



PUBLIC WORKS DEPARTMENT

M E M O R A N D U M

TO: Sean Griffin, Manager, Real Property

FROM: Cynthia Hasher, Land Survey Technician III, Survey & Mapping *ck*

SUBJECT: **SFN 0501 - CASE 1532 – IVERSON – 2277 C ABBEY LANE**
PID # 001851B CATS # 50001

DIST: Michael Zas, Managing Assistant County Attorney, County Attorney Admin
Chelsea Hardy, Assistant County Attorney, County Attorney Administration
Cynthia Harris, Senior Real Property Specialist, Real Property
Sean Tipton, Engineering Specialist II, Transportation, ROW Permitting
Josephine Benwell, Project Management Specialist I, Stormwater & Vegetation
Susan Scholpp, PSM, Division Director, Survey and Mapping
Penny Simone, PLS, Technical Services Section Manager, Survey and Mapping
sf Shirley Zeller, PSM, CPM, Tech. Svcs. Section Manager, Survey and Mapping
Gregory Duque, PSM, Prof Land Surveyor Supervisor, Survey and Mapping

DATE: August 15, 2017

Enclosed is a signed and sealed sketch and description, prepared by George A. Shimp II and Associates, Inc., dated June 29, 2017, for the vacation of a portion of an easement as described. We have reviewed the document for spelling, form, and it meets standards.

A brief description for the advertisement for the vacation request is as follows:

A PORTION OF THE 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE LOT LINE AND A PORTION OF THE 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOT 37C (2277 ABBEY LANE #C), VILLAS OF BEACON GROVES UNIT III, P.B. 90 PG 98-99, LYING IN SECTION 31-27-16, PINELLAS COUNTY, FLORIDA

A brief description for the resolution caption for the vacation request is as follows:

A PORTION OF THE 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE LOT LINE AND A PORTION OF THE 10 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE OF LOT 37C (2277 ABBEY LANE #C), VILLAS OF BEACON GROVES UNIT III, P.B. 90 PG 98-99, LYING IN SECTION 31-27-16, PINELLAS COUNTY, FLORIDA.

If you should have any questions, please call me at (727) 464-8904 ext. 41625.
Encl

LEGAL DESCRIPTION and SKETCH
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A PORTION OF LOT 37C, VILLAS OF BEACON GROVES UNIT III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

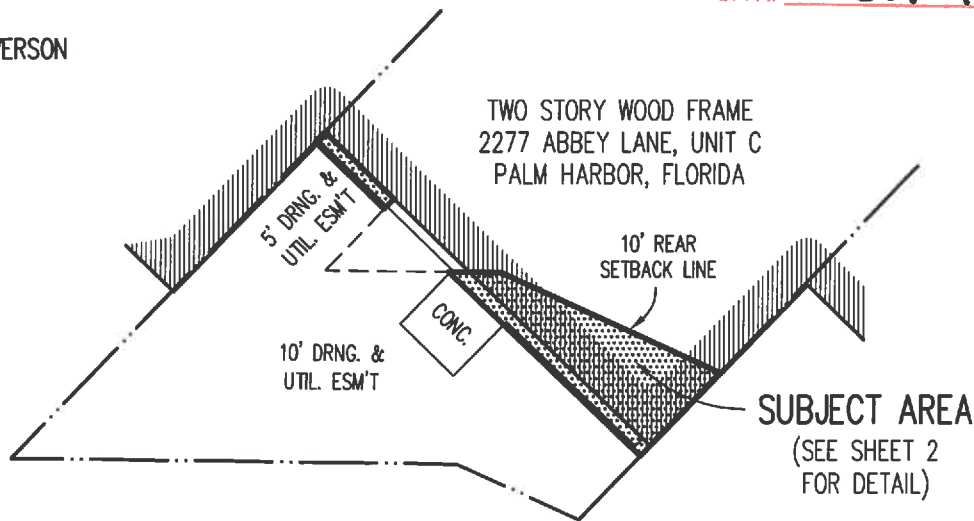
COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 37C; THENCE N43°41'11"E, ALONG THE EAST BOUNDARY OF SAID LOT 37C, A DISTANCE OF 4.60 FEET TO THE POINT OF BEGINNING No. 1; THENCE N45°59'09"W, A DISTANCE OF 13.79 FEET TO THE NORTHERLY BOUNDARY OF A DRAINAGE AND UTILITY EASEMENT, SAID POINT BEING A POINT OF REFERENCE, HEREINAFTER REFERRED TO AS POINT "A"; THENCE ALONG SAID NORTHERLY BOUNDARY OF THE DRAINAGE AND UTILITY EASEMENT FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S89°21'08"E, A DISTANCE OF 2.64 FEET, (2) S65°23'23"E, A DISTANCE OF 12.55 FEET TO AFORESAID EAST BOUNDARY OF LOT 37C; THENCE S43°41'11"W, ALONG SAID EAST BOUNDARY OF LOT 37C, A DISTANCE OF 5.98 FEET TO THE POINT OF BEGINNING No. 1; THENCE RETURNING TO AFORESAID POINT "A", CONTINUE ALONG AFORESAID NORTHERLY BOUNDARY OF THE DRAINAGE AND UTILITY EASEMENT FOR THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N89°21'08"W, A DISTANCE OF 6.40 FEET, (2) N43°41'11"E, A DISTANCE OF 4.40 FEET TO THE POINT OF BEGINNING No. 2, (3) N43°41'11"E, A DISTANCE OF 0.74 FEET, (4) N45°59'09"W, A DISTANCE OF 5.00 FEET TO THE WEST BOUNDARY OF AFORESAID LOT 37C; THENCE S43°41'11"W, ALONG SAID WEST BOUNDARY OF LOT 37C, A DISTANCE OF 0.74 FEET; THENCE S45°59'09"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 52 SQUARE FEET OR 0.001 ACRES, MORE OR LESS.

Reviewed by: CH AS
Date: 8-15-17
SF# 501-1532

PREPARED FOR

CHRIS & ANNA IVERSON

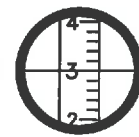


REVISED PER COUNTY COMMENTS ON 6-29-2017 (170029A-1.DWG)

SHEET 1 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 170029A DATE SURVEYED: N/A
DRAWING FILE: 170029A.DWG DATE DRAWN: 6-23-2017
LAST REVISION: 6-29-2017 X REFERENCE: 170029



T.S.
LB 1834

GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED
LAND SURVEYORS LAND PLANNERS
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256

George A Shimp III
GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



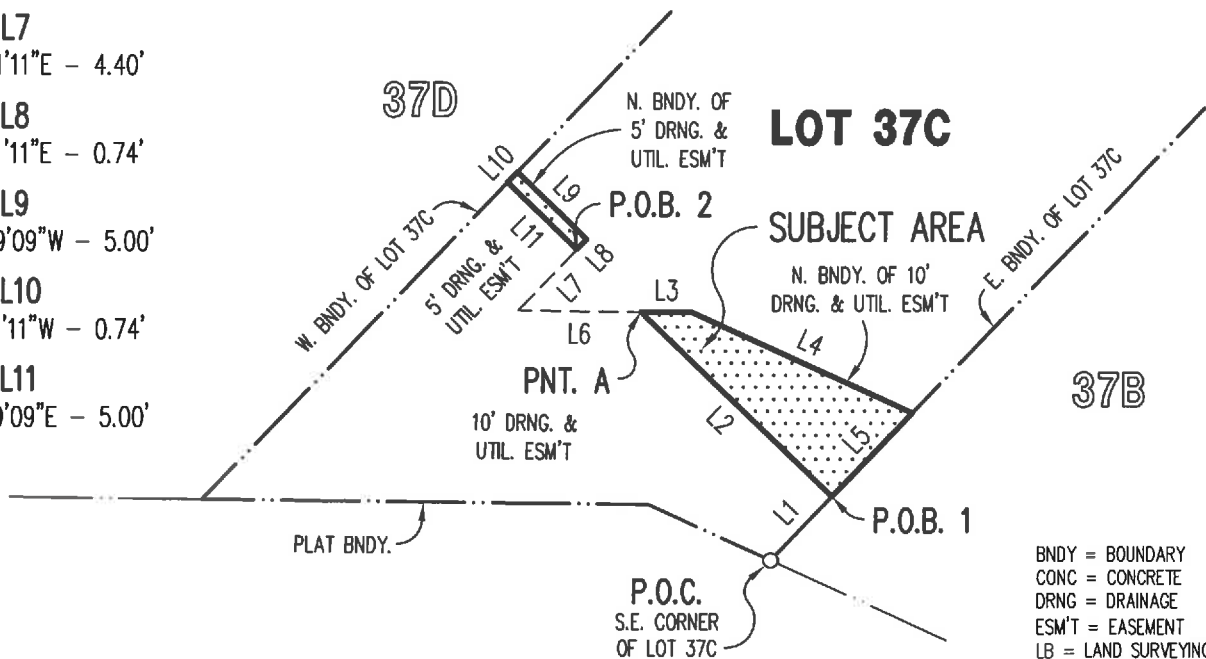
GRAPHIC SCALE

1 inch = 10 feet

- LINE L1
N43°41'11"E - 4.60'
- LINE L2
N45°59'09"W - 13.79'
- LINE L3
S89°21'08"E - 2.64'
- LINE L4
S65°23'23"E - 12.55'
- LINE L5
S43°41'11"W - 5.98'
- LINE L6
N89°21'08"W - 6.40'
- LINE L7
N43°41'11"E - 4.40'
- LINE L8
N43°41'11"E - 0.74'
- LINE L9
N45°59'09"W - 5.00'
- LINE L10
S43°41'11"W - 0.74'
- LINE L11
S45°59'09"E - 5.00'

PLATTED EASEMENT NOTE - THERE IS A 15' DRAINAGE AND UTILITY EASEMENT ABUTTING TRACT "H", A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE, SAID EASEMENTS BEING OUTSIDE OF THE STRUCTURAL LIMITS.

VILLAS OF BEACON GROVES UNIT III PLAT BOOK 90, PAGES 98 & 99




- BNDY = BOUNDARY
- CONC = CONCRETE
- DRNG = DRAINAGE
- ESM'T = EASEMENT
- LB = LAND SURVEYING BUSINESS
- NO = NUMBER
- PNT = POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- UTIL = UTILITY

VILLAS OF BEACON GROVES UNIT II PLAT BOOK 86, PAGES 13 & 14

SHEET 2 OF 2

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

JOB NUMBER: 170029A DATE SURVEYED: N/A
 DRAWING FILE: 170029A.DWG DATE DRAWN: 6-23-2017
 LAST REVISION: SEE SHEET 1 X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

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