



City of Oldsmar

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November 23, 2004

BOARD OF COUNTY COMMISSIONERS

Pinellas County Board of County Commissioners
315 Court St.
Clearwater, FL 33756

Ref: City of Oldsmar Proposed Annexation by Referendum, Ordinance 2004-19,
commonly called West Oldsmar

Pursuant to Chapter 171.042 of the Florida Statutes, please accept this
report as a prerequisite to the City's proposed Annexation by Referendum.

If you have questions regarding this report, please contact me at 813-749-
1115.

Yours truly,

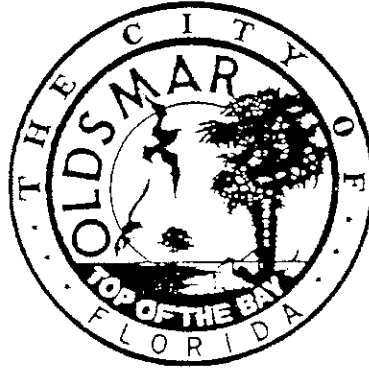
Lisa A. Lene
City Clerk

Enc.

cc: Mayor and City Council
Bruce T. Haddock, City Manager
Tom Trask, City Attorney
Jerry Paradise, Director, Planning & Redevelopment
Pinellas County Clerk of the Circuit Court

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Annexation Report for the City of Oldsmar

Prepared by:
The Department of Planning and Redevelopment
City of Oldsmar

Prepared Pursuant to:
Chapter 171.042 Florida Statutes

November, 2004

Annexation Report for the City of Oldsmar

Oldsmar City Council

Mayor Jerald “Jerry” Beverland
Vice-Mayor Donald B. Bohr
Councilmember Jim Ronecker
Councilmember Suzanne Vale
Councilmember Janice Miller

Administration

Bruce T. Haddock, City Manager

Lisa Lene, City Clerk

Department of Planning and Redevelopment

November, 2004

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Figure 2—Aerial map of the area proposed for annexation

Figure 3—Detailed map of the area proposed for annexation

Figure 4—Legal description of the area proposed for annexation

Figure 5—Map of existing potable water mains, sewer interceptors and outfalls

Figure 6—Land use map of the area proposed for annexation

Note: All graphics, unless otherwise noted, were prepared and provided by the Pinellas Planning Council.

Introduction

The City of Oldsmar will initiate a process that, if approved by a majority of the registered voters in the annexation area, will result in the annexation of 103.3 acres of unincorporated Pinellas County. The area proposed for annexation is developed with 68.8 net acres of residential use, 3.2 net acres of commercial use, 5.1 net acres of railroad right of way and 26.2 net acres are vacant (Note: "Net" acres means acreage less public rights-of-way and submerged land). While not required for annexation by referendum, the area is within the Area Delineating Eligibility for Voluntary Annexation into Oldsmar, as described in the Pinellas County Ordinance 00-63.

Authority

Before annexation by referendum may take place, Section 171.042, Florida Statutes, (*Prerequisites to annexation*), requires a report to be prepared describing the municipality's plans to provide urban services to the area. This report is intended to satisfy those requirements and is being filed with the Board of County Commissioners prior to commencing the annexation.

In addition, section 5, paragraph 12 of the "Special Act Establishing the Pinellas Planning Council" (Chapter 88-464, Laws of Florida), requires that the Planning Council review the municipality's ability to provide services to the annexation area for annexations over ten acres. The Planning Council then makes a recommendation to the municipality as to whether or not the municipality has the ability to serve the area subject to annexation. Pinellas Planning Council Resolution 98-2 establishes procedures for reviewing these annexations and this report is intended to show that the municipality affirmatively has the ability to serve the area proposed for annexation in accord with this resolution.

Prerequisites to annexation requires the annexation report contain three types of information: a) maps of the area to be annexed, b) statements certifying the area to be annexed meets the criteria in Sec. 171.043, F.S., and c) statements describing the municipality's plans for extending municipal services to the area.

This report satisfies the criteria in Sec. 171.042, F.S., allowing the subject area to be annexed by a referendum (see Figures 1 and 2). All registered voters in the area to be annexed will be given the opportunity to vote whether or not to annex into the City of Oldsmar.

Maps (Section 171.042 (1) (a), F.S.)

The maps and descriptions of the area proposed for annexation can be found in the following attachments located at the end of this report:

Figure 1 – Map of the City of Oldsmar including the area proposed for annexation.

Figure 2 – Aerial map of the area proposed for annexation

Figure 3 – Detailed map of the area proposed for annexation

Figure 4 – Legal description of the area proposed for annexation

Figure 5 – Map of existing potable water mains, sewer interceptors and outfalls

Figure 6 – Land use map of the area proposed for annexation

Section 171.042(1) (a) requires a map of the proposed extensions of water mains and sewer outfalls. However, water and sewer lines are already in place for all areas within the annexation area. There are no new water or sewer extensions proposed (or necessary) in the annexation area at this time.

Section 171.042(1) (a) requires a map showing the general land use pattern of the area proposed for annexation. Figure 6 and the following description are intended to address this requirement. As shown in Figure 6, the annexation area is designated on the Countywide Future Land Use Plan Map (updated October 7, 2003) as Preservation, Residential Urban, and Commercial General. The Residential Urban area is developed mostly with single family homes primarily located south of State Road 580. North of SR 580 is characterized with some single family homes, a number of duplexes, triplexes and an aging mobile home park. The Commercial General area, concentrated only along the south side of SR 580 consists primarily of a convenience store, auto garage, warehousing and miscellaneous strip stores. The Preservation areas are low lying and located along the shore of Old Tampa Bay, a small area along the shore of Moccasin Branch tributary and a small area at the shore of Safety Harbor. The vast majority of vacant land is within the Residential Urban area while a small amount of the Commercial General designated land is available for development.

Certifications (Sections 171.042 (1) (b) and 171.043, F.S.)

The area proposed for annexation meets the criteria in Section 171.043, F.S., *Character of the area to be annexed*:

- The area proposed for annexation is substantially contiguous to the City of Oldsmar on the east and north. It does not create any enclaves, pockets, or finger areas in serpentine patterns. Further, annexation of the railroad right-of-way on the north will eliminate a pocket that currently exists in the northeast portion of the subject area.
- The annexation area is developed for urban purposes. There are 411 dwelling units existing within the 87.0 net acres of Residential Urban land are proposed for annexation. Based on the 2000 US Census, there are 1.87 persons for each residential unit within Pinellas County. This equates to an estimated 769 residents within the boundaries of the area to be annexed, (or about 8.84 residents per net Residential Urban acre).

- State Road 580, the main thoroughfare, is a four-lane facility with an improved median divider and turn lanes (urban section)
- The south side of SR 580 is developed with a convenience store, auto garage, warehousing and miscellaneous strip stores.

Extension of Municipal Services (Section 171.042 (1) (c), F.S.

Upon annexation, the area will be subject to all laws, regulations, and ordinances in effect in the City of Oldsmar as well as all privileges and benefits entitled to city residents. All municipal services provided within the City of Oldsmar will be afforded to the residents of the area to be annexed.

The area proposed for annexation is within the Area Delineating Eligibility for Voluntary Annexation into Oldsmar, as described in Pinellas County Ordinance No. 00-63. The purpose of these planning areas is to define where cities may accept voluntary petitions and to allow the cities to consider the areas in their Comprehensive Plans. The annexation area is contiguous to the City of Oldsmar for at least 50% of its perimeter. It is possible to reach the area proposed for annexation using public right-of-way, either by traveling through the City of Oldsmar or the City of Safety Harbor only. City services are currently efficiently delivered to the area proposed for annexation.

Potable Water—The area proposed for annexation is within the area served by the City of Oldsmar's potable water system. No change in water service is expected upon annexation. Figure 5 illustrates a map of the existing distribution system. Based on the level of service and coverage of the potable water system, no water main extensions are proposed at this time.

Oldsmar has an interlocal agreement with the City of St. Petersburg and Pinellas County to buy potable water wholesale from their respective systems. The City of Oldsmar maintains the distribution system. According to the Oldsmar Comprehensive Plan, supply for potable water is well below demand, and the trend is expected to continue.

Sanitary Sewer—Sewer service for the area proposed for annexation is provided by the City of Oldsmar. No change in sewer service is expected upon annexation. Figure 5 illustrates the existing gravity sewer lines, force mains, and manholes in the area proposed for annexation currently served by sanitary sewer.

Wastewater from the area proposed for annexation is directed to the City's Bud Lister Water Reclamation Facility located at 351 Lafayette Boulevard in Oldsmar. According to the City's Comprehensive Plan and the latest flow reports, capacity is adequate at the facility for present and future service.

Solid Waste—Currently, the residents and businesses must either contract with a private hauler or deliver their solid waste to Pinellas County Solid Waste Management. Upon annexation, the City of Oldsmar will be able to provide solid waste services to the area proposed for annexation.

Oldsmar will assume solid waste collection responsibilities as soon as practicable depending upon individual contracts and specifications of Sec 171.062 (4), F.S

If a property owner has an exclusive contract for solid waste services for at least six months before the annexation occurs, the solid waste service provider may continue to provide services to the area for five years, or the remainder of the term, whichever is less (Sec 171.062 (4), F.S.)

Police—The area proposed for annexation is currently served by the Pinellas County Sheriff's Department. The area will continue to be served by the Pinellas County Sheriff's Department.

Fire Protection—Fire protection within the area proposed for annexation is the responsibility of Pinellas County which contracts with the City of Safety Harbor to provide it.

However, because fire, rescue and emergency response services in Pinellas County are provided by first-responder agreements, and due to the proximity of the City of Oldsmar Fire Station, it is designated as the "first responder" in an emergency. Oldsmar, therefore, has the ability to provide fire protection services to the area proposed for annexation. Upon annexation, the Oldsmar Fire Department will continue to provide these services.

Local Roads—Local streets maintenance in the area proposed for annexation are currently the responsibility of the Pinellas County Public Works Department. Streets and roads proposed to be annexed are Arch Avenue, Duane Avenue, Huron Avenue, Meriden Avenue, Phoenix Avenue, St. Clair Avenue and Shore Boulevard. The City of Oldsmar has the ability to provide maintenance to the local streets and roads. State Road 580 and the associated retention ponds will continue to be maintained by the Florida Department of Transportation.

Stormwater Drainage—Drainage in the area proposed for annexation is currently the responsibility of the Pinellas County Public Works Department. There is no formal stormwater management system in the area proposed for annexation, with the exception of the State Road 580 drainage system and associated retention facilities owned and maintained by the Florida Department of Transportation.

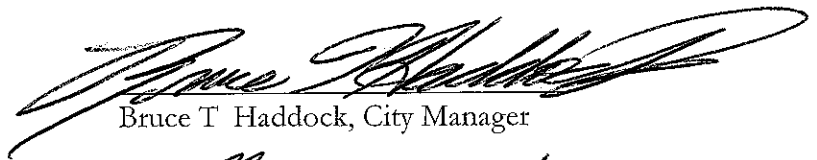
The City of Oldsmar's Public Works Department is able to provide drainage services and maintenance to the area proposed for annexation. This department currently maintains 142,564 linear feet of drainage pipes, 582 inlets and nine retention facilities on a city-wide basis, according to the Director of Public Works and has the capability to handle the area proposed for annexation.

Recreation Services—Pinellas County provides passive recreation opportunities to all residents countywide. Unincorporated residents who wish to participate in active recreation programs must make arrangements with municipal recreation departments or private clubs. In Oldsmar, non-city residents are permitted to utilize city recreation facilities and services, but they pay higher fees to do so. The City of Oldsmar has the

ability to provide recreation services and facilities to residents within the area proposed for annexation, including the use of a senior citizen center, a water park, an amphitheater, skateboard park, jogging paths, summer day camps, community theater and a wide range of other recreation opportunities already available to residents of the City of Oldsmar

Conclusion

Based on the information presented within this report as required by Section 171 042, Florida Statutes, the City of Oldsmar has the ability to provide urban services to the area proposed for annexation and respectfully submit

A large, stylized handwritten signature in black ink, appearing to read "Bruce T. Haddock".

Bruce T. Haddock, City Manager

Date Nov 17, 2004

FLORIDA STATUTES
Chapter 171 – Municipal Annexation or Contraction

171.042 Prerequisites to annexation.--

(1) Prior to commencing the annexation procedures under s. 171.0413, the governing body of the municipality shall prepare a report setting forth the plans to provide urban services to any area to be annexed, and the report shall include the following:

(a) A map or maps of the municipality and adjacent territory showing the present and proposed municipal boundaries, the present major trunk water mains and sewer interceptors and outfalls, the proposed extensions of such mains and outfalls, as required in paragraph (c), and the general land use pattern in the area to be annexed.

(b) A statement certifying that the area to be annexed meets the criteria in s. 171.043.

(c) A statement setting forth the plans of the municipality for extending to the area to be annexed each major municipal service performed within the municipality at the time of annexation. Specifically, such plans shall:

1. Provide for extending urban services except as otherwise provided herein to the area to be annexed on the date of annexation on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation.
2. Provide for the extension of existing municipal water and sewer services into the area to be annexed so that, when such services are provided, property owners in the area to be annexed will be able to secure public water and sewer service according to the policies in effect in such municipality for extending water and sewer lines to individual lots or subdivisions.
3. If extension of major trunk water mains and sewer mains into the area to be annexed is necessary, set forth a proposed timetable for construction of such mains as soon as possible following the effective date of annexation.
4. Set forth the method under which the municipality plans to finance extension of services into the area to be annexed.

(2) Prior to commencing the annexation procedures under s. 171.0413, the governing body of the municipality shall file a copy of the report required by this section with the board of county commissioners of the county wherein the municipality is located.

History.--s. 1, ch. 74-190; s. 3, ch. 75-297; s. 1, ch. 78-19; s. 13, ch. 81-167; s. 13, ch. 83-55; s. 5, ch. 84-241.

FIGURE 1

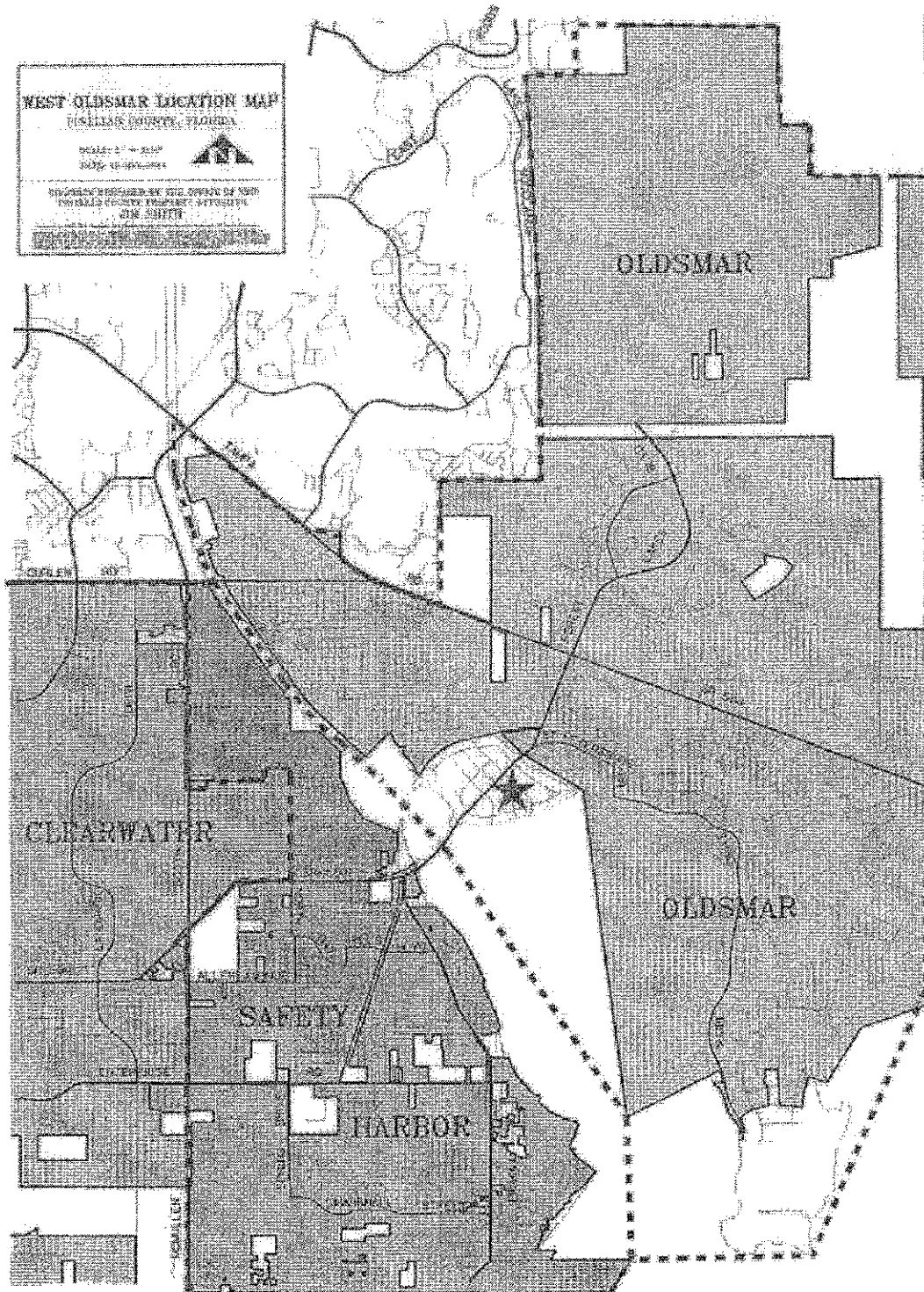


FIGURE 2

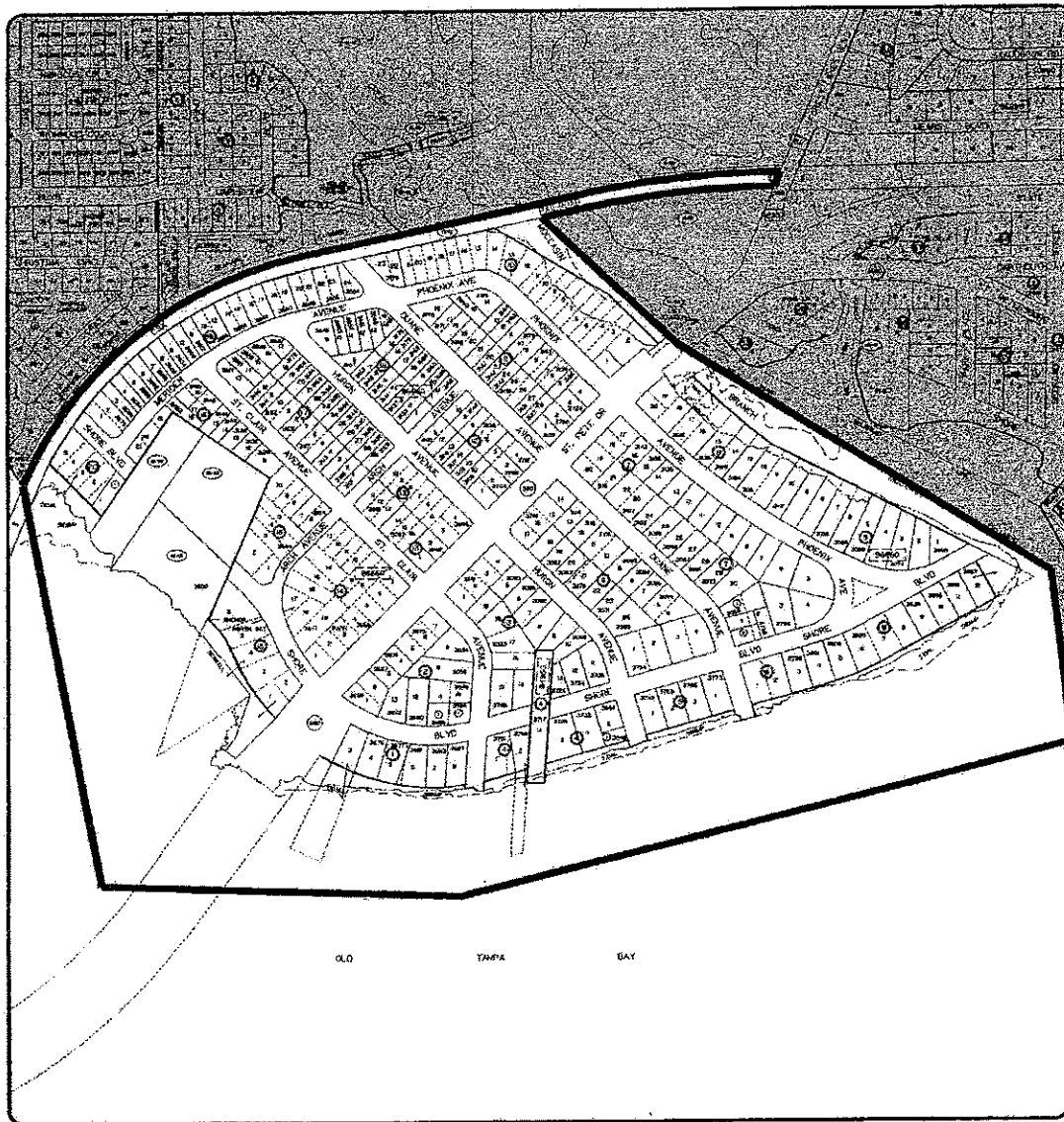


Aerial View of West Oldsmar

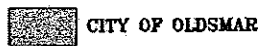


NOT TO SCALE

FIGURE 3



WEST OLDSMAR ANNEXATION STUDY AREA
ADDRESS MAP



CITY OF OLDSMAR



SCALE: 600'



PINELLAS PLANNING COUNCIL

GRAPHICS PREPARED BY THE OFFICE OF PINELLAS COUNTY PROPERTY APPRAISER, JIM SMITH
GRAPHICS CREATED USING MEDIT VERSION 2.1 ©

FIGURE 4

Legal Description (Section 171.0143 (2) (c), F.S.)

Pursuant to Section 171.0413 (2) (c), Florida Statutes, the legal description of the area proposed for annexation is as attached:

**SKETCH TO ACCOMPANY DESCRIPTION ONLY (NOT A SURVEY)
A PORTION OF SECTIONS 22, 23, 26, 27 & 35, TOWNSHIP 28 SOUTH,
RANGE 16 EAST
PINELLAS COUNTY, FLORIDA**

DESCRIPTION: PROPOSED LANDS TO BE ANNEXED INTO THE CITY LIMITS OF THE CITY OF OLDSMAR.
(SKETCH ONLY, NOT A SURVEY)

ALL THE LAND, WATER AND SUBMERGED LANDS EMBRACED IN THE FOLLOWING LIMITS. SAID LIMITS BEING A PORTION OF SECTIONS 22, 23, 26, 27, AND 35, TOWNSHIP 28 SOUTH, RANGE 16 EAST. SAID PROPOSED CITY OF OLDSMAR ANNEXATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SHORE DRIVE (A 100' RIGHT-OF-WAY) WITH THE NORTHEASTERLY EXTENSION OF THE SOUTH LINE OF LOT 9, BLOCK 10, COUNTRY CLUB ADDITION TO OLDSMAR, REVISED, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 42, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THENCE ALONG THE EXISTING CITY LIMITS OF OLDSMAR PER CHAPTER 18947, SPECIAL ACTS OF 1937 CREATING THE CITY OF OLDSMAR, SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 10 AND ITS SOUTHWESTERLY EXTENSION THEREOF TO A POINT IN OLD TAMPA BAY ONE HALF (1/2) MILE DISTANCE FROM WHERE THE SOUTH LINE OF SAID LOT 9, BLOCK 10 PRODUCED NORTHEASTERLY INTERSECTS THE CENTERLINE OF SAID SHORE DRIVE AND THE POINT OF BEGINNING.; THENCE NORTHWESTERLY ALONG THE EXISTING LIMITS OF THE CITY OF OLDSMAR, AS ESTABLISHED IN 1937, TO A POINT IN THE CENTER OF THE MOUTH OF MOCCASIN BRANCH; THENCE CONTINUING NORTHWESTERLY ALONG THE CENTER OF THE MOUTH OF MOCCASIN BRANCH AND THE EXISTING LIMITS OF THE CITY OF OLDSMAR AS ESTABLISHED IN 1937 TO A POINT IN THE CENTER OF STATE ROAD 580; THENCE NORTHWESTERLY ALONG THE EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION ORDINANCE 232, DATED MARCH 18, 1975 TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY THE TAMPA AND GULF COAST RAILROAD COMPANY) (SAID POINT ALSO BEING THE SOUTH LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION ORDINANCE 138, DATED NOVEMBER 3, 1970), THENCE SOUTHWESTERLY ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY THE TAMPA AND GULF COAST RAILROAD COMPANY) TO THE INTERSECTION WITH THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST; THENCE WESTERLY ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 22 (SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION ORDINANCE 138, DATED NOVEMBER 3, 1970) TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 22, THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF SAID SECTION 22 (SAID LINE ALSO BEING THE WESTERLY LINE OF THE EXISTING CITY LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION ORDINANCE 138, DATED NOVEMBER 3, 1970) TO A POINT ON THE SOUTHEASTERLY LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION ORDINANCE 183, DATED MAY 15, 1973; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION 183, DATED MAY 15, 1973 TO THE SOUTHERNMOST POINT OF SAID EXISTING LIMITS OF THE CITY OF OLDSMAR, PER CITY OF OLDSMAR ANNEXATION 183, DATED MAY 15, 1973; THENCE SOUTHEASTERLY TO A POINT IN OLD TAMPA BAY AND THE POINT OF BEGINNING.

SHEET 1 OF 2

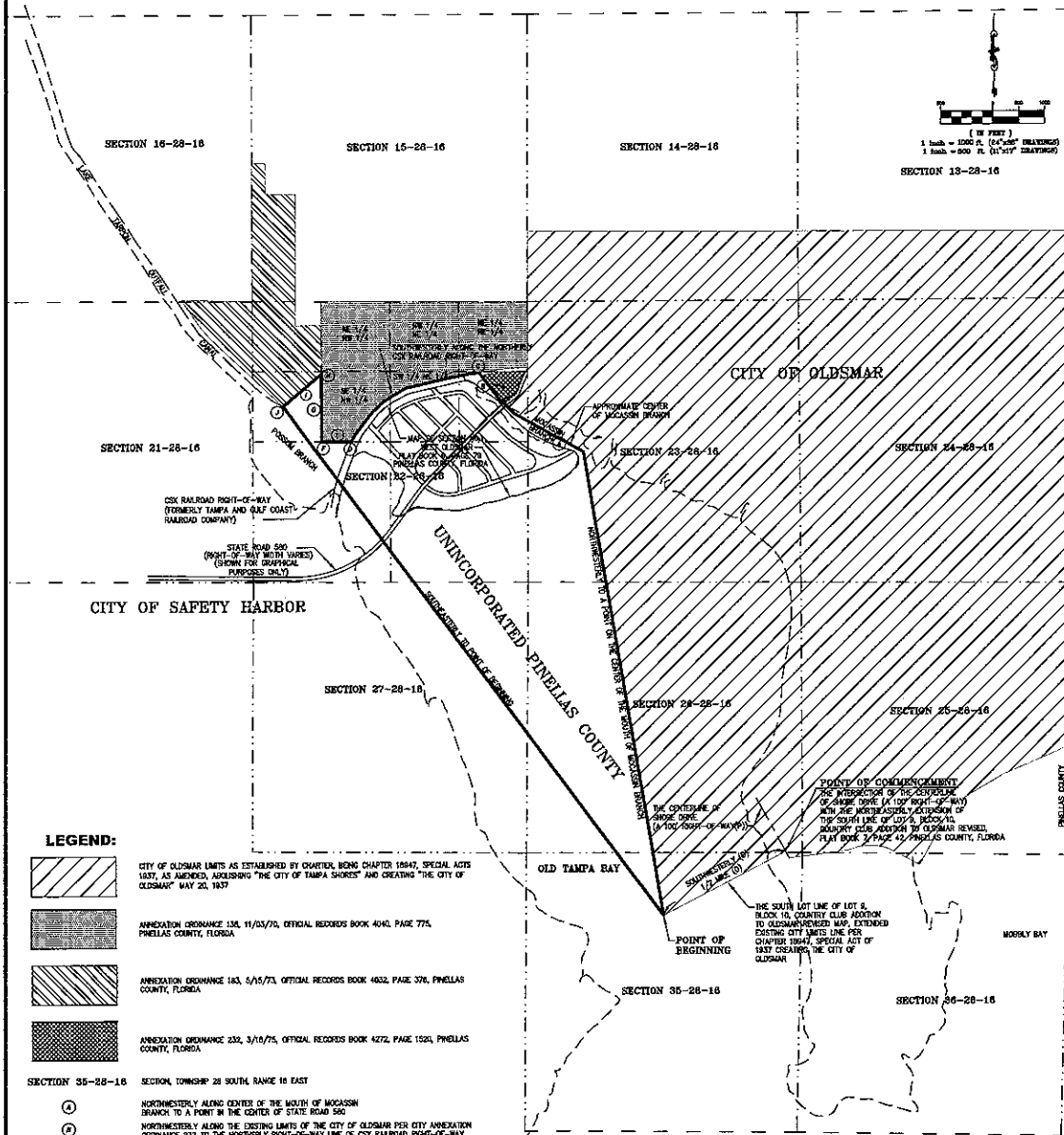


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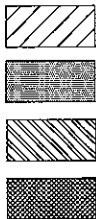
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FIELD BY: N/A	DATE: N/A	COUNTY PINELLAS

SKETCH TO ACCOMPANY DESCRIPTION ONLY (NOT A SURVEY)
A PORTION OF SECTIONS 22, 23, 26, 27 & 35, TOWNSHIP 28 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



LEGEND:



CITY OF OLDSMAR LIMITS AS ESTABLISHED BY CHARTER, BEING CHAPTER 19847, SPECIAL ACTS 1987, AS AMENDED, ADJUDICATING "THE CITY OF TAMPA SHORES" AND CREATING "THE CITY OF OLDSMAR" MAY 20, 1937.

ANNEXATION ORDINANCE 130, 11/03/70, OFFICIAL RECORDS BOOK 4043, PAGE 775, PINELLAS COUNTY, FLORIDA.

ANNEXATION ORDINANCE 143, 5/15/73, OFFICIAL RECORDS BOOK 4632, PAGE 376, PINELLAS COUNTY, FLORIDA.

ANNEXATION ORDINANCE 232, 3/18/75, OFFICIAL RECORDS BOOK 4272, PAGE 1504, PINELLAS COUNTY, FLORIDA.

SECTION 35-28-16 SECTION, TOWNSHIP 28 SOUTH, RANGE 16 EAST

- (A) NORTHWESTERLY ALONG CENTER OF THE SOUTH OF MOCCASIN BRANCH TO A POINT IN THE CENTER OF STATE ROAD 580.
- (B) NORTHWESTERLY ALONG THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER CITY ANNEXATION ORDINANCE 232 TO THE NORTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD RIGHT-OF-WAY.
- (C) INTERSECTION OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER CITY ANNEXATION ORDINANCE 232, WITH THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER CITY ANNEXATION ORDINANCE 130.
- (D) INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CSX RAILROAD RIGHT-OF-WAY WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST.
- (E) WESTERLY ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST.
- (F) THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST.
- (G) NORTHERLY ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST.
- (H) THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 16 EAST WITH THE SOUTHEASTERN LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER ANNEXATION ORDINANCE 143.
- (I) SOUTHWESTERLY ALONG THE SOUTHEASTERN LINE OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER ANNEXATION ORDINANCE 130.
- (J) SOUTHWEST CORNER OF THE EXISTING LIMITS OF THE CITY OF OLDSMAR PER ANNEXATION ORDINANCE 143.

SURVEYOR'S NOTES:

1. STATE ROAD 580, CSX RAILROAD RIGHT-OF-WAY, MAP OF SECTION No. 1 WEST OLDSMAR, LANDMARKS, SECTIONAL INFORMATION, ETC., SHOWN HEREIN ARE SHOWN FOR GRAPHICAL/INFORMATIONAL PURPOSES ONLY.
2. NO FIELD WORK WAS PERFORMED OR ASSOCIATED WITH THIS SKETCH.
3. THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. DURING THE COURSE OF THIS SKETCH, NO SEARCH FOR VERBALLY EVIDENCE OF EXISTING OR FORMER AREAS OF FACILITIES WHICH MAY HAVE INVOLVED USE OR STORAGE OF HAZARDOUS OR TOXIC SUBSTANCES WAS MADE, NOR WERE ANY NEARBY AREAS OR ADJACENT AREAS SHOWN OR LOCATED.
5. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL, ADDITIONS OR DELETIONS TO THIS SKETCH MAP BY ANY OTHER THAN THE DRAWING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE DRAWING PARTY OR PARTIES.
6. PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SKETCH REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS APPLIED. THE INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SKETCH APPLIES ONLY TO THE PERSON / PERSONS SHOWN.

SHEET 2 OF 2



KCI TECHNOLOGIES, INC.
 10150 HIGHLAND MANOR DRIVE,
 SUITE 120
 TAMPA, FL 33610
 (813) 740-2300
 LICENSED BUSINESS 6801

NO.	DATE	REVISIONS	BY	CHK	APP'D
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N/A	N/A	PINELLAS

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FIGURE 5

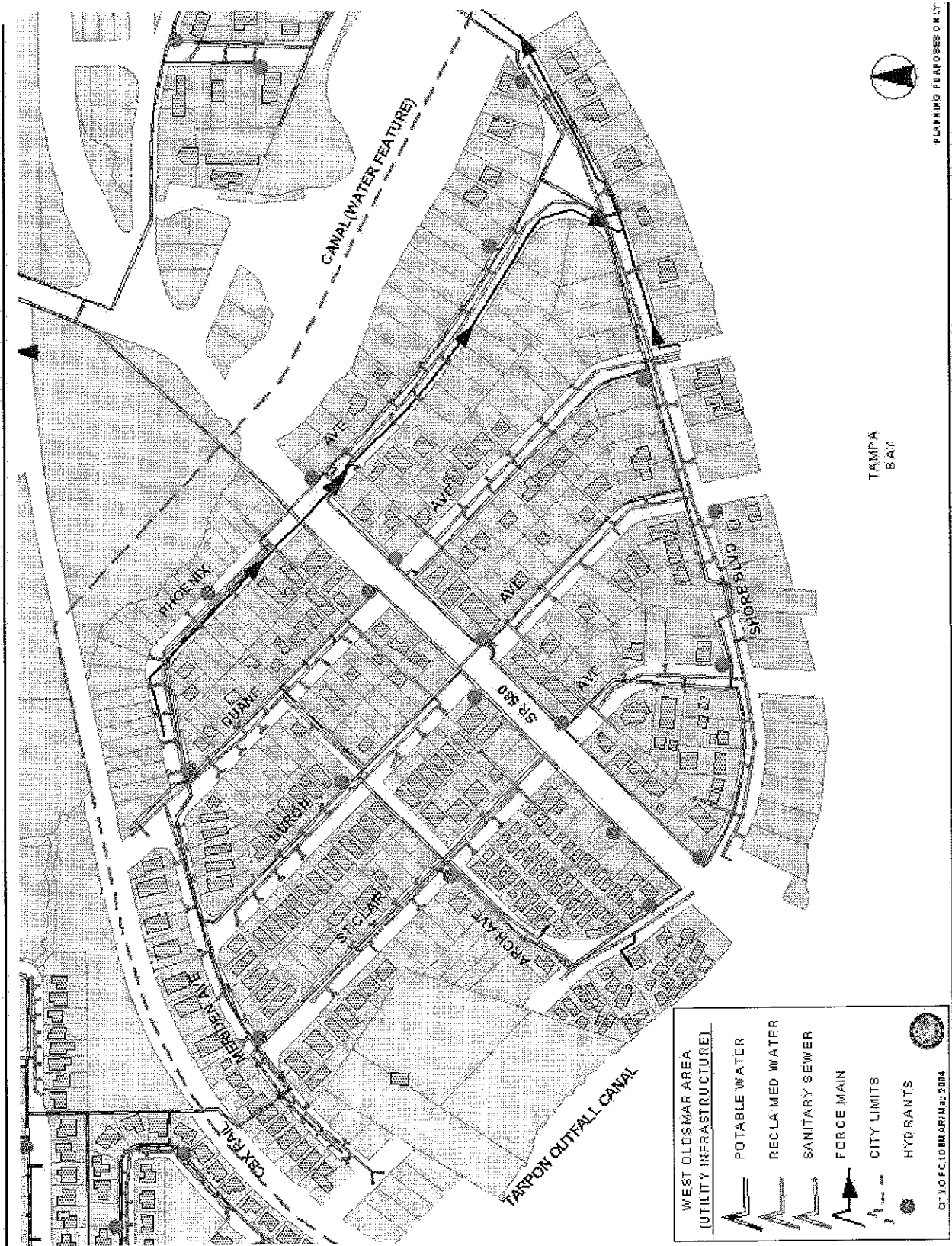


FIGURE 6

