



TREE LEGEND

- PALM
- NORFOLK PINE

SYMBOL LEGEND

- Backflow Preventor
- Cable Box
- Cleanout
- Drainage Manhole
- Fire Hydrant
- Gas Meter
- Gas Tank Fill Valve
- Gas Valve
- Guy Anchor
- Light Post
- Mailbox
- Power Box
- Reclaimed Water Meter
- Sanitary Manhole
- Sign
- Spot Elevation
- Spot Elevation Boardwalk
- Telecommunication Box
- Utility Pole
- Utility Box
- Water Meter
- Water Valve

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (MW) = Measured to Witness
- (P) = Data per Plat
- AC/CS = Air Conditioner on CIS
- CC = Covered Concrete
- CIS = Concrete Slab
- C/SW = Concrete
- CLF = Chain Link Fence
- CONC. = Concrete
- CONC. = Concrete
- D = Diameter
- DMH = Drainage Manhole
- E = Eastern
- EL = Edge of Pavement
- ELEVATION = Elevation
- FOR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FFE = Fringed Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FLA = Florida
- FN&D = Found Nail & Disk
- FPF = Found Pitched Pipe
- GAS = Gas Line
- GI = Gate Inlet
- HYD = Fire Hydrant
- HYD = Identification
- IE = Invert Elevation
- IC = Concrete Certificate Number
- LFE = Lowest Floor Elevation
- LMWA = Limit of Moderate Wave Action
- M/F = Metal Fence
- NFNS = Not Found and Not Set
- OW = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- POS = Point of Beginning
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- POR = Point of Reference
- PRM = Permanent Reference Monument
- RLS = Registered Land Surveyor
- R/W = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCR = Set Iron Rod & Cap 5/8" PLS #2865
- SN&D = Set Nail & Disk PLS #2865
- SLL = Submerged Land Lease
- SMH = Sanitary Manhole
- STM = Storm Pipe
- S/S = Southside
- SELY = Southeastery
- SWLY = Southwestery
- TBM = Temporary Benchmark
- TYP = Typical
- UP = Utility Pole
- V/F = Vinyl Fence
- W = Width
- W/F = Wood Fence
- W.O. = Work Order
- WV = Water Valve



SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITH BENEFIT OF A TITLE COMMITMENT PREPARED BY STEWART TITLE, COMMITMENT NO.: AB22-108105, COMMITMENT DATE: MARCH 5, 2022 AT 12:00 AM. SEE SCHEDULE B PART II NOTES. (ONLY EXCEPTIONS RELATING TO A LAND SURVEY ARE INCLUDED IN THE SCHEDULE B PART II NOTES.)
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE NORTHERLY RIGHT-OF-WAY LINE OF BOARDWALK PLACE EAST BEING N45°01'26"E, ASSUMED.
- 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 "AE (EL 11 FEET)" AND "VE (EL 13 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 121030192H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS PARCEL APPEARS TO BE IN A COASTAL "A" ZONE.
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. THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
- LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
- THIS SURVEY WAS PERFORMED UTILIZING DATA FROM A SURVEY PERFORMED BY L.R. PENNY & ASSOCIATES, JOB NO. 2014-0216, DATED 05/30/2014.
- SOME UTILITY APPURTENANCES AND GROUND FEATURES, ETCETERA, MAY NOT HAVE BEEN LOCATED DUE TO SITE CONDITIONS SUCH AS STORAGE CONTAINERS BLOCKING ACCESS.
- ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARKS UTILIZED:
"PBE 147 USE", PID NUMBER AG0767, ELEVATION = 4.51' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY, AND "BM 15-90-0A-25A", ELEVATION = 4.28, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
THE VERTICAL DATA SHOWN HEREON ARE THE RESULTS OF A CONTROL SURVEY UTILIZING GLOBAL POSITIONING SYSTEM (GPS) METHODS, USING 3 SOKKIA STRATUS RECEIVERS - STATIC L1 GPS SYSTEM, AND ADJUSTED WITH SOKKIA SPECTRUM V4.21 SOFTWARE.

ADDRESS:
215 BOARDWALK PLACE EAST
MADEIRA BEACH, FLORIDA

LEGAL DESCRIPTION:
THAT PORTION OF LAND LYING SOUTHEASTERLY OF LOTS 1, 2 AND 3, BLOCK 1, MITCHELL'S BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING BETWEEN THE EXTENDED NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1 IN A SOUTHEASTERLY DIRECTION AND THE EXTENDED SOUTHWESTERLY LINE OF SAID LOT 3, BLOCK 1 IN A SOUTHEASTERLY DIRECTION, TO THE MEAN HIGH WATER LINE OF JOHN'S PASS.

SCHEDULE B PART II NOTES:

2c. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
SHOWN HEREON

7. GRANT OF EASEMENT IN FAVOR OF CITY OF MADEIRA BEACH BY INSTRUMENT RECORDED 05/13/1980, IN OFFICIAL RECORDS BOOK 5022, PAGE 2189, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

8. BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA - SOVEREIGNTY SUBMERGED LANDS LEASE NO. 52006273, AS EVIDENCED AND AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED 08/04/2014, IN OFFICIAL RECORDS BOOK 18481, PAGE 2431, AND AS AFFECTED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE IN OWNERSHIP RECORDED 12/30/2014, IN OFFICIAL RECORDS BOOK 18632, PAGE 1803, TOGETHER WITH ALL RENEWALS THERETO, THE LAST OF WHICH WAS RECORDED 01/24/2020, IN OFFICIAL RECORDS BOOK 20855, PAGE 2260, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SHOWN HEREON

14. ANY RIGHTS, EASEMENTS, INTERESTS OR CLAIMS WHICH MAY EXIST BY REASON OF, OR REFLECTED BY THE FOLLOWING FACTS SHOWN ON SURVEY PREPARED BY LAUREN N. PENNY R.L.S. #4931, LR. PENNY AND ASSOCIATES, INC. DATED SEPTEMBER 17, 2008, BEARING JOB NO. 08-0368;
(A) SIGN LOCATED ON WESTERLY PORTION OF CAPTION PROPERTY ALONG THE SOUTHWESTERLY LINE, ENCRANCHING OVER A PORTION OF THE 10 FT. CITY OF MADEIRA ACCESS EASEMENT PER OFFICIAL RECORDS BOOK 5022, PAGE 2189, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
SIGN IS GONE
(B) ENCROACHMENT OF WOOD STAIRS TO ELEVATED BOARDWALK OVER A NORTHEASTERLY LINE OF CAPTION PROPERTY ONTO ADJOINING LAND;
SHOWN HEREON
(C) ENCROACHMENT OF ELEVATED BOARDWALK AND OF WOOD DOCK AND OF ONE STORY WOOD FRAME ON WOOD DOCK OVER SOUTHEASTERLY LINE OF CAPTION PROPERTY ONTO ADJOINING SUBMERGED LAND LEASE PARCEL AS DEPICTED ON SURVEY.
SHOWN HEREON

SLL LINE TABLE

LINE	BEARING	LENGTH
L1(D)	N45°14'19"E	79.96'
L1(C)	N44°22'33"E	79.96'
L1(M)	N45°02'59"E	80.08'
L2(C)	S47°19'29"E	76.66'
L2(C)	S48°11'13"E	76.65'
L2(M)	S48°09'59"E	76.59'
L3(C)	N38°20'20"E	0.34'
L3(C)	N37°28'34"E	0.34'
L4(C)	S52°47'41"E	12.24'
L4(C)	S53°39'27"E	12.24'
L5(D)	N64°47'50"E	4.87'
L5(C)	N63°56'04"E	4.87'
L6(D)	N24°05'16"E	27.67'
L6(C)	N23°13'39"E	27.67'
L7(D)	S65°35'46"E	5.44'
L7(C)	S66°27'32"E	5.44'
L8(D)	S48°20'13"E	112.46'
L8(C)	S49°11'59"E	112.46'
L9(D)	S48°57'45"W	18.57'
L9(C)	S48°05'59"W	18.57'
L10(D)	S48°16'49"E	15.52'
L10(C)	S49°08'35"E	15.52'
L11(D)	S49°13'30"W	86.38'
L11(C)	S48°21'44"W	86.38'
L12(D)	N44°44'45"W	69.02'
L12(C)	N45°36'31"W	69.02'
L13(D)	S31°19'21"W	9.02'
L13(C)	S30°21'35"W	9.02'
L14(D)	N44°44'45"W	20.60'
L14(C)	N45°36'31"W	20.60'
L15(D)	N25°01'52"E	8.06'
L15(C)	N24°10'06"E	8.06'
L16(D)	N60°39'35"W	12.12'
L16(C)	N61°31'21"W	12.12'
L17(D)	N48°50'58"W	22.27'
L17(C)	N49°42'44"W	23.13'
L18(D)	N43°36'55"E	34.11'
L18(C)	N43°29'31"E	34.57'
L19(D)	N38°20'20"E	35.01'
L19(C)	N38°02'23"E	34.56'

THE ABOVE DESCRIBED PROPERTY BEING ONE AND THE SAME AS THE PARCEL DESCRIBED AS FOLLOWS:
THAT PORTION OF LAND LYING SOUTHEASTERLY OF LOTS 1, 2 AND 3, BLOCK 1, MITCHELL'S BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND LYING BETWEEN THE EXTENDED NORTHEASTERLY LINE OF SAID LOT 1, BLOCK 1 IN A SOUTHEASTERLY DIRECTION AND THE EXTENDED SOUTHWESTERLY LINE OF SAID LOT 3, BLOCK 1 IN A SOUTHEASTERLY DIRECTION, TO THE MEAN HIGH WATER LINE OF JOHN'S PASS.

ALTA/NSPS TABLE A NOTES:

ITEM 1-3 SHOWN HEREON
4.766 SQUARE FEET OR 0.109 ACRES, MORE OR LESS
7a SHOWN HEREON
7c SHOWN HEREON
8 SHOWN HEREON
9 PARCEL HAS 4 REGULAR CLEARLY IDENTIFIABLE PARKING SPACES
11 UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND/OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
13 SHOWN HEREON, DATA COLLECTED FROM PINELLAS COUNTY PROPERTY APPRAISER WEB SITE ON MAY 3, 2022.
18 SURVEYOR WAS NOT PROVIDED, NOR OBTAINED, ANY DOCUMENTS DISCLOSING APPURTENANT EASEMENTS.

CERTIFICATION:
To: 1. BOARDWALK PLACE PROPERTIES, LLC
2. LAKE MICHIGAN CREDIT UNION
3. STEWART TITLE GUARANTY COMPANY
4. PARAMOUNT TITLE II

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7c, 8, 9, 11, 13 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 14, 2022.
DATE OF PLAT OR MAP: JUNE 15, 2022.

PRELIMINARY

DENNIS J. EYRE, P.L.S., FLA. REG. NO. 2865
AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. 6726.02	FIELD DATE: JUNE 14, 2022
DRAWN BY: HW	
CHECKED BY: DJE	
SCALE: 1"=70'	
FIELD BOOK / PAGE(S): 2-22/1-2	
SHEET 1 OF 1	

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763

I:\LAND\PLAT\PLAT\DRAWINGS\MAY\HAUE_BVEN_ALI\FEED_IN_SCALE_BY_REFERENCING\W.O. 6726.02.dwg
 Drawing name: X:\Geodata\WOB\LOC\6001-7000\6726.dwg
 Date: 6/16/2022 11:27:00am
 6726.02