

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°15'20" EAST FOR THE SOUTH BOUNDARY LINE OF LOT 6, KEYSTONE RANCHETTES UNIT ONE, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 67, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SKETCH OF

A PORTION OF A 50' DRAINAGE, UTILITY AND/OR ROADWAY EASEMENT LYING IN THE SOUTH 1/2 OF LOT 6, KEYSTONE RANCHETTES UNIT ONE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 67, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6, THE SAME BEING THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20098, PAGE 0150 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 6, THE SAME BEING THE SOUTH BOUNDARY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20098, PAGE 0150 NORTH 89°15'20" EAST, A DISTANCE OF 605.00 FEET TO THE WEST BOUNDARY LINE OF SAID 50 FOOT DRAINAGE, UTILITY AND/OR ROADWAY EASEMENT; THENCE ALONG SAID WEST BOUNDARY LINE NORTH 00°44'40" WEST, A DISTANCE OF 196.40 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST BOUNDARY LINE, NORTH 00°44'40" WEST, A DISTANCE OF 143.46 FEET TO THE NORTH BOUNDARY LINE OF SAID PARCEL; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID PARCEL NORTH 89°15'20" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°44'40" EAST, A DISTANCE OF 143.46 FEET; THENCE SOUTH 89°15'20" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,586 SQUARE FEET OR 0.08 ACRES MORE OR LESS.

(CLOSES 0.000' J.M.M.)

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
727-841-8414

Reviewed by: CH GD
Date: 10-1-19
SFN # 501-1582

WORK ORDER NO: 190051
FOR: MFM CONSTRUCTION CORP.
DATE OF SKETCH: SEPTEMBER 18, 2019

J.S. Robbins 9-23-19
JON S. ROBBINS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NORTH BOUNDARY LINE OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

SEC. 14, TWP. 27 S., RNG. 16 E.

N 89°15'20" E
25.00'

N 00°44'40" W 143.46'

25.0'

25.0'

WEST BOUNDARY LINE OF A 50'
DRAINAGE, UTILITY AND/OR
ROADWAY EASEMENT

S 00°44'40" E 143.46'

PORTION OF LOT 6,
KEYSTONE RANCHETTES UNIT ONE
O.R.B. 20098, PG. 0150

P.O.B.

S 89°15'20" W
25.00'

EAST BOUNDARY LINE OF LOT 6
AND A 50' DRAINAGE, UTILITY
AND/OR ROADWAY EASEMENT AND
EAST BOUNDARY LINE OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

APPROXIMATE
WETLAND LINE

ASSUMED NORTH

0' 20' 40'

O.R.B. 9471, PG. 1955

50.0'

N 00°44'40" W 196.40'

LEGEND

- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK

BASIS OF BEARING
SOUTH BOUNDARY LINE OF LOT 6,
KEYSTONE RANCHETTES UNIT ONE
P.B. 67, PG. 92
ALSO, SOUTH BOUNDARY LINE OF
THE PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

15' DRAINAGE
AND/OR UTILITY
EASEMENT

P.O.C.
SW. CORNER OF LOT 6, KEYSTONE
RANCHETTES UNIT ONE
P.B. 67, PG. 92
ALSO, SW. CORNER OF THE
PARCEL DESCRIBED IN O.R.B.
20098, PG. 0150

N 89°15'20" E 605.00'

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
727-841-8414

WORK ORDER NO: 190051
FOR: MFM CONSTRUCTION CORP.
DATE OF SKETCH: SEPTEMBER 18, 2019

SHEET 2 OF 2

F.B. N/A
P.G. N/A

Exhibit "A"

DRAWN BY: J.M.M.
CHK'D BY: J.S.R.