

W.O. 6695

BOUNDARY SURVEY

SECTION 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:

578 JOHNS PASS AVENUE
MADIERA BEACH, FLORIDA

LEGAL DESCRIPTION:

LOT 83, CRYSTAL ISLAND SECOND ADDITION,
ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK 57, PAGE(S) 64, OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

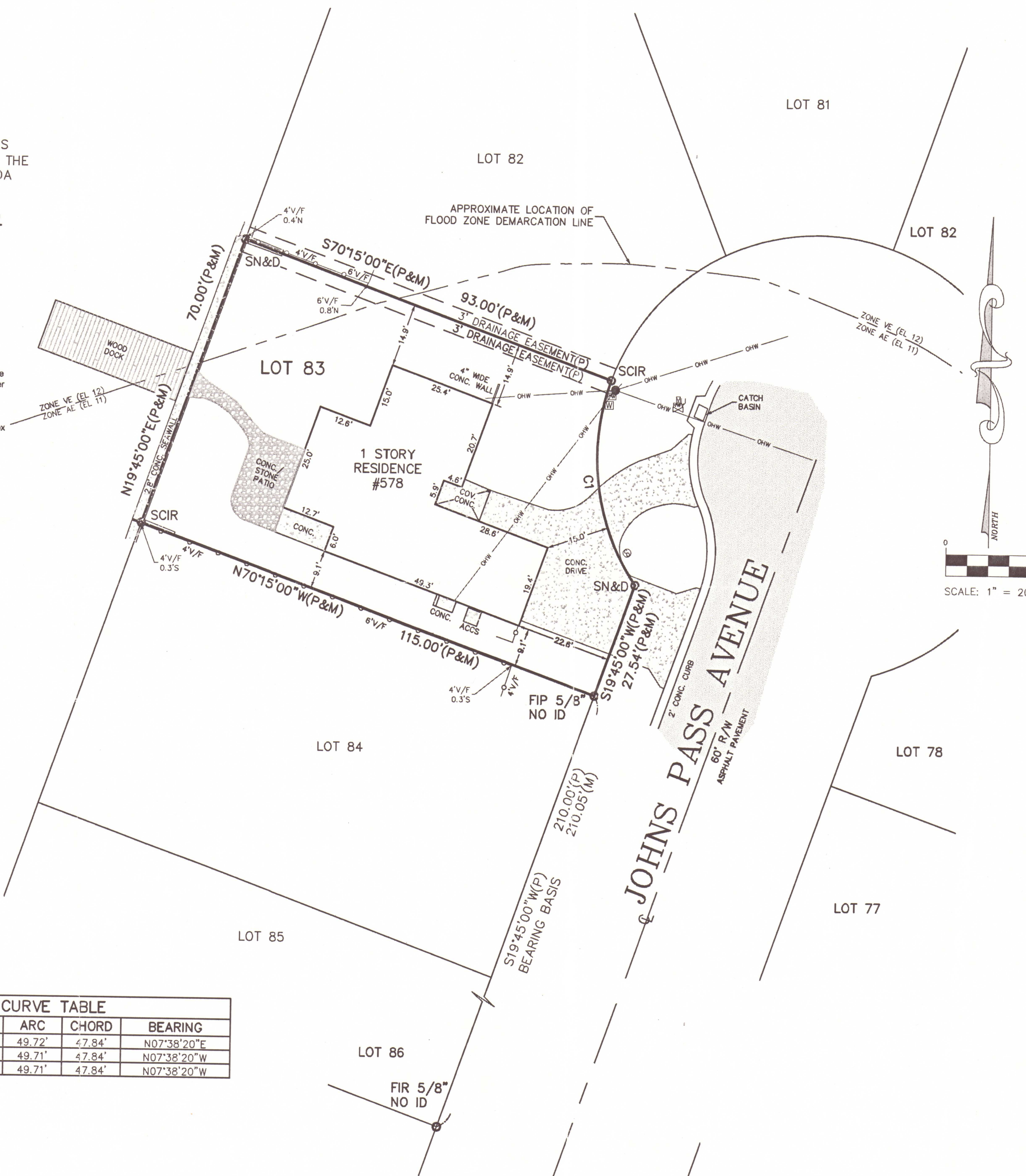
ABBREVIATION LEGEND

(C) = Calculated Data
(D) = Data per Description
(F) = Field Determined
(M) = Measured Data
(P) = Data per Plat
+ = Plus or Minus
AC/CS = Air Conditioner on C/S
BWF = Barbed Wire Fence
BFE = Base Flood Elevation
BFP = Backflow Preventor
CB = Chord Bearing
CH = Chord
C.P.B. = Condominium Plat Book
C/C = Covered Concrete
C/S = Concrete Slab
C/SW = Concrete Sidewalk
CL = Centerline
CLF = Chain Link Fence
COV. = Covered
CLP = Concrete Light Pole
CMP = Corrugated Metal Pipe
CONC. = Concrete
Δ = Delta Angle
D.B. = Dead Book
D/W = Driveway
DMH = Drainage Manhole
DWM = Detectable Warning Mat
E/P = Edge of Pavement
EL = Elevation
EOW = Edge of Water
FCIR = Found Iron Rod & Cap
FCM = Found Concrete Monument
FFE = Finished Floor Elevation
FIP = Found Iron Pipe
FIR = Found Iron Rod - No Cap
FN&D = Found Nail & Disk
FPP = Found Pinched Pipe
G.I. = Gate Inlet
GV = Gate Valve
HYD = Fire Hydrant
ID = Identification
I.E. = Invert Elevation
LB = Corporate Certificate Number
LP = Light Pole
LFE = Lowest Floor Elevation
LMWA = Limit of Moderate Wave Action
M/F = Metal Fence
M.O.L. = More or Less
MES = Mitered End Section
N&D = Nail & Disk
NFNS = Not Found and Not Set
OCS = Outfall Control Structure
OHW = Overhead Wire
O.R. = Official Records Book
P.B. = Plat Book
PCP = Permanent Control Point
PG(s) = Page(s)
PLS = Professional Land Surveyor
POB = Point of Beginning
POC = Point of Commencement
PRC = Point of Reverse Curvature
PRM = Permanent Reference Monument
R = Radius
RGE = Range
R/W = Right-of-Way
RCP = Reinforced Concrete Pipe
SCM = Set Concrete Monument PLS #2865
SCIR = Set Iron Rod & Cap 5/8" PLS #2865
SN&D = Set Nail & Disk PLS #2865
SMH = Sanitary Manhole
TBM = Temporary Benchmark
TOB = Top of Bank
TOS = Toe of Slope
TWP = Township
TYP = Typical
UB = Utility Box
UP = Utility Pole
V/F = Vinyl Fence
W = With
W/F = Wood Fence
WM = Water Meter
W.O. = Work Order
WV = Water Valve

SYMBOL LEGEND

BFP = Backflow Preventor
CB = Cable Box
CL = Centerline
Cleanout = Cleanout
Disabled = Disabled
Drainage Manhole = Drainage Manhole
Fire Hydrant = Fire Hydrant
Grease Trap = Grease Trap
Guy Anchor = Guy Anchor
Light Pole = Light Pole
Mailbox = Mailbox
Power Box = Power Box
Reclaimed Water Valve = Reclaimed Water Valve
Reclaimed Water Meter = Reclaimed Water Meter
Sanitary Manhole = Sanitary Manhole
Sign = Sign
Spot Elevation = Spot Elevation
Telecommunication Box = Telecommunication Box
Utility Pole = Utility Pole
Utility Vault = Utility Vault
Water Connection = Water Connection
Water Meter = Water Meter
Water Valve = Water Valve
Well = Well

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	BEARING
C1(P)	50.00'	49.72'	47.84'	N07°38'20"E
C1(F)	52.00'	49.71'	47.84'	N07°38'20"W
C1(M)	52.00'	49.71'	47.84'	N07°38'20"W



SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE WESTERLY RIGHT-OF-WAY LINE OF JOHNS PASS AVENUE, BEING S.19°45'00"W., PER PLAT.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONES "VE (EL 12 FEET)" AND "AE (EL 11 FEET)". (THIS IS A COASTAL "A" ZONE), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0192H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THESE LINES ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J Eyre
PLS 2865
Digitally signed by
Dennis J Eyre PLS 2865
Date: 2022.03.09
09:56:38 -05'00'

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: MARCH 9, 2022

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. #6695	FIELD DATE: MARCH 7, 2022
DRAWN BY: RD	
CHECKED BY: DJE	
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 01-21/74	
SHEET 1 OF 1	

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