

LOI Form

LOI

If you would like to complete this Letter of Intent in Word first and copy your answers over later, use the following link: [Download LOI](#)

The rubric that will be used to score your Letter of Intent can be found here: [Download LOI Rubric](#)

Please pay attention to character limits while working on your draft. These limits include spaces.

Organization Name*

Rebuilding Together Tampa Bay

Project Name*

Create a brief name for this large capital project. This is how it will appear throughout the PCF grant portal.

RTTB Pinellas County Presence: Permanence & Progress in Affordable Housing

EIN*

59-3664580

Incorporation Year*

What year did your organization incorporate? This will be the year listed on your determination letter from the Internal Revenue Service.

2000

Organizational Mission Statement*

What is your organization's mission statement? This should be no longer than one or two sentences.

Rebuilding Together Tampa Bay's (RTTB) mission is to "repair homes, revitalize communities and rebuild lives." We're a local nonprofit and licensed General Contractor (CGC1522294) with over 20 years of experience providing free critical home repair and affordable housing opportunities to our neighbors across Tampa Bay who otherwise could not afford it.

Unique Entity ID (SAM)

Please provide your organization's Unique Entity ID number. This is a specific number used by the federal government to identify your organization. **This is different from a DUNS number, which the federal government no longer uses.**

If you do not have a Unique Entity ID number, you can create an account on SAM.gov and apply for one here (it is free and may take 3-4 days for approval): <https://sam.gov/content/home>

This field is optional as to not stop a qualifying organization from applying. HOWEVER, a Unique Entity ID number will be required if your organization is approved for a grant. Your organization should apply for a number now if it does not yet have one.

Character Limit: 12

SN3VL5MNKJN5

Annual Operating Budget Size*

Please provide the amount of your annual operating budget (expenditures only) for your entire organization.

\$5,502,322.00

Amount Requested*

The maximum grant amount is \$5 million. You may request up to 5% for grant administration, project management, and other indirect costs. Please be sure your indirect cost rate is represented in the figure you put below.

Note: You will be required to upload a more detailed budget if you are approved for the full application stage. You will need to also attach any bids, estimates, and agreements with contractors or other vendors in relation to the proposed project.

\$1,069,000.00

Does the total project cost exceed the amount your organization is requesting?*

Please note: Answering "Yes" will cause additional questions to load later in this application.

Examples

ABC Childcare is seeking funding for a new playground. ABC Childcare is asking PCF to fund \$150,000 for certain equipment, and will seek other funding and donations for the remaining \$20,000 of the playground. ABC Childcare would select "Yes" for this question.

Better Tomorrow, a mental health provider, is looking to expand their counseling center by two rooms to meet increased service demand arising from the pandemic. Better Tomorrow has secured \$25,000 in private contributions, and wants to request the remaining \$125,000 in this grant. Better Tomorrow would select "Yes" for this question.

DBE Food Pantry is seeking funding for a new HVAC unit for their pantry, and is requesting \$40,000 from PCF to cover the entire cost. DBE Food Pantry would select "No" for this question.

No

Parent Non-Profit/Subsidiaries*

If your organization has a parent non-profit that has multiple subsidiaries, will multiple subsidiaries be applying in this process?

Example

Better Tomorrow is the parent non-profit of three organizations. Two of those organizations want to apply in this process. Both would select "Yes" on this question.

No

Request Specifics

Organization Programming Background*

Please describe the programming your organization offers to the community and the length of time it has been doing so. That is, what does your organization **do** and **how long** has it been doing it?

Rebuilding Together Tampa Bay (RTTB) is a certified 501(c)3 nonprofit organization and licensed general contractor (CGC1522294), dedicated to preserving and creating affordable housing and assuring that our most vulnerable low-income homeowners live in warmth, safety, and independence. We have over 20 years of experience providing home rehabilitation and modification services at no cost to eligible, low-income, beneficiaries. RTTB delivers services to low-to-moderate income homeowners within the Tampa-St. Petersburg Metropolitan Area. RTTB was founded in 2000 on the belief that all persons deserve to live in safe and healthy homes. We seek to preserve homes and revitalize communities so that low-income homeowners, from the elderly and disabled to families with children, and veterans who have served our country, have a safe, healthy, and affordable place to call home. Our programs create safe and healthy neighborhoods through the repair and preservation of the existing housing stock, the acquisition of vacant lots, and the new construction of affordable top-quality homes. In revitalizing communities, our goal is to help shape communities in ways that result in household and neighborhood stability. We create jobs and business opportunities in the communities we serve and operate in by hiring locally, from printers to market our programs to skilled trade professionals to perform construction work. RTTB has grown from 4 home repair projects per year in 2003, to an average of 120 projects in the year 2021, serving over 4000 people, repairing 1700 homes, and engaging over 5000 volunteers since our inception in 2000. For Fiscal year 2022, ending June 30th, 2023, we committed to complete 163 projects which translates to over 800 clients served. We have expanded our programs to include the construction of new affordable homes for low-to moderate income and first-time homebuyers and extending our services to tenant-occupied homes.

Community Need*

Please describe the community need that exists for your programming. If you are able to cite quantitative, local data, that will strengthen your proposal.

The need is great in Pinellas County, 51% of homeowners with an AMI below 50% spend more than half of their income on their mortgage. (Shimberg 2019) whilst the investor market share of home purchases has seen a 520 % Increase in total purchases from 2011 – 2021(Pinellas County Property Appraiser.) Given these levels of disparity, paying for the level of expertise required to maintain and rehab their homes is out of the realm of possibility for most low-income homeowners. Therefore, work is often delayed, homes deteriorate further, health can suffer as a result, residents may try to address the issues, go deeper into debt, and make tradeoffs between other necessities (food, medicine) to get the work done. The City of St. Pete has an owner-occupied rate of 64.2% which indicates a significant level of homeownership, with prices skyrocketing

around Tampa Bay there are few ways current low-income homeowners can justify staying in their homes especially when they have much needed major repairs unaddressed. This accelerates gentrification, displaces the elderly, veterans, families with children, and the disabled at alarming rates, it is also the force behind undesirable gentrification, the makeup of entire neighborhoods changing, histories erased, and generational wealth eradicated. RTTB works diligently to help our neighbors in need stay in their homes, raise their families in safe and healthy housing, so they can pass what they've worked so hard to have, their homes, on to their children who benefit from the economic growth taking place around them. Our work in this space also aims to address deep rooted inequities in the housing market, "Black Americans [have] a homeownership rate of 46.4% compared to 75.8% [for] white families. Compounding matters, homes in predominately Black neighborhoods across the country are valued at \$48,000 less than predominately white neighborhoods for a cumulative loss in equity of approximately \$156 billion." (Brookings 2021)

Negative Economic Impact*

The following question is the keystone of a strong application in this process. If your organization cannot demonstrate a negative economic impact from the pandemic, your application will not qualify for committee review. If you are uncertain about what constitutes negative economic impact or how to demonstrate it, please contact PCF staff for technical assistance.

Describe your organization's negative economic impact arising from the COVID-19 pandemic. Examples could include:

- A reduction in revenue from 2019 to 2020
- Inflationary pressures
- Increases in demand for services that have not been compensated for through new revenue
- The use of reserves for unbudgeted expenses since the onset of the pandemic, and such use of reserves has prevented the purchase of capital assets
- A need for capital assets to offset community need for which your organization does not have the resources to purchase due to the negative economic harm from the pandemic
- A need for additional capital assets to adapt operations to accommodate health and safety guidelines by the CDC
- Growth in restricted pandemic-related revenue that does not permit capital asset acquisition

Note: If you are applying for both a Small Purchase and Large Project, you may reuse the answer for this question PROVIDED THAT the negative economic impact is relevant to both requests.

COVID-19 adversely impacted us in the following ways: During our Kickoff to Rebuild event during the Super Bowl in Tampa we were unable to host multiple corporate volunteer days which are a major source of revenue for us at \$10-15,000 per corporation. Volunteer events are just starting to be hosted again; however, still at a significantly lower rate than prior to COVID. We purchased, at our own cost, PPE equipment to distribute to our most vulnerable citizens and clients. We had to, several times, work remotely making technological accommodations for staff (laptop upgrades, cameras for videoconferencing.) Due to potential COVID exposure we had our offices professionally sanitized on more than one occasion. Finally, to allow for adequate social distancing between all staff members and to cover costs associated with the decrease in our ability to undertake revenue generating projects and the increased costs brought about by the inflationary economic environment of the COVID-19 pandemic, RTTB made the difficult decision to move offices from a building we owned into those we now rent. We currently split staff between two offices (one in Hillsborough County and one in Pinellas County) both of which are rented and are adding significant cost pressures vis-à-vis rent. The office rentals were also in lieu of a mixed use development we intended to construct. This development would have included multiple townhomes and an office for RTTB which would have increased the supply of affordable housing in an area that desperately needs it while also providing us with a

permanent home in a community we serve. We had to abandon this project due to the myriad of price increases felt so acutely in construction (Bank of America calculates that there has been at least a 42% increase in the cost of construction due to inflation over the past two years) which ballooned the estimated costs of this development to well over \$3 Million. The opportunity presented by ARPA is one that would allow us to continue our growth in Pinellas County as well as revive the plan of a mixed-use development that houses both an RTTB office and the possibility of newly constructed affordable homes. This would remove the need to rent, allow us to continue to grow our team and programmatic reach in a well-situated area located between the primary QCT's we serve in Pinellas County.

Proposal Description*

The American Rescue Plan Act requires a request that is reasonable and proportional to the level of economic impact your organization experienced. This means the request you describe below should not be greater than the economic harm your organization has suffered.

Please describe your project proposal and address the following:

- What project will be undertaken with these funds?
- What is the estimated lifespan of the project/property improvement?
- How does it address the negative economic harm you described in the previous question?

The project we intend to undertake with these funds would be the purchase of land at 3434 6th Avenue N in St. Petersburg in Pinellas County. We would raise the existing structure, clear the land, and from there build an office that would offer the dual benefit of allowing RTTB to build new affordable homes there as well. The estimated lifespan of this project would be well over 60 years and at a total estimated cost of just over \$1 million would be considerably less costly than the plans we had been originally developing for a similar mixed-use development.

Number Served*

How many people will directly benefit from this capital project annually?

400

Unduplicated vs. Duplicated*

Is the number indicated above duplicated or unduplicated?

Duplicated: A client is counted each time they access services

Unduplicated: A client is counted once, regardless of the number of times they access services

Example: ABC Food Bank operates two mobile food pantries, one in Clearwater and one in St. Petersburg. Taylor, a Pinellas County resident, goes to both food pantries. If ABC Food Bank counts Taylor's visit TWICE, it is **duplicated**. If ABC Food Bank counts Taylor's visit ONCE, it is **unduplicated**.

Unduplicated

Other (Explanation Required)

If you selected "Other" in the previous question, please explain how your organization determined the number of clients that will benefit from the proposed capital project.

Rent vs. Own*

Does your organization rent or own the property for which you are proposing modifications?

Note: Selecting "Rent" will cause more questions to load below.

Own

Guiding Principles - Client Impact*

The American Rescue Plan Act, which provides the funding for this grant program, aims to ensure an equitable recovery from the COVID-19 pandemic. The term "equity" is defined as:

The consistent and systematic fair, just, and impartial treatment of all individuals, including individuals who belong to underserved communities that have been denied such treatment, such as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color; members of religious minorities; lesbian, gay, bisexual, transgender, and queer (LGBTQ+) persons; persons with disabilities; persons who live in rural areas; and persons otherwise adversely affected by persistent poverty or inequality.

One of the guiding principles of this fund is that it will apply a lens of equity to ensure the needs of specified priority populations are met.

Will this project benefit the community members defined above that have experienced disproportionate negative impacts from the COVID-19 pandemic? If so, how?

This project will look to create new affordable housing in Pinellas County and give Rebuilding Together Tampa Bay a permanent home here. By having a permanent foothold in the community, RTTB will be continue to grow our onsite team, reach more and more residents in need, and increase the impact of services we provide. Pinellas County has seen the cost of rent increase between 22% and 27% from the end of 2020 through the end of 2021 and that burden keeps growing for our most vulnerable residents. This same figure has been reflected in the cost of buying a home, while the county's housing inventory has contracted 43.6% year over year. By both increasing the supply of affordable housing and creating a permanent presence, well situated between the communities we most serve, this project will bolster our ability to continue the work we do, efficiently, productively, and impactfully, which in turn will help alter the trajectory of housing here so that so many who call Pinellas County home aren't priced out and can continue to age in the neighborhoods they call home, raise their families, stay close to their networks and jobs, and can experience generational benefits of the economic growth occurring on their doorsteps. The population we serve through our programs tend to be historically marginalized and are by definition low-income; therefore, this project will unequivocally benefit the aforementioned community members in Pinellas County as it will be used solely to improve and expand our programmatic reach, impact, and our accessibility as an organization.

Community Connection

The American Rescue Plan Act (ARPA) prioritizes organizations that either have headquarters or carry out the majority of their operations inside Qualified Census Tracts (QCTs). QCTs are a standard method of identifying

communities with a large proportion of low-income residents. The U.S. Department of Housing and Urban Development determines what areas qualify as QCT.

To assess if your organization serves or is headquartered in a QCT, use the following link:

https://www.huduser.gov/portal/sadda/sadda_qct.html

In the top right-hand corner, choose the state of Florida and Pinellas County. Then on the left-hand side of the screen, click the box next to “Color QCT Qualified Tracts.” The QCT zones are denoted in purple. You can also map your address by adding it into the address box at the top to see if your location is inside the zones.

Below, please provide the location of your operations and the location of your headquarters, if different.

The screenshot shows the HUD SADDa QCT map interface. At the top, there is an address input field with a "Go" button, both circled in red. To the right, dropdown menus for "Florida" and "Pinellas" are also circled in red. Below the address field, there are "Map Options" including "Clear", "Reset", and "Full Screen". A "QCT Legend" shows "Tract Outline" (blue line), "LIHTC Project" (house icon), and "2022 Qualified Census Tracts" (purple square). A "SADDa Legend" shows "FMR Boundary" (green line), "2022 Small DDA" (orange square), and "Non Metro DDA" (blue square). A red bar with "Hide the overview" is below the legend. A text block states: "The 2022 Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) are effective January 1, 2022. The 2022 designations use data from the 2010 Decennial census. The 2022 designation methodology is explained in the federal Register notice published September 9, 2021". On the left, "Map Options" include "10 Current Zoom Level", "Show Difficult Development Areas (Zoom 7+)", "Color QCT Qualified Tracts (Zoom 7+)" (checked, with a red arrow pointing to it), "Show Tracts Outline (Zoom 11+)", "Show FMR Outlines (Zoom 4+)", and "Show LIHTC Projects (Zoom 11+)". Below that is "Click here for full screen map" and "Select Year" with radio buttons for "2022" (selected) and "2021". The map shows the Tampa Bay area with purple shaded QCTs. A red pin is on the map. The Google logo is at the bottom left of the map. At the bottom right, there are "Keyboard shortcuts", "Map data ©2022 Google, INEGI", "Terms of Use", and "Re".

Headquarters Location*

Please provide your organization's headquarters address as it appears on your Sunbiz account. To check your Sunbiz registration, you may search here: <https://dos.myflorida.com/sunbiz/search/>

3914 N US 301 HWY STE 700 TAMPA, FL 33619

QCT Determination - Headquarters*

Is this organization headquartered in a QCT?

No

Project Location*

Please provide the address or intersection where the property being modified is.

3434 6th Ave N St. Petersburg, FL 33713

QCT Determination - Project*

Is this organization's project in a QCT?

No

QCT Impact*

PCF understands that just because a project may not be located in a Qualified Census Tract, those who reside in one may access your services and may come to the location where your organization's project will take place.

- If applicable, please describe if you have clients that reside in a QCT as indicated on the map linked above, and the proportion of your clients that come from these areas.
- If your organization does not serve clients from a QCT, you can write "Not Applicable" below.

The majority of the addresses we serve in Pinellas County, over 90%, are located in the Southside of St. Petersburg and in unincorporated Lealman which means the majority of our operations will and currently do occur in Qualified Census Tracts and serve members of the community residing in QCTs.

QCT Determination - Clients*

Does this organization's project benefit residents of QCTs?

Yes

This section aims to capture general demographic data about your organization and to see how you engage with and represent the community you serve. PCF has generalized the demographic data questions more than it has in other processes because of the public nature of this process. PCF understands that identity disclosure can be a sensitive matter and wants to respect your organization's board and staff. If your organization feels comfortable sharing more detailed demographic information, it may do so in the "Community Representation and Connection" section.

Community Representation and Connection*

Describe how your organization is representative of, or has authentic connections to, the community your proposal seeks to serve. You can list other community-based organizations that work on programming with you and/or list examples of your work within this community.

RTTB is a diverse organization. Our staff represents a plurality of experiences, backgrounds, and identities and has significant ties to the communities we serve. Our Board of Directors is similarly diverse and engaged. The projects we undertake often engage our funders, community volunteers, staff, Board members, and the neighbors we serve through hands on projects in the community during which we paint, landscape, and rehab the homes of those we serve. RTTB is working diligently to remain a community-based resource in Pinellas County for many years to come, while expanding our impact and services throughout the Southside of St. Petersburg and Lealman where we have our most concentrated presence. We are doing this by working, over the years, with other community organizations including John Hopkins All Children's Hospital, Humana, Pinellas County Schools, Reach, United HealthCare, the Tampa Bay Asthma Coalition, Tampa Bay HealthCare Collaborative, Pinellas Falls Free Coalition, Pinellas Home Modification Coalition, and Lealman's Community Redevelopment Area (CRA) from which we have recently been awarded Contract 22-0058-LI (JJ) Lealman Community Redevelopment Area (CRA) Housing Programs for \$1.8MM in major home rehabs throughout the community of Lealman. By undertaking this project RTTB would be formalizing a permanent connection to the communities we serve in Pinellas County and see this as a major step towards growing our already strong connection to the community.

Leadership Demographics - CEO/Executive Director*

Does your CEO/Executive Director consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Leadership Demographics - Executive Level Leadership Team*

Does your executive leadership team consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Leadership Demographics - Board Membership*

Do your board members consider themselves a member of one or more of the following populations? Check all that apply.

- BIPOC defined as Black, Latino, and Indigenous and Native American persons, Asian Americans and Pacific Islanders and other persons of color
- LGBTQ+ (Lesbian, Gay, Bisexual, Transgender, Queer+)
- Neurodiverse/physically disabled

BIPOC

Financial Overview

Budget Summary*

Please provide a brief sketch of the categories of expenses and the costs needed for your project. If your organization is requesting compensation for indirect costs, be sure to note the percentage (up to 5%) and dollar amount below.

If you are invited to complete the full application, you will be asked to upload current verifiable bids, proposals, price lists [from your potential vendor(s)] from the past 60 days. If a contractor has already been selected for a construction project for which you are requesting funding, you will need to upload their bid. You are strongly encouraged to collect any remaining bids, proposals, and price lists shortly after submitting this LOI.

For this project, there would be the costs associated with the purchase of the land/property at 3434 6th Ave N which is listed at \$599,000. The structure on the property would have to be raised and cleared at a cost of approximately \$20,000. Construction of the new RTTB office space and plans for the affordable new homes we would build would run around \$400,000 (1500 to 1800 square feet at \$250 per square feet for buildup). We would request a 5% \$50,000 portion go towards indirect costs. Leaving us at a total cost of \$1,069,000 to build out the space.

Project Preparedness*

If your letter of intent is approved, you will have 30 days to submit a full proposal. This will require multiple estimates/bids for your project that detail the costs you've sketched out above from potential contractors that would do the actual work.

Where are you in the planning process for the implementation of this project? Please describe your organization's readiness for this project including your ability to collect bids and select contractors and/or vendors. **If you have already selected a contractor for the project, you will need to describe how that contractor was chosen.**

Example

Better Tomorrow has spoken with contractors about their counseling center expansion project, but has only sought one proposal from a contractor. Better Tomorrow would describe so below, having sketched out the costs

in the previous question. Better Tomorrow would indicate its plan to obtain more quotes/bids upon submitting this LOI.

Community Arts 'R Us has begun construction on its new arts center, as it had secured 75% of the funding for it before the pandemic. Therefore, a contractor has already been selected, and is looking to obtain the funding necessary to complete the project. Below, Community Arts 'R Us would explain it has a cost proposal ready to upload from their selected contractor, and is ready to carry out the rest of the project if funding is awarded.

Rebuilding Together Tampa Bay is a licensed general contractor (CGC1522294) and would oversee the entirety of the work for this project. We have several subcontractors we work with on our new construction projects as well as our major rehab projects and would tap this network for the BIDs required if our LOI is approved.

Other Funding Sources*

Please describe any other funding not already mentioned that your organization has applied for or obtained for this project. This includes but is not limited to Community Development Block Grants (CDBG), local government grants (including Tourist Development Council funding), foundation grants, and donors (you do not need to disclose donor identities, simply amount raised that is allocated to this project). This includes any matching grants or in-kind contributions you may have obtained.

If none, please write N/A.

N/A

Changes in Operating Costs*

Please answer this question based on the descriptions below:

- If this project **increases** ongoing operational costs (programmatic, operating maintenance or other costs), how will you compensate for the difference?
- If this project **decreases** ongoing operating costs, how will it do so?
- If this project **does not affect** operating costs, please note so below.

This project would result in a decrease in our rental costs overall. Our operating costs for the new space would be covered through the same channels we currently use to cover our costs which is through our overhead percentage received from projects, unrestricted funds raised, and reserves.

Fund Management Capacity*

Please describe your organization's capacity to manage these potential ARPA funds in terms of fiscal management and financial infrastructure.

This includes, but is not limited to, the use of accounting software that can track a general ledger and multiple accounts and the ability to work on a reimbursement-basis.

The inability to handle a reimbursement-basis grant does not disqualify your organization from applying.

We will be utilizing Quickbooks Online Advanced Edition to be able to manage grant funding. The grant will be tracked using cost coding that will be created specific to this grant. RTTB has extensive experience managing multiple reimbursement grants. We have several currently running today including, Pinellas Social

Action, Volunteer Florida, Hillsborough County Social Services, Children's Board of Hillsborough County, Federal Home Loan Bank of Atlanta, and Federal Home Loan Bank of Pittsburgh to name a few.

Additional Information

Additional Upload

If you have something else to share, you can upload it here in PDF format.

Please note: Due to limitation of this grants system, the upload field will not carry over to the full application if you are moved forward to the full application phase. You will need to upload this file again if you are moved forward in the process.

3434 Survey RTTB.pdf

Anything else to share?

If you have any details to share regarding this grant request, you may do so below.

The estimated cost of building a new Pinellas County headquarters at 3434 6th Ave N, that includes the dual possibility of building new affordable homes on the property, would be less than half the cost of the previous mixed-use office development we had planned. Attached is survey of the property at 3434 6th Ave N.

File Attachment Summary

Applicant File Uploads

- 3434 Survey RTTB.pdf

LEGAL DESCRIPTION AND CERTIFICATION

LOT 1, BLOCK 1, KELLHURST SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGE 22, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FL.

Community Number: 125148 Panel: 12103C0218 Suffix: G F.I.R.M. Date: Flood Zone: X Field Work: 8/17/2021

Certified To:

PAPPALARDO INVESTMENTS, LLC; SOMERS TITLE COMPANY; CHICAGO TITLE INSURANCE COMPANY; JEREMY BROWN

Property Address:

3434 6TH AVE NORTH
ST. PETERSBURG, FL 33713














Survey Number: 497785

Client File Number:

ABBREVIATION DESCRIPTION:

A.E. ANCHOR EASEMENT	F.F. EL. FINISH FLOOR ELEVATION	O.R.B. OFFICIAL RECORDS BOOK
A/C AIR CONDITIONER	F.I.P. FOUND IRON PIPE	(P) PLAT
B.M. BENCH MARK	F.I.R. FOUND IRON ROD	P.B. PLAT BOOK
B.R. BEARING REFERENCE	F.P.K. FOUND PARKER-KALON NAIL	P.C. POINT OF CURVATURE
(C) CALCULATED	(L) LENGTH	P.C.C. POINT OF COMPOUND CURVE
Δ CENTRAL / DELTA ANGLE	L.A.E. LIMITED ACCESS EASEMENT	P.O.B. POINT OF BEGINNING
CH CHORD	L.M.E. LAKE MAINTENANCE EASEMENT	P.O.C. POINT OF COMMENCEMENT
(D) DEED / DESCRIPTION	(M) MEASURED / FIELD VERIFIED	P.R.C. POINT OF REVERSE CURVE
D.E. DRAINAGE EASEMENT	M.H. MANHOLE	P.T. POINT OF TANGENCY
D.H. DRILL HOLE	N&D NAIL & DISK	R/W RIGHT-OF-WAY
D/W DRIVEWAY	N.R. NOT RADIAL	(R) RADIAL / RADIUS
E.O.W. EDGE OF WATER	N.T.S. NOT TO SCALE	S.I.R. SET IRON ROD
F.C.M. FOUND CONCRETE MONUMENT	O.H.L. OVERHEAD UTILITY LINES	T.O.B. TOP OF BANK
		U.E. UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

 = CATCH BASIN	 = MISC. FENCE
 = CENTERLINE ROAD	 = PROPERTY CORNER
 = COVERED AREA	 = UTILITY BOX
+ x.xx = EXISTING ELEVATION	 = UTILITY POLE
 = HYDRANT	 = WATER METER
 = MANHOLE	 = WELL
 = METAL FENCE	 = WOOD FENCE

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



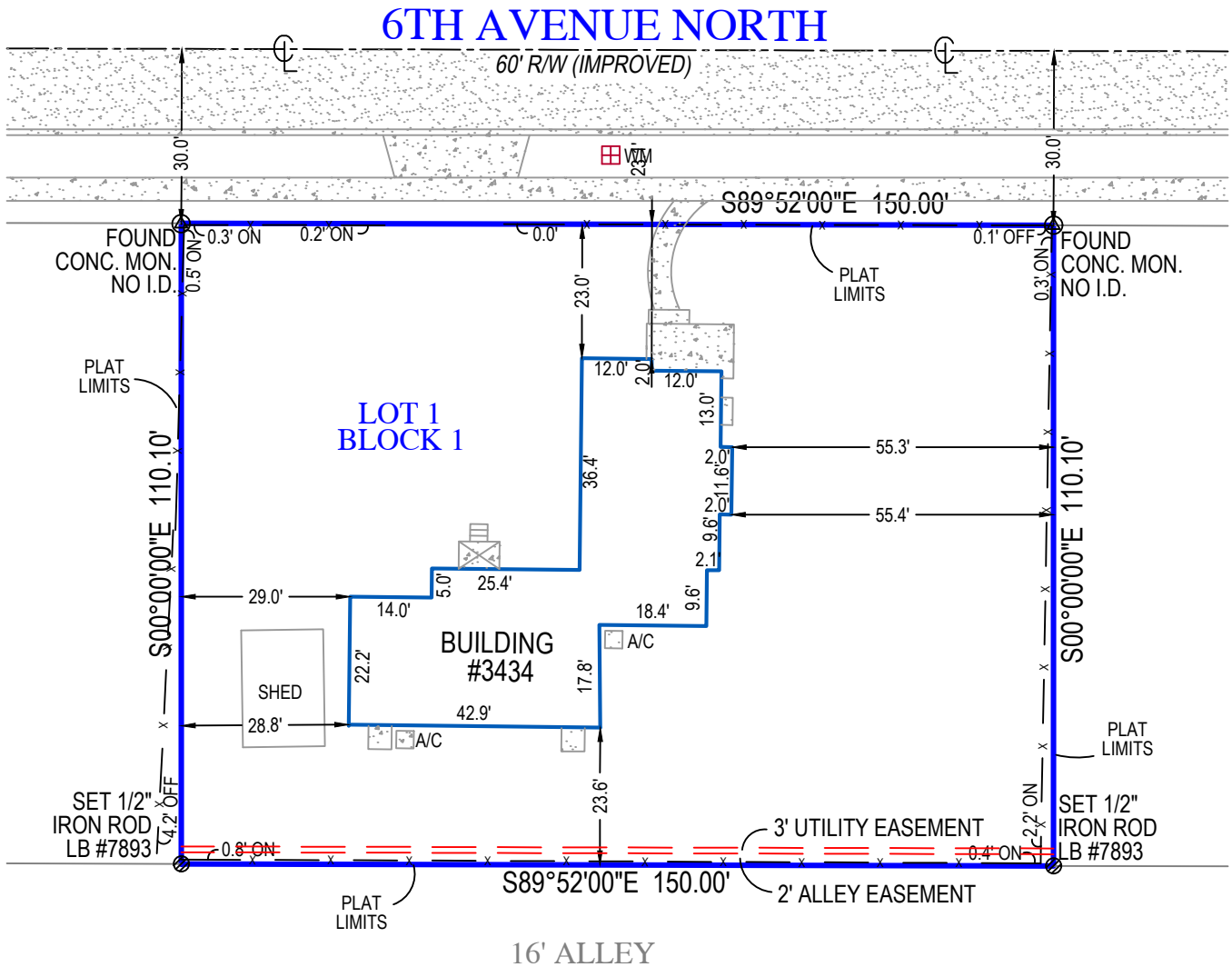
TARGET SURVEYING, LLC

LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

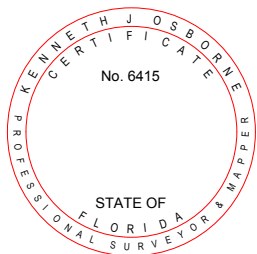
BOUNDARY SURVEY



SCALE
1"=30'

SURVEY NOTES
 CONCRETE DRIVE CROSSING INTO R/W
 ON NORTHERLY SIDE OF LOT

THERE ARE FENCES NEAR THE BOUNDARY
 OF THE PROPERTY AND CROSS INTO THE
 3.0' U.E. AND THE 2.0' ALLEY EASEMENT
 AT REAR OF PROPERTY



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth J. Osborne

(SIGNED) **KENNETH J OSBORNE**
 PROFESSIONAL SURVEYOR AND MAPPER #6415

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