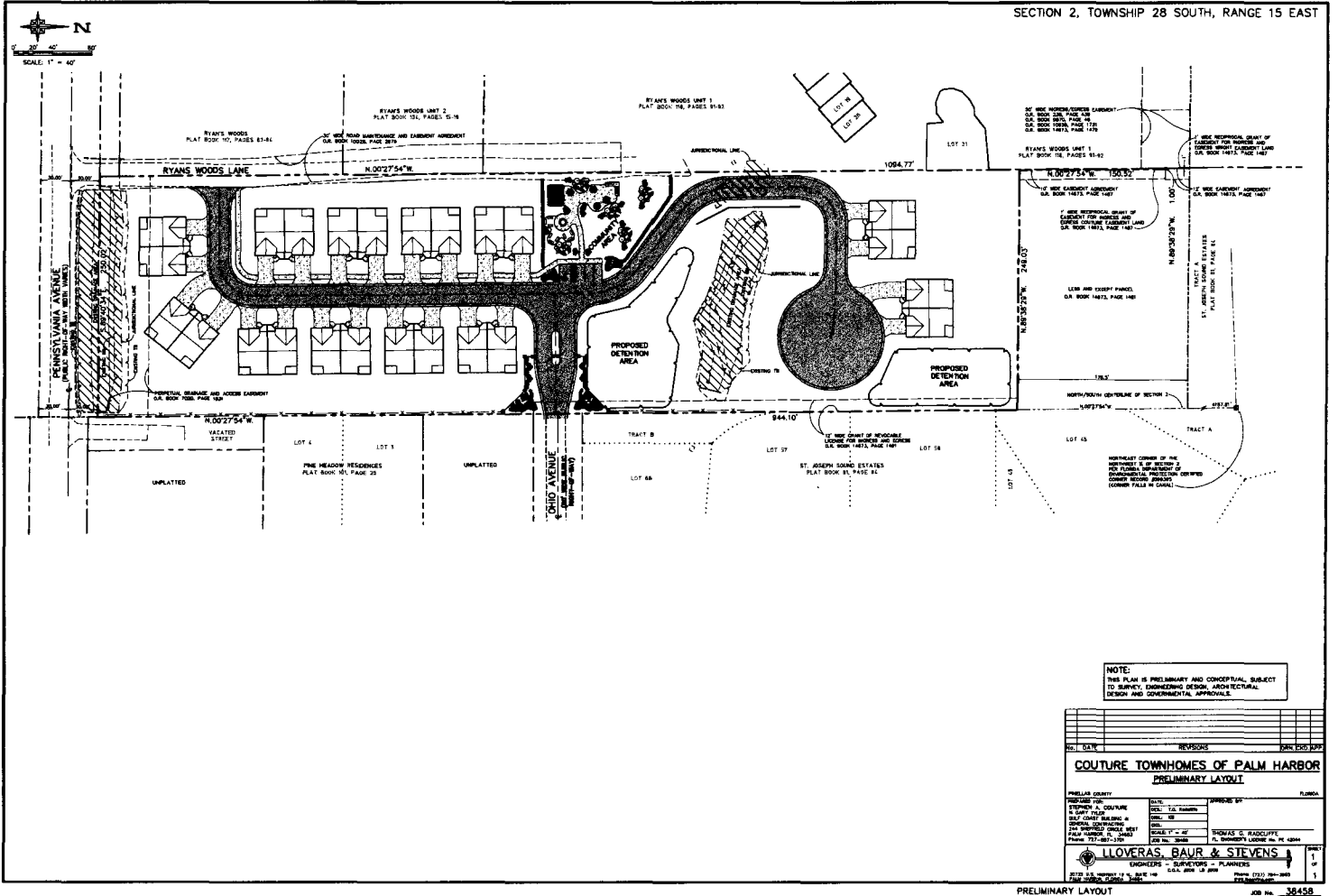


received
2-11-19



NOTE:
THIS PLAN IS PRELIMINARY AND CONCEPTUAL. SUBJECT TO SURVEY, ENGINEERING DESIGN, ARCHITECTURAL DESIGN AND GOVERNMENTAL APPROVALS.

NO.	DATE	REVISIONS	DRAWN BY

COUTURE TOWNHOMES OF PALM HARBOR
PRELIMINARY LAYOUT

PREPARED FOR:
BREWER A. COUTURE
5101 PALM
PALM HARBOR, FL 34643

DATE: 1/14/19
SCALE: 1" = 40'

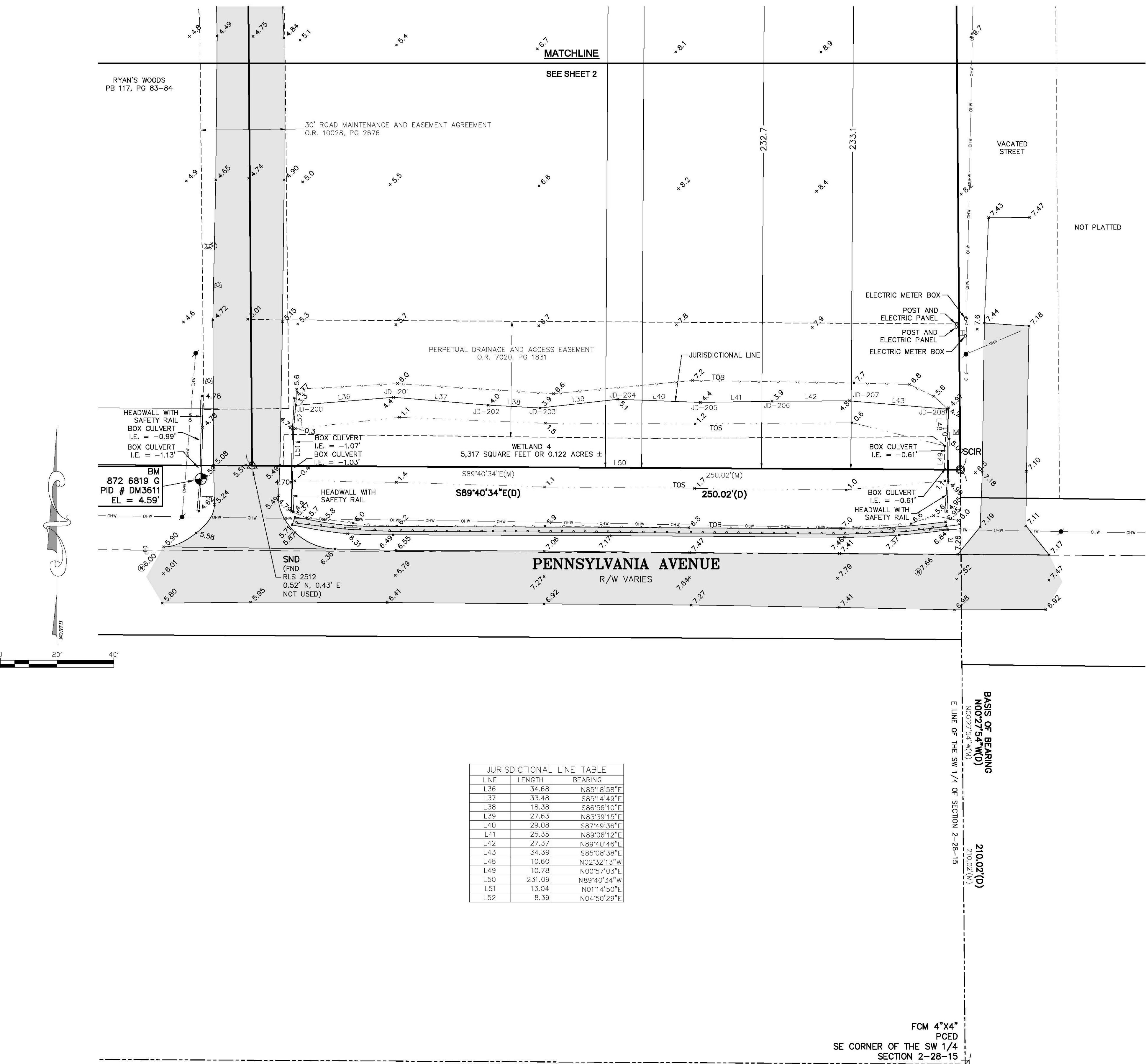
APPROVED BY:
THOMAS D. RUDOLPH
FL. LICENSE NO. 12345

LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS
2015 U.S. HIGHWAY 19, SUITE 100, PALM HARBOR, FL 34643
PHONE: (813) 984-8888
WWW.LBSGROUP.COM

PRELIMINARY LAYOUT
JOB No. 38458

2-05-03-19

BOUNDARY AND TOPOGRAPHIC SURVEY



LINE	LENGTH	BEARING
L36	34.68	N85°18'58"E
L37	33.48	S85°14'42"E
L38	18.38	S86°56'10"E
L39	27.63	N83°39'15"E
L40	29.08	S87°49'36"E
L41	25.35	N89°06'12"E
L42	27.37	N89°40'46"E
L43	34.39	S85°08'38"E
L48	10.60	N02°32'13"W
L49	10.78	N00°57'03"E
L50	231.09	N89°40'34"W
L51	13.04	N01°14'50"E
L52	8.39	N04°50'29"E

LEGAL DESCRIPTION:

THE EAST TWO HUNDRED AND FIFTY (250) FEET OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28) SOUTH, RANGE FIFTEEN (15) EAST, LESS THE SOUTH TWO HUNDRED AND TEN (210) FEET THEREOF.

TOGETHER WITH THE GRANT OF PERMANENT EASEMENTS OVER THE FOLLOWING DESCRIBED PARCELS OF LANDS ONLY FOR THE PURPOSES STATED:
 (1) AN EASEMENT OVER THE NORTH 50' OF THE WEST 60' OF THE EAST 310' OF THE SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST TO BE USED FOR ROAD OR HIGHWAY PURPOSES BY OWNERS OF LAND ADJACENT THERETO. A DOCK FOR SMALL BOATS MAY BE CONSTRUCTED AT THE WEST END OF THE ABOVE DESCRIBED PROPERTY.
 (2) AN EASEMENT OVER THE NORTH 50' OF THE WEST 311.57' OF THE EAST 621.57' OF THE SAID SOUTHWEST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, TO BE USED EITHER FOR A ROADWAY OR FOR A DITCH DEEP ENOUGH FOR SMALL BOATS, OR BOTH, BUT FOR NO OTHER PURPOSE, ALL CONSTRUCTION TO BE DONE AT THE EXPENSE OF THE GRANTEE OF SAID EASEMENTS.

LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO WILLIAM G. WRIGHT AND HEIDI S. WRIGHT BY VIRTUE OF GENERAL WARRANTY DEED RECORDED IN O.R. BOOK 14673, PAGE 1481, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PROPERTY ADDRESS:

600 PENNSYLVANIA
OZANA, FL

SURVEY NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
- PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
- BEARING BASIS IS THE NORTH/SOUTH CENTERLINE OF SECTION 2-28-15 BEING N00°27'54"W PER PLAT.
- ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0059G, MAP EFFECTIVE DATE: SEPTEMBER 3, 2003, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BLANKET EASEMENTS, COVENANTS, MORTGAGES, TAXES, RESTRICTIONS, CROSS EASEMENT AGREEMENTS LISTED ON A TITLE POLICY CAN BE CALLED OUT ...I.E. OR BOOK AND PAGE AND LABELED AS A NON PLOTTABLE ENTITY BUT DOES NOT APPLY TO THE SURVEY DRAWING
- VERTICAL DATA SHOWN HEREON ARE IN NAVD 88 DATUM, HOLDING 872 6819 G, HAVING A PID NUMBER OF DM3611 AND A PUBLISHED ELEVATION OF 4.59 FEET UTILIZED TO SET A SITE TBM, BENCHMARK DESIGNATIONS AND INFORMATION SHOWN HERE ARE FROM THE NGS DATA SHEETS PUBLISHED BY NATIONAL GEODETIC SURVEY.

SYMBOL LEGEND

- Backflow Preventor
- Cable Box
- Centerline
- Clearcut
- Decorative Light
- Drainage Manhole
- Fire Hydrant
- Grease Trap
- Handicap
- Guy Anchor
- Manhole
- Sanitary Manhole
- Sign
- Spot Elevation
- Telephone Box
- Utility Pole
- Water Meter
- Water Valve
- Well

LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (P) = Data per Plat
- +/- = Plus or Minus
- AC = Air Conditioner
- BWF = Barbed Wire Fence
- SFE = Base Flood Elevation
- BFP = Backflow Preventor
- CB = Chord Bearing
- GH = Grid Height
- HYD = Fire Hydrant
- C.A.B. = Condominium Plat Book
- CC = Covered Concrete
- CS = Concrete Slab
- CSW = Concrete Sidewalk
- CL = Chainlink Fence
- CLF = Covered
- CLP = Concrete Light Pole
- CMP = Compacted Metal Pipe
- CONC. = Concrete
- A = Delta Angle
- D.B. = Deed Book
- DW = Driveway
- DMH = Drainage Manhole
- SIP = Sign
- EL = Elevation

- EW = Edge of Water
- FCR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FEE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod No Cap
- FNN = Found Nail & Disk
- FND = Found Nail & Disk
- FFF = Found Finished Pipe
- GL = Grate Inset
- GV = Gate Valve
- HYD = Fire Hydrant
- IE = Invert Elevation
- M.C.L. = Municipal Certificate Number
- LE = Light Pole
- LFE = Lowest Floor Elevation
- M.G.L. = More or Less
- MES = Millered End Section
- N&D = Nail & Disk
- NFNS = Not Found and Not Set
- OCS = Outfall Control Structure
- OW = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- PCP = Permanent Control Point
- PLS = Page(s)
- PLS = Professional Land Surveyor
- POB = Point of Beginning

- POC = Point of Commencement
- PRC = Point of Reverse Curvature
- PRM = Permanent Reference Monument
- R = Radius
- RGE = Range
- RHW = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCM = Set Concrete Monument PLS #2865
- SI = Set Iron Rod & Cap 3/8" PLS #2865
- SMH = Sanitary Manhole
- SMN = Set Mag Nail
- SHD = Set Nail & Disc PLS #2865
- TBM = Temporary Benchmark
- TOB = Top of Bank
- TOS = Top of Slope
- TWP = Township
- UB = Utility Box
- UP = Utility Pole
- VF = Vinyl Fence
- WF = Wood Fence
- WM = Water Meter
- WO = Work Order
- WV = Water Valve

LINE LEGEND

- Boundary Lines
- Water Line
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Utility Pole
- Vinyl Fence
- Wood Fence
- Fence - Chain Link
- Fence - Vinyl
- Fence - Wood

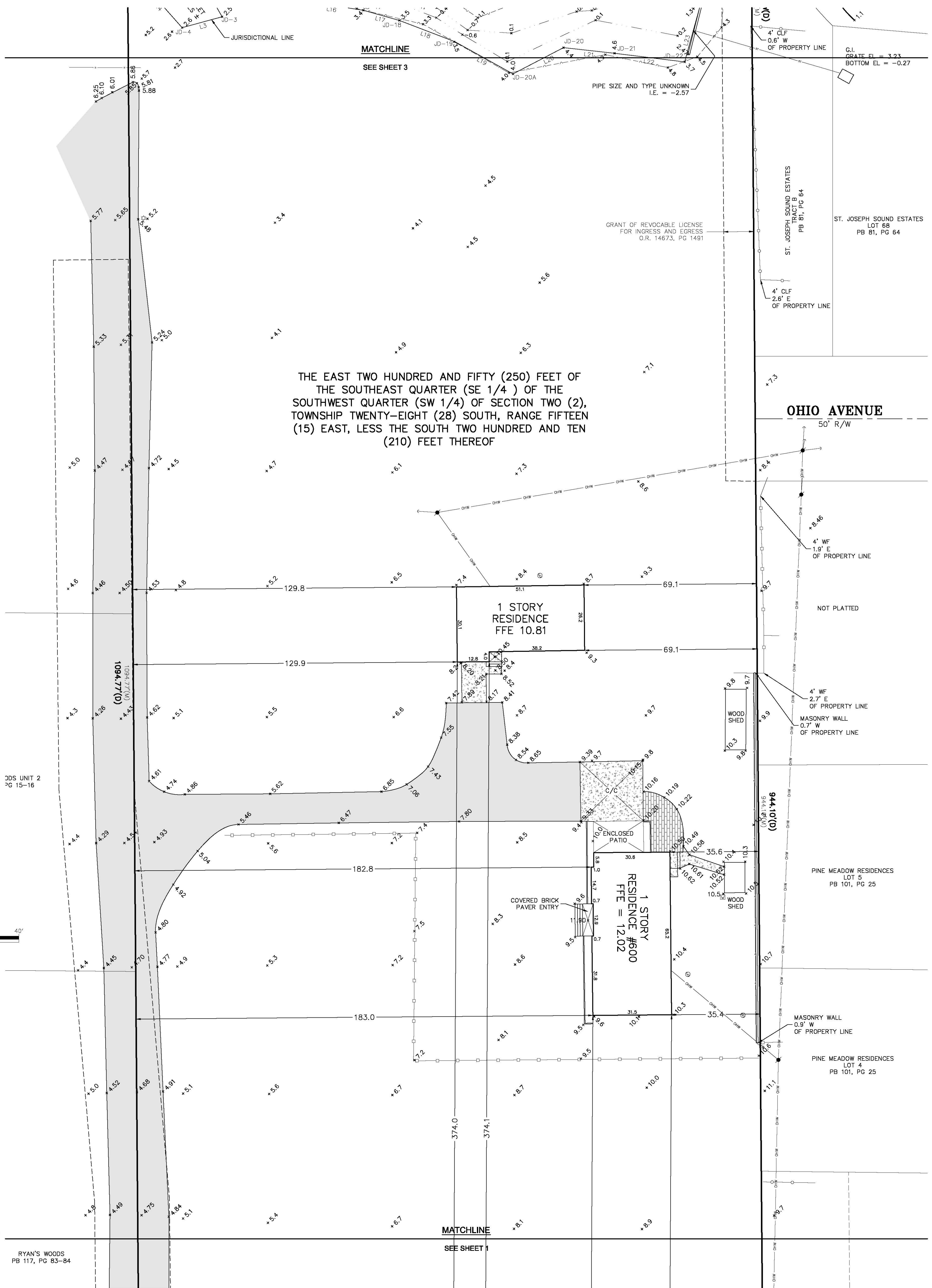
W.O. # 5714	FIELD DATE: DECEMBER 11, 2018
DRAWN BY: E.J.	
CHECKED BY: D.J.E.	
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 5-18/2-5, 9-11, 30	
SHEET 1 OF 3	

GEODATA SERVICES INC.
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763



DENNIS J. EYRE, P.L.S., FLA. REG. NO. 2865
 DATE: DECEMBER 20, 2018
 AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY

BOUNDARY AND TOPOGRAPHIC SURVEY



THE EAST TWO HUNDRED AND FIFTY (250) FEET OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28) SOUTH, RANGE FIFTEEN (15) EAST, LESS THE SOUTH TWO HUNDRED AND TEN (210) FEET THEREOF

1 STORY RESIDENCE
FFE 10.81

1 STORY RESIDENCE #600
FFE = 12.02

OHIO AVENUE
50' R/W

DDS UNIT 2
PG 15-16

RYAN'S WOODS
PB 117, PG 83-84

PINE MEADOW RESIDENCES
LOT 5
PB 101, PG 25

MASONRY WALL
0.9' W OF PROPERTY LINE

PINE MEADOW RESIDENCES
LOT 4
PB 101, PG 25

- SYMBOL LEGEND**
- ☐ Backflow Preventor
 - ☐ Cable Box
 - ☐ Centerline
 - ☐ Clearcut
 - ☐ Decorative Light
 - ☐ Drainage Manhole
 - ☐ Fire Hydrant
 - ☐ Grease Trap
 - ☐ Handicap
 - ☐ Guy Anchor
 - ☐ Power Box
 - ☐ Sanitary Manhole
 - ☐ Sign
 - ☐ Spot Elevation
 - ☐ Telephone Box
 - ☐ Utility Pole
 - ☐ Water Meter
 - ☐ Water Valve
 - ☐ Well

- LEGEND**
- (C) = Calculated Data
 - (D) = Data per Description
 - (F) = Field Determined
 - (M) = Measured Data
 - (P) = Data per Plat
 - +/- = Plus or Minus
 - AC = Air Conditioner
 - BWF = Barbed Wire Fence
 - SFE = Base Flood Elevation
 - BFP = Backflow Preventor
 - CB = Chord Bearing
 - CH = Chord
 - C.A.B. = Condominium Plat Book
 - CC = Covered Concrete
 - CS = Concrete Slab
 - CSW = Concrete Sidewalk
 - CL = Centerline
 - CLF = Chainlink Fence
 - COV. = Covered
 - CLP = Compacted Light Pole
 - COMP. = Compacted Metal Pipe
 - CONC. = Concrete
 - Δ = Delta Angle
 - D.B. = Dred Book
 - DW = Ditch
 - DMH = Drainage Manhole
 - EP = Edge of Pavement
 - EL = Elevation
 - EOW = Edge of Water
 - FCR = Found Iron Rod & Cap
 - FCM = Found Concrete Monument
 - FEE = Finished Floor Elevation
 - FIR = Found Iron Pipe
 - FIR = Found Iron Rod No Cap
 - FNN = Found Nail & Disk
 - FND = Found Nail & Disk
 - FFP = Found Finished Pipe
 - G.I. = Grates Inlet
 - GV = Gate Valve
 - HYD = Fire Hydrant
 - HYD = Fire Hydrant
 - IE = Invert Elevation
 - LC = Corporate Certificate Number
 - LP = Light Pole
 - LFE = Lowest Floor Elevation
 - M.G.L. = More or Less
 - MES = Millered End Section
 - N&D = Nail & Disk
 - NFNS = Not Found and Not Set
 - OCS = Outlet Control Structure
 - OHW = Overhead Wire
 - O.R. = Official Records Book
 - P.B. = Plat Book
 - PCP = Permanent Control Point
 - PLS = Page(s)
 - PLS = Professional Land Surveyor
 - POB = Point of Beginning
 - POC = Point of Commencement
 - PRC = Point of Reverse Curvature
 - PRM = Permanent Reference Monument
 - R = Radius
 - RGE = Range
 - RWC = Right-of-Way
 - RCM = Reinforced Concrete Pipe
 - SCM = Set Concrete Monument PLS #2265
 - SFR = Set Iron Rod & Cap 1/8" PLS #2265
 - SMH = Sanitary Manhole
 - SMN = Set Manhole
 - SND = Set Nail & Disk PLS #2265
 - TBM = Temporary Benchmark
 - TOB = Top of Bank
 - TOS = Top of Slope
 - TWP = Township
 - UB = Utility Box
 - UP = Utility Pole
 - VF = Vinyl Fence
 - WF = Wood Fence
 - WM = Water Meter
 - W.O. = Work Order
 - WV = Water Valve

LINE LEGEND

- Boundary Lines
- Water Line
- Telephone Line
- Gas Line
- Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Top of Bank
- Toe of Slope
- Overhead Wire Lines
- Fence - Wire
- Fence - Chain Link
- Fence - Vinyl
- Fence - Wood

W.O. # 5714	FIELD DATE: DECEMBER 11, 2018
DRAWN BY: E.J.	
CHECKED BY: D.J.E.	
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 5-18/2-5, 9-11, 30	
SHEET 2 OF 3	

GEODATA SERVICES INC.
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763

DRAWING NAME: C:\30 Projects\5714\5714.dwg
 PROJECT: W.O. 5714-20180117.dwg
 DATE: 12/11/18
 SCALE: 1" = 20'
 SHEET: 2 OF 3

BOUNDARY AND TOPOGRAPHIC SURVEY

FND TBE REF PT LB 6668 FND TBE REF PT LB 6668 46.14' 119.70'

CORNER FALLS IN CANAL
NE CORNER OF THE NW 1/4
SECTION 2-28-15
PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CERTIFIED CORNER RECORD # 099395

ST. JOSEPH SOUND ESTATES
TRACT A
PB 81, PG 64

ST. JOSEPH SOUND ESTATES
TRACT A
PB 81, PG 64

ST. JOSEPH SOUND ESTATES
LOT 45
PB 81, PG 64

ST. JOSEPH SOUND ESTATES
LOT 46
PB 81, PG 64

ST. JOSEPH SOUND ESTATES
LOT 56
PB 81, PG 64

ST. JOSEPH SOUND ESTATES
LOT 57
PB 81, PG 64

LINE	LENGTH	BEARING
L1	13.63	S14°31'18"W
L2	27.71	S30°00'28"E
L3	16.63	S74°43'47"W
L4	24.40	N41°25'29"W
L5	11.85	N12°09'29"E
L6	8.66	N72°28'49"W
L7	14.52	N77°29'25"E
L8	13.33	S54°57'53"E
L9	16.70	S03°22'00"W
L10	5.47	S19°31'48"E
L11	4.77	S27°28'18"E
L12	12.04	S00°41'27"E
L13	14.52	S77°41'29"E
L14	20.92	S81°15'04"E
L15	25.32	S74°14'37"E
L16	14.97	S69°03'19"E
L17	23.81	S60°56'45"E
L18	26.66	N62°29'42"E
L19	22.84	S83°39'40"E
L20	20.57	S82°58'06"E
L21	28.30	N15°21'44"E
L22	16.74	N48°28'08"W
L23	19.67	N59°29'40"W
L24	17.75	N89°35'35"W
L25	23.18	S85°14'38"W
L26	38.80	N73°14'18"W
L27	19.99	N66°02'30"W
L28	19.04	N76°58'25"W
L29	14.13	N73°31'53"W
L30	16.32	S88°19'52"W
L31	13.63	S67°36'18"W
L32	6.51	S05°14'07"W
L33	4.21	S13°04'53"E
L34	25.21	S13°36'46"E
L35	16.07	S07°46'27"W
L36	12.14	S08°14'00"W
L37	21.83	S36°08'56"W



- SYMBOL LEGEND**
- Backflow Preventor
 - Cable Box
 - Centerline
 - Cleanout
 - Decorative Light
 - Drainage Manhole
 - Fire Hydrant
 - Grease Trap
 - Handicap
 - Guy Anchor
 - Mailbox
 - Power Box
 - Sanitary Manhole
 - Sign
 - Spot Elevation
 - Telephone Box
 - Utility Pole
 - Water Meter
 - Water Valve
 - Well

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 - CLP = Compacted Light Pipe
 - CMP = Compacted Metal Pipe
 - CONC. = Concrete
 - Δ = Delta Angle
 - D.B. = Dried Book
 - D.W. = Driveway
 - DMH = Drainage Manhole
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 - EL = Elevation
 - EW = Edge of Water
 - FCR = Found Iron Rod & Cap
 - FCM = Found Concrete Monument
 - F.F.E. = Finished Floor Elevation
 - FIP = Found Iron Pipe
 - FIR = Found Iron Rod No Cap
 - F.M.N. = Found Metal Nail
 - FND = Found Nail & Disk
 - FR = Found Reinforced Concrete Pipe
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 - PRC = Point of Reverse Curvature
 - PRM = Permanent Reference Monument
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 - RGE = Range
 - RHW = Right-of-Way
 - RCP = Reinforced Concrete Pipe
 - SCM = Set Concrete Monument PLS #2965
 - SCR = Set Iron Rod & Cap PLS #2965
 - SMH = Sanitary Manhole
 - SMN = Set Mag Nail
 - SND = Set Nail & Disk PLS #2965
 - TBM = Temporary Benchmark
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- LINE LEGEND**
- Boundary Lines
 - Water Line
 - Telephone Line
 - Gas Line
 - Sanitary Sewer Line
 - Storm Sewer Line
 - Top of Bank
 - Toe of Slope
 - Overhead Wire Lines
 - Fence - Wire
 - Fence - Chain Link
 - Fence - Vinyl
 - Fence - Wood

W.O. # 5714	FIELD DATE: DECEMBER 11, 2018
DRAWN BY: E.J.	DATE: JANUARY 16, 2019
CHECKED BY: D.J.E.	ADDED JURISDICTIONAL LINE
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 5-18/2-5, 9-11, 30	
SHEET 3 OF 3	

GEODATA SERVICES INC.
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763

Drawing name: C:\Users\jw5714\OneDrive\5714-20180117.dwg Jan 17, 2019 2:54pm