

RESOLUTION NO. 19-23

RESOLUTION CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 1.48-ACRE PORTION OF TWO PARCELS LOCATED SOUTH OF THE INTERSECTION OF 72ND TERRACE NORTH AND HUBERT STREET IN UNINCORPORATED SEMINOLE (STREET ADDRESS: 13250 72ND TERRACE NORTH); PAGE 282 OF THE ZONING ATLAS, AS BEING IN SECTION 29, TOWNSHIP 30, RANGE 15; FROM R-R, RURAL RESIDENTIAL TO R-1, SINGLE FAMILY RESIDENTIAL; UPON APPLICATION OF J. LONG REALTY GROUP, LLC AND K S K HOMES, INC. THROUGH DAVID B. SINGER, SUMAKER, LOOP & KENDRICK, LLP REPRESENTATIVE, Z-06-03-19

WHEREAS, J. Long Realty Group, LLC & K S K Homes, Inc., owner(s) of the property hereinafter described, has petitioned the Board of County Commissioners of Pinellas County to change the zone classification of the real property from R-R, Rural Residential to R-1, Single Family Residential; and

WHEREAS, legal notice of public hearing on such proposed change of zone classification was duly published as required by law, as evidenced by publisher's affidavit filed with the Clerk; and

WHEREAS, said public hearing has been held on the date and at the time specified in said published notice at which citizens and interested persons have been given opportunity to be heard, and all requirements of law and of rules promulgated by this Board have been complied with; and

WHEREAS, this Board has determined that the zone classification of said property should be changed.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County in regular session duly assembled this 23rd day of April 2019, that the zone classification of the following described real property in Pinellas County, Florida, to wit:

See Exhibits "A" & "B"

be, and the same is hereby changed from R-R, Rural Residential to R-1, Single Family Residential.

Commissioner Gerard offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Welch upon the roll call the vote was:

Ayes: Seel, Gerard, Eggers, Justice, Long, Peters, and Welch.

Nays: None.

Absent and not voting: None.

APPROVED AS TO FORM

By: Michael A. Zas
Office of the County Attorney

Exhibit "A"

LEGAL DESCRIPTION OF SECTION OWNED BY

J LONG REALTY GROUP

PIN 29-30-15-00000-340-0100

LEGAL DESCRIPTION

A portion of the following described lands:

Parcel 1:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract I" and formerly identified as Lots 21, 22, 23, 32, 33, 34, 49, 50 and 51, HARBOR VIEW NO. 2, according to Plat Book 6, Page 6, Public Records of Hillsborough County of which Pinellas County was formerly a part, together with vacated street between former Lots 21, 32 and 51 and together with vacated Beach Parkway lying southerly of said lots.

Together with

Parcel 2:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract II" consisting of an area of land, including formerly submerged land in Boca Ciega Bay, located in Sections 29 and 32, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

From the Northeast corner of Government Lot 2 of said Section 29, run South 1945 feet; thence West 640 feet to the Northwest corner of Lot 32, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida; thence South 230 feet, more or less, along the West line of said Lot 32 and its projection to the mean high water mark of Boca Ciega Bay and the POINT OF BEGINNING; thence South 23°45'00" West, 742 feet; thence South 66°15'00" East, 183 feet; thence North 23°45'00" East, 742 feet, more or less, to the said mean high water and the projected East line of Lot 34 of said HARBOR VIEW NO. 2; thence Northwesterly along said mean high water mark to the POINT OF BEGINNING.

Together with

Parcel 3:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract III" consisting of an area of land, including formerly submerged land in Boca Ciega Bay, located in Sections 29 and 32, Township 30 South, Range 15 East, Pinellas County, Florida, adjacent to Lots 21, 22 and 23, HARBOR VIEW NO. 2, more particularly described as follows: From the Northeast corner of Government Lot 2 of said Section 29, Township 30 South, Range 15 East, run South 1835 feet; thence West 700 feet to the Northeast corner of Lot 21, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida; thence along the East line of said Lot 21 and its projection 250 feet, more or less, to the mean high water mark of Boca Ciega Bay, the POINT OF BEGINNING; thence South 23°45'00" West, 742 feet; thence North 66°15'00" West, 186.5 feet; thence North 23°45'00" East, 711.4 feet, more or less, to the said mean high water and the projected West line of Lot 23 of said HARBOR VIEW NO. 2; thence along said mean high water mark South 80°41'00" East 188.9 feet to the POINT OF BEGINNING.

The south-westerly boundary line of Parcel 3, as above described, was declared and determined by Final Judgment of the Circuit Court of Pinellas County, Florida in the case of Joy Ross and Jill Long vs. Jerry Tetro and Carol Tetro, Case No. 12-0011218-CI-11 to be as stated below:

From the Northwest corner of Lot 23, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page

(CONTINUED ON SHEET 2)

PREPARED FOR: Matt Newton Johnson Pope Bokor Ruppel & Burns, LLP.		LEGAL DESCRIPTION		REVISION	BY	DATE	DESCRIPTION
SECTION 29/32		TOWNSHIP 30 S		RANGE 15 E			
CREW CHIEF	INITIALS	DATE	 George F. Young, Inc. <small>299 DR MARTIN LUTHER KING JR. STREET N ST. PETERSBURG, FLORIDA 33731-5128 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED SURVEYS 18921 ARCHITECTURE • ENGINEERING • ENVIRONMENT • LANDSCAPE PLANNING • SURVEYING • UTILITIES TAMPA • LAKELAND • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA</small>				
DRAWN	WDK	01/17/19					
CHECKED	NVC	01/19/19					
FIELD BOOK	Nicholas M. Croce PSM LS 4898 January 18, 2019						
SCALE	1" = 150'		DATE				
					JDC #3 19000100SS SHEET NO. 1 of 4		

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LEGAL DESCRIPTION – (CONTINUED FROM SHEET 1)

6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, as a Point of Reference; thence along the West line of said Lot 23 and the Southerly extension thereof, S.00°37'09"W., 217.52 feet to the POINT OF BEGINNING; thence leaving said West line and its Southerly extension, S.23°45'00"W., 721.76 feet more or less to a point on the Southerly boundary of lands described in INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA Deed No. 19659 to the Point of Termination.

Together with

Parcel 4:

Lands lying between said Parcel 2 and Parcel 3 being more particularly described as follows:

From the Northeast corner of Government Lot 2 of said Section 29, run South 1945 feet; thence West 640 feet to the Northwest corner of Lot 32, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; thence South 230 feet, more or less, along the West line of said Lot 32 and its projection to the mean high water mark of Boca Ciega Bay and the POINT OF BEGINNING; thence S.23°45'00"W., 682.28 feet to a point of intersection with the Southeasterly extension of the Southerly line of lands described in Internal Improvement Fund, State of Florida, Deed No. 19703 (Parcel 3 as shown hereon); thence N.66°15'00"W., along said Southeasterly extension, 90.75 feet to the Southeasterly most corner of lands described in Internal Improvement Fund, State of Florida, Deed No. 19703; thence N.23°45'00"E., along the Easterly line of said lands described in Deed No. 19703, 742.00 feet more or less, to the mean high water mark of Boca Ciega Bay; thence S.32°54'16"E., along said mean high water mark, 108.64 feet to the POINT OF BEGINNING.

Together with

Parcel 5:


Lot 35 of HARBOR VIEW NO. 2, according to Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Together with

Parcel 6:

A portion of Beach Parkway and road right-of-way lying south of Lot 35 and located between Lot 31 and Lot 34, HARBOR VIEW NO. 2, according to plat recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and a portion of lands lying between Internal Improvement Fund, State of Florida Deed No. 20545 and Deed No. 23259, being more particularly described below and as approximately shown and depicted upon Exhibit "A", more specifically described as follows: From the Southeast corner of Lot 35, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part as a point of reference; thence N.88°50'28"W., along the South line of said Lot 35, 46.00 feet to a point on the North/South center line of said street, said point being the POINT OF BEGINNING; thence along the North/South center line of said street S.00°37'09"W., 196.94 feet; thence leaving said center line S.23°45'00"W., 658.58 feet; thence N.66°15'00"W., 30.03 feet to a point on the Easterly line of lands described in Internal Improvement Fund, State of Florida Deed No. 20545 (Parcel 2); thence N.23°45'00"E., along said Easterly line, 690.70 feet, more or less, to the mean high water mark of Boca Ciega Bay and projected East line of Lot 34 of said HARBOR VIEW NO. 2; thence N.00°37'09"E., along said projected East line of Lot 34, 155.74 feet to the Southwest corner of said Lot 35, HARBOR VIEW NO. 2; thence

(CONTINUED ON SHEET 3)

PREPARED FOR: Matt Newton Johnson Pope Bokor Ruppel & Burns, LLP.		LEGAL DESCRIPTION		DATE	DESCRIPTION
SECTION 29/32		TOWNSHIP 30 S		RANGE 15 E	
DATE	BY	SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH			
01/17/19	WCK	 George F. Young, Inc. 299 E. WAREHOUSE LUTHER KING JR. STREET N. ST. PETERSBURG, FLORIDA 33701-3126 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS 19821 ARCHITECTURE • CIVIL ENGINEERING • ENVIRONMENTAL • LANDSCAPE PLANNING • SURVEYING • UTILITY DESIGN GAINESVILLE • LAKE WORTH • PALM BEACH • ST. PETERSBURG • TAMPA			
07/18/19	HWC				
1" = 150'					
JOB NO. 19000100SS		SHEET NO. 2 OF 4			

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LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

155.74 feet to the Southwest corner of said Lot 35, HARBOR VIEW NO. 2; thence S.88°50'28"E., along the South line of said Lot 35, 15.00 feet to the POINT OF BEGINNING.

more particularly described as follows:

From the Northwest corner of Lot 23 of said HARBOR VIEW NO. 2 as a Point of Reference; thence S.88°50'28"E. along the South right-of-way line of 72nd Terrace North, said line also being the North line of Lots 23 and 22 of said HARBOR VIEW NO. 2, 80.00 feet; thence S.00°37'09"W., 363.00 feet; thence S.29°20'44"E., 63.41 feet to a point of intersection with the Westerly line of the aforementioned Parcel 4, said point being the POINT OF BEGINNING; thence continue S.29°20'44"E., 113.49 feet to a point of intersection with the Easterly line of said Parcel 4; thence S.23°45'00"W. along said Easterly line, 492.29 feet to the Southeasterly corner of said Parcel 4; thence N.66°15'00"W. along the Southerly line of said Parcel 4, 90.75 feet to the Southwesterly corner of said Parcel 4; thence N.23°45'00"E. along the Westerly line of said Parcel 4, 560.44 feet to the POINT OF BEGINNING.

Containing 47,768 square feet, or 1.097 acres, more or less.

Pinellas County, Florida

NOTES

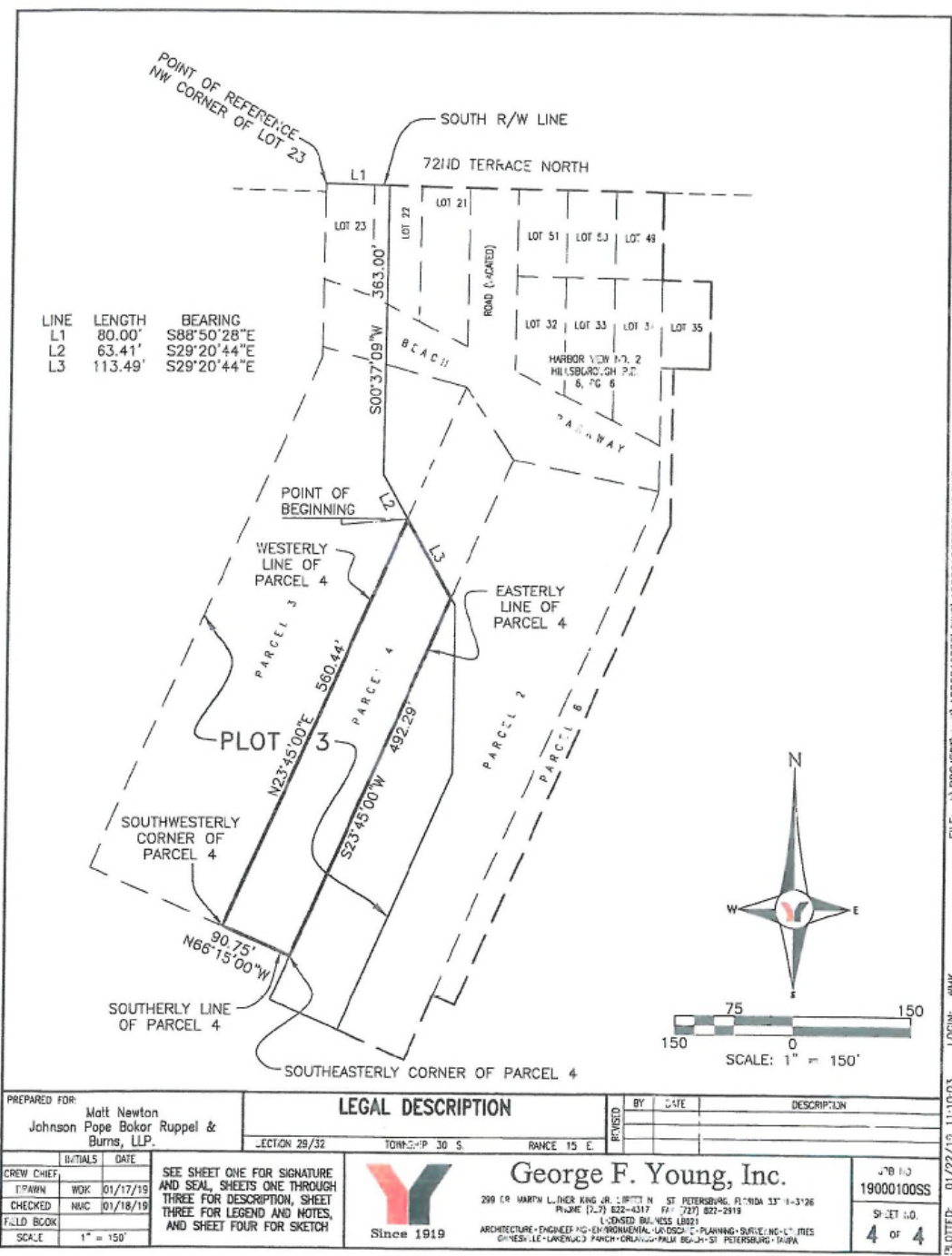
1. Basis of Bearings: S.23°45'00"W. along a portion of the Southeasterly line of TRACT II, per description.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

LB Licensed Business	PG Page
LS Land Surveyor	PSM Professional Surveyor and Mapper
P.B. Plat Book	R/W Right-of-way

PREPARED FOR: Matt Newton Johnson Pope Bokor Ruppel & Burns, LLP.		LEGAL DESCRIPTION		BY	DATE	DESCRIPTION
SEC. 29/32	TOWNSHIP 30 S	RANGE 15 E	RECEIVED			
INITIALS	DATE	George F. Young, Inc. <small>253 1/2 N. NORTH LUTHER KING JR. STREET N ST. PETERSBURG, FL 33713-2126 PHONE (727) 822-4317 FAX (727) 822-2319 LICENSED BUSINESS BROKER ARCHITECTURE-ENGINEERING-LANDSCAPE-PLANNING-SURVEYING-UTILITY CONSULTING-LAKELWOOD RAVEN OLANO-PALM BEACH-ST. PETERSBURG-TAMPA</small>		JOB NO		
DRAWN	WOK 01/17/19			19000100SS		
CHECKED	NMC 01/18/19			SHEET NO		
FIELD BOOK				3 of 4		
SCALE	1" = 150'	SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH				

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PREPARED FOR:
Matt Newton
Johnson Pope Bokor Ruppel & Burns, LLP.

LEGAL DESCRIPTION			
SECTION 29/32	TOWNSHIP 30 S.	RANGE 15 E.	

REVISED	BY	DATE	DESCRIPTION

CREW CHIEF	INITIALS	DATE
CHECKED		
FIELD BOOK		
SCALE		

SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH



George F. Young, Inc.
 299 CR. MARTIN LUTHER KING JR., DR. N. ST. PETERSBURG, FLORIDA 33711-3126
 PHONE (727) 822-4317 FAX (727) 822-2919
 LICENSED BUSINESS LICENSE
 ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • INTERIORS
 GULFSTREAM • LAKELAND • PALM BEACH • ST. PETERSBURG • TAMPA

JOB NO
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SHEET NO
4 OF 4

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Exhibit "B"

LEGAL DESCRIPTION OF SECTION OWNED BY

K S K HOMES, INC.

PIN 29-30-15-00000-340-0200

LEGAL DESCRIPTION

A portion of the following described lands:

Parcel 1:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract I" and formerly identified as Lots 21, 22, 23, 32, 33, 34, 49, 50 and 51, HARBOR VIEW NO. 2, according to Plat Book 6, Page 6, Public Records of Hillsborough County of which Pinellas County was formerly a part, together with vacated street between former Lots 21, 32 and 51 and together with vacated Beach Parkway lying southerly of said lots.

Together with

Parcel 2:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract II" consisting of an area of land, including formerly submerged land in Boca Ciega Bay, located in Sections 29 and 32, Township 30 South, Range 15 East, Pinellas County, Florida, more particularly described as follows:

From the Northeast corner of Government Lot 2 of said Section 29, run South 1945 feet; thence West 640 feet to the Northwest corner of Lot 32, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida; thence South 230 feet, more or less, along the West line of said Lot 32 and its projection to the mean high water mark of Boca Ciega Bay and the POINT OF BEGINNING; thence South 23°45'00" West, 742 feet; thence South 66°15'00" East, 183 feet; thence North 23°45'00" East, 742 feet, more or less, to the said mean high water and the projected East line of Lot 34 of said HARBOR VIEW NO. 2; thence Northwesterly along said mean high water mark to the POINT OF BEGINNING.

Together with


Parcel 3:

Those lands previously referred to in instruments recorded in the Public Records of Pinellas County, Florida as "Tract III" consisting of an area of land, including formerly submerged land in Boca Ciega Bay, located in Sections 29 and 32, Township 30 South, Range 15 East, Pinellas County, Florida, adjacent to Lots 21, 22 and 23, HARBOR VIEW NO. 2, more particularly described as follows: From the Northeast corner of Government Lot 2 of said Section 29, Township 30 South, Range 15 East, run South 1835 feet; thence West 700 feet to the Northeast corner of Lot 21, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida; thence along the East line of said Lot 21 and its projection 250 feet, more or less, to the mean high water mark of Boca Ciega Bay, the POINT OF BEGINNING; thence South 23°45'00" West, 742 feet; thence North 66°15'00" West, 186.5 feet; thence North 23°45'00" East, 711.4 feet, more or less, to the said mean high water and the projected West line of Lot 23 of said HARBOR VIEW NO. 2; thence along said mean high water mark South 80°41'00" East 188.9 feet to the POINT OF BEGINNING.

The south-westerly boundary line of Parcel 3, as above described, was declared and determined by Final Judgment of the Circuit Court of Pinellas County, Florida in the case of Joy Ross and Jill Long vs. Jerry Tetro and Carol Tetro, Case No. 12-0011218-CI-11 to be as stated below:

From the Northwest corner of Lot 23, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page

(CONTINUED ON SHEET 2)

PREPARED FOR: Matt Newton Johnson Pope Baker Ruppel & Burns, LLP.		LEGAL DESCRIPTION			BY	DATE	DESCRIPTION
INITIALS	DATE	SECTION 29/32	TOWNSHIP 30 S	RANGE 15 E			
CREW CHIEF				George F. Young, Inc.		JOB NO 19000100SS	
DRAWN	WDK 02/17/19	Nicholas M. Cicello PSN LS 4892		299 DR. MARTIN LUTHER KING JR. STREET N ST. PETERSBURG, FLORIDA 33701-3124 PHONE (727) 822-4317 FAX (727) 822-2919 LICENSED BUSINESS LICENSE		SHEET NO. 1 OF 4	
CHECKED	HMC 01/18/19	January 18, 2019		ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE • PLANNING • SURVEYING • UTILITY DESIGN OFFICES: LAKEWYCH RANCH • ORLANDO • PALM BEACH • ST. PETERSBURG • TAMPA			
FIELD BOOK							
SCALE	1" = 150'						

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LEGAL DESCRIPTION – (CONTINUED FROM SHEET 1)

6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, as a Point of Reference; thence along the West line of said Lot 23 and the Southerly extension thereof, S.00°37'09"W., 217.52 feet to the POINT OF BEGINNING; thence leaving said West line and its Southerly extension, S.23°45'00"W., 721.76 feet more or less to a point on the Southerly boundary of lands described in INTERNAL IMPROVEMENT FUND, STATE OF FLORIDA Deed No. 19659 to the Point of Termination.

Together with

Parcel 4:

Lands lying between said Parcel 2 and Parcel 3 being more particularly described as follows:

From the Northeast corner of Government Lot 2 of said Section 29, run South 1945 feet; thence West 640 feet to the Northwest corner of Lot 32, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; thence South 230 feet, more or less, along the West line of said Lot 32 and its projection to the mean high water mark of Boca Ciega Bay and the POINT OF BEGINNING; thence S.23°45'00"W., 682.28 feet to a point of intersection with the Southeasterly extension of the Southerly line of lands described in Internal Improvement Fund, State of Florida, Deed No. 19703 (Parcel 3 as shown hereon); thence N.66°15'00"W., along said Southeasterly extension, 90.75 feet to the Southeasterly most corner of lands described in Internal Improvement Fund, State of Florida, Deed No. 19703; thence N.23°45'00"E., along the Easterly line of said lands described in Deed No. 19703, 742.00 feet more or less, to the mean high water mark of Boca Ciega Bay; thence S.32°54'16"E., along said mean high water mark, 108.64 feet to the POINT OF BEGINNING.

Together with

Parcel 5:


Lot 35 of HARBOR VIEW NO. 2, according to Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

Together with

Parcel 6:

A portion of Beach Parkway and road right-of-way lying south of Lot 35 and located between Lot 31 and Lot 34, HARBOR VIEW NO. 2, according to plat recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and a portion of lands lying between Internal Improvement Fund, State of Florida Deed No. 20545 and Deed No. 23259, being more particularly described below and as approximately shown and depicted upon Exhibit "A", more specifically described as follows: From the Southeast corner of Lot 35, HARBOR VIEW NO. 2, as recorded in Plat Book 6, Page 6, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part as a point of reference; thence N.88°50'28"W., along the South line of said Lot 35, 46.00 feet to a point on the North/South center line of said street, said point being the POINT OF BEGINNING; thence along the North/South center line of said street S.00°37'09"W., 196.94 feet; thence leaving said center line S.23°45'00"W., 658.58 feet; thence N.66°15'00"W., 30.03 feet to a point on the Easterly line of lands described in Internal Improvement Fund, State of Florida Deed No. 20545 (Parcel 2); thence N.23°45'00"E., along said Easterly line, 690.70 feet, more or less, to the mean high water mark of Boca Ciega Bay and projected East line of Lot 34 of said HARBOR VIEW NO. 2; thence N.00°37'09"E., along said projected East line of Lot 34, 155.74 feet to the Southwest corner of said Lot 35, HARBOR VIEW NO. 2; thence

(CONTINUED ON SHEET 3)

PREPARED FOR Matt Newton Johnson Pope Bokor Ruppel & Burns, LLP.		LEGAL DESCRIPTION			REVISED	BY	DATE	DESCRIPTION
		SECTION 29/32	TOWNSHIP 30 S.	RANGE 15 E				
CREW CHIEF	INITIALS	DATE	 George F. Young, Inc. 299 DR. SOUTH LUTHER KING JR. ST. - 1ST FLOOR - ST. PETERSBURG, FLORIDA 33701-5128 PHONE (727) 822-4317 FAX (727) 822-2913 LICENSED BUSINESS LAND ARCHITECT, P.L.L.C. - ENGINEERING - ENVIRONMENTAL - SURVEYING - PLANNING - SURVEYING - UTILITIES DANESVILLE - LAKEWOOD RANCH - ORLANDO - PALM BEACH - ST. PETERSBURG - TAMPA			JOB NO. 19000100SS		
DRAWN	YDK	01/17/19				SHEET NO.		
CHECKED	NMC	01/18/19				2 OF 4		
FIELD BOOK								
SCALE	1" = 150'		SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH					

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LEGAL DESCRIPTION (CONTINUED FROM SHEET 2)

155.74 feet to the Southwest corner of said Lot 35, HARBOR VIEW NO. 2; thence S.88°50'28"E., along the South line of said Lot 35, 15.00 feet to the POINT OF BEGINNING.

more particularly described as follows:

From the Northwest corner of Lot 23 of said HARBOR VIEW NO. 2 as a Point of Reference; thence S.88°50'28"E. along the South right-of-way line of 72nd Terrace North, said line also being the North line of Lots 23 and 22 of said HARBOR VIEW NO. 2, 80.00 feet; thence S.00°37'09"W., 363.00 feet; thence S.29°20'44"E., 63.41 feet to a point of intersection with the Westerly line of the aforementioned Parcel 4, said point being the POINT OF BEGINNING; thence continue S.29°20'44"E., 113.49 feet to a point of intersection with the Easterly line of said Parcel 4; thence N.23°45'00"E. along said Easterly line, 189.99 feet to the Northeasterly corner of said Parcel 4; thence N.32°54'16"W. along the Northerly line of said Parcel 4, 108.64 feet to the Northwesterly corner of said Parcel 4; thence S.23°45'00"W. along the Westerly line of said Parcel 4, 181.56 feet to the POINT OF BEGINNING.

Containing 16,859 square feet, or 0.387 acres, more or less.


Pinellas County, Florida

NOTES

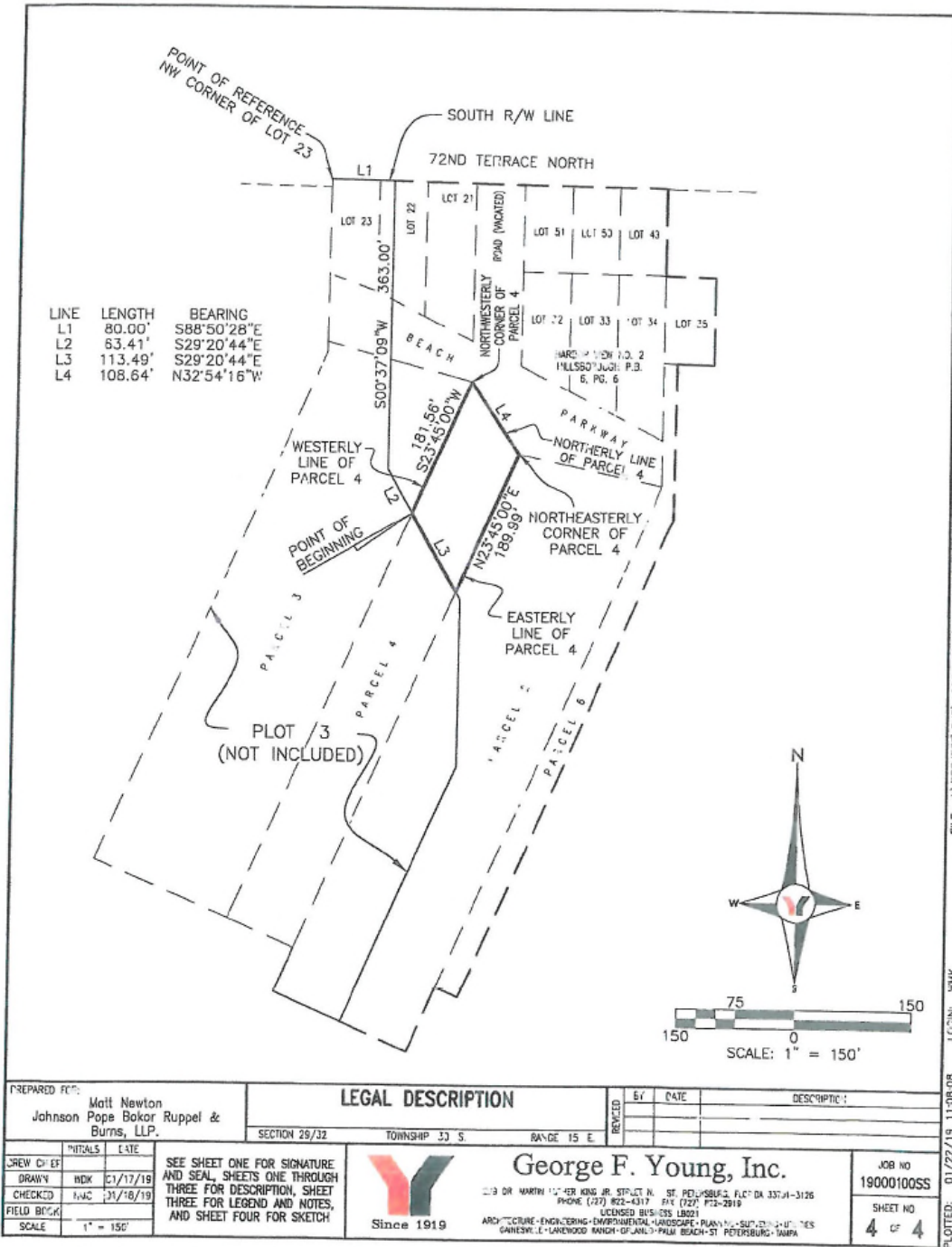
1. Basis of Bearings: S.23°45'00"W. along a portion of the Southeasterly line of TRACT II, per description.
2. NOT A BOUNDARY SURVEY.
3. This sketch is a graphic illustration for informational purposes only and is not intended to represent a field survey.
4. This sketch is made without the benefit of a title report or commitment for title insurance.
5. Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
6. Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

LEGEND

LB Licensed Business	PG. Page
LS Land Surveyor	PSM Professional Surveyor and Mapper
P.B. Plat Book	R/W Right-of-way

PREPARED FOR: Matt Newton Johnson Pope Baker Ruppel & Bums, LLP.		LEGAL DESCRIPTION		BY: _____ DATE: _____	DESC: P0007
SECTION 29/32		TOWNSHIP 30 S.		RANGE 15 E.	
DRAWN: WJK 01/17/19	SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH	 George F. Young, Inc.		JOB NO. 19000100SS	
CHECKED: JMC 01/18/19		290 DR. LUTHER KING JR. STREET N. PETERSBURG, FLORIDA 33701-3114 PHONE (772) 822-4317 FAX (772) 822-2919		SHEET N°: 3 OF 4	
SCALE: 1" = 150'		LICENSED BUSINESS 18021 ARCHITECTURE-ENGINEER-INTERIOR DESIGNER-PLANNING-PAVING-UTILITY DESIGN GAINESVILLE LAKEWOOD RACINE GRAND PALM BEACH ST. PETERSBURG TAMPA			

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PREPARED FOR:
Matt Newton
Johnson Pope Baker Ruppel &
Burns, LLP.

LEGAL DESCRIPTION
SECTION 29/32 TOWNSHIP 33 S RANGE 15 E

REVISED	BY	DATE	DESCRIPTION

DRAWN BY	DATE
NDK	01/17/19
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HAC	01/18/19
FIELD BY	
SCALE	1" = 150'

SEE SHEET ONE FOR SIGNATURE AND SEAL, SHEETS ONE THROUGH THREE FOR DESCRIPTION, SHEET THREE FOR LEGEND AND NOTES, AND SHEET FOUR FOR SKETCH!



George F. Young, Inc.
303 DR. MARTIN LUTHER KING JR. STREET N. ST. PETERSBURG, FL 33714-3126
PHONE (727) 822-4317 FAX (727) 822-2819
LICENSED BUSINESS LICENSE
ARCHITECTURE-ENGINEERING-ENVIRONMENTAL-LANDSCAPE-PLANNING-SURVEYING-UTILITY
GAINESVILLE-LANESWOOD MANOR-ORLANDO-PALM BEACH-ST. PETERSBURG-TAMPA

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