

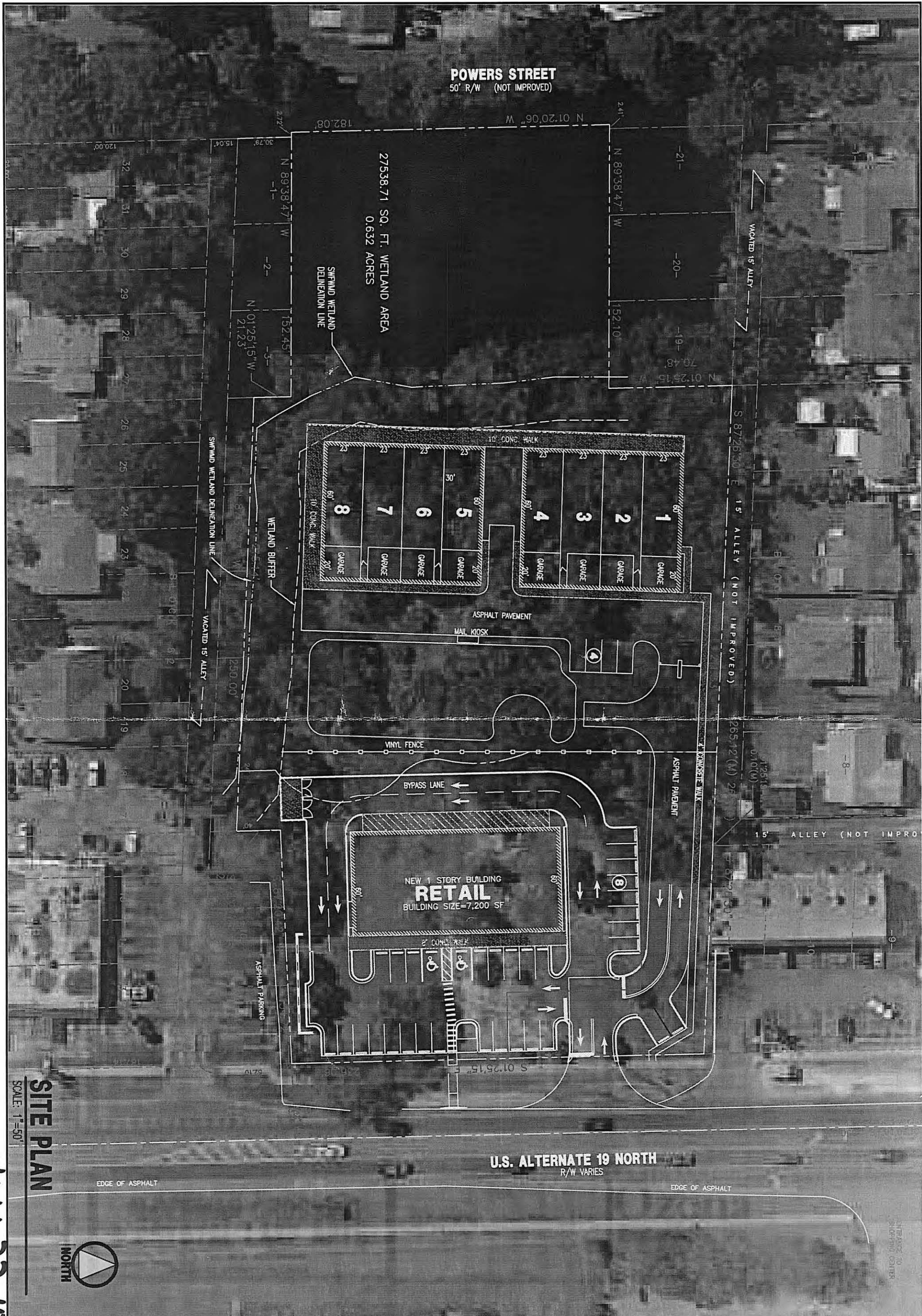


- TREE LEGEND**
- ◻ = PUNK TREE
 - = PALM TREE
 - ◻ = CHINA BERRY TREE
 - ▲ = AUSTRALIAN PINE TREE
 - = OAK TREE
 - ⊙ = UNKNOWN TREE
 - ◇ = CEDAR TREE
 - ⊗ = LAUREL CHERRY TREE
 - ⊕ = CAMPHOR TREE
 - ⊖ = WALLOW TREE

Z/LU-22-10-19



REVISIONS	
	I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA AS SHOWN BY MY HAND AND SEAL.
	Gary A. Bocher, P.E. 22895
	FOR: ALDERMAN CROSSINGS, LLC
	PROJECT: ALDERMAN CROSSINGS SWQ ALT 19 & ALDERMAN PINELLAS COUNTY, FLORIDA
	PROJECT #: ORIG. DATE: DRAWN BY: BH SCALE: AS SHOWN
	SHEET #: <div style="font-size: 2em; text-align: center;">1</div>

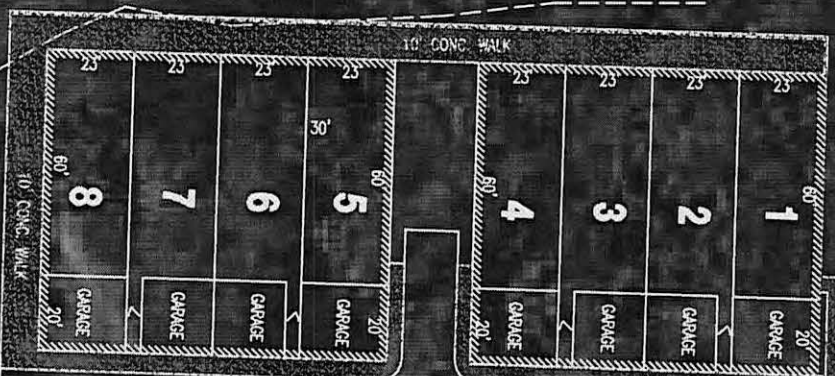


POWERS STREET
50' R/W (NOT IMPROVED)

275,387.71 SQ. FT. WETLAND AREA
0.632 ACRES

SWQMD WETLAND DELINEATION LINE

WETLAND BUFFER



NEW 1 STORY BUILDING
RETAIL
BUILDING SIZE=7,200 SF

U.S. ALTERNATE 19 NORTH
R/W VARIES

SITE PLAN

SCALE: 1"=50'

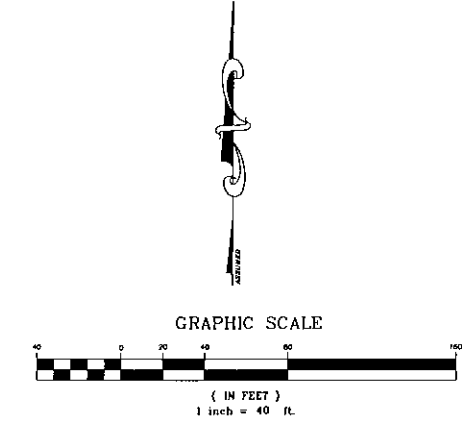
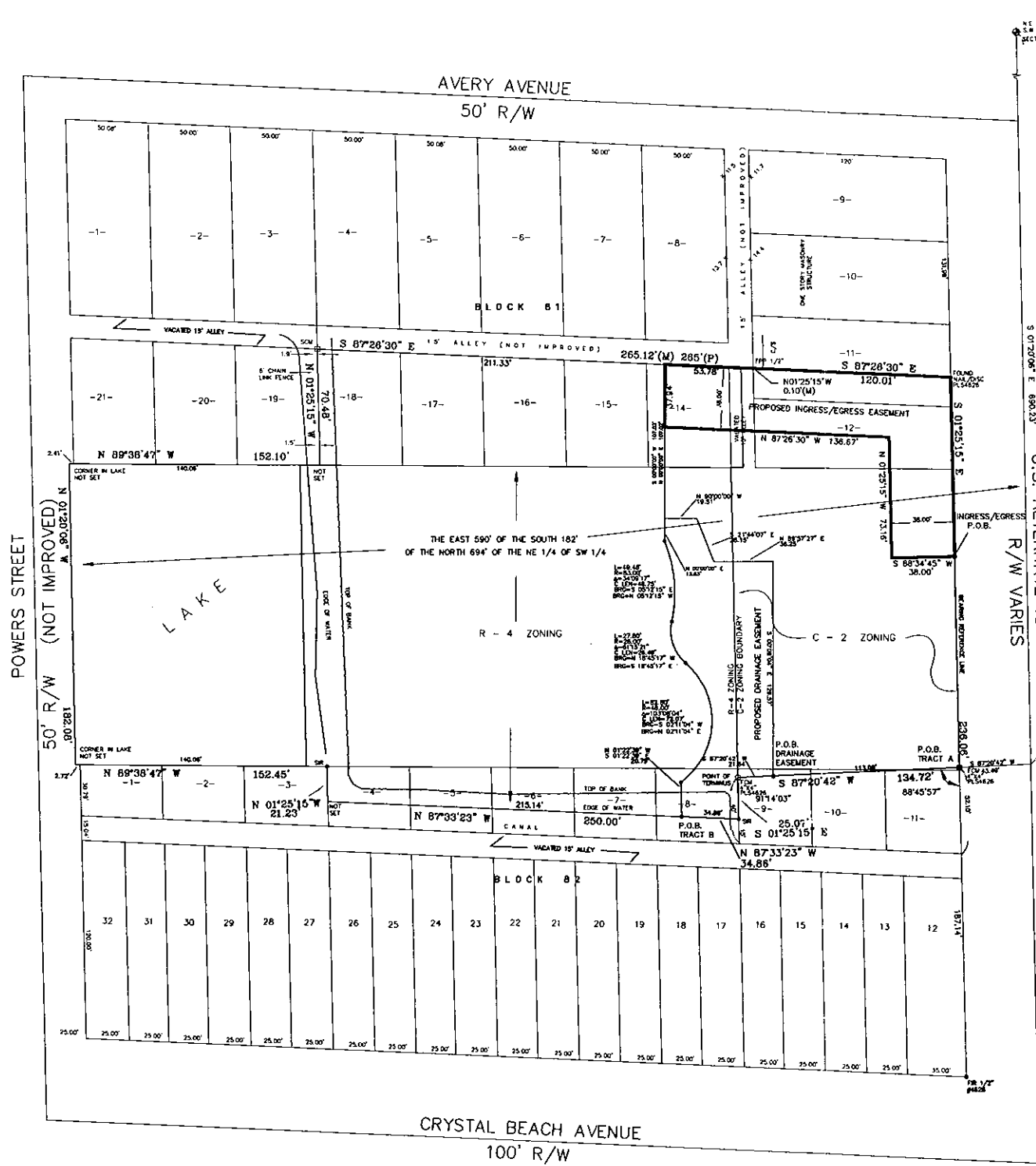


2/14/22-10-19

<p>DATE - DRAWN BY: AVF</p> <p style="font-size: 2em; font-weight: bold;">1</p>	<p>PROJECT: ALDERMAN CROSSING & CRYSTAL LAKE APTS. SWQ ALT 19 & ALDERMAN PINELLAS COUNTY, FLORIDA</p>	<p>FOR: ALDERMAN CROSSING, LLC</p>	<p>Ozona Engineering, Inc. P.O. Box 432 Ozona, Florida 34660-432 Phone: (727) 785-3939 Fax: (727) 785-3434 www.ozonawebllc.com</p>	<p>STATE CERT. OF AUTH. #00009422</p> <p>I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.</p> <p>Gary A. Boucher, PE# 22885</p>
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BOUNDARY SURVEY

SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



LEGAL DESCRIPTION: OVERALL PARCEL OFFICIAL RECORD BOOK 10787, PAGE 0272
 THE EAST 590 FEET OF THE SOUTH 182 FEET OF THE NORTH 694 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PARTS OF LOTS 4, 5, 6, 7, 8, BLOCK 82 WHICH LIES OUTSIDE THE BOUNDARY LINES OF THE EAST 590 FEET OF THE SOUTH 182 FEET OF THE NORTH 694 FEET OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4, LESS THE SOUTH 15 FEET OF LOTS 4, 5, 6, 7, 8, BLOCK 82, TOGETHER WITH THE SOUTH 18 FEET OF LOT 11, BLOCK 81, AND ALL OF LOTS 12, 14, 15, 16, 17 AND 18, BLOCK 81, AND VACATED ALLEY LYING EAST OF LOT 14 AND WEST OF LOTS 12 AND 14 AND THE SOUTH 18 FEET OF LOT 11, BLOCK 81, ALL BEING A PART OF REVERSED PLAT OF CRYSTAL BEACH, AS RECORDED IN PLAT BOOK 7, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS AND EXCEPT, THAT PORTION OF LOTS 9, 10, AND 11, BLOCK 82, AND LESS THAT PORTION OF THE EAST 590 FEET OF THE SOUTH 182 FEET OF THE NORTH 694 FEET OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 35, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE; COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 11 AND THENCE RUN NORTHERLY ALONG THE WEST RIGHT-OF-WAY OF U.S. ALTERNATE 19 NORTH, FOR 52.10 FEET FOR A POINT OF BEGINNING; THENCE DEFLECT 91°14'31" TO THE LEFT FOR A DISTANCE OF 134.72 FEET TO A POINT ON THE WEST BOUNDARY OF SAID LOT 9, SAID POINT BEING 40 FEET NORTH OF THE SOUTH BOUNDARY OF LOT 9 AND SAID POINT ALSO BEING THE POINT OF TERMINUS.

LEGAL DESCRIPTION: TRACT B
 A PORTION OF A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORD BOOK 10787, PAGE 0272. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA AND THENCE RUN SOUTH 01°20'06" EAST A DISTANCE OF 690.23 FEET; THENCE SOUTH 87°20'42" WEST A DISTANCE OF 43.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19 NORTH; THENCE CONTINUE SOUTH 87°20'42" WEST A DISTANCE OF 134.72 FEET THENCE SOUTH 12°51'15" EAST A DISTANCE OF 25.07 FEET; THENCE NORTH 87°33'23" WEST A DISTANCE OF 34.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°33'23" WEST A DISTANCE OF 215.14 FEET; THENCE NORTH 01°25'15" WEST A DISTANCE OF 21.23 FEET; THENCE NORTH 89°38'47" WEST A DISTANCE OF 152.45 FEET; THENCE NORTH 01°20'06" WEST A DISTANCE OF 182.08 FEET; THENCE SOUTH 89°38'47" EAST A DISTANCE OF 152.10 FEET; THENCE NORTH 01°25'15" WEST A DISTANCE OF 70.48 FEET; THENCE SOUTH 87°28'30" EAST A DISTANCE OF 211.33 FEET; THENCE SOUTH 00°00'00" EAST A DISTANCE OF 107.02 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 49.48', WITH A RADIUS OF 83.00', WITH A CHORD BEARING OF SOUTH 05°12'15" EAST, WITH A CHORD LENGTH OF 48.75', WITH A DELTA ANGLE OF 34°09'17"; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 27.80', WITH A RADIUS OF 26.00', WITH A CHORD BEARING OF SOUTH 18°45'17" EAST, WITH A CHORD LENGTH OF 26.49', WITH A DELTA ANGLE OF 81°5'21"; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 82.80', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF SOUTH 02°11'04" WEST, WITH A CHORD LENGTH OF 72.07', WITH A DELTA ANGLE OF 103°08'04"; THENCE SOUTH 01°22'58" EAST A DISTANCE OF 29.79 FEET TO THE POINT OF BEGINNING.
 CONTAINING 86757.41 SQUARE FEET, 1.992 ACRES

LEGAL DESCRIPTION: PROPOSED INGRESS/EGRESS EASEMENT
 A PORTION OF A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORD BOOK 10787, PAGE 0272. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA AND THENCE RUN SOUTH 01°20'06" EAST A DISTANCE OF 690.23 FEET; THENCE SOUTH 87°20'42" WEST A DISTANCE OF 43.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19 NORTH; THENCE CONTINUE SOUTH 87°20'42" WEST A DISTANCE OF 113.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°20'42" WEST A DISTANCE OF 21.64 FEET; THENCE SOUTH 12°51'15" EAST A DISTANCE OF 25.07 FEET; THENCE NORTH 87°33'23" WEST A DISTANCE OF 34.86 FEET; THENCE NORTH 01°22'39" WEST A DISTANCE OF 20.79 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 82.80', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF NORTH 02°11'04" EAST, WITH A CHORD LENGTH OF 72.07', WITH A DELTA ANGLE OF 103°08'04"; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.80', WITH A RADIUS OF 26.00', WITH A CHORD BEARING OF NORTH 18°45'17" WEST, WITH A CHORD LENGTH OF 26.49', WITH A DELTA ANGLE OF 81°5'21"; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.48', WITH A RADIUS OF 83.00', WITH A CHORD BEARING OF NORTH 05°12'15" WEST, WITH A CHORD LENGTH OF 48.75', WITH A DELTA ANGLE OF 34°09'17"; THENCE NORTH 00°00'00" EAST A DISTANCE OF 107.02 FEET; THENCE SOUTH 87°28'30" EAST A DISTANCE OF 53.78 FEET; THENCE SOUTH 01°25'15" EAST A DISTANCE OF 0.10 FEET; THENCE SOUTH 87°28'30" EAST A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING 9347.71 SQUARE FEET, 0.21 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PROPOSED DRAINAGE EASEMENT
 A PORTION OF A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORD BOOK 10787, PAGE 0272. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA AND THENCE RUN SOUTH 01°20'06" EAST A DISTANCE OF 690.23 FEET; THENCE SOUTH 87°20'42" WEST A DISTANCE OF 43.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. ALTERNATE 19 NORTH; THENCE CONTINUE SOUTH 87°20'42" WEST A DISTANCE OF 113.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°20'42" WEST A DISTANCE OF 21.64 FEET; THENCE SOUTH 12°51'15" EAST A DISTANCE OF 25.07 FEET; THENCE NORTH 87°33'23" WEST A DISTANCE OF 34.86 FEET; THENCE NORTH 01°22'39" WEST A DISTANCE OF 20.79 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 82.80', WITH A RADIUS OF 46.00', WITH A CHORD BEARING OF NORTH 02°11'04" EAST, WITH A CHORD LENGTH OF 72.07', WITH A DELTA ANGLE OF 103°08'04"; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 27.80', WITH A RADIUS OF 26.00', WITH A CHORD BEARING OF NORTH 18°45'17" WEST, WITH A CHORD LENGTH OF 26.49', WITH A DELTA ANGLE OF 81°5'21"; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 49.48', WITH A RADIUS OF 83.00', WITH A CHORD BEARING OF NORTH 05°12'15" WEST, WITH A CHORD LENGTH OF 48.75', WITH A DELTA ANGLE OF 34°09'17"; THENCE NORTH 00°00'00" EAST A DISTANCE OF 107.02 FEET; THENCE SOUTH 87°28'30" EAST A DISTANCE OF 53.78 FEET; THENCE SOUTH 01°25'15" EAST A DISTANCE OF 0.10 FEET; THENCE SOUTH 87°28'30" EAST A DISTANCE OF 120.01 FEET TO THE POINT OF BEGINNING.
 CONTAINING 8084.89 SQUARE FEET, 0.186 ACRES MORE OR LESS.

LEGAL DESCRIPTION: TRACT A
 A PORTION OF A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORD BOOK 10787, PAGE 0272. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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 CONTAINING 41817.81 SQUARE FEET, 0.960 ACRES MORE OR LESS.

LEGEND

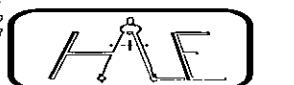
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- (D) = Data per Description
- (M) = Measured Data
- (C) = Calculated Data
- P.C. = Page (s)
- O.R. = Official Record Book
- P.B. = Plat Book
- R = Rods
- A = Delta Angle
- EP = Edge of Pavement
- R/W = Right-of-way
- SMH = Storm Sewer Manhole
- U.S. = United States Section
- T.O.B. = Top of Bank
- T.O.S. = Top of Slope
- W = Water Meter
- LD = Light Pole
- OW = OVERHEAD WIRE
- F.I.R. = Found Iron Rod & Cap
- F.P.P. = Found Pinched Pipe
- F.O.P. = Found Open Pipe & Cap
- P.C.P. = Permanent Control Point
- F.C.M. = Found Concrete Monument
- S.I.R. = Set Iron & Cap 1/2" U.S. #4625
- LB = Lot Book
- P.L.S. = Professional Land Surveyor
- C.S. = Concrete Sub
- CONC. = Concrete
- S/W = Siderisk
- Q = Centerline
- D/W = Driveway
- WV = Water Valve
- SMH = Sanitary Sewer Manhole
- GV = Gate Valve
- OW = Overhead Wires
- FHA = Fire Hydrant Assembly
- F/T = FENCE TIE

Survey is subject to a title search for easements, rights-of-way and other matters of record. Basis of bearings are not unless otherwise stated. No underground located unless shown hereon.

CERTIFICATION:

I, GUY D. HALE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GRADUAL SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS IN SECTION 472.022, FLORIDA STATUTES (OR RULE CHAPTER 6107-B, F.A.C.) SURVEY NOT VALID UNLESS SEALED WITH AN EMBOSSED SEAL.

GUY HALE LAND SURVEYING



GUY D. HALE PLS # 4626
 JOB NUMBER: 2005109 DATE: 11/23/2005 (727) 734-4266 FAX (727) 734-3228

Z/LU-22-10-19