

LEGAL DESCRIPTION

(OFFICIAL RECORDS BOOK 20100, PAGE 1702)

LOT 70, BLOCK 1, PASADENA ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 47, PAGE 9, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF THE SUBMERGED LAND WHICH ABUTS AND IS LOCATED IMMEDIATELY ADJACENT TO LOT 70, BLOCK 11, PASADENA ISLES SUBDIVISION (THE "UPLAND PARCEL") WHICH LIES WITHIN AND BOUNDED BY AN EXTENSION OF THE PLATTED SIDE LOT LINES OF THE UPLAND PARCEL ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGE 9 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, EXTENDING FOR A UNIFORM AND CONSISTENT DISTANCE OF FIFTY (50) FEET OUT FROM AND FOLLOWING THE CONTOUR AND CURVATURE OF THE REAR PROPERTY LINE OF THE UPLAND PARCEL WHICH ABUTS THE SUBMERGED LAND, LESS AND EXCEPT THAT PORTION THEREOF LYING WITH THAT PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 9818, PAGE 1635, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGEND:			
F.I.P.	FOUND IRON PIPE	P.C.P.	PERMANENT CONTROL POINT
F.C.I.P.	FOUND CAPPED IRON PIPE	P.R.M.	PERMANENT REFERENCE MONUMENT
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	V.F.	VINYL FENCE
SMN&D	SET MAG NAIL & DISK P.S.M.#5761	COR.	CORNER
L.B.	LICENSED BUSINESS	W.M.	WATER METER
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	P.P.F.	POOL PUMP/FILTER
FPKN&D	FOUND PK NAIL & DISK	EL.	ELEVATION
F.R.R.S.	FOUND RAILROAD SPIKE	W.U.P.	WOOD UTILITY POLE
D	DEED	W.L.P.	WOOD LIGHT POLE
P	PLAT	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
F	FIELD	E.P.	EDGE OF PAVEMENT
C	CALCULATED	C.E.	COVERED ENTRY
M	MEASURED	P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE	P.O.C.	POINT OF COMMENCEMENT
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
⊙	WATER METER	C.I.	CURB INLET
⊙	ELECTRIC PEDESTAL	W.F.S.	WOOD FRAME SHED
		T.B.M.	TEMPORARY BENCH MARK
			RECLAIMED WATER METER
			WOOD UTILITY POLE
			GUARD RAIL
			O.H.U.L.
			HOG WIRE FENCE
			EASEMENT
			PLAT LINE

SURVEYORS NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT, INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON BASED ON PLAT (W. LINE SUBJECT LOT BEING S 27°33'42" W).
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
- PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
- THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. AND ANY ADDITIONS, DELETIONS OR ALTERATIONS BY ANY OTHER THAN THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THE RE-USE OF THIS SURVEY BY ANY THIRD PARTY FOR PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USER WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.
- USE OF THIS SURVEY FOR THE PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO. THIS SURVEY MEETS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 51-17 FLORIDA ADMINISTRATIVE CODE.
- THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE LAST DATE OF FIELD WORK.

TREE LEGEND:

- Palm Tree
- Fir Tree

NOTES:

- THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
- SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
- TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
- WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
- TREE SYMBOLS ARE NOT TO SCALE.
- TREE SIZE, SPECIES AND CONDITION SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION (TREE EXPERT).

BENCHMARKS:

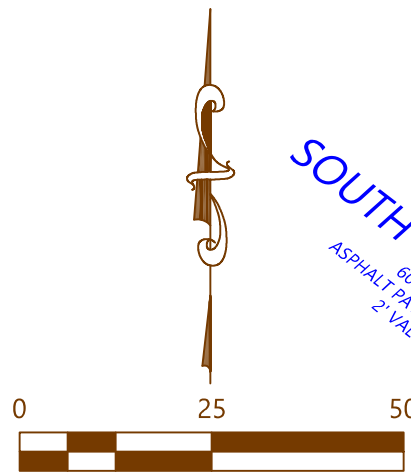
ELEVATIONS SHOWN HEREON ARE BASED ON A NGS BENCHMARK 199 FLHD DESCRIBED AS A SURVEY DISK IN CONCRETE SIDEWALK, NORTHWEST QUADRANT OF COREY CAUSEWAY BRIDGE & STATE ROAD 690. ELEVATION: 9.98' (NAVD 1988)

TBM #1:
STATION IS A PLUS CUT IN CONCRETE LOCATED 10.7'± SOUTH AND 10.1'± EAST OF THE SOUTH MOST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 4.22' (NAVD 1988)

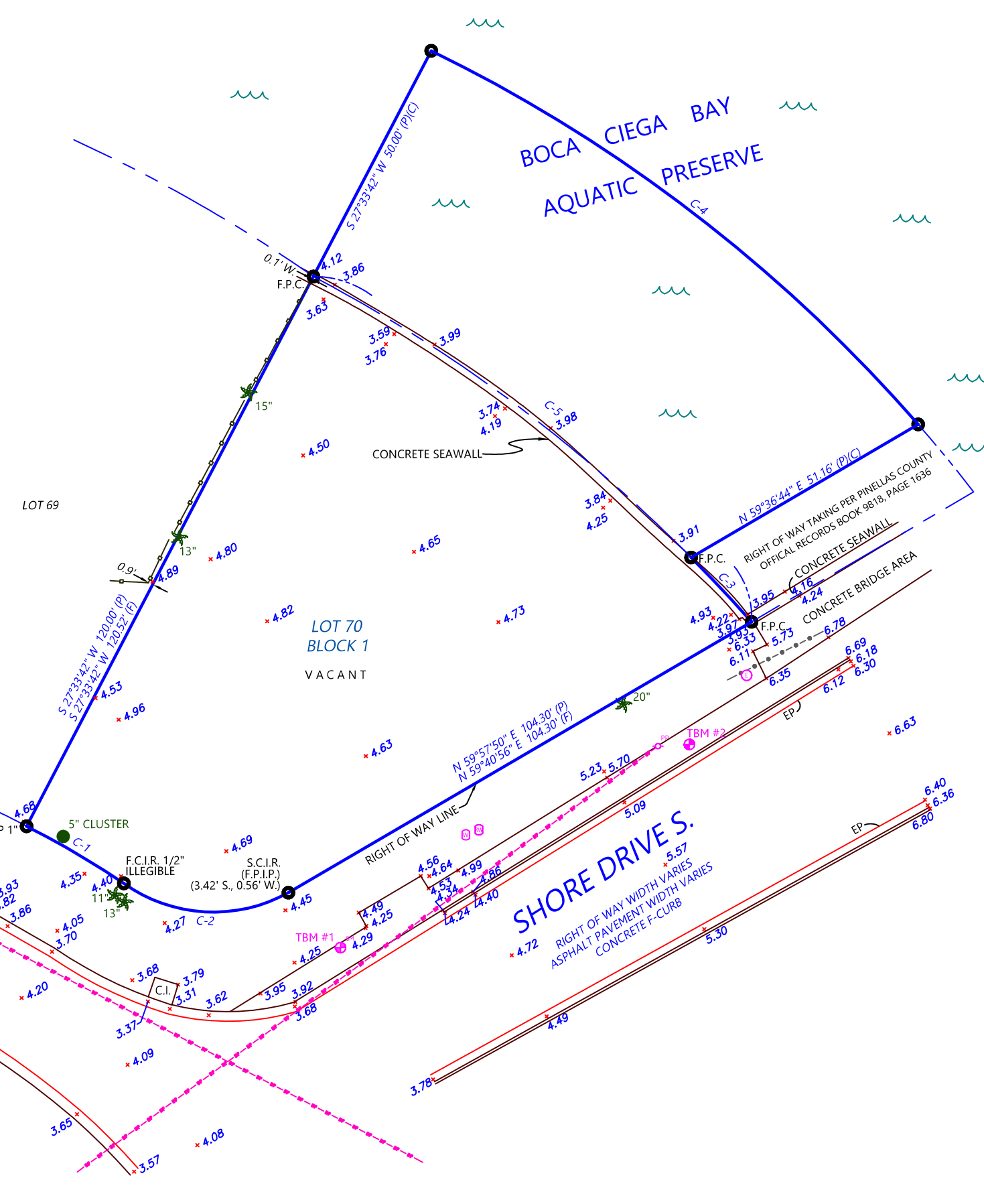
TBM #2:
STATION IS A PLUS CUT IN CONCRETE LOCATED 23.8'± SOUTH AND 12.1'± WEST OF THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 6.06' (NAVD 1988)

NOTES:

- ELEVATIONS SHOWN HEREON ARE IN FEET.
- THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C-1 (P)	21.77'	180.00'		S 58°58'22" E	21.75'
C-1 (F)	21.95'	180.00'	6°59'08"	S 59°36'22" E	21.93'
C-2 (P)	33.79'	30.00'		S 87°46'13" E	32.03'
C-2 (F)	33.79'	30.00'	64°31'47"	S 86°45'11" E	32.03'
C-3 (D)	17.16'	300.00'		N 43°12'47" W	17.15'
C-3 (F)	17.16'	300.00'	3°16'33"	N 43°16'32" W	17.16'
C-4 (C)	120.08'	300.00'		N 52°30'33" W	119.28'
C-5 (P)	108.93'	300.00'		N 52°02'10" W	108.33'
C-5 (F)	109.02'	300.00'	20°49'18"	N 51°46'03" W	108.42'



DWG. NO.: 210223	LAST DATE OF FIELDWORK: 02/25/2021	SCALE: 1" = 25'
FIELD CREW: BM, DV	FLOOD ZONE DESIGNATION	
DRAWN BY: BT	THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE "AE" AS PER THE FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY, FLORIDA. BASE FLOOD ELEVATION = 12' COMMUNITY PANEL: # 12103C0276 G, DATED:9/03/03.	
DATE PREPARED: 03/05/21		

Michael D. **CROW & ASSOCIATES** INC.

CERTIFICATE OF AUTHORIZATION # 7936

2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563

PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM

BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY

FOR

STRESS FREE CONSTRUCTION

PROPERTY ADDRESS: 7176 SOUTH SHORE DRIVE S., PASADENA, FLORIDA 33707
CERTIFIED TO:
• STRESS FREE CONSTRUCTION

MICHAEL D. CROW, P.S.M., #5761
FLORIDA PROFESSIONAL SURVEYOR & MAPPER