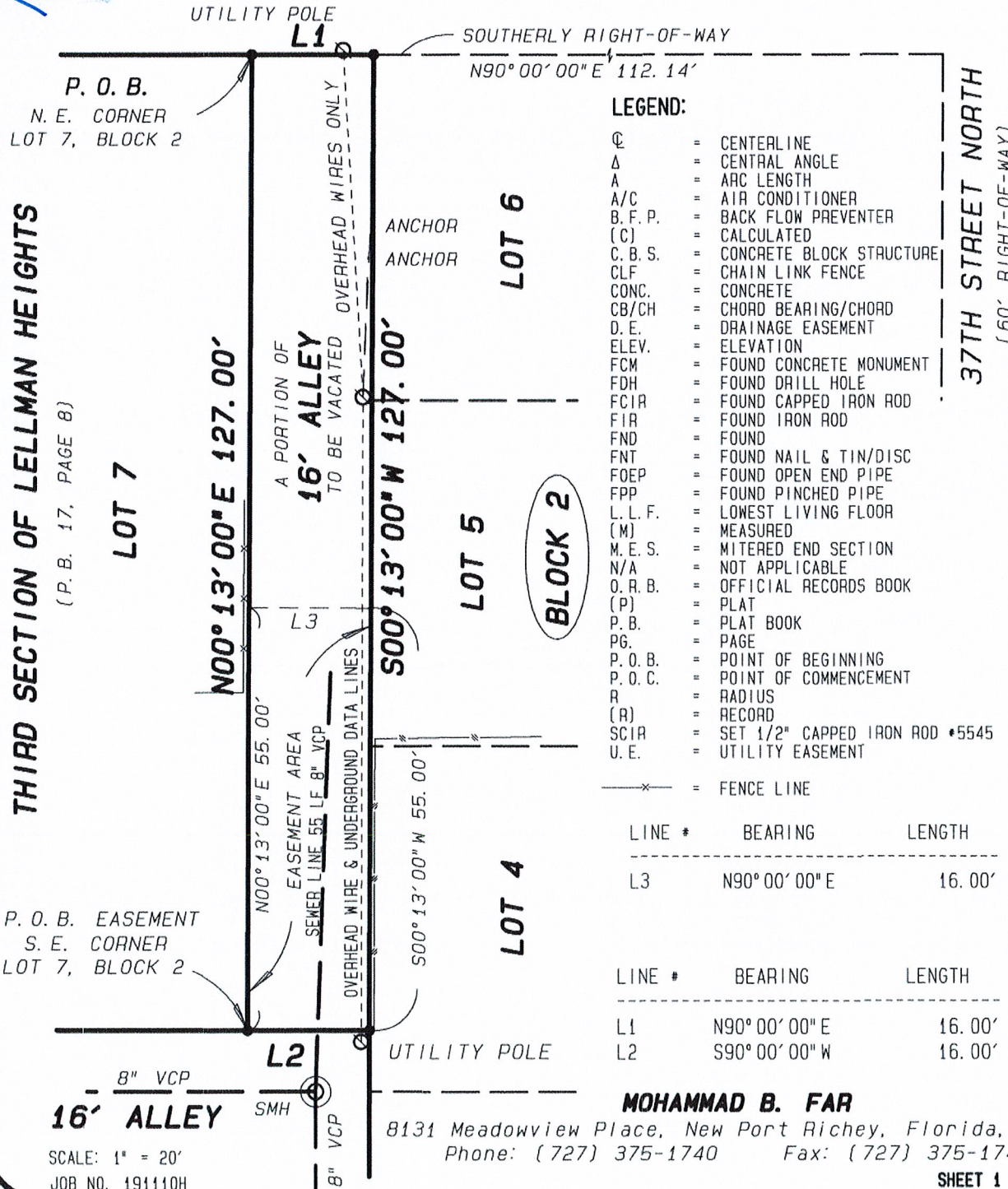


SKETCH AND DESCRIPTION "NOT A SURVEY"

54TH AVENUE NORTH (60' RIGHT-OF-WAY)

NORTH

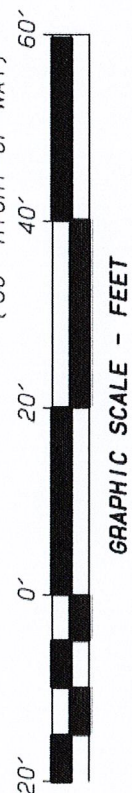


LEGEND:

- ⊙ = CENTERLINE
- Δ = CENTRAL ANGLE
- A = ARC LENGTH
- A/C = AIR CONDITIONER
- B.F.P. = BACK FLOW PREVENTER
- (C) = CALCULATED
- C. B. S. = CONCRETE BLOCK STRUCTURE
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- CB/CH = CHORD BEARING/CHORD
- D. E. = DRAINAGE EASEMENT
- ELEV. = ELEVATION
- FCM = FOUND CONCRETE MONUMENT
- FDH = FOUND DRILL HOLE
- FCIR = FOUND CAPPED IRON ROD
- FIR = FOUND IRON ROD
- FND = FOUND
- FNT = FOUND NAIL & TIN/DISC
- FOEP = FOUND OPEN END PIPE
- FPP = FOUND PINCHED PIPE
- L. L. F. = LOWEST LIVING FLOOR
- (M) = MEASURED
- M. E. S. = MITERED END SECTION
- N/A = NOT APPLICABLE
- O. R. B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P. B. = PLAT BOOK
- PG. = PAGE
- P. O. B. = POINT OF BEGINNING
- P. O. C. = POINT OF COMMENCEMENT
- R = RADIUS
- (R) = RECORD
- SCIR = SET 1/2" CAPPED IRON ROD #5545
- U. E. = UTILITY EASEMENT

LINE #	BEARING	LENGTH
L3	N90° 00' 00" E	16.00'

LINE #	BEARING	LENGTH
L1	N90° 00' 00" E	16.00'
L2	S90° 00' 00" W	16.00'



THIRD SECTION OF LELLMAN HEIGHTS
(P. B. 17, PAGE 8)

LOT 7

LOT 6

LOT 5

BLOCK 2

LOT 4

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

SCALE: 1" = 20'
JOB NO. 191110H

SKETCH AND DESCRIPTION

VACATION DESCRIPTION: (SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST)

A PORTION OF A 16' ALLEY TO BE VACATED DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT LYING AND BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 54TH AVENUE NORTH AND RUN THENCE NORTH 90°00'00" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 16.00 FEET; THENCE SOUTH 00°13'00" WEST, A DISTANCE OF 127.00 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 2; THENCE, ALONG THE EASTERLY BOUNDARY OF SAID LOT 7, NORTH 00°13'00" EAST A DISTANCE OF 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2032 SQUARE FEET OR 0.0466 ACRES MORE OR LESS.

UTILITY EASEMENT: (SECTION 03, TOWNSHIP 31 SOUTH, RANGE 16 EAST)

THE SOUTH 55 FEET OF 16 FOOT ALLEY LYING EASTERLY OF AND ADJACENT TO LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 2, THIRD SECTION OF LELLMAN HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 8, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN THENCE NORTH 00°13'00" EAST ALONG THE WESTERN BOUNDARY OF SAID VACATED PORTION OF SAID 16 FOOT ALLEY, A DISTANCE OF 55.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 16.00 FEET TO THE EASTERLY BOUNDARY OF SAID VACATED ALLEY; THENCE SOUTH 00°13'00" WEST ALONG SAID BOUNDARY, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 880.5 SQUARE FEET OR 0.0202 ACRES MORE OR LESS.

Mohammad B. Far

SURVEYOR'S REPORT/NOTES:

1. NOT A BOUNDARY SURVEY AS SUCH.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY R/W OF 54TH AVENUE NORTH BEARING N90°00'00"E
3. ELEVATIONS SHOWN HEREON ARE BASED ON N. A. V. D. 1988
4. BENCHMARK:
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. ALL PROPERTY DIMENSIONS ARE RECORD UNLESS NOTED OTHERWISE.
7. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
8. PHYSICAL ADDRESS: 3700, 3720 54TH AVENUE NORTH, ST. PETERSBURG, FLORIDA 33714

FLOOD INSURANCE RATE MAP INFORMATION:

COMMUNITY PANEL NUMBER: 12103C-0208-H DATED: 08/18/2009
THE PROPERTY APPEARS TO BE IN FLOOD ZONE 'X'
THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

CERTIFICATION:

I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17 F.A.C., PURSUANT TO SECTION 472.027, FLORIDA STATUTES. ALSO, THE SKETCH SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION OF SAID PROPERTY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Reviewed by: CH TS
Date: 8/18/2021
SFN#: 501-1597

REVISIONS

- 1: 1/25/21 REVISE VACATION AREA
- 2: 4/22/21 REVISE EASEMENT
- 3: 8/10/2021 EMBOSSED SEAL

SHEET 2 OF 2

No. 5545
Mohammad B. Far
STATE OF FLORIDA
MOHAMMAD B. FAR, P.L.S. #5545

06/14/2021
DATE

NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH AN EMBOSSED SEAL.

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

DRAWN BY: WGM	CREW CHIEF: NA
CHECKED BY: MBF	F.B. FILE
SCALE: 1" = 20'	FIELD WORK: N/A
JOB NO. 191110H	FILE: 191110