

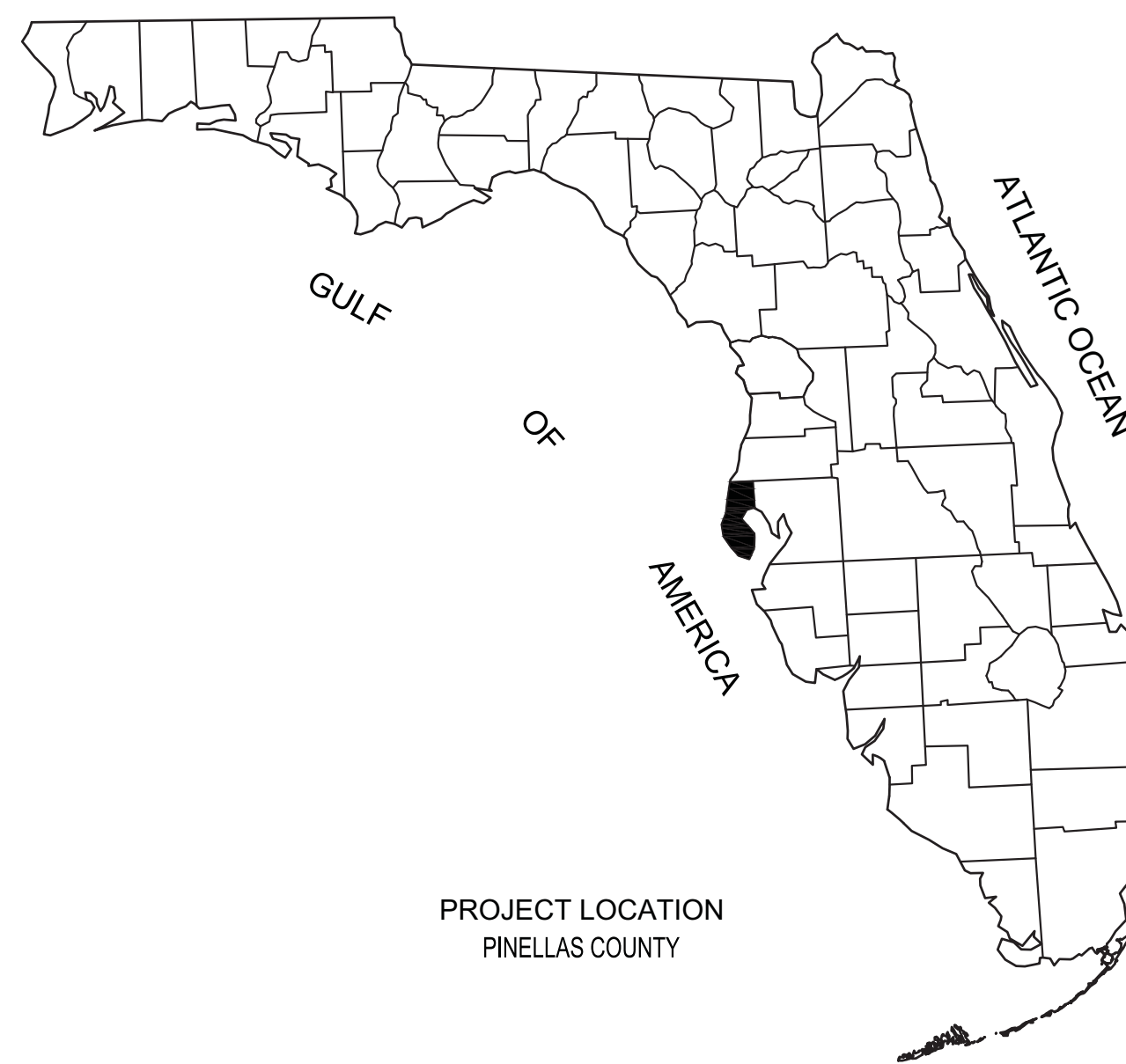
LEGAL DESCRIPTION:

THAT PART OF LOTS 13 AND 14 IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST AS A POINT OF REFERENCE; RUN THENCE N00°12'17"E., 50.00 FEET ALONG THE EAST LINE OF SAID SECTION 9; THENCE N89°51'45"W., 493.38 FEET ALONG A LINE BEING 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 9 FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE N89°51'45"W., 244.26 FEET; THENCE LEAVING SAID LINE, N00°22'39"E., 460.72 FEET; THENCE S89°51'10"E., 233.73 FEET; THENCE S00°34'20"E., 85.22 FEET; THENCE S131°7'25"E., 26.99 FEET; THENCE S00°04'20"E., 349.34 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY

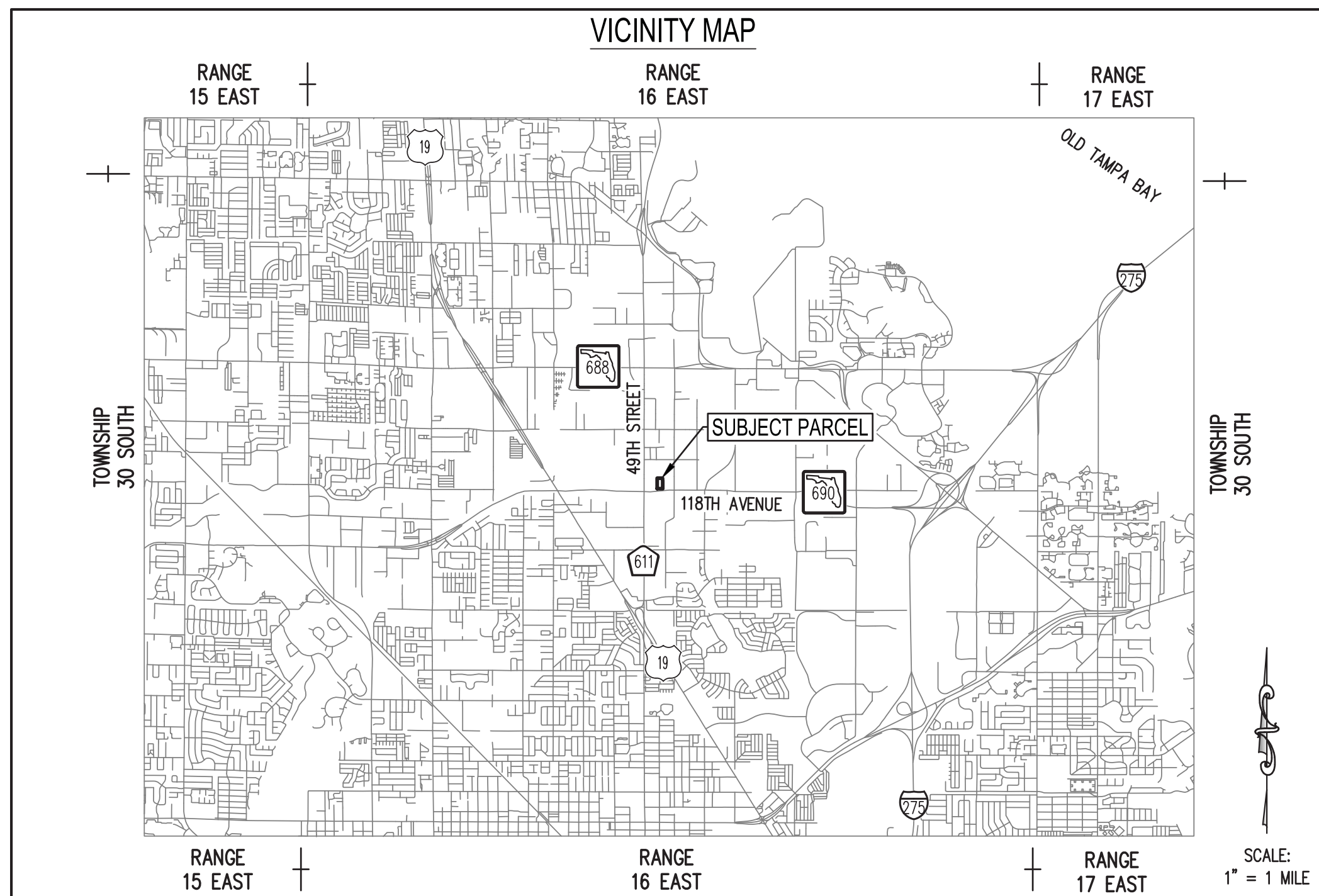
-FOR-
THINK1CORP, LLC
4677 118TH AVE N, CLEARWATER
SECTION 09, TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY DETAIL
3	TOPOGRAPHIC DETAIL

LEGEND	
±	MORE OR LESS
A/C	AIR CONDITIONING UNIT
ALTA	AMERICAN LAND TITLE ASSOCIATION
CCR	CERTIFIED CORNER RECORD
CONC	CONCRETE
C.R.	COUNTY ROAD
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PB	PLAT BOOK
PBH	PLAT BOOK (HILLSBOROUGH COUNTY)
NAD83/1990	NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT)
NAD83/2011	NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT)
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
(C)	CALCULATED MEASUREMENT
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FPID	FINANCIAL PROJECT IDENTIFICATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
PVC	POLYVINYL CHLORIDE PIPE
INV	INVERT
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
CM	CONCRETE MONUMENT
W/	WITH
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
⊙	FOUND NAIL & DISK (AS NOTED)
⊙	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊙	FOUND IRON ROD (AS NOTED)
⊙	FOUND IRON PIPE (AS NOTED)
⊙	SET NAIL & DISK (LB 8498)
⊙	SET 5/8" IRON ROD AND CAP (LB 8498)
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	SEWER VALVE
⊙	STORM MANHOLE
⊙	CATCH BASIN
⊙	WELL (SIZE NOTED)
⊙	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	BACKFLOW PREVENTOR
⊙	FIRE HYDRANT
⊙	WATER SPOIGOT
⊙	SPRINKLER HEAD
⊙	FIRE DEPARTMENT CONNECTION
⊙	WOOD UTILITY POLE
⊙	GUY ANCHOR
⊙	KEY PAD
⊙	SIGN
⊙	BOLLARD
⊙	ELECTRIC RISER
⊙	ELECTRIC TRANSFORMER
⊙	ELECTRIC METER
⊙	ELECTRICAL OUTLET
⊙	PULLBOX (ELECTRIC)
⊙	UNDERGROUND FIBER OPTIC CABLE MARKER
⊙	POST
⊙	VAULT
⊙	FLAG POLE
⊙	MAILBOX
⊙	GATE POST
⊙	DISABLED PARKING SPACE
⊙	AIR CONDITIONING UNIT
x	CHAIN LINK FENCE
OH	OVERHEAD UTILITY LINE
—	TOP OF BANK
TS	TOE OF SLOPE
---	EXISTING CONTOUR
—	LINE BREAK
x 10.00	SPOT ELEVATION (HARD SURFACE)
x 10.0	SPOT ELEVATION (GROUND)

TREE LEGEND	
⊙	LIVE OAK
⊙	PALM



SCHEDULE B, EXCEPTIONS:
(SEE SURVEY NOTE #9)

ITEMS 1-7: NOT ADDRESSED (STANDARD EXCEPTIONS)

- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION CONTAINED IN INSTRUMENT RECORDED OCTOBER 2, 1975 IN OFFICIAL RECORDS BOOK 4335, PAGE 659 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA. **[AFFECTS THAT PORTION OF THE SUBJECT PARCEL LYING WITHIN LOT 14, PINELLAS GROVES, PLAT BOOK 1, PAGE 55, DESCRIBES AN EASEMENT 5' ON EITHER SIDE OF GRANTEE'S FACILITIES. IS BLANKET IN NATURE - PARTIALLY PLOTTED; EXISTING OVERHEAD UTILITY POLE LINES SHOWN HEREON WERE OFFSET 5' ON EITHER SIDE TO PLOT THE EASEMENT AREA]**
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION CONTAINED IN INSTRUMENT RECORDED AUGUST 3, 1977 IN OFFICIAL RECORDS BOOK 4580, PAGE 423 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA. **[AFFECTS THE ENTIRETY OF THE SUBJECT PARCEL. DESCRIBES AN EASEMENT 5' ON EITHER SIDE OF GRANTEE'S FACILITIES. IS BLANKET IN NATURE - PARTIALLY PLOTTED; EXISTING OVERHEAD UTILITY POLE LINES SHOWN HEREON WERE OFFSET 5' ON EITHER SIDE TO PLOT THE EASEMENT AREA]**
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION CONTAINED IN INSTRUMENT RECORDED JUNE 28, 1978 IN OFFICIAL RECORDS BOOK 4715, PAGE 1651 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA. **[AFFECTS THE ENTIRETY OF THE SUBJECT PARCEL. DESCRIBES AN EASEMENT 5' ON EITHER SIDE OF GRANTEE'S FACILITIES. IS BLANKET IN NATURE - PARTIALLY PLOTTED; EXISTING OVERHEAD UTILITY POLE LINES, AND AN ELECTRIC TRANSFORMER, SHOWN HEREON WERE OFFSET 5' ON EITHER SIDE TO PLOT THE EASEMENT AREA]**
- DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION CONTAINED IN INSTRUMENT RECORDED AUGUST 25, 1981 IN OFFICIAL RECORDS BOOK 5239, PAGE 306 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA. **[AFFECTS THE ENTIRETY OF THE SUBJECT PARCEL. DESCRIBES AN EASEMENT 5' ON EITHER SIDE OF GRANTEE'S FACILITIES. IS BLANKET IN NATURE - EXISTING OVERHEAD UTILITY POLE LINES, AND AN ELECTRIC TRANSFORMER, SHOWN HEREON WERE OFFSET 5' ON EITHER SIDE TO PLOT THE EASEMENT AREA]**
- TERMS AND CONDITIONS OF ANNEXATION AGREEMENT RECORDED JANUARY 10, 1984 IN OFFICIAL RECORDS BOOK 5678, PAGE 1655 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[AFFECTS THE ENTIRETY OF THE SUBJECT PARCEL. NO PLOTTABLE ITEMS]**
- TERMS AND CONDITIONS OF CROSS EASEMENT AGREEMENT BETWEEN GLENN P. BERGOFFEN AND LEAH R. BERGOFFEN, HIS WIFE, AND RAYMOND MAXWELL RECORDED MARCH 6, 1996 IN OFFICIAL RECORDS BOOK 9268 PAGE 917 AS MODIFIED BY INSTRUMENT RECORDED APRIL 29, 1996 IN OFFICIAL RECORDS BOOK 9324 PAGE 1763 ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[AFFECTS & BENEFITS SUBJECT PARCEL (WHICH IS A PORTION OF THE "BERGOFFEN PARCEL" PER EXHIBIT "A"), ACCESS AND DRAINAGE EASEMENT AREAS PER EXHIBITS "C", "D", AND "E" ARE PLOTTED HEREON. THE "GOLDBERG PARCEL" PER EXHIBIT "B" (WHICH IS THE EASTERN ADJOINING PARCEL) IS DENOTED HEREON FOR REFERENCE]**
- TERMS AND CONDITIONS OF CROSS EASEMENT AGREEMENT BETWEEN WILLIAM J. WOLF AND GAIL WOLF, HIS WIFE AND GLENN P. BERGOFFEN AND LEAH R. BERGOFFEN, HIS WIFE, RECORDED MAY 2, 1996 IN OFFICIAL RECORDS BOOK 9329 PAGE 2126 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[AFFECTS & BENEFITS SUBJECT PARCEL (WHICH IS DESCRIBED AS THE "WOLF PARCEL" PER EXHIBIT "B"). SUBJECT PARCEL IS BENEFITTED BY A BLANKET UTILITY EASEMENT (NOT PLOTTABLE) OVER THE "BERGOFFEN PARCEL" (WHICH IS THE WESTERLY ADJOINING PARCEL, DESCRIBED IN EXHIBIT "A"). SUBJECT PARCEL IS BURDENED BY A BLANKET UTILITY EASEMENT (NOT PLOTTABLE) IN FAVOR OF THE "BERGOFFEN PARCEL". SUBJECT PARCEL IS ALSO BURDENED BY A DRAINAGE EASEMENT OVER THE NORTH 7.5' OF THE "WOLF PARCEL", WHICH IS PLOTTED HEREON]**
- TERMS AND CONDITIONS OF CROSS EASEMENT AGREEMENT BETWEEN WILLIAM J. WOLF AND GAIL WOLF, HIS WIFE AND RAYMOND MAXWELL RECORDED MAY 2, 1996 IN OFFICIAL RECORDS BOOK 9329 PAGE 2137 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[AFFECTS & BENEFITS SUBJECT PARCEL (WHICH IS DESCRIBED AS THE "WOLF PARCEL" PER EXHIBIT "A"). SUBJECT PARCEL IS BENEFITTED BY A BLANKET UTILITY EASEMENT (NOT PLOTTABLE) OVER THE "MAXWELL PARCEL" (WHICH IS THE EASTERLY ADJOINING PARCEL, DESCRIBED IN EXHIBIT "B"). SUBJECT PARCEL IS BURDENED BY A BLANKET UTILITY EASEMENT (NOT PLOTTABLE) IN FAVOR OF THE "MAXWELL PARCEL". SUBJECT PARCEL IS ALSO BENEFITTED BY A PERPETUAL NON-EXCLUSIVE EASEMENT OVER THE "MAXWELL PARCEL" FOR THE ERECTION/MAINTENANCE/REPAIR/REPLACING OF A FENCE ALONG THE COMMON LINE BETWEEN BOTH PARCELS - "MAXWELL PARCEL" AND ITS COMMON ADJOINING LINE WITH THE SUBJECT PARCEL IS SHOWN HEREON]**
- MORTGAGE FROM WILLIAM J. WOLF AND GAIL WOLF, HIS WIFE TO REPUBLIC BANK RECORDED MAY 2, 1996 IN OFFICIAL RECORDS BOOK 9329 PAGE 2147 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE ORIGINAL PRINCIPAL AMOUNT OF \$645,000.00. **[NOT A SURVEY MATTER - LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT DESCRIBES THE ENTIRETY OF THE SUBJECT PARCEL]**
- ASSIGNMENT OF RENTS FROM WILLIAM J. WOLF AND GAIL WOLF, HIS WIFE TO REPUBLIC BANK RECORDED MAY 2, 1996 IN OFFICIAL RECORDS BOOK 9329 PAGE 2156 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[NOT A SURVEY MATTER - LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT DESCRIBES THE ENTIRETY OF THE SUBJECT PARCEL]**
- UCC-1 FINANCING STATEMENT FROM WILLIAM J. WOLF AND GAIL WOLF, HIS WIFE TO REPUBLIC BANK RECORDED MAY 2, 1996 IN OFFICIAL RECORDS BOOK 9329 PAGE 2162 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. **[NOT A SURVEY MATTER - LEGAL DESCRIPTION CONTAINED IN SAID DOCUMENT DESCRIBES THE ENTIRETY OF THE SUBJECT PARCEL]**
- MATTERS AS SHOWN ON SURVEY PREPARED BY GEORGE F. YOUNG, INC. DATED FEBRUARY 2, 1996 UNDER JOB NO. 95-113-0868-01. **[NOT A MATTER OF THIS SURVEY - SAID SURVEY NOT CONTAINED WITHIN TITLE DOCUMENTS]**

SURVEY NOTES:

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS) AND THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 690 (COUNTY ROAD 296 - 118TH AVENUE NORTH) BEING NORTH 89°53'18" WEST.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011).
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12103C0139H, PINELLAS COUNTY, FLORIDA, REVISED DATE OF AUGUST 24, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF AN OWNER'S POLICY OF TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER 78147-54513, POLICY NUMBER A02-081198, EFFECTIVE MAY 2, 1996 AT 5:01 P.M. THE DESCRIPTION OF THE LAND CONTAINED IN THIS SURVEY IS PER EXHIBIT "A" OF SAID COMMITMENT. SEE SCHEDULE B EXCEPTION NOTES HEREON.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
- THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED EXCEPT AS DEPICTED HEREON.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS SHOWN IN THE OFFICIAL RECORDS OF PINELLAS COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED BY POST-PROCESSED STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS ON SITE CONTROL USING CORRECTIONS FROM FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) OF FIXED REFERENCE BASE STATIONS. ADDITIONALLY, THE ORTHOMETRIC HEIGHTS (ELEVATIONS) WERE DERIVED FROM APPLYING THE NGS "GEOID18" GEOD MODEL TO ESTABLISHED ELLIPSOID HEIGHTS. CONTOURS SHOWN HEREON ARE DISPLAYED IN 1' INTERVALS.
- AERIAL IMAGE DEPICTED HEREON IS DATED 2023 AND WAS PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THIS IS SHOWN FOR INFORMATIONAL PURPOSES.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- SUBJECT PARCEL CONTAINS 111,074.3 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.
- THERE ARE 136 CLEARLY IDENTIFIABLE PARKING SPACES IN THE SUBJECT PARCEL. 132 REGULAR PARKING SPACES AND 4 DISABLED PARKING SPACES.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
- THIS SURVEY DELINEATES THE LOCATION OF THE LEGAL DESCRIPTION(S) ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- PAROLE EVIDENCE PROVIDED BY THE PARCEL OWNER, WILLIAM J. WOLF, ON 2/11/2025:
 - SANITARY SEWER PIPING EXISTS THE BUILDING ON THE NORTH SIDE BY AN ICE MAKER AND RUNS ALONG THE NORTH & WEST SIDES OF SAID BUILDING, SOUTHERLY TOWARDS 118TH AVE N TO CONNECT TO THE MAIN GRAVITY SEWER SYSTEM.
 - THE STORMWATER WITHIN THE SUBJECT PARCEL IS COLLECTED BY MULTIPLE CATCH BASINS/GRATE INLETS AND IS ROUTED VIA GRAVITY PIPES, NORTHERLY, ALONG THE WEST SIDE OF THE PARCEL TOWARDS A LIFT STATION WET WELL AT THE NORTHWEST CORNER OF THE PROPERTY. IT IS THEN PUMPED VIA PRESSURE PIPE, EASTERLY, ALONG THE NORTH LINE OF THE BOUNDARY TO ITS INTERSECTION WITH THE DRAINAGE EASEMENT DESCRIBED IN EXHIBIT "E" PER OFFICIAL RECORDS BOOK 9268, PAGE 917. THE PIPE THEN FOLLOWS SAID DRAINAGE EASEMENT FOR CONVEYANCE OF SAID STORMWATER INTO THE "GOLDBERG PARCEL" AS DESCRIBED IN EXHIBIT "B" OF SAID BOOK & PAGE.
- IT SHOULD BE NOTED THAT THE EASEMENT AREAS PLOTTED HEREON RELATIVE TO SCHEDULE B ITEM NUMBERS 8 THROUGH 11 (ORB 4335, PG 659; ORB 4580, PG 423; ORB 4715, PG 1651; ORB 5239, PG 306), ARE APPROXIMATE AND MAY NOT REFLECT THE ENTIRETY OF THE GRANTEE'S ACTUAL EASEMENT AREAS, AS IT IS UNKNOWN WHICH UTILITY FACILITIES WITHIN THE SUBJECT PARCEL ARE APPLICABLE TO SAID EASEMENTS AND IF ANY EXIST UNDERGROUND THAT ARE NOT SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

TO THINK1CORP, LLC; BIG WOLF 80-1, LLC; COMMON WEALTH LAND TITLE INSURANCE COMPANY:

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, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/11/2025.
DATE OF PLAT OR MAP: 04/10/2025 (REVISED FROM 02/26/2025)

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

MATTHEW W. SIMPSON, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 7251

CFB SURVEYING

FLORIDA LICENSED SURVEYOR & MAPPER
REGISTRATION NO. 10773-000-1000

DATE: 04/10/2025

REVISIONS: REVISE SURVEYOR ERROR EASEMENT LINESWORK

CLIENT: THINK1CORP, LLC
JOB NO.: SP2025.00358
DRAWING DATE: 02/26/2025
DATE OF SURVEY: 02/11/2025
DRAWN BY: MMS
CHECKED BY: MMS
FIELD BOOK: MMS-01, JA, PAGE: 11

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THINK1CORP, LLC

4677 118TH AVE N, CLEARWATER
SECTION 09,
TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

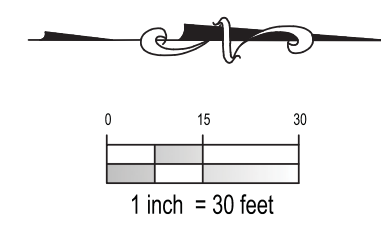
SHEET 01 OF 03

SOUTH 1/4 OF CORNER SECTION 09-305-16E
(PER FDOT R/W MAP, STATE ROAD NO. 690 (C.R. 296)
[SECTION 15036-XXXX, FPD: 413622 2])
(NO MONUMENT RECOVERED)

N00°00'52"W 2,640.35' (C)
WEST LINE OF THE SE 1/4 OF SECTION 09-305-16E

CENTER OF SECTION 09-305-16E
FOUND 1" IRON PIPE (NO ID)
COR DOC# 075408

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY DETAIL
3	TOPOGRAPHIC DETAIL



POINT OF BEGINNING
SET NAIL & DISK (LB8498)
NORTHING: 1,289,486.62'
EASTING: 430,749.14'

POINT OF COMMENCEMENT
SE CORNER SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST
(PER FDOT R/W MAP, STATE ROAD NO. 690 (C.R. 296)
[SECTION 15036-XXXX, FPD: 413622 2])
NORTHING: 1,289,435.91'
EASTING: 431,242.32'
POSITION COMPUTED FROM DIMENSIONAL TIES PER S&D MAP, AND TRANSFERING
THE REPORTED NAD83/1980 POSITION OF "P.I." STATION 53+51.10' TO NAD83/2011
VIA HCS COORDINATE CONVERSION AND TRANSFORMATION TOOL (HCS4)
(NO MONUMENT RECOVERED)

LINE 50' NORTH AND PARALLEL TO
THE SOUTH LINE OF SECTION 09-305-16E

N00°21'17"E 50.00' (D)
N00°11'49"E 50.00'

WEST RIGHT-OF-WAY LINE
49TH STREET NORTH
RIGHT-OF-WAY VARIES PER FOOT RIGHT OF WAY MAP, STATE
ROAD NO. 690 (C.R. 296) SECTION 15036-XXXX (FPD: 413622 2)

EAST LINE OF SECTION 09-305-16E
N00°11'48"E 2,643.85' (C)

EAST LINE OF LOT 14 (PBH 1, PG 55)

EAST 1/4 CORNER OF SECTION 09-305-16E
FOUND NAIL & DISK (CARDNO LB 7975)
COR DOC# 075408

CFB SURVEYING
CLEARWATER, FLORIDA (813) 927-3300

CLIENT: THINKICORP, LLC
JOB NO.: SP2025.00358
DRAWING DATE: 02/26/2025
DATE OF SURVEY: 02/17/2025
DRAWN BY: MML
CHECKED BY: MMS
FIELD BOOK: MMS-01-JA, PAGE 11

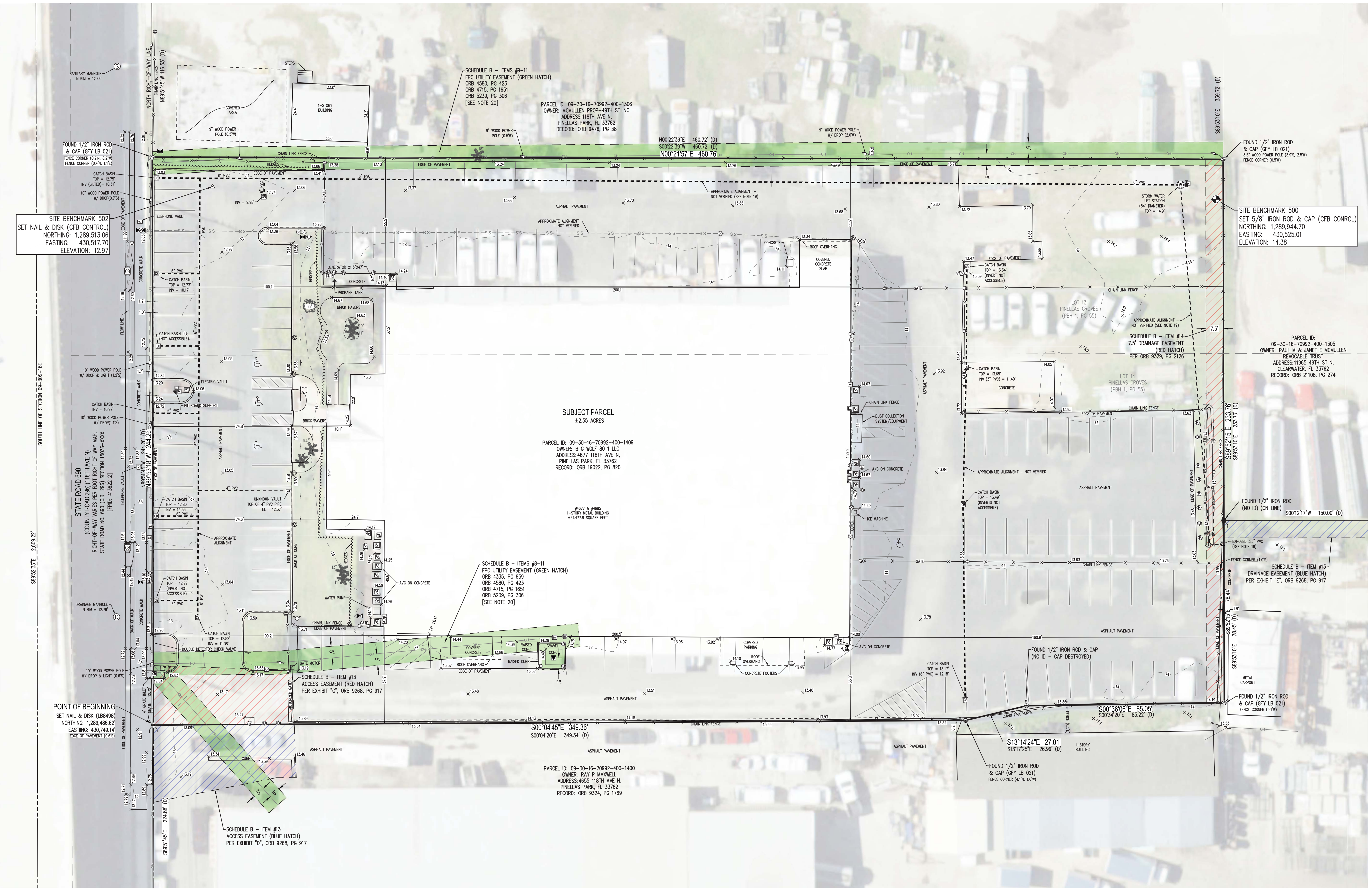
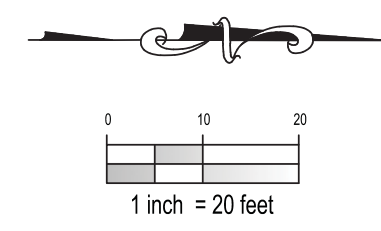
REVISIONS:
1. REVERSE SURVEYOR ERROR EASEMENT NETWORK
DATE: 04.10.2025

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THINKICORP, LLC

4677 118TH AVE N, CLEARWATER
SECTION 09,
TOWNSHIP 30 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA

SHEET 02 OF 03

SHEET	INDEX DESCRIPTION
1	COVER SHEET
2	BOUNDARY DETAIL
3	TOPOGRAPHIC DETAIL



CFB SURVEYING

CREATED BY: LINDA L. COOPER (07/15/2009)

CLIENT:	THINKICORP, LLC
JOB NO.:	SP2025.00358
DRAWING DATE:	02/26/2025
DRAWN BY:	M.L.
CHECKED BY:	MMS-DJ, J.A., P.H.A.E. II
DATE:	04.10.2025
REVISIONS:	REVISE SURVEYOR ERROR, EASEMENT LINEWORK

BOUNDARY AND TOPOGRAPHIC SURVEY FOR THINKICORP, LLC

4677 118TH AVE N, CLEARWATER

SECTION 09,
TOWNSHIP 30 SOUTH, RANGE 18 EAST
PINELLAS COUNTY, FLORIDA

SHEET 03 OF 03