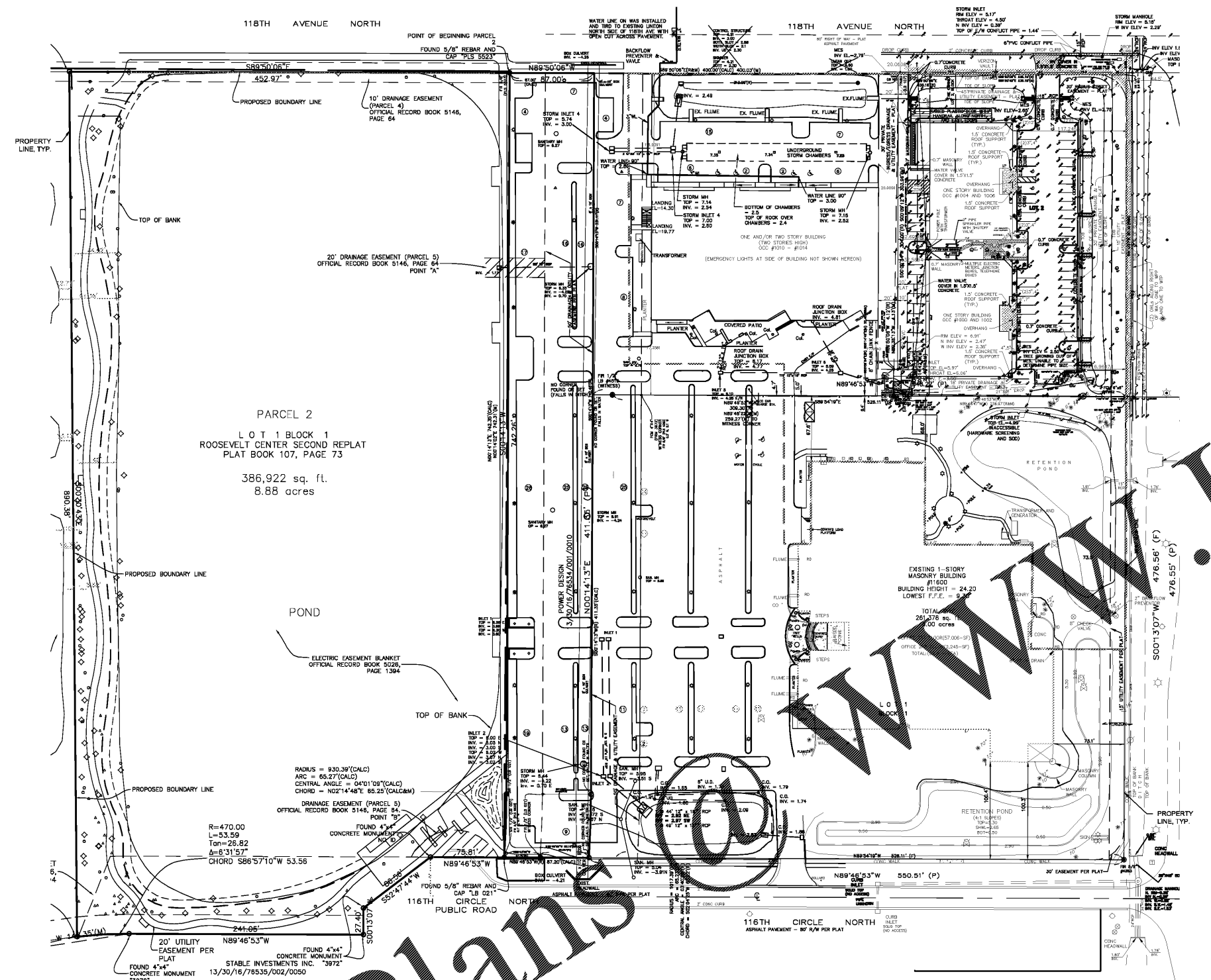


Plotted By: hcrisson, Aisco Street Set: PDI Campus Layout: 1-01 EXISTING CONDITIONS June 26, 2018 08:52:00am C:\SAR JUR\148299000 - cad compile - Improvements (CAD) \campsus\1-01 EXISTING CONDITIONS.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**PARCEL 2**  
 LOT 1 BLOCK 1  
 ROOSEVELT CENTER SECOND REPLAT  
 PLAT BOOK 107, PAGE 73  
 386,922 sq. ft.  
 8.88 acres

R = 470.00  
 L = 53.59  
 Tan = 26.82  
 Δ = 6°31'57"  
 CHORD S86°57'10"W 53.58

RADIUS = 930.39'(CALC)  
 ARC = 65.27'(CALC)  
 CENTRAL ANGLE = 04°01'09"(CALC)  
 CHORD = 102°14'49" 65.23'(CALC)

DRAINAGE EASEMENT (PARCEL 5)  
 OFFICIAL RECORD BOOK 5146, PAGE 84  
 POINT "B"

FOUND 4"x4" CONCRETE MONUMENT  
 STABLE INVESTMENTS INC. '3972"  
 13/30/16/78535/002/0050

LEGEND	
	HANDICAP PARKING SPACE
	SIGN
	WIRE PULL BOX
	UNKNOWN TREE WITH TRUNK SIZE
	OAK TREE WITH TRUNK SIZE
	PALM TREE WITH TRUNK SIZE
	PINE TREE WITH TRUNK SIZE
	BACK FLOW PREVENTER
	CLEANOUT
	FIRE HYDRANT
	FLOOD LIGHT
	GUY ANCHOR
	TELEPHONE POLE
	WATER VALVE COVER
	GAS WITNESS POST
	WOOD POWER POLE
	METAL LIGHT POLE
	ELEVATION
	FOUND CONCRETE MONUMENT
	FOUND IRON ROD
	IDENTIFICATION
	INVERT
	LICENSED BUSINESS
	LICENSED SURVEYOR
	MEASURED END SECTION
	NORTH AMERICAN VERTICAL DATUM OF 1988
	OCCUPIED
	PROFESSIONAL LAND SURVEYOR
	PERMANENT REFERENCE MONUMENT
	PROFESSIONAL SURVEYOR AND MAPPER
	POLYVINYL CHLORIDE
	RECORD OR COMPUTED FROM RECORD
	REINFORCED CONCRETE PIPE
	SET IRON ROD
	TEMPORARY BENCH MARK
	WOOD POWER POLE
	WOOD TELEPHONE POLE
	NUMBER
	ROOFED AREA
	CONCRETE
	ASPHALT
	SPOT ELEVATION

**NOTE: EXISTING CONDITIONS SHOWN HEREIN ARE FROM SURVEY PREPARED BY GEORGE F. YOUNG, INC. PREPARED ON 12-17-2016 AND PROVIDED TO KIMLEY-HORN BY FRONTIER ENGINEERING.**

**BOUNDARY AND TOPOGRAPHIC SURVEY OF**  
 Lot 2, Block 1, ROOSEVELT CENTRE SANTERRE REPLAT, according to the map or plat thereof, as recorded in Plat Book 106, Page(s) 23, of the Public Records of Pinellas County, Florida  
 St Petersburg, Florida

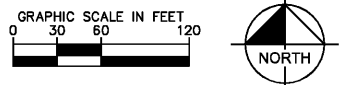
TO: POWER DESIGN, INC. A FLORIDA PROFIT CORPORATION  
 BOSS, ARRIGHI & HOAG, P.L. DBA BOSS LAW  
 CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA SURVEYS AS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11(d), 12, 13, 14, 16, 17, 18, 19, 20(a), 20(b) and 21 OF TABLE A HEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 17, 2015.

DATE OF PLAT OR MAP: DECEMBER 17, 2015

**SURVEYOR'S NOTES**

- GEORGE F. YOUNG, INC. AND THE UNDERSIGNED MAKE NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, RIGHTS OF WAY, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER MATTERS PERTAINING TO THE SURVEY.
- BASED ON REVISIONS TO PLAT BOOK 106, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SHOWN HEREON.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE BENEFIT OF THE CURRENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.
- THIS SURVEY IS A GRAPHIC DEFINITION OF THE CURRENT BOUNDARY VISIBLE IMPROVEMENTS IN ACCORDANCE WITH THE LEGAL DESCRIPTION SHOWN HEREON AND MAY NOT REFLECT OWNERSHIP.
- SURVEY PREPARED WITH THE BENEFIT OF CHICAGO TITLE INSURANCE COMPANY, FILE NO.: 15-329, HAVING AN EFFECTIVE DATE OF NOVEMBER 12, 2015 AT 5:00 PM, ISSUED BY BOSS, ARRIGHI & HOAG, P.L. DBA BOSS LAW.  
SCHEDULE B - SECTION II EXCEPTIONS  
ITEMS 1 THROUGH 5 AND 11 ARE NOT A MATTER OF SURVEY.  
ITEMS 6 THROUGH 10 ARE NOT A MATTER OF SURVEY.  
ITEMS 12 THROUGH 14 ARE NOT A MATTER OF SURVEY.  
ITEMS 15 THROUGH 17 ARE NOT A MATTER OF SURVEY.  
ITEMS 18 THROUGH 20 ARE NOT A MATTER OF SURVEY.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 1210303144G, COMMUNITY NUMBER 125148, PANEL 0144, SUFFIX G, EFFECTIVE DATE OF SEPTEMBER 3, 2003, THE ABOVE DESCRIBED PROPERTY APPEARS TO BE IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) WITH A BASE FLOOD ELEVATION OF 9 FEET (NAVD 88).
- SUBJECT PROPERTY CONTAINS 78,010 SQUARE FEET OR 1.791 ACRES, MORE OR LESS.
- BENCHMARK USED WAS '186 F.H.D.' LOCATED IN A CONCRETE HEADWALL ON THE EAST SIDE OF DR. MARTIN LUTHER KING JR. STREET NORTH APPROXIMATELY 1.2 MILES NORTH OF ITS INTERSECTION WITH ROOSEVELT 1 BUILDING (STATE ROAD 688), HAVING A PUBLISHED ADJUSTED ELEVATION OF 4.80 FEET (NAVD 88). INFORMATION OBTAINED FROM THE NATIONAL GEODETIC SURVEY (NGS) DATA SHEET, PERMANENT IDENTIFIER (PID) A02636.
- ELEVATIONS SHOWN HEREON REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- INFORMATION REGARDING CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE RESTRICTIONS HAVE NOT BEEN FURNISHED TO THE UNDERSIGNED.
- SUBJECT PROPERTY CONTAINS 83 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES.
- UTILITY PLANS OBTAINED FROM UTILITY COMPANIES: A DESIGN TICKET WAS PREPARED AND A FORMAL REQUEST WAS MADE TO THE FOLLOWING UTILITY COMPANIES:  
DUKE ENERGY  
VERIZON FL. INC.  
LEVEL 3 COMMUNICATIONS  
MCI  
BRIGHTHOUSE NETWORKS  
CITY OF ST. PETERSBURG  
NO PLANS HAVE BEEN FURNISHED TO THE UNDERSIGNED.
- THERE WERE NO GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS SPECIFIED BY THE CLIENT ON DATE OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON DATE OF SURVEY.
- THERE WAS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON DATE OF SURVEY. AN INQUIRY WAS MADE TO PINELLAS COUNTY REGARDING ANY PROPOSED CHANGES IN RIGHT OF WAY OF DR. MARTIN LUTHER KING JR. STREET NORTH. AT THIS TIME THERE ARE NO KNOWN PROPOSED CHANGES. AN INQUIRY WAS MADE TO THE CITY OF ST. PETERSBURG REGARDING PROPOSED CHANGES IN RIGHT OF WAY. THE UNDERSIGNED HAS RECEIVED NO RESPONSE REGARDING PROPOSED CHANGES.
- THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON DATE OF SURVEY.
- THERE WAS NO OBSERVED DELINEATED WETLAND AREAS ON DATE OF SURVEY.
- THERE WERE NO RECORD DOCUMENTS INDICATING OFFSITE EASEMENTS OR SERVITUDES BENEFITTING THE SURVEYED PROPERTY PROVIDED TO THE UNDERSIGNED NOR WERE ANY OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY, ON DATE OF SURVEY.
- GEORGE F. YOUNG, INC., MAINTAINS COVERAGE FOR PROFESSIONAL LIABILITY INSURANCE.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LOCATION OF FOOTERS, FOUNDATIONS AND STRUCTURES BENEATH THE GROUND SURFACE HAS NOT BEEN DETERMINED.
- VISIBLE UTILITIES LOCATED AND SHOWN HEREON ARE AS PER FIELD INSPECTION ONLY (ADDITIONAL UTILITIES MAY OR MAY NOT EXIST).
- UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS ONLY - NOT TO BE USED FOR CONSTRUCTION AND DO NOT NECESSARILY INDICATE AVAILABILITY.
- FORTY EIGHT (48) HOURS BEFORE DIGGING, BORING, PILE-DRIVING, PLANTING, ETC. CALL SUNSHINE STATE ONE CALL SYSTEM, 1-800-432-4770 SO THAT UNDERGROUND UTILITIES MAY BE FIELD SPOTTED.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- CERTIFICATION IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND MAPPER BASED ON THE SURVEYOR AND MAPPERS KNOWLEDGE AND INFORMATION, AND THAT IT IS NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



REV.	NO.	REVISIONS	DATE	BY

**Kimley»Horn**  
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 1777 MAIN STREET, SUITE 200, SARASOTA, FL 34236  
 PHONE: 941-379-7600  
 WWW.KIMLEY-HORN.COM CA 0000686

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
148299000	JUNE 2018	AS SHOWN	KHA	KHA	CDC

**EXISTING CONDITIONS**

**PDI CAMPUS**  
 PREPARED FOR  
**POWER DESIGN, INC.**  
 ST. PETERSBURG, FLORIDA

SHEET NUMBER  
**S-101**

Order Plans

