



ATTORNEYS & COUNSELORS AT LAW EST. 1884

One Tampa City Center, Suite 2000
201 N. Franklin Street
Tampa, FL 33602
Phone: 813-273-4200
Fax: 813-273-4396

WWW.MFMLLEGAL.COM
EMAIL: CSE@MACFAR.COM

625 Court Street, Suite 200
Clearwater, FL 33756
Phone: 727-444-1402
Fax: 727-442-8470

August 6, 2019

Pinellas County Development Review Services
c/o Mr. Gene Crosson, Manager
440 Court Street
Clearwater, FL 33756
727-464-3642

RE: Illinois Ave. Street Frontage Waiver Request

Dear Mr. Crosson:

On behalf of Debra Schaefer, the owner of 945 Illinois Ave., parcel ID 01-28-15-88560-130-1200, and Raymond Bennett, the owner of Wisconsin Ave., parcel ID 01-28-15-88560-130-1100, (the "Owners") I am providing this letter to request a waiver as allowed by Section 138-237 Waivers and Variances, of the Pinellas County Land Development Code (the "Code").

The Owners are in the process of filing a petition to vacate the 80-foot public right-of-way adjacent to their properties. I have enclosed a survey and legal description of the current Illinois Ave. right-of-way for your reference. By vacating the right-of-way, the above referenced properties will front a private road created via easement, not a public road. However, the properties are already substandard in their current state and would require a waiver for any future development or redevelopment.

Minimum code deviation is necessary to continue use of the historic driveway as a private road. Per Section 138-370.1 of the Code, the parcels, in their current state, do not meet the minimum road frontage requirement of 60 feet for properties zoned R-3; Parcel 01-28-15-88560-130-1200 has only 34 feet of frontage and Parcel 01-28-15-88560-130-1100 50 feet.

Legal access will be provided through a private easement. The Declaration and Grant of Mutual Easement will create a perpetual, nonexclusive easement over the servient properties, so the Owners—and future property owners—can continue use of the historic

driveway to access 9th Street from their properties. Enclosed is a copy of the Easement, which includes a sketch and legal description of the easement area for your review.

Granting a waiver for this minimal deviation: (1) will allow the Owners to continue to use their property for its prescribed use without any impact on neighboring properties; and (2) is in line with the purpose and intent of the Code to ensure uses are compatible with zoning districts and preserve existing rights of property owners.

Pertinent Code sections are provided:

Sec. 138-237. - Waivers and administrative adjustments.

(a) Purpose. There are situations that require flexibility to technical standards, dimensional standards, district design criteria, and/or specific use standards to respond to unique site conditions and/or existing conditions in the immediate vicinity. The waiver and administrative adjustment provisions are intended to allow an applicant to seek flexibility to certain code requirements and allow the county to administratively process and take action on said requests as a Type 1 review; the degree of the request will determine whether the application will follow a Path A or B review pursuant to subsection (d).

(1) A waiver is an approved elimination of a particular technical standard based on a site constraint, and/or the ability to meet the intent by another means. Waivers generally have minimal or no impact on a neighboring property.

(c) Waivers allowed. Subject to the criteria and limitations of this division, the approval authority may grant the following waivers to the Code:

(5) Road frontage requirements may be waived so long as legal access is available. A waiver may be granted where roadway frontage constraints exist due to existing property configurations and the inability to combine with or connect to adjacent properties. The provisions of section 138.3503 shall be considered for road frontage waiver requests.

Sec. 138-231. - Criteria for granting of variances, waivers and/or administrative adjustments.

In order to authorize any variance, waiver, and/or administrative adjustment to the terms of the Code, the authorized reviewing body shall determine the following criteria have been satisfied:

(c) Minimum code deviation necessary. That the granting of the request is the minimum code deviation that will make possible the reasonable use of the land, building, or structure; and

(d) Consistency with the land development code. That the granting of the request will be in harmony with the general intent, purpose, and spirit of this Code.

Sec. 138-3503. - Road frontage.

(a) Except as otherwise provided in this chapter, no building shall be built, constructed, enlarged or structurally altered or moved on a lot, tract, or parcel of land which does not abut a publicly accessible right-of-way for a distance equal to the minimum lot width

required in the zoning district in which the property is located. This requirement shall not apply to subdivision roads platted in accordance with section 154-102, private roads.

(b) The county administrator or designee may waive the road frontage requirement when one of the following applies:

(1) It is impractical to provide adequate roadway frontage.

a. It is intended that such waiver may be granted to properties fronting on established private roads or easements where it would be impractical to provide adequate roadway frontage due to the size or configuration of properties or the size or configuration of the road or easement.

b. It is specifically not intended that a waiver be granted for new development where normal site development and platting requirements apply or where public road frontage can reasonably be provided.

(2) On a lot, tract, or parcel of land recorded prior to January 30, 1990, the length of the abutting publicly accessible right-of-way frontage is less than the minimum lot width required per the zoning district in which the property is located. In evaluating a potential waiver of this subsection requirement, the county administrator or designee shall consider the property's ability to accommodate emergency access through established standards as required by the applicable fire department.

We are hopeful that you agree with our position and respectfully request that you grant us this waiver. If you have any questions, or need additional information, please call me at (727) 444-1414.

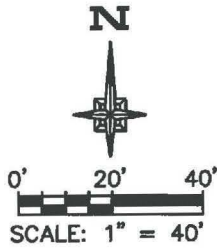
Sincerely,



Cassie A. Selm, Esq.

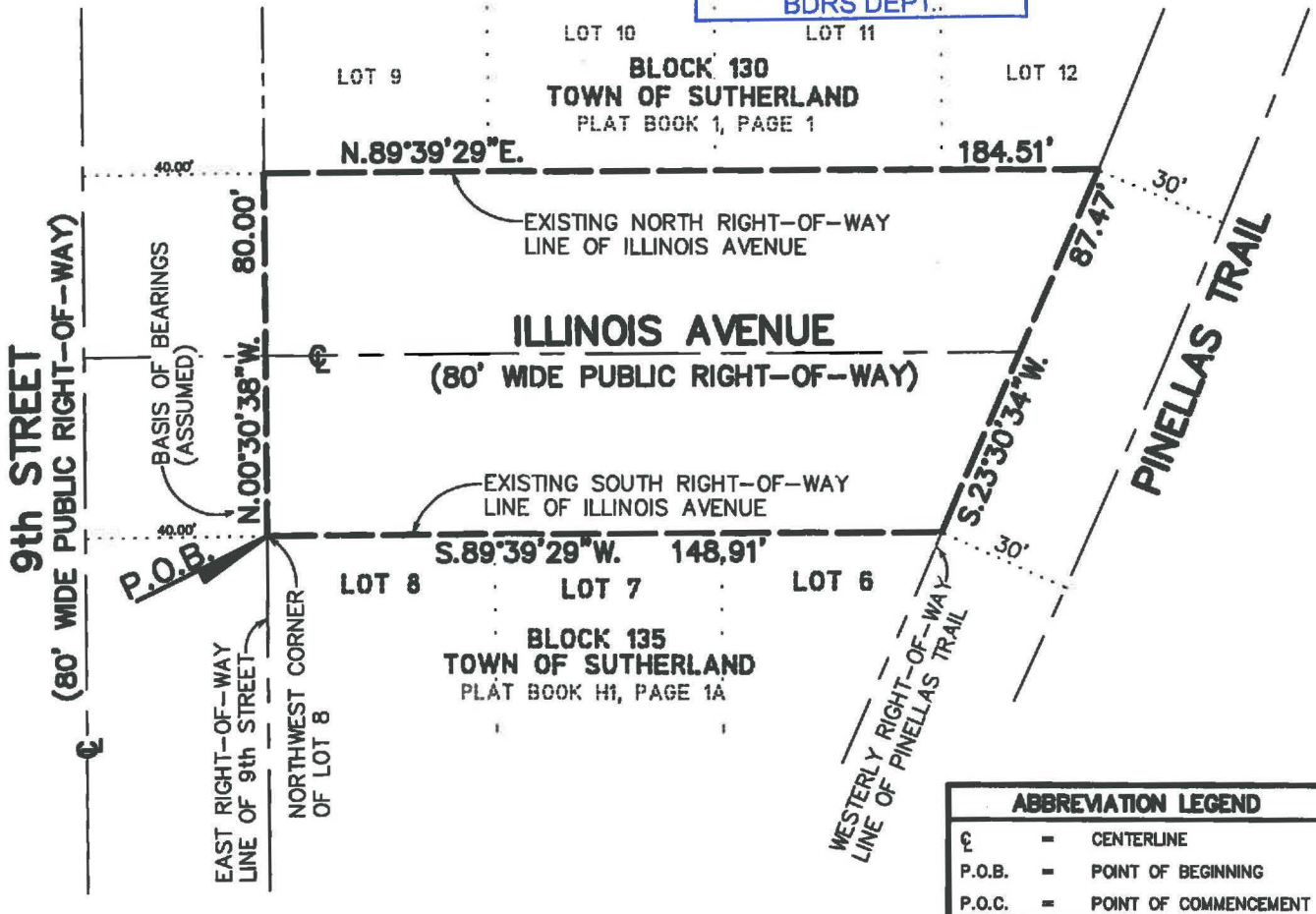
Enclosures:

- (1) Boundary Plan and Description of Illinois Avenue Vacation Parcel
- (2) Declaration and Grant of Mutual Easement



PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122

RECEIVED
 AUG 07 2019
 PINELLAS COUNTY
 BDRS DEPT.



ABBREVIATION LEGEND	
⊕	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

MULLER - TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
ILLINOIS AVENUE VACATION PARCEL

PINELLAS COUNTY

FLORIDA

APPROVED BY:

LLOVERAS, BAUR & STEVENS
 ENGINEERS - SURVEYORS - PLANNERS
 #LB 0000208
 2922B U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33761
 Phone: (727) 784-3965 Fax: (727) 784-8153

MICHAEL S. LLOVERAS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
 AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY

REVISIONS	DRAWN BY: KB	JOB No. 37523
	CHECKED BY: MSL	
	APPROVED BY: <i>MSL</i>	1 OF 2
	DATE: 11-30-18	
	SCALE: 1" = 40'	

DESCRIPTION:

The 80 foot wide public right-of-way of Illinois Avenue lying between Lots 6, 7 and 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A and Lots 9, 10, 11 and 12, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1, both being of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof, being described as follows:

Begin at the northwest corner of said Lot 8, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 80.00 feet to the existing north right-of-way line of said Illinois Avenue; thence, leaving said east right-of-way line, N.89°39'29"E., along said north right-of-way line, 184.51 feet to the westerly right-of-way line of Pinellas Trail; thence, leaving said north right-of-way line, S.23°30'34"W., along said westerly right-of-way line, 87.47 feet to the existing south right-of-way line of said Illinois Avenue; thence, leaving said westerly right-of-way line, S.89°39'25"W., along said south right-of-way line, 148.91 feet to the Point of Beginning.

MULLER – TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
ILLINOIS AVENUE VACATION PARCEL

PINELLAS COUNTY

FLORIDA

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



LLOVERAS, BAUR & STEVENS

ENGINEERS – SURVEYORS – PLANNERS

#LB 0000208

2922B U.S. HIGHWAY 19 N.

CLEARWATER, FLORIDA 33761

Phone: (727) 784-3965 Fax: (727) 784-8153

REVISIONS	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: <i>MSL</i>	2 OF 2
	DATE: 11-30-18	

Prepared by and Return to:
Catherine Selm, Esq.
Macfarlane Ferguson & McMullen
P. O. Box 1669 (625 Court St. #200)
Clearwater, FL 33757 (33756)

DECLARATION AND GRANT OF MUTUAL EASEMENT

THIS DECLARATION AND GRANT OF MUTUAL ACCESS EASEMENT (the "Easement") is made this ____ day of _____, 2019 by and between **CHRISTOPHER D. MULLER** and **LAURA T. MULLER**, husband and wife, having a mailing address of 920 Illinois Avenue, Palm Harbor, Florida 34683 (the "Muller"), and **RAYMOND B. BENNETT**, a married man, having a mailing address of 702 9th Street, Palm Harbor, Florida 34683 ("Bennett") and **DEBRA J. SCHAEFER**, a single woman, having a mailing address of 945 Illinois Avenue, Palm Harbor, Florida 34683 ("Schaefer") (collectively "Declarant").

RECITALS

A. Muller is the owner of the real property described as Muller Parcel on Exhibit "A" attached hereto and hereinafter referred to as "Muller Parcel";

B. Bennett is the owner of the real property described as Bennett Parcel I on Exhibit "B" attached hereto and hereinafter referred to as "Bennett Parcel I";

C. Bennett is the owner of the real property described as Bennett Parcel II on Exhibit "C" attached hereto and hereinafter referred to as "Bennett Parcel II";

D. Schaefer is the owner of the real property described as Schaefer Parcel on Exhibit "D" attached hereto and hereinafter referred to as "Schaefer Parcel";

E. Portions of the Muller Parcel, Bennett Parcels I and II, and Schaefer Parcel comprised those portions of the public road Illinois Avenue in Palm Harbor, Pinellas County, Florida that were vacated as public right-of-way by action of Pinellas County Board of Commissioners and by operation of law ownership of those portions of the vacated public right-of-way reverted to Muller, Bennett, and Schaefer as owners of platted lots that abutted said public right-of-way;

F. Muller, Bennett, and Schaefer as Declarant desire to create and declare reciprocal easements between Muller Parcel, Bennett Parcel I, Bennett Parcel II, and Schaefer Parcel (hereinafter the "Benefited Parcels") for vehicle and pedestrian ingress and egress, and utilities; and

G. For the purposes of this Declaration, the following terms shall have the following meaning:

i). "Benefited Party" shall mean and include Declarant, and any future owners of the Benefited Parcels, lessees and occupants of all or any portion of the Benefited Parcels and the

respective agent, contractors, invitees, and licensees of an owner of Benefited Parcels or a tenant or occupant of the Benefited Parcels.

ii). "Benefited Parcels" shall mean and include Muller Parcel, Bennett Parcel I, Bennett Parcel II, and Schaefer Parcel.

iii). "Easement Area" shall be defined as the Ingress and Egress Easement Area and the Utility Easement Area.

iv). "Ingress and Egress Easement Area" shall mean those portions of the Benefited Parcels described on Exhibit "E".

v). "Paved Areas" shall mean those areas of the Ingress and Egress Easement Area that are improved with Roadway Improvements.

vi). "Public Records" shall mean Public Records of Pinellas County, Florida.

vii). "Roadway Improvements" shall mean those portions of the Ingress and Egress Easement Areas, that are from time to time improved with compaction, shell, gravel, paving, concrete, asphalt and other like improvements utilized for vehicle and pedestrian travel.

viii). "Utility" shall mean any duly licensed and authorized person, firm, corporation, or municipality providing or having the right to provide Utility Services as a public utility or private utility.

ix). "Utility Easement Area" shall mean and include all that real property described on Exhibit "F" attached hereto.

x). "Utility Services" shall mean the furnishing of water, sewer (storm and sanitary), drainage, electrical, gas, telephone, cable television and other communication services and other services generally rendered by a Utility.

xi). "Utility Lines" shall mean the lines, wires, cables, pipes, mains, valves, manholes, catch basins, curbs, swales, ponds (detention and retention areas), systems, equipment and other service installations required to provide Utility Services.

NOW, THEREFORE, in consideration of the foregoing, Declarant, for itself, its successors and assigns, hereby declares and grants as follows:

1. Recitals. The foregoing recitals are hereby incorporated herein and made a part of this Declaration.

2. Ingress and Egress and Access Easement. Subject to the conditions and stipulations hereinafter set forth, Declarant does hereby declare and grant that there shall be and there hereby does exist for the benefit of the Benefited Property and the Benefited Parties a non-exclusive easement in, over and across the Parcel areas of the Ingress and Egress Easement Area for ingress and egress, of pedestrian and vehicular traffic between the Benefited Parcels and all abutting streets

and roads, whether public or private, furnishing access to the Benefited Parcels. Vehicular access shall only be vehicles with standard tires and no vehicle with non-standard or no tires, such as bulldozer, shall be permitted to utilize the easement area.

3. Utility Easement. Subject to the conditions and stipulations hereinafter set forth, Declarant does hereby declare and grant that there shall be and there hereby does exist for the benefit of the Utilities and the Benefited Parties a non-exclusive easement in, over and across the Utility Easement Area for the installation and maintenance of Utility Services and Utility Lines that may be located on, in or under such Easements or which may be served by them within Utility Easement. No structure shall be placed or permitted to remain within the Utility Easement Area which may damage or interfere with access to or the installation and maintenance of the Utility Easements or any Utility Lines. The Benefited Parties shall acquire no right, title or interest in or to any Utility Lines.

4. Maintenance. Future maintenance of the Paved Area shall be shared equally by the respective owners of the Easement Parcels, their successors and assigns with respect to the ownership of the Easement Parcels.

5. Scope; Amendment. The covenants and easements contained in this agreement are perpetual and shall run with title to Benefited Parcels and easement areas for the benefit of all Benefited Parties until amended or terminated in accordance with the terms of this Declaration. The grants of easements, rights and privileges in this Declaration are independent of any contractual agreements that may be under taken by the parties in this agreement and a breach by a party of any such contractual agreement shall not result in a forfeiture or reversion of the easements, rights and privileges granted in this Declaration. This easement may be amended or modified or terminated at anytime by an agreement in writing executed and acknowledged by the owners of the Benefited Parcels and recorded in the Public Records. No amendment, modification or termination which in any way limits or diminishes the position or rights of the owner of a mortgage encumbering the Benefited Parcels, shall be effective without the joinder of said owner of the mortgage

6. Injunctive Relief. In the event of any violation or threatened violation by a Benefited Party, the other party shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The rights of injunction shall be in addition to all other remedies provided by law.

7. Attorney Fees. In the event that either party hereto brings an action or proceeding against the other party to enforce or interpret any of the covenants, conditions, agreements, or provisions of this Declaration, the prevailing party in such action or proceeding shall be entitled to recover all costs and expenses of such action or proceeding, including, without limitation, attorneys' fees, charges, disbursements, and the fees and costs of expert witnesses. If any party secures a judgment in any such action or proceeding, then any costs and expenses (including, but not limited to, attorneys' fees and costs) incurred by the prevailing party in enforcing such judgment, or any costs and expenses (including, but not limited to, attorneys' fees and costs) incurred by the prevailing party in any appeal from such judgment in connection with such appeal shall be recoverable separately from and in addition to any other amount included in such judgment. The preceding sentence is intended to be severable from the other provisions of this

Declaration and shall survive and not be merged into any such judgment.

8. Miscellaneous. Time is of the essence hereof. The failure of a Benefited Party to insist on the strict or timely performance by another party of any obligation hereunder shall not constitute a waiver of such obligation or the right to insist on the strict or timely performance by the other party of such obligation on a subsequent occasion.

9. Severability. If any provision of this Declaration or the application thereof to any party or circumstances shall be invalid or unenforceable to any extent, the remainder of this Declaration and the application of such provisions to any other party or circumstances shall not be affected thereby and shall be enforced to the greatest extent permitted by law.

10. Counterparts. This Declaration may be executed in any number of counterparts, each of which shall be deemed to be an original and all of which together shall comprise but a single instrument.

11. Governing Law and Venue. This Declaration shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any action arising out of, or in any way connected with the Declaration, shall be in Pinellas County, Florida.

12. Headings and Captions. The headings or titles of the sections hereof shall be solely for convenience of referenced and should not affect the meaning, construction or effect of this Declaration. All references herein to "Paragraph" and any other subdivisions are to the corresponding paragraphs or subparagraphs of this Declaration; and the words "herein", "hereof", "hereunder" and other words of similar import refer to this Declaration as a whole and not to any particular paragraph or subparagraph hereof.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

[SIGNATURE PAGE TO EASEMENT]

IN WITNESS WHEREOF, Grantor has set its hand on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

MULLERS:

Signature

CHRISTOPHER D. MULLER

Print Name

Signature

LAURA T. MULLER

Print Name

Witnesses as to both.

STATE OF _____
COUNTY OF _____

Sworn and subscribed before me this ____ day of _____, 2019, by
CHRISTOPHER D. MULLER and **LAURA T. MULLER**, husband and wife, who are
personally known to me or who have produced _____ as identification.

(Signature of Notary Public)

(Printed Notary Name)
My Commission Expires

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

[SIGNATURE PAGE TO EASEMENT]

IN WITNESS WHEREOF, Grantor has set its hand on the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

SCHAEFER:

Signature

Print Name

DEBRA J SCHAEFER

Signature

Print Name

STATE OF _____
COUNTY OF _____

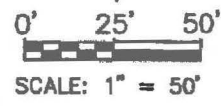
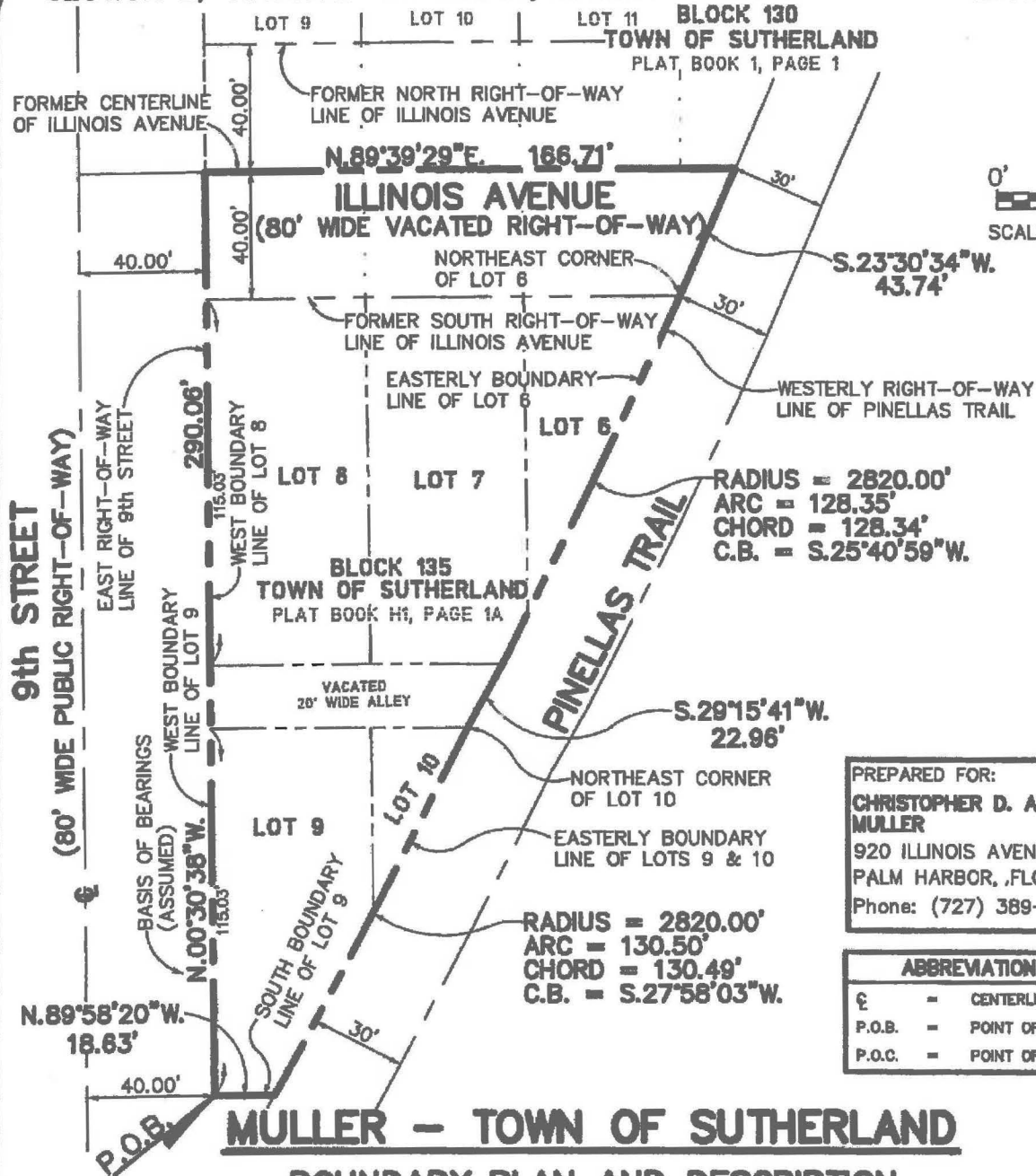
Sworn and subscribed before me this ____ day of _____, 2019, by **DEBRA J SCHAEFER**, who is personally known to me or who has produced _____ as identification.

(Signature of Notary Public)

(Printed Notary Name)
My Commission Expires

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST

EXHIBIT A




PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
920 ILLINOIS AVENUE
PALM HARBOR, FLORIDA 34683
Phone: (727) 389-3122

ABBREVIATION LEGEND	
⊕	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT


MULLER - TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
LOTS 6, 7, 8, 9, 10 AND VACATED RIGHT-OF-WAY PARCEL
PINELLAS COUNTY FLORIDA

APPROVED BY:



MICHAEL S. LLOVERAS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS IS NOT A BOUNDARY SURVEY

LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS
#LB 000208
30725 U.S. HIGHWAY 19 N., SUITE 149
PALM HARBOR, FLORIDA 34684
Phone: (727) 784-3965 www.lbsonline.com

REVISIONS	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: 	1 OF 2
	DATE: 7-18-19	
	SCALE: 1" = 50'	

DESCRIPTION:

Lots 6, 7, 8, 9, 10, and the vacated 20 foot wide alley, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A, as recorded in Plat Book 1, Page 1, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof and a portion of the 80 foot wide vacated right-of-way of Illinois Avenue lying north of said Lots 6, 7 and 8, being described as follows:

Begin at the southwest corner of said Lot 8, and run N.00°30'38"W., along the east right-of-way line of 9th Street, also being the west boundary line of said Lots 8 and 9 and the extension thereof, 290.06 feet to the former centerline of said vacated Illinois Avenue; thence, leaving said east right-of-way line and west boundary line, N.89°39'29"E., along said former centerline, 166.71 feet to the westerly right-of-way line of Pinellas Trail; thence, leaving said former centerline, S.23°30'34"W., along said westerly right-of-way line, 43.74 feet to the northeast corner of said Lot 6; thence, along the easterly boundary line of said Lot 6, along a curve to the left, having a radius of 2820.00 feet, an arc length of 128.35 feet, a chord length of 128.34 feet and a chord bearing of S.25°40'59"W., to the southeast corner of said Lot 7; thence, S.29°15'41"W., along said westerly right-of-way line, 22.96 feet to the northeast corner of said Lot 10; thence, continue along said westerly right-of-way line, also being the easterly boundary line of said Lots 9 and 10, along a curve to the left, having a radius of 2820.00 feet, an arc length of 130.50 feet, a chord length of 130.49 feet and a chord bearing of S.27°58'03"W., to the southeast corner of said Lot 9; thence, leaving said westerly right-of-way line and easterly boundary line, S.89°58'20"W., along the south boundary line of said Lot 9, 18.63 feet to the Point of Beginning.

MULLER - TOWN OF SUTHERLAND**BOUNDARY PLAN AND DESCRIPTION****LOTS 6, 7, 8, 9, 10 AND VACATED RIGHT-OF-WAY PARCEL**

PINELLAS COUNTY

FLORIDA

PREPARED FOR:

CHRISTOPHER D. AND LAURA T. MULLER920 ILLINOIS AVENUE
PALM HARBOR, FLORIDA 34683
Phone: (727) 389-3122**LLOVERAS, BAUR & STEVENS**

ENGINEERS - SURVEYORS - PLANNERS

PLB 0000206

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3965 www.lbsonline.com

REVISIONS

DRAWN BY: KB

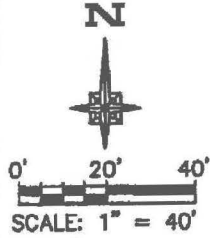
JOB No.

CHECKED BY: MSL

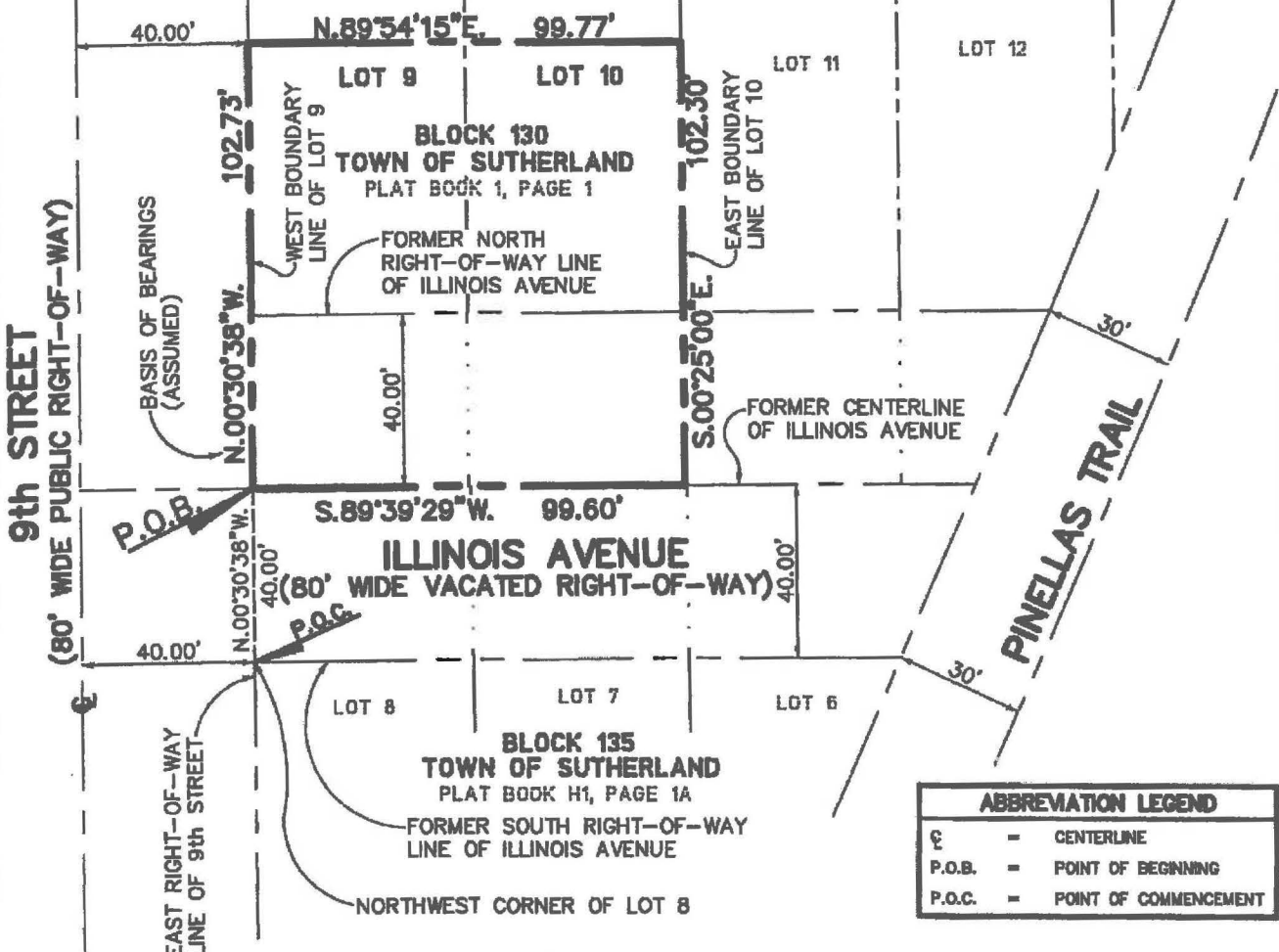
37523APPROVED BY: *MSL*

DATE: 7-18-19

2 OF 2**BOUNDARY PLAN AND DESCRIPTION**



PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



ABBREVIATION LEGEND	
☉	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

MULLER - TOWN OF SUTHERLAND

BOUNDARY PLAN AND DESCRIPTION

LOTS 9, 10 AND VACATED RIGHT-OF-WAY PARCEL

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
 AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY

LLOVERAS, BAUR & STEVENS
 ENGINEERS - SURVEYORS - PLANNERS
 #LB 0000208
 30725 U.S. HIGHWAY 19 N., SUITE 149
 PALM HARBOR, FLORIDA 34684
 Phone: (727) 784-3865 www.lbsonline.com

REVISIONS	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: <i>MSL</i>	1 OF 2
	DATE: 7-18-19	
	SCALE: 1" = 40'	

DESCRIPTION:

A portion of Lots 9 and 10, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof and a portion of the 80 foot wide vacated right-of-way of Illinois Avenue lying south of said Lots 9 and 10, being described as follows:

Commence at the northwest corner of Lot 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part of, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 40.00 feet to the Point of Beginning; thence, continue along the said east right-of-way line and the west boundary line of said Lot 9 and the extension thereof, N.00°30'38"W., 102.73 feet; thence, leaving said east right-of-way line and the west boundary line of said Lot 9, N.89°54'15"E., 99.77 feet; thence, S.00°25'00"E., along the east boundary line of said Lot 10 and the extension thereof, 102.30 feet to the former centerline of said vacated Illinois Avenue; thence, S.89°39'29"W., along said former centerline, 99.60 feet to the Point of Beginning.

MULLER – TOWN OF SUTHERLAND**BOUNDARY PLAN AND DESCRIPTION****LOTS 9, 10 AND VACATED RIGHT-OF-WAY PARCEL**

PINELLAS COUNTY

FLORIDA

PREPARED FOR:

CHRISTOPHER D. AND LAURA T. MULLER920 ILLINOIS AVENUE
PALM HARBOR, FLORIDA 34683
Phone: (727) 389-3122**LLOVERAS, BAUR & STEVENS**

ENGINEERS – SURVEYORS – PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3885 www.lbsonline.com

REVISIONS

DRAWN BY: KB

CHECKED BY: MSL

APPROVED BY: *MSL*

DATE: 7-18-19

JOB No.

37523**2 OF 2****BOUNDARY PLAN AND DESCRIPTION**

SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST

EXHIBIT **C**

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122

NORTH BOUNDARY
 LINE OF LOT 11

S.89°51'00"E.

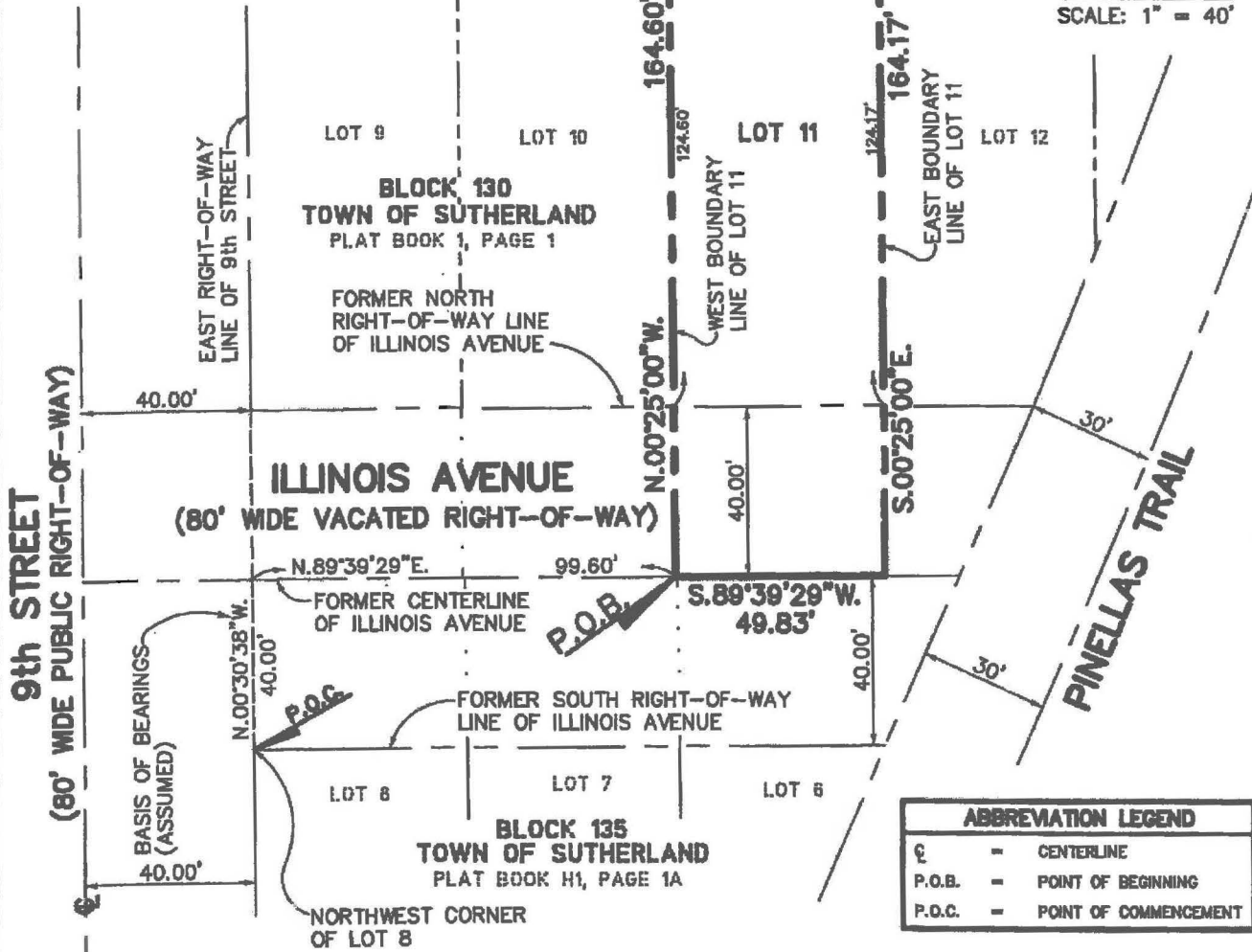
49.84'

NORTHWEST CORNER
 OF LOT 11

NORTHEAST
 CORNER OF
 LOT 11



0' 20' 40'
 SCALE: 1" = 40'



ABBREVIATION LEGEND	
⊕	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

MULLER - TOWN OF SUTHERLAND

BOUNDARY PLAN AND DESCRIPTION

LOT 11 AND VACATED RIGHT-OF-WAY PARCEL

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
 AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

FLB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3965 www.lbsonline.com

REVISIONS	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY:	1 OF 2
	DATE: 7-18-19	
	SCALE: 1" = 40'	

BOUNDARY PLAN AND DESCRIPTION

DESCRIPTION:

Lot 11, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof and a portion of the 80 foot wide vacated right-of-way of Illinois Avenue lying south of said Lot 11, being described as follows:


Commence at the northwest corner of Lot 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part of, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 40.00 feet; thence, leaving said east right-of-way line, N.89°39'29"E., along the former centerline of said vacated Illinois Avenue, 99.60 feet to the Point of Beginning; thence, leaving said former centerline, N.00°25'00"W., along the west boundary line of said Lot 11 and the extension thereof, 164.60 feet to the northwest corner of said Lot 11; thence, leaving said west boundary line, S.89°51'00"E., along the north boundary line of said Lot 11, 49.84 feet to the northeast corner of said Lot 11; thence, leaving said north boundary line, S.00°25'00"E., along the east boundary line of said Lot 11 and the extension thereof, 164.17 feet to the said former centerline of said vacated Illinois Avenue; thence, leaving said east boundary line and the extension thereof, S.89°39'29"W., along said former centerline, 49.83 feet for the Point of Beginning.


MULLER – TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
LOT 11 AND VACATED RIGHT-OF-WAY PARCEL

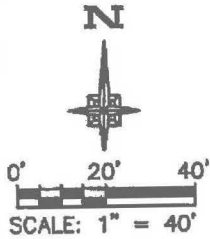
PINELLAS COUNTY

FLORIDA

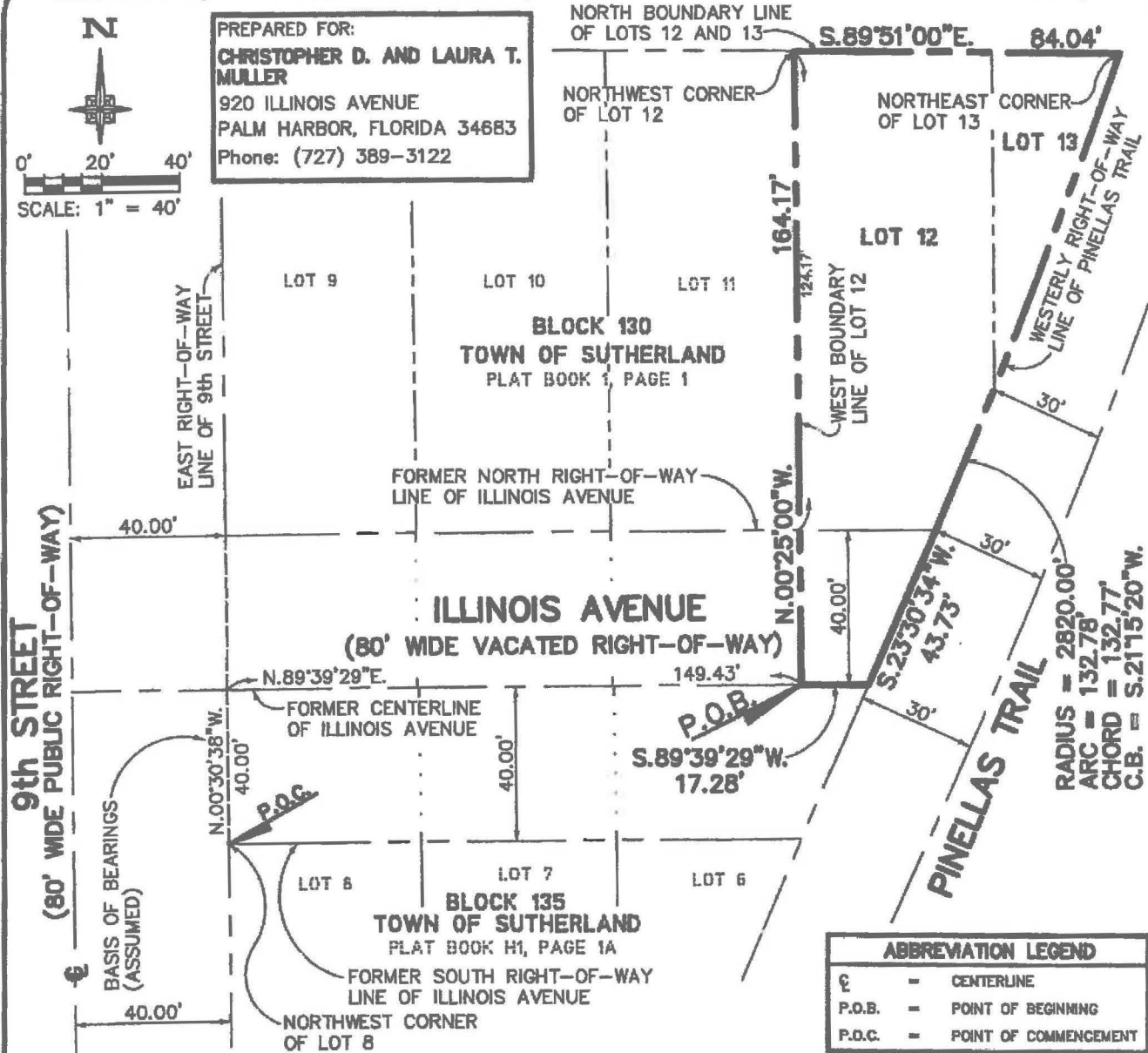
PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122

LLOVERAS, BAUR & STEVENS 
 ENGINEERS – SURVEYORS – PLANNERS
 #LB 0000208
 30725 U.S. HIGHWAY 19 N., SUITE 149
 PALM HARBOR, FLORIDA 34684
 Phone: (727) 784-3965 www.lbsonline.com

REVISIONS	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: 	
	DATE: 7-18-19	2 OF 2



PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
920 ILLINOIS AVENUE
PALM HARBOR, FLORIDA 34683
Phone: (727) 389-3122



ABBREVIATION LEGEND	
⊕	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

MULLER - TOWN OF SUTHERLAND

BOUNDARY PLAN AND DESCRIPTION

LOTS 12, 13 AND VACATED RIGHT-OF-WAY PARCEL

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3965 www.lbsonline.com

REVISIONS

	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY:	
	DATE: 7-18-19	1 OF 2
	SCALE: 1" = 40'	

DESCRIPTION:

Lots 12 and 13, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof and a portion of the 80 foot wide vacated right-of-way of Illinois Avenue lying south of said Lot 12, being described as follows:

Commence at the northwest corner of Lot 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part of, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 40.00 feet to the former centerline of said vacated Illinois Avenue; thence, leaving said east right-of-way line, N.89°39'29"E., along said former centerline, 149.43 feet to the Point of Beginning; thence, leaving said former centerline, N.00°25'00"W., along the west boundary line of said Lot 12 and the extension thereof, 164.17 feet to the northwest corner of said Lot 12; thence, leaving said west boundary line, S.89°51'00"E., along the north boundary line of said Lots 12 and 13, 84.04 feet to the northeast corner of said Lot 13 and the westerly right-of-way line of Pinellas Trail; thence, leaving said north boundary line, along said westerly right-of-way line, along a curve to the left, having a radius of 2820.00 feet, an arc length of 132.78 feet, a chord length of 132.77 feet and a chord bearing of S.21°15'20"W.; thence, continue along said westerly right-of-way line, S.23°30'34"W., 43.73 feet to said former centerline of said vacated Illinois Avenue; thence, leaving said westerly right-of-way line, S.89°39'29"W., along said former centerline, 17.28 feet for the Point of Beginning.

MULLER - TOWN OF SUTHERLAND**BOUNDARY PLAN AND DESCRIPTION****LOTS 12, 13 AND VACATED RIGHT-OF-WAY PARCEL**

PINELLAS COUNTY

FLORIDA

PREPARED FOR:

**CHRISTOPHER D. AND LAURA T.
MULLER**920 ILLINOIS AVENUE
PALM HARBOR, FLORIDA 34683
Phone: (727) 389-3122**LLOVERAS, BAUR & STEVENS**

ENGINEERS - SURVEYORS - PLANNERS

PLB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3865 www.lbsonline.com

REVISIONS

DRAWN BY: KB

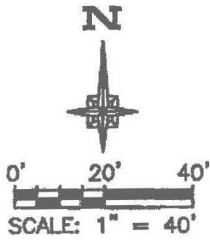
JOB No.

CHECKED BY: MSL

37523APPROVED BY: *MSL*

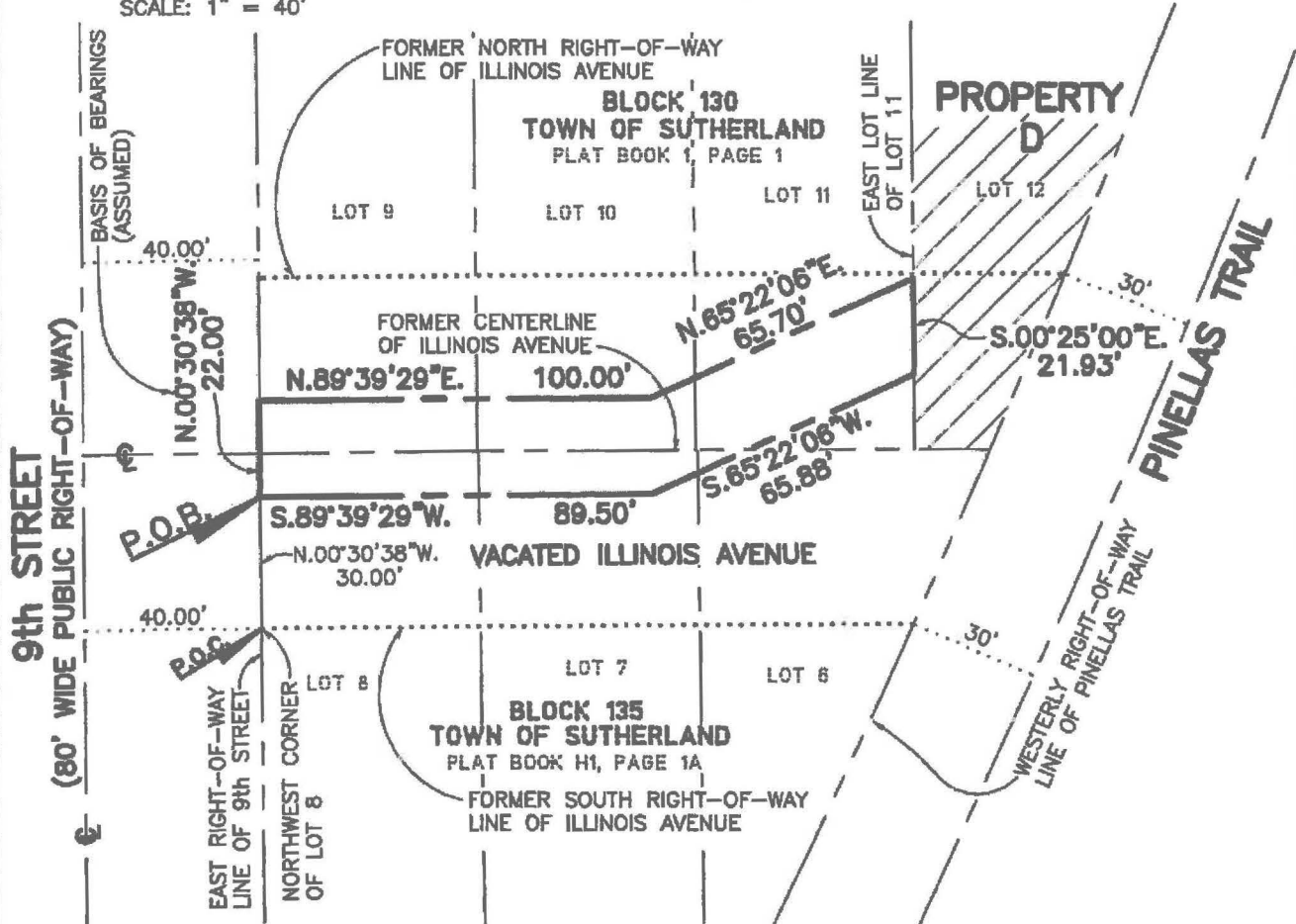
DATE: 7-18-19

2 OF 2**BOUNDARY PLAN AND DESCRIPTION**



ABBREVIATION LEGEND	
☒	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



MULLER - TOWN OF SUTHERLAND

BOUNDARY PLAN AND DESCRIPTION

INGRESS, EGRESS AND DRIVEWAY EASEMENT ~~BE NEFICIAL TO PROPERTY D~~

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
 AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3965

www.lbaonline.com

REVISIONS

	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY:	
	DATE: 7-18-19	
	SCALE: 1" = 40'	

1 OF 2

DESCRIPTION:

A portion of the vacated 80 foot wide public right-of-way of Illinois Avenue lying north of Lots 6, 7 and 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A, as recorded in Plat Book 1, Page 1, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof, being described as follows:

Commence at the northwest corner of said Lot 8, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 30.00 feet for the Point of Beginning; thence, continue along said east right-of-way line, N.00°30'38"W., 22.00 feet; thence, leaving said east right-of-way line, N.89°39'29"E., 100.00 feet; thence, N.65°22'06"E., 65.70 feet to the southerly extension of the east lot line of Lot 11, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof; thence, S.00°25'00"E., along said southerly extension line, 21.93 feet; thence, leaving said southerly extension line, S.65°22'06"W., 65.88 feet; thence, S.89°39'29"W., 89.50 feet to the Point of Beginning.

MULLER – TOWN OF SUTHERLAND

BOUNDARY PLAN AND DESCRIPTION

INGRESS, EGRESS AND DRIVEWAY EASEMENT BENEFICIAL TO PROPERTY D

PINELLAS COUNTY

FLORIDA

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

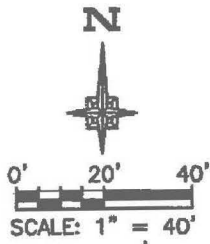
Phone: (727) 784-3985

www.lbsonline.com

REVISIONS

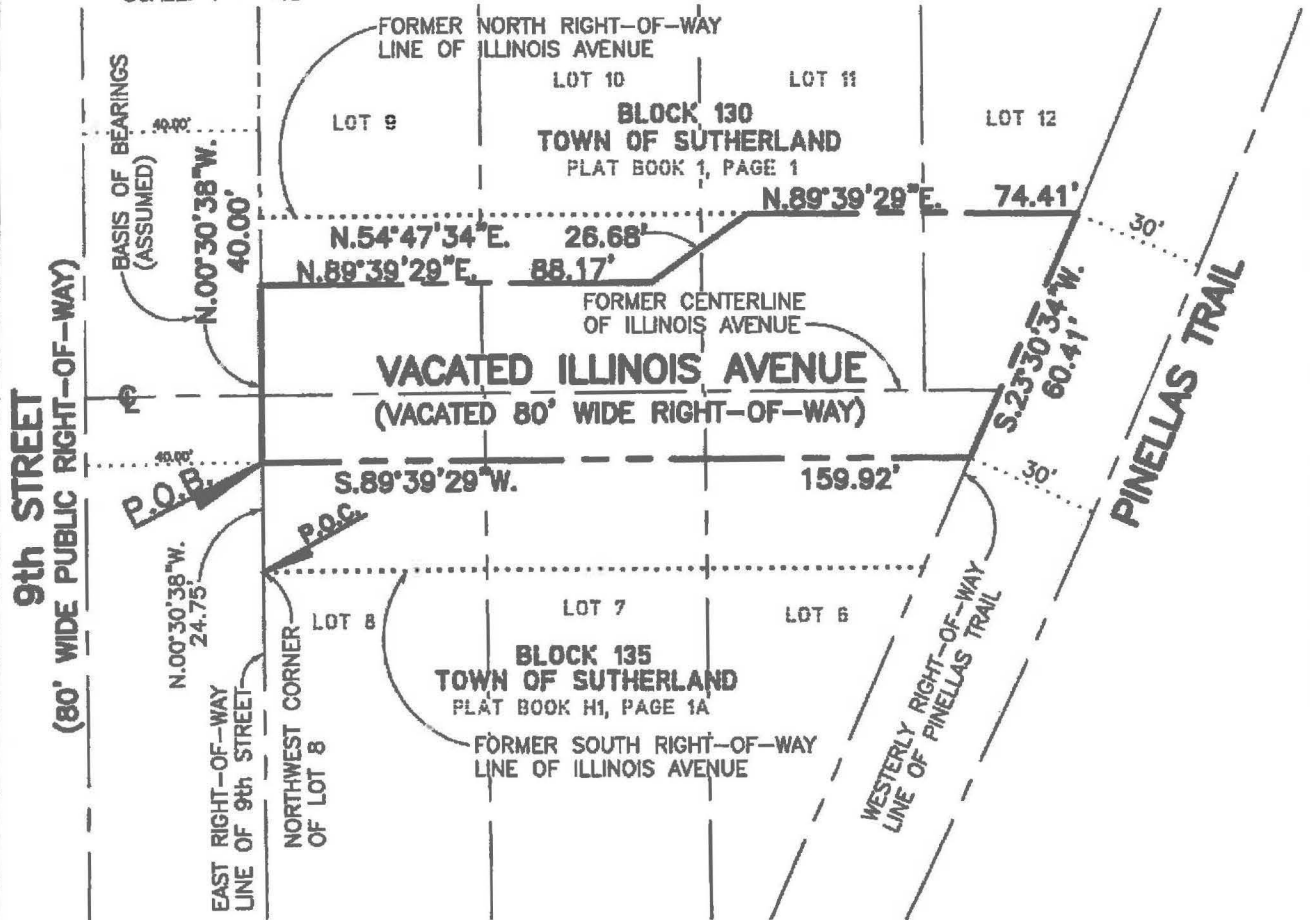
	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: <i>MSL</i>	
	DATE: 7-18-19	2 OF 2

BOUNDARY PLAN AND DESCRIPTION



ABBREVIATION LEGEND	
℄	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



MULLER – TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
UTILITY EASEMENT

PINELLAS COUNTY

FLORIDA

APPROVED BY:

MICHAEL S. LLOVERAS
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 5367
 THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL
 AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A BOUNDARY SURVEY



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3865

www.lbsonline.com

REVISIONS

	DRAWN BY: KB
	CHECKED BY: MSL
	APPROVED BY:
	DATE: 7-18-19
	SCALE: 1" = 40'

JOB No.

37523

1 OF 2

DESCRIPTION:

A portion of the land lying between Lots 6, 7 and 8, Block 135, TOWN OF SUTHERLAND, as recorded in Plat Book H1, Page 1A and Lots 9, 10, 11 and 12, Block 130, TOWN OF SUTHERLAND, as recorded in Plat Book 1, Page 1, both being of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part thereof, being described as follows:

Commence at the northwest corner of said Lot 8, and run N.00°30'38"W., along the east right-of-way line of 9th Street, 24.75 feet for a Point of Beginning; thence, continue along said east right-of-way line, N00°30'38"W., 40.00 feet; thence, leaving said east right-of-way line, N.89°39'29"E., 88.17 feet; thence, N.54°47'34"E., 26.68 feet to the former north right-of-way line of the vacated Illinois Avenue; thence, N.89°39'29"E., along said former north right-of-way line, 74.41 feet to the westerly right-of-way line of Pinellas Trail; thence, leaving said former north right-of-way line, S.23°30'34"W., along said westerly right-of-way line, 60.41 feet; thence, leaving said westerly right-of-way line, S.89°39'29"W., 159.92 feet to the Point of Beginning.

MULLER – TOWN OF SUTHERLAND
BOUNDARY PLAN AND DESCRIPTION
UTILITY EASEMENT

PINELLAS COUNTY

FLORIDA

PREPARED FOR:
CHRISTOPHER D. AND LAURA T. MULLER
 920 ILLINOIS AVENUE
 PALM HARBOR, FLORIDA 34683
 Phone: (727) 389-3122



LLOVERAS, BAUR & STEVENS

ENGINEERS - SURVEYORS - PLANNERS

#LB 0000208

30725 U.S. HIGHWAY 19 N., SUITE 149

PALM HARBOR, FLORIDA 34684

Phone: (727) 784-3985

www.lbsonline.com

REVISIONS

	DRAWN BY: KB	JOB No.
	CHECKED BY: MSL	37523
	APPROVED BY: <i>MSL</i>	
	DATE: 7-18-19	2 OF 2