

**THIS IS NOT A SURVEY**

NOTES: BASIS OF BEARINGS ARE THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27 BEING N00°10'41"E.  
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND 2 AND 3 OF 3 FOR SKETCH

LEGAL DESCRIPTION: 80 TH AVENUE NORTH- RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER ( FOUND 3/4" IRON PIPE NO IDENTIFICATION) OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE SOUTH 88°08'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 FOR 60.02 FEET TO A POINT ( FOUND NAIL AND DISK "LS 742") OF INTERSECTION WITH THE EAST RIGHT OF WAY OF 113TH STREET NORTH ( 120 FOOT RIGHT OF WAY); THENCE NORTH 00°10'41" EAST ALONG SAID EAST RIGHT OF WAY FOR 680.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°10'41" EAST ALONG SAID LINE FOR 45.02 FEET TO A FOUND NAIL AND DISK "LB760; THENCE SOUTH 88°08'11" EAST ALONG A LINE 140 FEET NORTH OF AND PARALLEL TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE (AS OCCUPIED) OF VALENCIA TERRACE FOR 1,267.86 FEET TO A POINT ( FOUND 1" IRON PIPE NO IDENTIFICATION) OF INTERSECTION WITH THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 ; THENCE SOUTH 00°04'48" WEST ALONG SAID EAST LINE FOR 45.02 FEET; THENCE NORTH 88°08'11" WEST FOR 443.59 FEET; THENCE NORTH 01°51'49" EAST FOR 15.00 FEET; THENCE NORTH 88°08'11" WEST FOR 809.78 FEET; THENCE SOUTH 46°01'15" WEST FOR 20.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,800 SQUARE FEET OR 1.028 ACRES, MORE OR LESS.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE BOUNDARY SURVEY BY AVID GROUP DATED 1/12/15.

PREPARED FOR: PRIMERICA GROUP ONE

SHEET DESCRIPTION: 80 AVENUE NORTH – RIGHT OF WAY

SCALE: 1"=100'	DRAWN: JLW	CHECKED: JLW	COUNTY: PINELLAS	CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345
JOB NO. 2980003	DATE: 3/4/15	SECTION: 27	TOWNSHIP: 30S	
			RANGE: 15E	

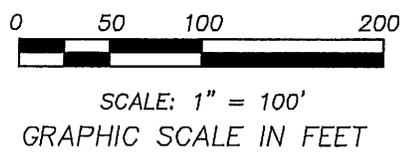
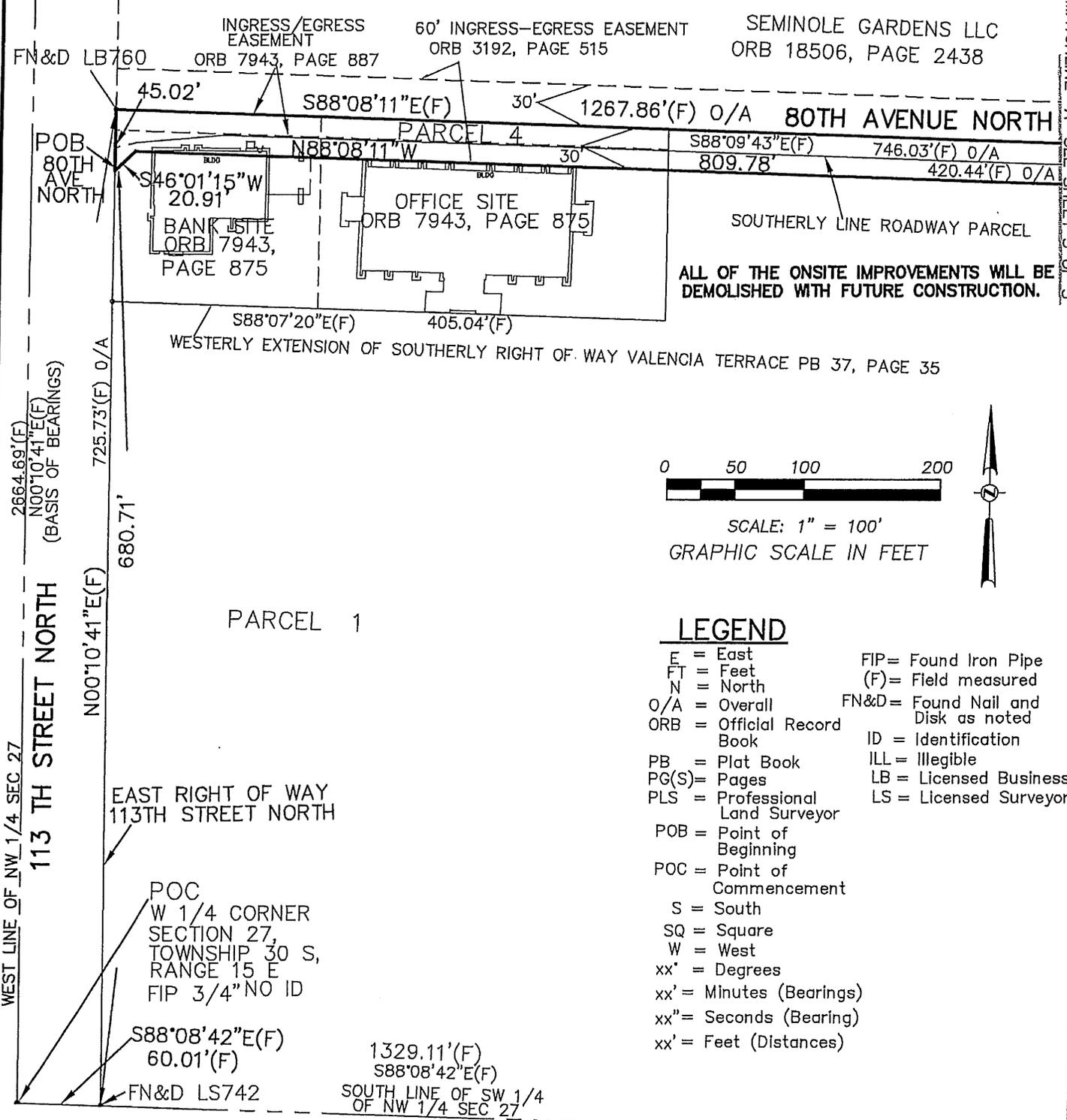


CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
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GIS AVIDGROUP.COM

*[Signature]*  
JOHN L. WABY  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER #4270  
STATE OF FLORIDA

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NOTES: BASIS OF BEARINGS ARE THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27 BEING N00°10'41"E.  
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND 2 AND 3 OF 3 FOR SKETCH



**LEGEND**

- E = East
- FT = Feet
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- O/A = Overall
- ORB = Official Record Book
- PB = Plat Book
- PG(S) = Pages
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PREPARED FOR: PRIMERICA GROUP ONE

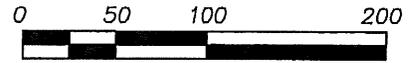
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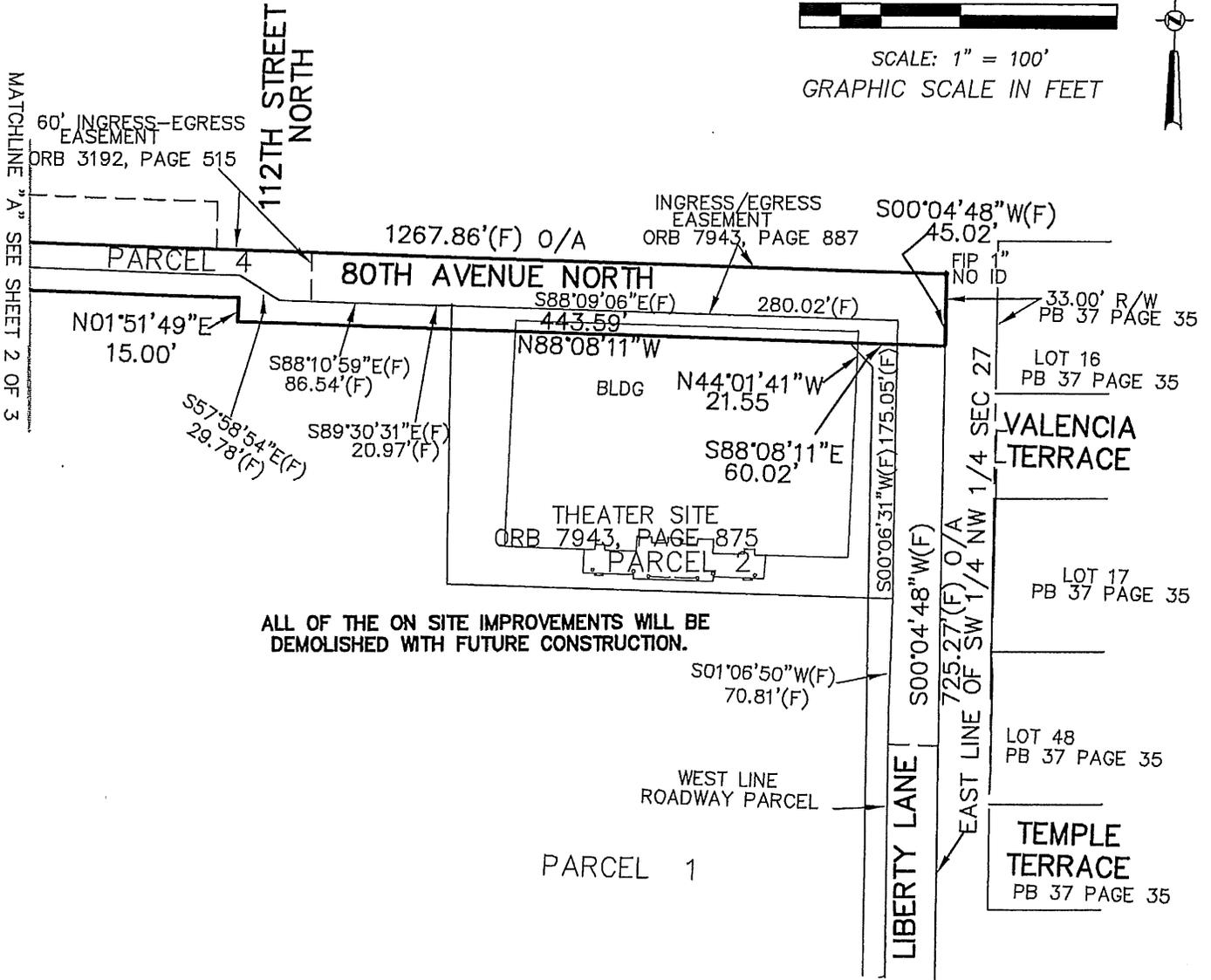
MATCHLINE "A" SEE SHEET 3 OF 3

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SCALE: 1" = 100'  
GRAPHIC SCALE IN FEET



ALL OF THE ON SITE IMPROVEMENTS WILL BE DEMOLISHED WITH FUTURE CONSTRUCTION.

PREPARED FOR:	PRIMERICA GROUP ONE
SHEET DESCRIPTION:	80 AVENUE NORTH- RIGHT OF WAY



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NOTES: BASIS OF BEARINGS ARE THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 27 BEING N00°10'41"E.  
SEE SHEET 1 OF 3 FOR LEGAL DESCRIPTION AND 2 AND 3 OF 3 FOR SKETCH

LEGAL DESCRIPTION: LIBERTY LANE RIGHT OF WAY

A PARCEL OF LAND BEING A PORTION OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER ( FOUND 3/4" IRON PIPE NO IDENTIFICATION) OF SECTION 27, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE SOUTH 88°08'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 FOR 60.02 FEET TO A POINT ( FOUND NAIL AND DISK "LS 742") OF INTERSECTION WITH THE EAST RIGHT OF WAY OF 113TH STREET NORTH ( 120 FOOT RIGHT OF WAY); THENCE NORTH 00°10'41" EAST ALONG SAID EAST RIGHT OF WAY FOR 725.73 FEET TO A FOUND NAIL AND DISK "LB760"; THENCE SOUTH 88°08'11" EAST ALONG A LINE 140 FEET NORTH OF AND PARALLEL TO THE WESTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE (AS OCCUPIED) OF VALENCIA TERRACE FOR 1,267.86 FEET TO A POINT ( FOUND 1" IRON PIPE NO IDENTIFICATION) OF INTERSECTION WITH THE EAST LINE OF THE AFORESAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 ; THENCE SOUTH 00°04'48" WEST ALONG SAID EAST LINE FOR 45.02 FEET POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°04'48" WEST ALONG SAID LINE FOR 680.25 FEET TO THE SOUTHEAST CORNER (FOUND 3/4" IRON PIPE WITH NO IDENTIFICATION) OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 27 ; THENCE SOUTH 00°18'56" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 27 FOR 424.90 FEET TO THE NORTHERN RIGHT OF WAY OF JOHNSON BOULEVARD ( 70 FOOT RIGHT OF WAY); THENCE NORTH 88°22'38" WEST ALONG SAID NORTH RIGHT OF WAY FOR 60.02 FEET; THENCE NORTH 45°58'09" EAST FOR 20.98 FEET; THENCE NORTH 00°18'56" EAST FOR 409.78 FEET; THENCE NORTH 00°04'48" EAST FOR 665.55 FEET; THENCE NORTH 44°01'41" WEST FOR 21.55 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF 80 AVENUE NORTH; THENCE SOUTH 88°08'11" EAST ALONG SAID SOUTH RIGHT OF WAY FOR 60.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 49,958 SQUARE FEET OR 1.147 ACRES, MORE OR LESS.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE BOUNDARY SURVEY BY AVID GROUP DATED 1/12/15.

PREPARED FOR: PRIMERICA GROUP ONE

SHEET DESCRIPTION: LIBERTY LANE RIGHT OF WAY

SCALE: 1"=100'	DRAWN: JLW	CHECKED: JLW	COUNTY: PINELLAS
JOB NO. 2980003	DATE: 3/4/15	SECTION: 27	TOWNSHIP: 30S RANGE: 15E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345

*[Signature]*  
JOHN L. WABY  
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LICENSE NUMBER #4270  
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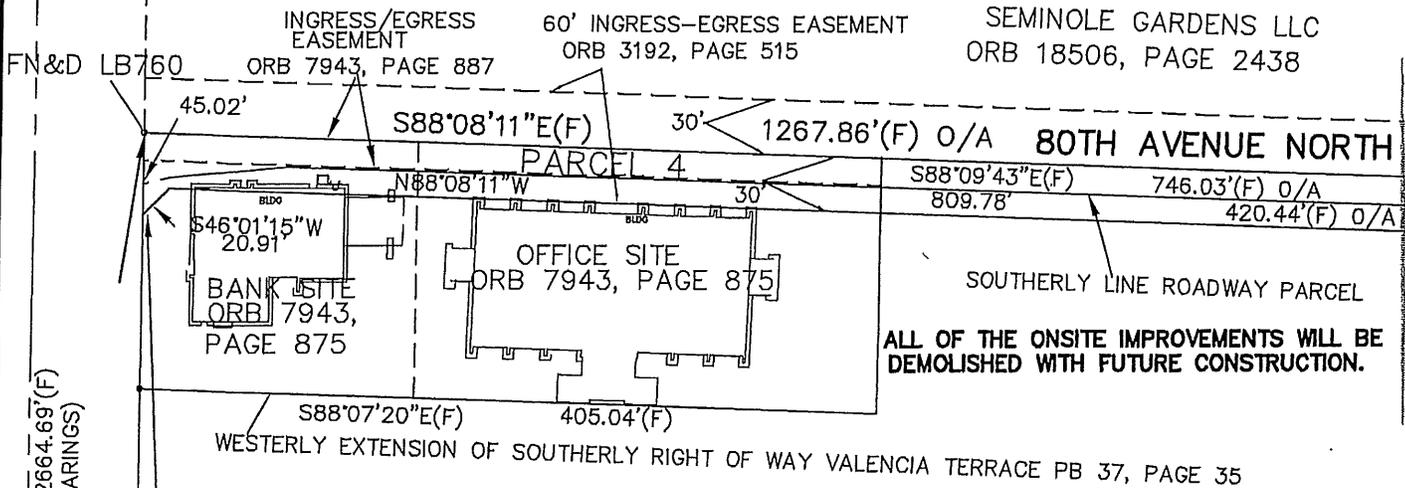


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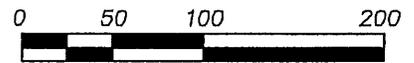
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SEMINOLE GARDENS LLC  
ORB 18506, PAGE 2438



MATCHLINE "A" SEE SHEET 3 OF 3



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WEST LINE OF NW 1/4 SEC. 27  
113 TH STREET NORTH  
N00°10'41"E (F) 2664.69' (F)  
(BASIS OF BEARINGS)  
N00°10'41"E (F) 725.73' (F)  
680.71' (F)  
EAST RIGHT OF WAY  
113TH STREET NORTH  
POC  
W 1/4 CORNER  
SECTION 27,  
TOWNSHIP 30 S,  
RANGE 15 E  
FIP 3/4" NO ID  
S88°08'42"E (F)  
60.01' (F)  
FN&D LS742  
SOUTH LINE OF SW 1/4  
OF NW 1/4 SEC 27

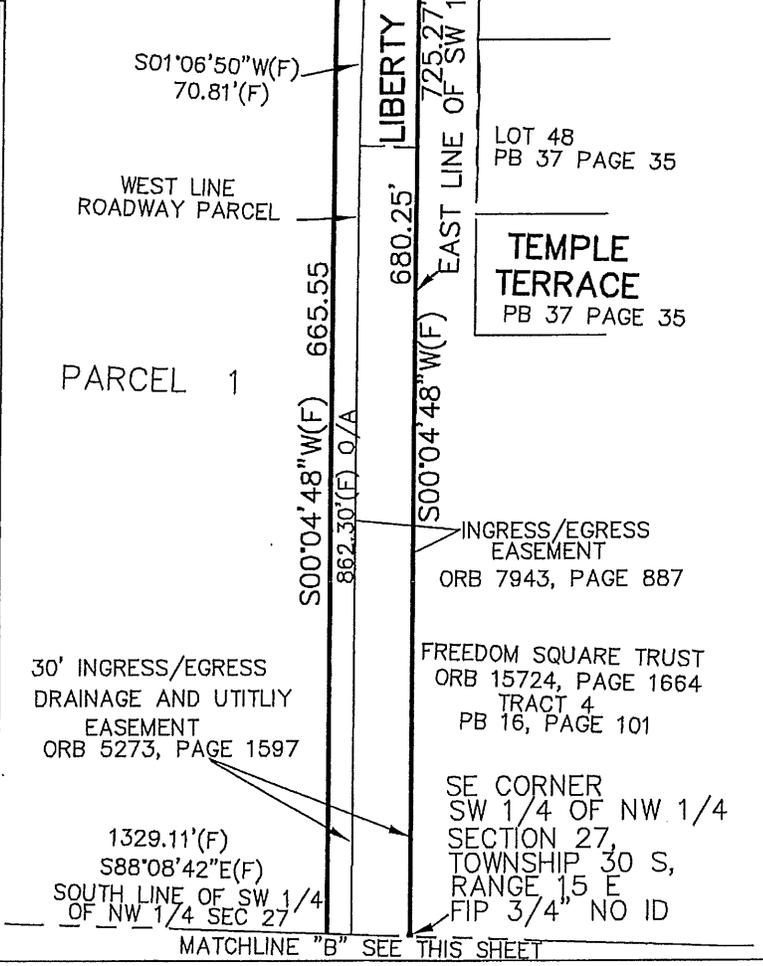
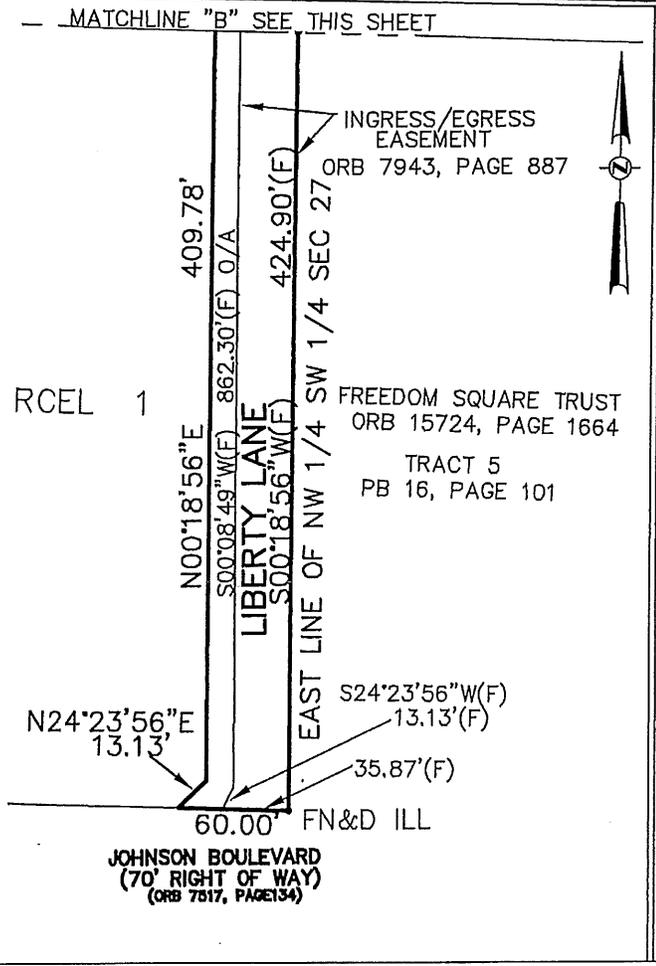
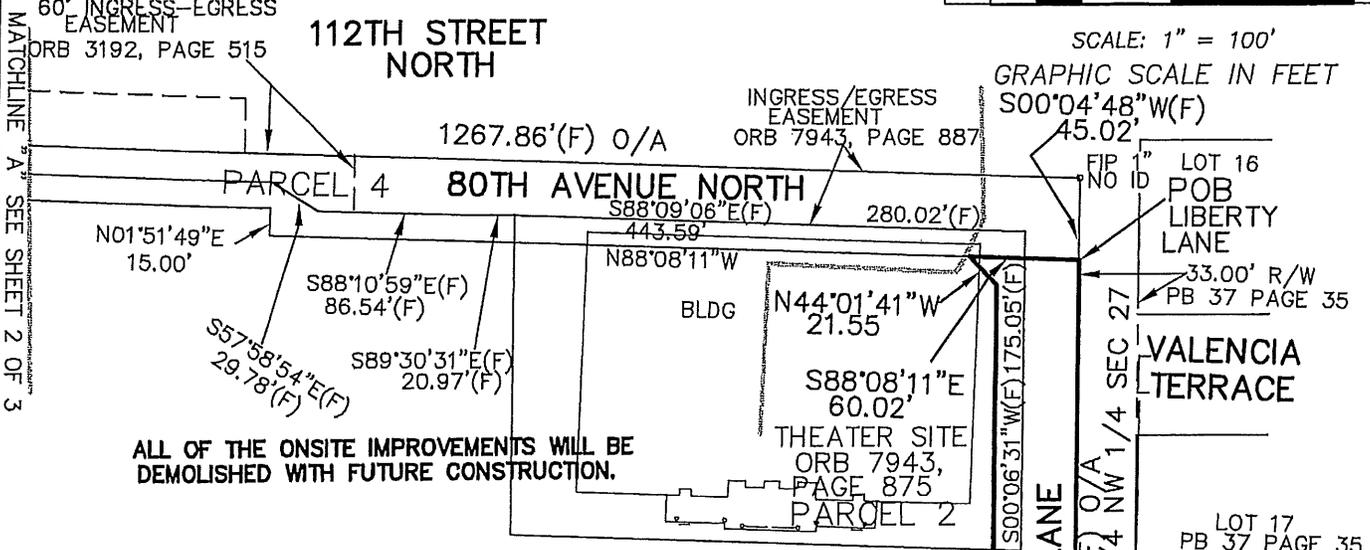
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0 50 100 200



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