

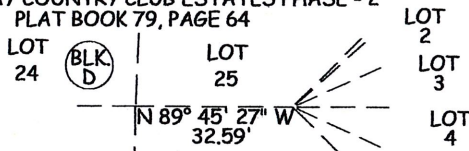
SECTION 31 TOWNSHIP 30 SOUTH RANGE 16 EAST PINELLAS COUNTY, FLORIDA
BONNIE BAY COUNTRY CLUB ESTATES PHASE - 2
PLAT BOOK 79, PAGE 64

LEGAL DESCRIPTION AND SKETCH

THIS IS NOT A SURVEY

NORTH

SCALE: 1" = 40'



201.84'

N 00° 29' 45" E

100.00'

N 00° 29' 45" E

N 00° 29' 45" E

N 00° 29' 45" E

N 89° 45' 27" W
32.59'

N 45° 36' 09" W

104.45'

119.52'

N 45° 36' 09" W

127.88'

LOT 5

R=100.00'
S 67° 16' 59" W
A=80.15' C=78.02'

N 89° 45' 27" W
20.44'

25'

ABERFELDY AVENUE N.
(50' R/W)

Reviewed by: CH TS
Date: 8/12/2021
SFN#: 501_01635

SKETCH AND DESCRIPTION: A portion of the access, maintenance, utility and drainage easement to be vacated described as follows: Commence at the Southwest corner of Lot 39, Block 1, BONNIE BAY COUNTRY CLUB ESTATES PHASE 5, as recorded in Plat Book 83, Page 21 of the Public Records of Pinellas County, Florida and run along the West property line of Lot 39, Block 1, a distance of 100.00 feet; thence N. 00° 29' 45" E., a distance of 100.00 feet for a Point of Beginning; thence N. 00° 29' 45" E. along the West property line of Lot 39, Block 1, a distance of 10.00; thence S. 89° 45' 27" E., a distance of 65.00 feet; thence S. 00° 29' 45" W., a distance of 10.00 feet; thence N. 89° 45' 27" W., a distance of 65.00 feet to the Point of Beginning.

Containing 650.00 square feet or 0.014 acres, more or less.

PREPARED FOR:
Joseph M. Becker, III and Julie M. Becker

PORTION OF ACCESS, MAINTENANCE, UTILITY AND DRAINAGE EASEMENT TO BE VACATED

ACCESS, MAINTENANCE, UTILITY AND DRAINAGE EASEMENT

LOT 38

LOT 39 (BLK. 1)

BONNIE BAY COUNTRY CLUB ESTATES - PHASE 5
PLAT BOOK 83, PAGE 21

N 00° 29' 45" E
10.00'

P.O.B.

S 00° 29' 45" W
10.00'

S 89° 45' 27" E
65.00'

N 89° 45' 27" W
65.00'

R=100.00'
S 12° 24' 30" W
A=76.49' C=74.64'

N 00° 29' 45" E

N 00° 29' 45" E

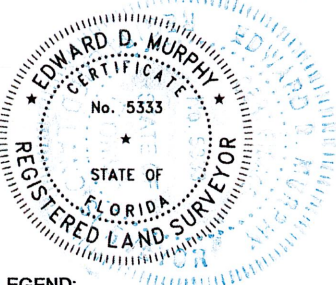
SOUTHWEST CORNER OF LOT 39, BLK. 1

R=25.00'
S 45° 22' 09" W
A=39.16'
C=35.28'

N 89° 45' 27" W 55.11'

P.O.C.

57TH AVENUE N.
(50' R/W)



- LEGEND:
N. - NORTH
S. - SOUTH
E. - EAST
W. - WEST
R. = RADIUS
A. = ARC
C. = CHORD
CL - CENTERLINE
R/W - RIGHT OF WAY
BLK. - BLOCK
L.B. - LICENCED BUSINESS
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS, OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SKETCH AND DESCRIPTION REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. SKETCH AND DESCRIPTION HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH. SKETCH AND DESCRIPTION NOT VALID FOR MORE THAN ONE YEAR FROM DATE OF FIELD WORK AND NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL. BEARINGS SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY, PROFESSIONAL LAND SURVEYOR # 5333

JOB NUMBER: 210478

DATE: 7/29/2021

L.B. #7410
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