SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST

CERTIFIED TO: TITLE SECURITY

A BOUNDARY SURVEY OF

PARCEL 1:

LOTS 37, 38, 39, 40 AND 41, COTTAGE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST, LYING SOUTH AND EAST OF THE RIGHT OF WAY OF THE TAMPA AND GULF COAST RAILWAY (SEABOARD AIR LINE R. R.), LESS STREET RIGHT OF WAYS AND LESS THE FOLLOWING DESCRIBED PARCELS:

WARRANTY DEED FROM DUNCAN MCGREGOR JOHNSTONE, SINGLE, AND HAROLD W. GILBERT AND EMMA L. GILBART, HIS WIFE, TO TAMPA AND GULF COAST RAILROAD COMPANY, A CORPORATION (SEABOARD AIR LINE R. R.), DATED SEPTEMBER 12, 1923, FILED OCTOBER 23, 1923, RECORDED IN DEED BOOK 158, PAGE 318, CLERK'S INST. NO. 41884. CONVEYS: A STRIP OF LAND 10 FEET WIDE, EXTENDING ACROSS THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF 24-31-16; THE NORTHERLY BOUNDARY LINE OF SAID STRIP OF LAND BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID TAMPA AND GULF COAST RAILROAD COMPANY (SEABOARD AIR LINE R. R.) ACROSS SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24. SAID STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24 WITH THE SOUTH RIGHT OF WAY LINE OF THE SAID TAMPA AND GULF COAST RAILROAD COMPANY (SEABOARD AIR LINE R. R.), THENCE IN A NORTHEASTERLY DIRECTION ALONG THE SAID SOUTH RIGHT OF WAY LINE OF THE TAMPA AND GULF COAST RAILROAD COMPANY (SEABOARD AIR LINE R. R.), A DISTANCE OF 828 FEET MORE OR LESS TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 12.7 FEET MORE OR LESS TO A POINT, SAID POINT BEING 10 FEET SOUTHEASTERLY FROM AND AT RIGHT ANGLES TO THE SAID SOUTH RIGHT OF WAY LINE OF THE TAMPA GULF COAST RAILROAD COMPANY (SEABOARD AIR LINE R. R.), THENCE IN A SOUTHWESTERLY DIRECTION 10 FEET SOUTHEASTERLY FROM AND PARALLEL TO THE RIGHT OF WAY LINE OF THE TAMPA AND GULF COAST RAILROAD (SEABOARD AIR LINE R. R.), A DISTANCE OF 808 FEET MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, THENCE WEST ALONG SAID SOUTH LINE OF SOUTH-WEST QUARTER OF NORTHWEST QUARTER OF SOUTHWEST QUARTER OF SECTION 24, A DISTANCE OF 16 FEET MORE OR LESS TO POINT OF BEGINNING.

WARRANTY DEED FROM ARTHUR W. JOHNSTONE AND DUNCAN JOHNSTONE BOTH SINGLE, TO JOHN A. STOCKER AND MARY W. STOCKER, HIS WIFE DATED SEPTEMBER 21, 1936, FILED SEPTEMBER 25, 1936, RECORDED IN DEED BOOK 752, PAGE 292, CLERK'S INSTR. NO. 526696.

CONVEYS: BEGIN AT A POINT 30 FEET NORTH AND 258.34 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16, AND THENCE RUN 124.66 FEET EAST AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION TO A POINT; THENCE RUN NORTH AND PARALLEL TO THE WEST BOUNDARY LINE OF SAID SECTION 110.72 FEET TO A POINT; THENCE RUN SOUTHWESTERLY 71.8 FEET ALONG A 11 DEG. 22 MIN. CURVE (SAID CURVE BEING APPROXIMATELY 7.5 FEET SOUTH OF THE CENTER LINE OF AN EXISTING SWITCH TRACK) TO A POINT (SAID POINT BEING 135.54 FEET NORTH OF THE SOUTH LINE AND 311.59 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION); THENCE CONTINUE TO RUN SOUTHWESTERLY PARALLEL TO AND 7.5 FEET SOUTH OF THE CENTER LINE OF A SPUR TRACK OF THE SEABOARD AIR LINE RAILWAY TO A POINT 258.59 FEET EAST AND 125.30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE RUN SOUTH 00 DEG. 09 MIN. WEST 95.30 FEET TO POINT OF BEGINNING, ALL LYING AND BEING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16.

WARRANTY DEED FROM ARTHUR W. JOHNSTONE, A SINGLE MAN, AND DUNCAN JOHNSTONE, A SINGLE MAN, ALSO KNOWN AS DUNCAN M. JOHNSTONE, TO JOHN A. STOCKER AND MARY W. STOCKER, HIS WIFE, DATED MAY 26, 1939, FILED JUNE 5, 1939, RECORDED IN DEED BOOK 829, PAGE 357, CLERK'S INST. NO. 586978.

CONVEYS: FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16, RUNNING NORTH 71° 08' EAST 92.50 FEET TO A POINT 40 FEET AT RIGHT ANGLES TO THE CENTER LINE OF THE T. & G.C.R.R. (SEABOARD AIR LINE R.R.) AND ON NORTH LINE OF FIFTH AVENUE SOUTH, ST. PETERSBURG, FLORIDA, A SIXTY FOOT STREET; THENCE NORTH 89° 55' EAST 106.3 FEET ALONG SAID NORTH LINE OF FIFTH AVENUE FOR A POINT OF BEGINNING; THENCE NORTH 71°28' EAST 67.5 FEET; THENCE SOUTH 93.2 FEET; THENCE SOUTH 89° 55' WEST 63.36 FEET ALONG THE NORTH LINE OF SAID FIFTH AVENUE SOUTH TO THE POINT OF BEGINNING.

WARRANTY DEED FROM ARTHUR W. JOHNSTONE, A SINGLE MAN, AND DUNCAN JOHNSTONE, A SINGLE MAN, TO HENRY W. GOING AND CORA J. GOING, HIS WIFE, DATED DEC. 6, 1939, FILED DEC. 19, 1939, RECORDED IN DEED BOOK 842, PAGE 459, CLERK'S INST. NO. 597316.

CONVEYS: FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16 RUNNING THENCE NORTH 71 DEGREES 8 MINUTES EAST, 92.50 FEET TO A POINT 40 FEET WEST AT RIGHT ANGLES TO THE CENTER LINE OF THE T. & G. C. R.R. (SEABOARD AIR LINE R.R) AND ON THE NORTH LINE OF FIFTH AVENUE SOUTH, ST. PETERSBURG, FLORIDA, A 60 FOOT STREET; THENCE NORTH 89 DEGREES, 55 MINUTES EAST, 14.72 FEET ALONG SAID NORTH LINE OF FIFTH AVENUE SOUTH, FOR A POINT OF BEGINNING; THENCE NORTH 0 DEGREES 5 MINUTES WEST 11.62 FEET TO THE RIGHT OF WAY LINE OF THE SAID T. & G.C.R.R. (SEABOARD AIR LINE R.R.), THENCE NORTH 51 DEGREES 38 MINUTES EAST, 54.67 FEET, ALONG SAID RIGHT OF WAY; THENCE SOUTH 0 DEGREES 5 MINUTES EAST 45.49 FEET TO THE NORTH LINE OF FIFTH AVENUE SOUTH; THENCE SOUTH 89 DEGREES 55 MINUTES WEST 42.91 FEET, ALONG SAID NORTH LINE OF FIFTH AVENUE SOUTH TO THE POINT OF BEGINNING.

WARRANTY DEED FROM DUNCAN JOHNSTONE, A SINGLE MAN AND ARTHUR W. JOHNSTONE, A SINGLE MAN TO JOHN A. STOCKER AND MARY W. STOCKER, HIS WIFE, DATED OCTOBER 14, 1940, FILED OCTOBER 15, 1940, RECORDED IN DEED BOOK 869, PAGE 223, CLERK'S INST. NO. 616796.

CONVEYS: FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16, RUNNING NORTH 71°08' EAST 92.50 FEET TO A POINT 40 FEET WEST AT RIGHT ANGLES TO THE CENTER LINE OF THE T. & G.C.R.R. (SEABOARD AIR LINE R.R.) AND ON THE NORTH LINE OF FIFTH AVENUE SOUTH, ST. PETERSBURG, A 60 FOOT STREET, THENCE NORTH 89 DEGREES 55 MIN. EAST 57.63 FEET ALONG SAID NORTH LINE OF FIFTH AVENUE SOUTH FOR A POINT OF BEGINNING; THENCE NORTH 00 DEG. 05 MIN. WEST 45.49 FEET TO THE T. & G.C. R.R. (SEABOARD AIR LINE R.R.) RIGHT OF WAY LINE; THENCE NORTH 51 DEG. 38 MIN. EAST 62 FEET; THENCE SOUTH 83.91 FEET TO THE NORTH LINE OF FIFTH AVENUE SOUTH, THENCE SOUTH 89 DEG. 55 MIN. WEST 48.67 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

WARRANTY DEED FROM DUNCAN M. JOHNSTONE, SINGLE AND ARTHUR W. JOHNSTONE, SINGLE TO SALVATORE ITALIANO AND MARIA ITALIANO, HUSBAND AND WIFE, DATED JUNE 30, 1950, FILED JULY 12, 1950, RECORDED IN DEED BOOK 1277, PAGE 339, CLERK'S INST. NO. 931408.

CONVEYS: BEGINNING 20 FEET WEST OF THE NORTHEAST CORNER OF LOT 42 OF COTTAGE PARK SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 58, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN WEST 90 FEET, THENCE IN A SOUTHERLY DIRECTION 120 FEET TO A POINT 110 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 42, THENCE EAST 90 FEET TO A POINT 20 FEET WEST OF SOUTHEAST CORNER OF SAID LOT 42, THENCE IN A NORTHERLY DIRECTION 120 FEET TO POINT OF BEGINNING, SAME BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24-31-16, AND SAID LOT 42, LESS THE EAST 20 FEET THEREOF, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

QUIT CLAIM DEED BETWEEN FRANK KEGLOVICH AND SUSAN WOODWARD, GRANTORS AND SUSAN K. WOODWARD AND KIMBERLY K. WOODWARD, AS TRUSTEES OF THE S.K.P. IRREVOCABLE TRUST U/A/D OCTOBER 5, 1993, DATED DECEMBER 20, 1993, RECORDED DECEMBER 29, 1993 IN O.R. BOOK 8519, PAGE 1907, CLERK'S INST. NO. 93-377690.

CONVEYS: LOT 1, BLOCK 1, SUSAN'S COTTAGE PARK PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

WARRANTY DEED BETWEEN SUSAN K. WOODWARD, AS SUCCESSOR TRUSTEE OF FRANK KEGLOVICH DATED MAY 15, 1974, AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANK KEGLOVICH, DECEASED, AND ARCHITECTURAL WINDOWS AND ENTRIES, INC. , A FLORIDA CORPORATION, DATED JANUARY 14, 1999 IN O.R. BOOK 10373, PAGE 677, CLERK'S INST. NO. 99-013218.

CONVEYS: LOT 2, BLOCK 1, SUSAN'S COTTAGE PARK PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 95, PAGE 4, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL THE ABOVE DESCRIBED PARCEL 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

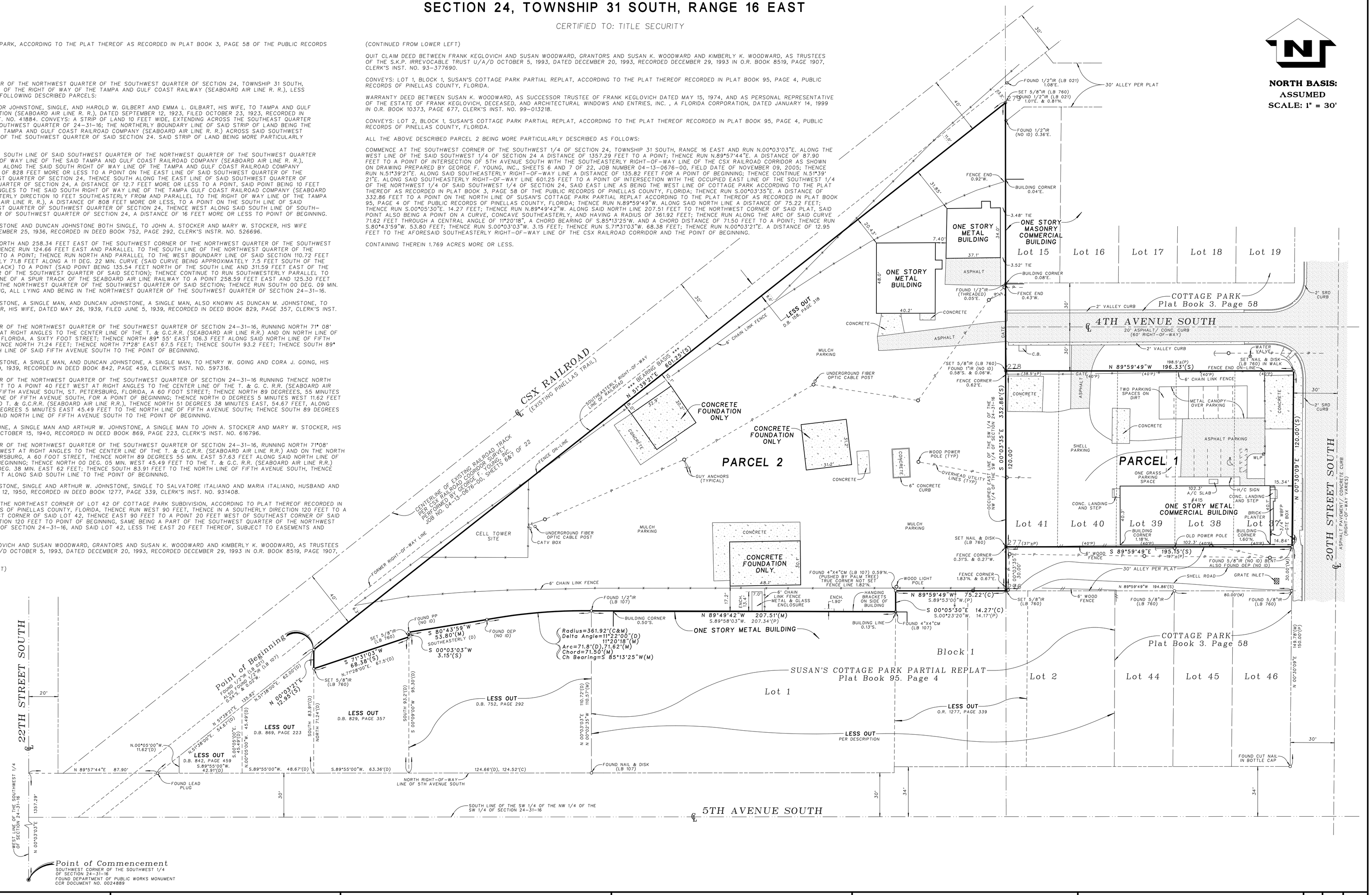
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 31 SOUTH, RANGE 16 EAST AND RUN N.00°03'03"E. ALONG THE WEST LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 24 A DISTANCE OF 1357.29 FEET TO A POINT; THENCE RUN N.89°57'44"E. A DISTANCE OF 87.90 FEET TO A POINT OF INTERSECTION OF 5TH AVENUE SOUTH WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD CORRIDOR AS SHOWN ON DRAWING PREPARED BY GEORGE F. YOUNG, INC., SHEETS 6 AND 7 OF 22, JOB NUMBER 04-13-0676-00, FIELD DATE OF NOVEMBER 09, 2005; THENCE RUN N.51°39'21"E. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 135.82 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.51°39'21"E. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 601.25 FEET TO A POINT OF INTERSECTION WITH THE OCCUPIED EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 24, SAID EAST LINE AS BEING THE WEST LINE OF COTTAGE PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 58 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.00°03'35"E. A DISTANCE OF 332.86 FEET TO A POINT ON THE NORTH LINE OF SUSAN'S COTTAGE PARK PARTIAL REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 95, PAGE 4 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN N.89°59'49"W. ALONG SAID NORTH LINE 207.51 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 361.92 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 71.62 FEET THROUGH A CENTRAL ANGLE OF 11°20'18", A CHORD BEARING OF S.85°13'25"W. AND A CHORD DISTANCE OF 71.50 FEET TO A POINT; THENCE RUN S.80°43'59"W. 53.80 FEET; THENCE RUN S.00°03'03"W. 3.15 FEET; THENCE RUN S.71°31'03"W. 68.38 FEET; THENCE RUN N.00°03'21"E. A DISTANCE OF 12.95 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD CORRIDOR AND THE POINT OF BEGINNING.

CONTAINING THEREIN 1.769 ACRES MORE OR LESS.

(CONTINUED FROM LOWER LEFT)

QUIT CLAIM DEED BETWEEN FRANK KEGLOVICH AND SUSAN WOODWARD, GRANTORS AND SUSAN K. WOODWARD AND KIMBERLY K. WOODWARD, AS TRUSTEES OF THE S.K.P. IRREVOCABLE TRUST U/A/D OCTOBER 5, 1993, DATED DECEMBER 20, 1993, RECORDED DECEMBER 29, 1993 IN O.R. BOOK 8519, PAGE 1907, CLERK'S INST. NO. 93-377690.

(DESCRIPTION CONTINUED AT UPPER RIGHT)



ABBREVIATIONS:
A/C = AIR CONDITIONER
℄ = CENTERLINE
(C) = CALCULATED
C.B. = CONCRETE BLOCK
CM = CONCRETE MONUMENT
CATV = COMMUNITY ANTENNA TELEVISION
CCR = CERTIFIED CORNER RECORD
(C&M) = CALCULATED AND MEASURED
CONC. = CONCRETE
(D) = DESCRIPTION
D.B. = DEED BOOK
ENCH. = ENCROACHMENT
H/C = HANDICAPPED
ID = IDENTIFICATION
IR = IRON ROD
LB = LICENSED BUSINESS
(M) = MEASURED
OEP = OPEN END PIPE
(P) = PLAT
PP = PINCHED PIPE
(S) = SET
SRD = STATE ROAD DEPARTMENT
(TYP) = TYPICAL
WBFP = WATER BACKFLOW PREVENTOR
WLP = WOOD LIGHT POLE

Flood Zone
X
COMMUNITY PANEL #125148 12103C0218 G, REVISED 9/03/03

Basis of Bearings:
ARE BASED ON THE SOUTHEASTERY RIGHT-OF-WAY LINE OF CSX RAILROAD CORRIDOR AS SHOWN ON DRAWING PREPARED BY GEORGE F. YOUNG, INC., SHEETS 6 & 7 OF 22, JOB NO. 04-13-0676-00, FIELD DATE OF 11/09/05.

NOTE:

This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record.

Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 61G17-6, Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Consulting Engineers and Land Surveyors
JCB
4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BOUNDARY SURVEY WITH IMPROVEMENTS

0905-39.CRD

REVISIONS

No.	DESCRIPTION	DATE

FB: 877 PG: 21-25,37
Job Number: 0905-39
Survey Date: 7/15/09
Drawn: DS
Checked: JCB