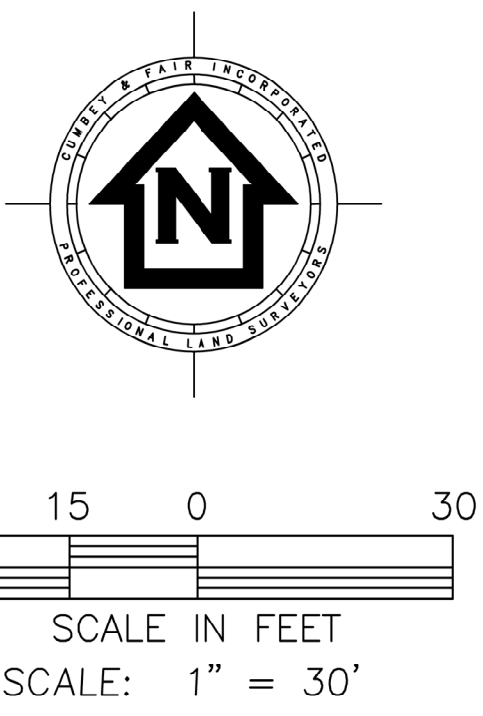# A PORTION OF TRACT "L" OF CYPRESS RUN - UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LOCATED IN SECTION 9, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS, FLORIDA

SCALE IN FEET
SCALE: 1" = 30'

30 15 0 30

DESCRIPTION — LOT 1

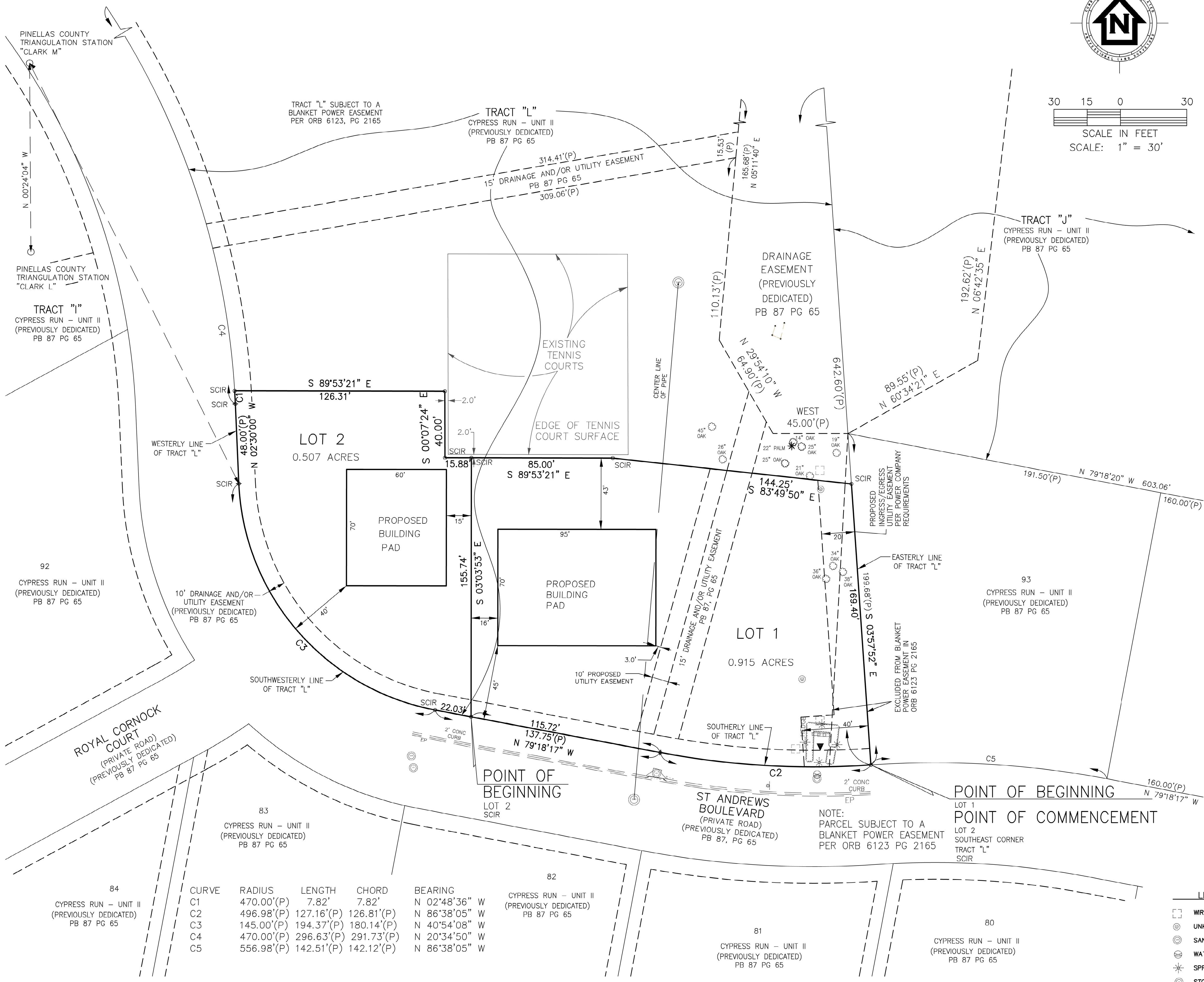BEING A PORTION OF TRACT "L" OF CYPRESS RUN — UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "L", SAID POINT BEING A BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 496.98 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 127.16 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 126.81 FEET, N 86°38'05" W TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 115.72 FEET; THENCE N 03°03'53" W, A DISTANCE OF 155.74 FEET; THENCE S 83°53'21" E, A DISTANCE OF 85.00 FEET; THENCE S 83°49'50" E, A DISTANCE OF 144.25 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "L"; THENCE S 03°57'52" E ALONG THE EASTERLY LINE OF SAID TRACT "L", A DISTANCE OF 169.40 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.915 ACRES, MORE OR LESS

DESCRIPTION — LOT 2

BEING A PORTION OF TRACT "L" OF CYPRESS RUN — UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "L", SAID POINT BEING A BEGINNING OF A CURVE CONCAVED NORTHERLY AND HAVING A RADIUS OF 496.98 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 127.16 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 126.81 FEET, N 86°38'05" W TO A POINT OF TANGENCY; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 115.72 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" N 79°18'17" W, A DISTANCE OF 22.03 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 194.37 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 180.14 FEET, N 40°54'08" W TO A POINT OF TANGENCY; THENCE ALONG THE WESTERLY LINE OF SAID TRACT "L" N 02°30'00" W, A DISTANCE OF 48.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVED WESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID TRACT "L" AND THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 7.82 FEET, SAID CURVE HAVING A CHORD DISTANCE AND BEARING OF 7.82 FEET, N 02°48'36" W; THENCE S 89°53'21" E, A DISTANCE OF 126.31 FEET; THENCE S 00°07'24" E, A DISTANCE OF 40.00 FEET; THENCE S 89°53'21" E, A DISTANCE OF 15.38 FEET; THENCE S 03°03'53" E, A DISTANCE OF 155.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.507 ACRES, MORE OR LESS

SURVEYOR'S NOTES

1) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A OWNERSHIP AND ENCUMBRANCE REPORT.
2) BASIS OF BEARINGS: THE BEARINGS ARE BASED ON THE WEST LINE OF TRACT "L" AS BEING SOUTH 03°57'52" EAST AS SHOWN ON THE PLAT OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 52 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3) ALL UTILITIES AND IMPROVEMENTS AS SHOWN HEREON ARE FROM ABOVE GROUND VISIBLE EVIDENCE ONLY. UNDERGROUND FOUNDATION ENCROACHMENTS WERE NOT INVESTIGATED.
4) TOPOGRAPHIC FEATURES ARE LIMITED TO WHAT IS SHOWN HEREON.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

MARK ALAN QUINN _____ DATE _____

FLORIDA PROFESSIONAL LAND SURVEYOR NO. 5850
CUMBEY & FAIR, INC. , CERTIFICATE OF AUTHORIZATION LB 2168

Curve Table

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	470.00'(P)	7.82'	7.82'	N 02°48'36" W
C2	496.98'(P)	127.16'(P)	126.81'(P)	N 86°38'05" W
C3	145.00'(P)	194.37'(P)	180.14'(P)	N 40°54'08" W
C4	470.00'(P)	296.63'(P)	291.73'(P)	N 20°34'50" W
C5	556.98'(P)	142.51'(P)	142.12'(P)	N 86°38'05" W

LEGEND

- ⬚ WIRE PULL BOX
- ⊙ UNKNOWN UTILITY MARKER
- ⊙ SANITARY MANHOLE
- ⊖ WATER MANHOLE
- ☀ SPRINKLER HEAD
- ⊙ STORM MANHOLE
- ▼ TRANSFORMER
- ⬓ ELECTRIC SERVICE BOX
- ⊲ SIGN

FLU-21-04

Title Block

DATE:	BY:	REV:

PREPARED FOR
CYPRESS RUN OF FLORIDA, LLC
2669 ST. ANDREWS BLVD.
TARPON SPRINGS, FL 34688

PROJECT
CYPRESS RUN GOLF COURSE

PLAN
BOUNDARY SURVEY

PREPARED BY
CUMBEY & FAIR, INC.
CONSULTING CIVIL ENGINEERS
ENGINEERING   PLANNING   LAND SURVEYS
2463 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33763
(727) 797-8982

SCALE:	DATE: 08/01/21	DRWN/CHK: maq/dl	FB/PG:	JOB NO: 20002.07	SHEET: 1 OF 1

Drawing annotations

PINELLAS COUNTY TRIANGULATION STATION "CLARK M"

PINELLAS COUNTY TRIANGULATION STATION "CLARK L"

TRACT "L" SUBJECT TO A BLANKET POWER EASEMENT PER ORB 6123, PG 2165

TRACT "L" CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65

15' DRAINAGE AND/OR UTILITY EASEMENT PB 87 PG 65

314.41'(P)
309.06'(P)

115.53'
165.68'(P) N 05°11'40" E

TRACT "J" CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65

TRACT "I" CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65

WESTERLY LINE OF TRACT "L"

DRAINAGE EASEMENT (PREVIOUSLY DEDICATED) PB 87 PG 65

EXISTING TENNIS COURTS

EDGE OF TENNIS COURT SURFACE

CENTER LINE OF PIPE

192.62'(P) N 06°42'35" E

89.55'(P) N 60°34'21" E

N 29°54'10" W 64.90'(P)

642.60'(P)

WEST 45.00'(P)

N 79°18'20" W 603.06'
191.50'(P)
160.00'(P)

S 89°53'21" E 126.31'

LOT 2 0.507 ACRES

SCIR

PROPOSED BUILDING PAD
60'
70'

S 00°07'24" E 40.00'

2.0'
2.0'

S 89°53'21" E 85.00'

15.88' S 89°53'21" E

144.25' S 83°49'50" E

PROPOSED INGRESS/EGRESS UTILITY EASEMENT PER POWER COMPANY REQUIREMENTS

155.74' S 03°03'53" E

PROPOSED BUILDING PAD
95'
70'
15'
16'
3.0'

LOT 1 0.915 ACRES

10' PROPOSED UTILITY EASEMENT

15' DRAINAGE AND/OR UTILITY EASEMENT PB 87 PG 65

EASTERLY LINE OF TRACT "L"

199.68'(P)
169.40' S 03°57'52" E

EXCLUDED FROM BLANKET POWER EASEMENT IN ORB 6123 PG 2165

CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 92

CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 93

10' DRAINAGE AND/OR UTILITY EASEMENT (PREVIOUSLY DEDICATED) PB 87 PG 65

SOUTHWESTERLY LINE OF TRACT "L"

SOUTHERLY LINE OF TRACT "L"

SCIR 22.03'
115.72'
137.75'(P) N 79°18'17" W

2' CONC CURB

POINT OF BEGINNING LOT 2 SCIR

ST ANDREWS BOULEVARD (PRIVATE ROAD) (PREVIOUSLY DEDICATED) PB 87, PG 65

NOTE: PARCEL SUBJECT TO A BLANKET POWER EASEMENT PER ORB 6123 PG 2165

POINT OF BEGINNING LOT 1
POINT OF COMMENCEMENT LOT 2 SOUTHEAST CORNER TRACT "L" SCIR

160.00'(P) N 79°18'17" W

ROYAL CORNOCK COURT (PRIVATE ROAD) (PREVIOUSLY DEDICATED) PB 87 PG 65

CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 83
CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 84
CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 82
CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 81
CYPRESS RUN — UNIT II (PREVIOUSLY DEDICATED) PB 87 PG 65 80