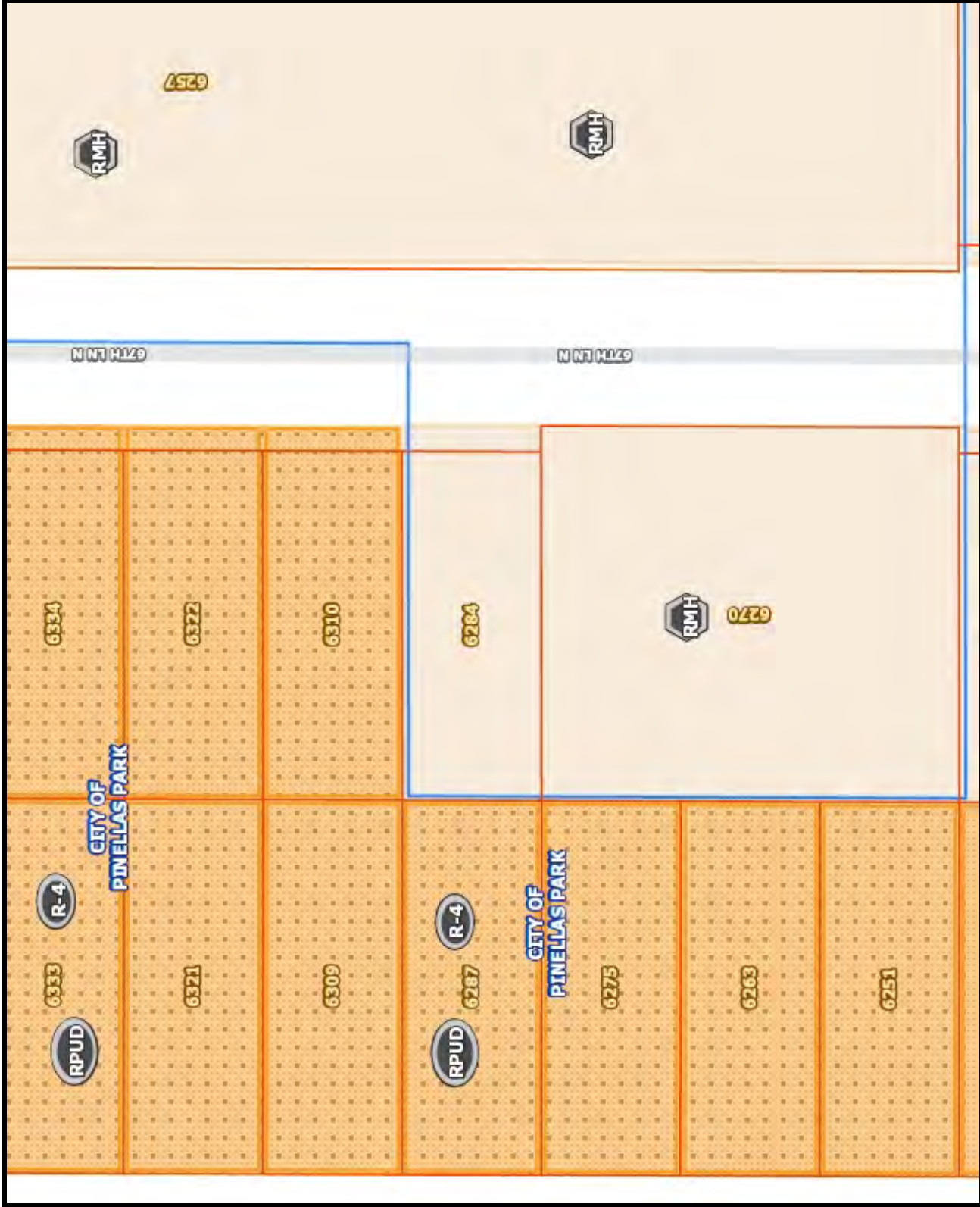
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Exhibit C: FLUM

6284 67th Ln - Zoning Map

Legend

- Master Address Points
- Parcel Lines
- Centerlines
- Pinellas Park
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUC
- IN REVIEW
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Mixed Use Planned Unit Development - MU
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC
- Zoning Fill
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CI
- Farm - F



Notes:



1: 564

47.0 0 23.51 47.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

6284 67th Ln - Flood Map

- Legend
- Master Address Points

Centerlines

Pinellas Park

Letter of Map Amendment

Cross Sections

Hydraulic Structures

Bridge

Culvert

Weir

Wing Wall

Base Flood Elevation

Letter of Map Revision

FIRM Panels

Flood Hazard Lines

LIMIT LINES

SFHA / FLOOD ZONE BOUNDARY

Flood Hazard Areas

<all other values>

1% Annual Chance Flood Hazard (A, AE, AI)

Combined Riverine and Coastal Floodplain

Coastal Floodplain (AE)

0.2% Annual Chance Flood Hazard in Coml Coastal Zone (X)

0.2% Annual Chance Flood Hazard (X)

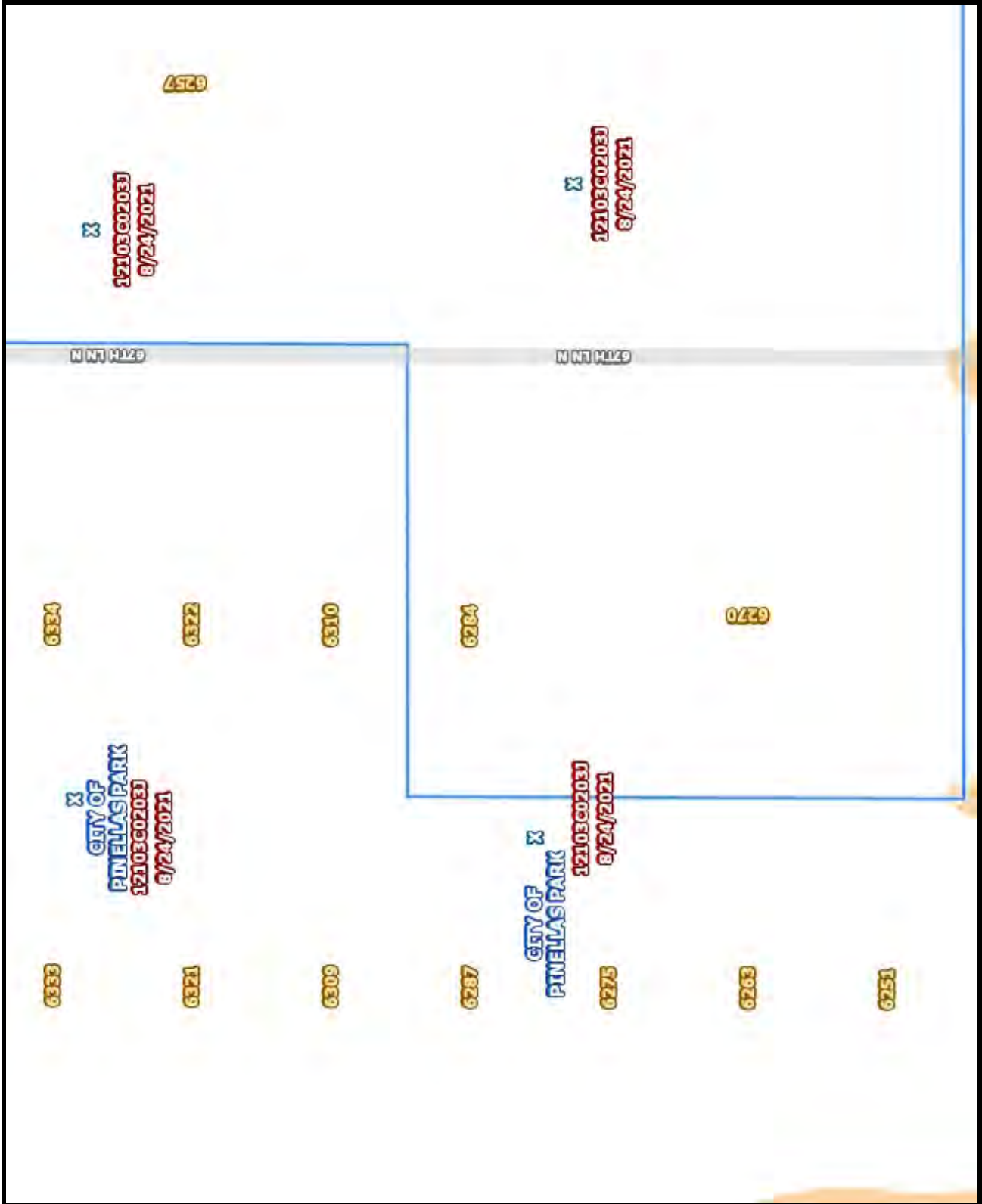
0.2% Annual Chance Flood Hazard in Coas

Area of Minimal Flood Hazard (X)

Riverine Floodway in Combined Riverine an (AE)

Floodway (AE)

Coastal High Hazard Area



Notes:



1: 564

47.0 Feet

23.51

0

