Sheet 1 of 2

## Description of Sketch

## Legal Description:

The 10.00 Foot Public Drainage and Utility Easement located in the North 10.00 Feet of Lot 5, BARDMOOR COUNTRY CLUB NORTH - PHASE I, according to the plat thereof, recorded in Plat Book 80, Page(s) 54 through 60, inclusive, of the Public Records of Pinellas County, Florida.

Containing 1,000.04 Sq. Ft. or 0.023 Acres ±.

Said land situated, lying and being in Pinellas County, FL.

Reviewed by: 07/29/2025 Date: . 00501\_01777 SFN#:

Patrick Digitally signed by Patrick K Ireland Date: 2025.07.29 Ireland 08:24:10 -04'00'

This is NOT a Survey. This is ONLY a Description. This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 02-06-25 Drawn By: JW Approved By: PKI

Sketch and Description Certified To:

**ROSS PATTON** 

800 Currency Circle Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

- -Notes->Sketch is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Unless noted otherwise, Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
  >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.

>-Pence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

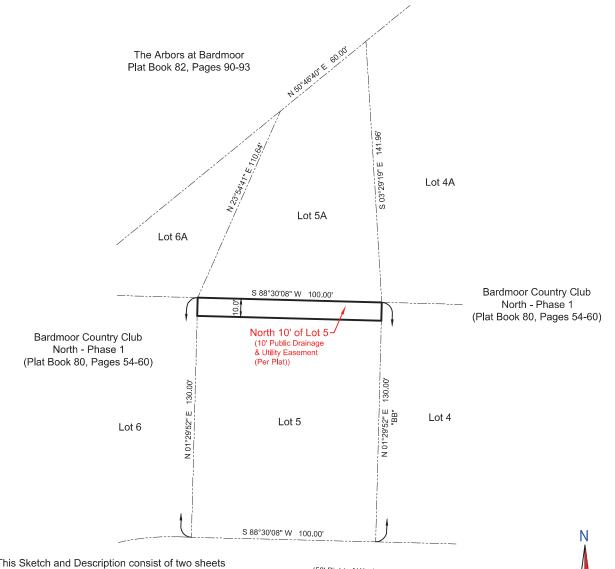
-Legend-- Bearing Basis - Calculated - Centerline - Concrete Monument PC - Point of Curvature
Pg - Page
PI - Point of Intersection
P.O.B. - Point of Beginning
P.O.L. - Point on Line Description Drainage Easement DE - Diames - Esement F.E.M.A. - Federal Emergency Management Agency PRM - Permanent Reference Monument PT - Point of Tangency - Found - Length (Arc) - Measured Fnd. - Measured - Nail & Disk N&D N.R. ORB - Non-Radial - Official Records Book - Plat - Plat Book - Delta (Central Angle)

6637 LB 7623 Date Signed: 02-06-25

This Sketch is intended ONLY for the use of Said Certified Parties This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal File No. IS-65006

Sheet  $\underline{2}$  of  $\underline{2}$ 

## Sketch of Description



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(50' Right-of-Way) Maidstone Court
(Plat Book 80, Pages 54-60)



NOT To Scale This is NOT a Survey. This is ONLY a Sketch.