BOUNDARY SURVEY

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S REPORT

LEGAL DESCRIPTION:

PARCEL 1: (3)

LOTS 1, 2 AND 3, LITTLE'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2:

THE EAST 34 FEET OF LOT 4, LITTLE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ELDRIDGE STREET WITH THE EAST LINE OF OSCEOLA AVENUE IN THE CITY OF CLEARWATER FLORIDA, AND THENCE NORTH 16° EAST 103.8 FEET; THENCE RUN EAST 100 FEET FOR A POINT OF BEGINNING; THENCE RUN NORTH 16° EAST 50 FEET; THENCE RUN WEST 34 FEET; THENCE RUN SOUTH 16° WEST 60 FEET; THENCE RUN EAST 34 FEET TO THE POINT OF BEGINNING

AND

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ELDRIDGE STREET, AND THE EAST LINE OF OSCEOLA STREET IN THE CITY OF CLEARWATER, AND RUN THENCE NORTH 16° EAST ONE HUNDRED THREE AND EIGHT-TENTHS FEET FOR A POINT OF BEGINNING OF THE LOT HEREBY CONVEYED; THENCE RUN NORTH 16° EAST SIXTY FEET; THENCE RUN EAST SIXTY-SIX FEET; THENCE SOUTH 16° WEST SIXTY FEET; RUN THENCE DUE WEST SIXTY-SIX FEET TO THE POINT OF BEGINNING, A/K/A THE WEST 66 FEET OF LOT 4 OF LITTLE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3:

LOT 5, LITTLE SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE (5J-17FAC).

2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM STANDARDS OF PRACTICE (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

(1) BASIS OF BEARING IS THE NORTH RIGHT-OF-WAY OF ELDRIDGE STREET, BEING N89°18'53"W. (ASSUMED)

(2) PLAT OF LITTLE'S SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 5, PUBLIC RECORDS, PINELLAS COUNTY FLORIDA.

(3) SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 16933, PAGE 1282, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.

(4) WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 17335, PAGE 2646, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.

(5) CORRECTIVE WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 13746, PAGE 185, PUBLIC RECORDS, PINELLAS COUNTY, FLORIDA.

(6) BOUNDARY SURVEY, ISSUED BY EBI SURVEYING, PROJECT NO.: STFS0038, FILE: ST38BDX.DWG, DATE OF SURVEY: 03/16/2010.

LIMITATIONS:

1. PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETERS, OR ANY ONE OF THEM, OF A PARCEL OR TRACT OF LAND BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS, AND BOUNDARY LINES FOR THE PURPOSES OF DESCRIBING THE PARCEL, LOCATING FIXED IMPROVEMENTS ON THE PARCEL, DIVIDING THE PARCEL, OR PLATTING.

2. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR / CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

5. SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X, ACCORDING TO THE CURRENT FLOOD INSURANCE RATE MAP, PINELLAS COUNTY, FLORIDA, MAP NUMBER 12103C0109H COMMUNITY: CLEARWATER, CITY OF, 125096, MAP REVISED DATE: MAY 17, 2005, MAP INDEX NUMBER 12103C0109H, MAP REVISED: AUGUST 18, 2009. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

6. IRRIGATION EQUIPMENT AND / OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.

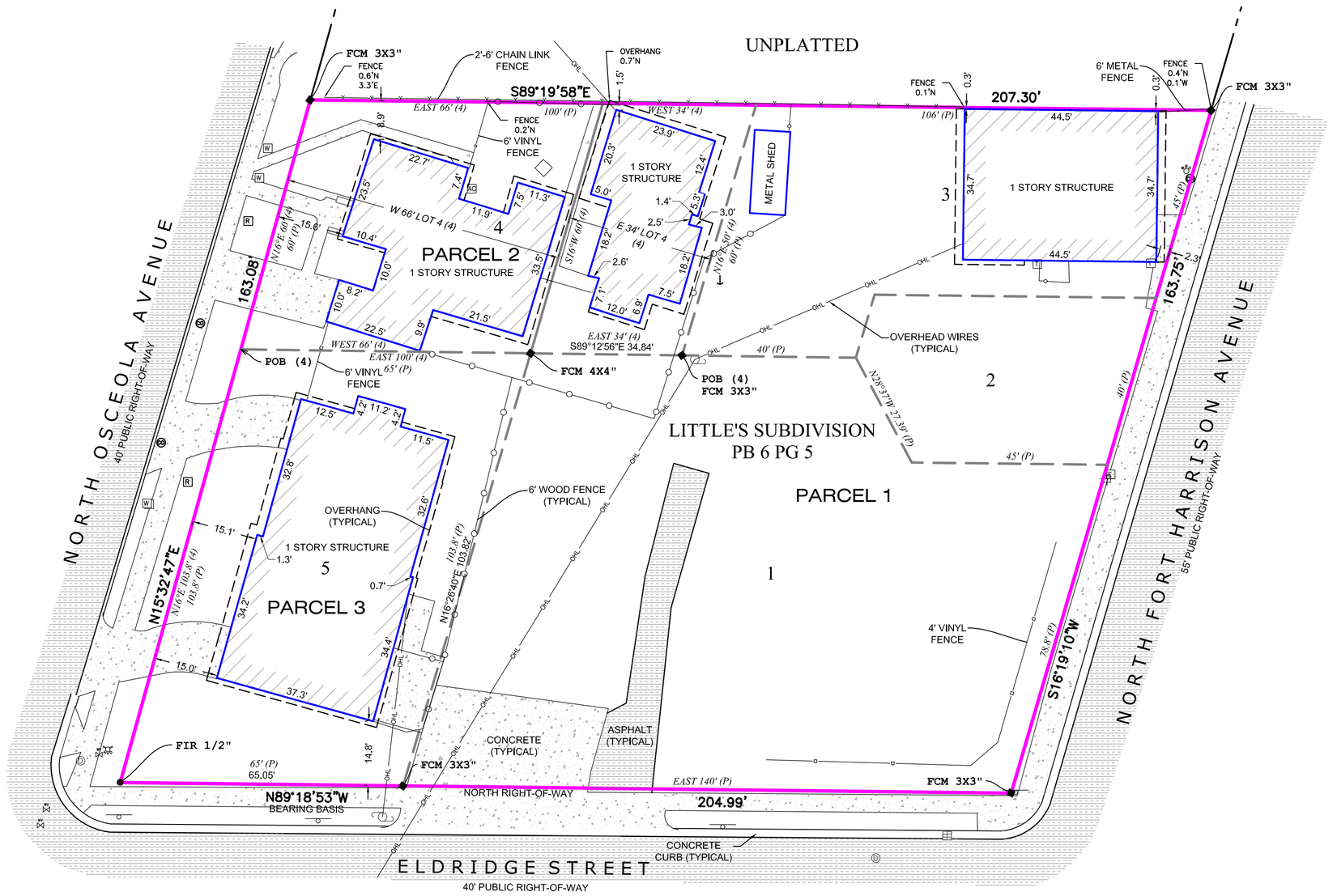
7. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

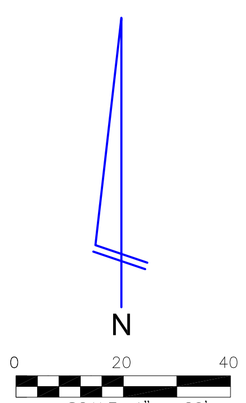
8. ONLY THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED, NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

9. THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.

BOUNDARY INCONSISTENCIES:

1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASURED UNLESS SO NOTED.





REVISIONS		
#	DATE	DETAILS

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088
FAX: 727-264-0457

PARCEL INFORMATION:
SECTION 9, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PARCEL 1 ADDRESS:
714 N FT HARRISON AVE, CLEARWATER, FL 33755

PARCEL 1 ID:
09-29-15-52200-000-0010

PARCEL 2 ADDRESS:
705 N OSCEOLA AVE, CLEARWATER, FL 33755

PARCEL 2 ID:
09-29-15-52200-000-0040

PARCEL 3 ADDRESS:
701 N OSCEOLA AVE, CLEARWATER, FL 33755

PARCEL 3 ID:
09-29-15-52200-000-0050

ABBREVIATIONS

DENOTES
(P)=PLAT INFORMATION
(#)=INFORMATION FROM DATA SOURCES
FCM=FOUND CONCRETE MONUMENT (SIZE AS NOTED)
FIR=FOUND IRON REBAR (SIZE AS NOTED)
FN&D=FOUND NAIL & DISK
LB=LICENSED BUSINESS
LS=LICENSED SURVEYOR
OR=OFFICIAL RECORDS BOOK
PB=PLAT BOOK
PG=PAGE
PLS=PROFESSIONAL LICENSED SURVEYOR
POB=POINT OF BEGINNING
POC=POINT OF COMMENCEMENT
PSM=PROFESSIONAL SURVEYOR AND MAPPER
RLS=REGISTERED LICENSED SURVEYOR

SYMBOL LEGEND

DENOTES
AIR CONDITIONING EQUIPMENT
BACK FLOW PREVENTER
CLEAN OUT
DRAINAGE MANHOLE
ELECTRIC BOX
FIRE HYDRANT
GRATE INLET
GUY ANCHOR
LIGHT POLE (CONCRETE)
RECLAIMED METER
TELEPHONE BOX
TRAFFIC SIGN
UTILITY POLE (WOOD)
WATER METER
WATER VALVE

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

CERTIFIED TO:
- OSCEOLA PROPERTIES INC

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
017 / 43 - 45	1" = 20'	1 of 1
DRAFTED BY	SURVEY FIELD DATE	
GRM / GSS	01/17/2019	
PROJECT NUMBER	FILE NAME	
19-001	19-001.dwg	