

NOT A SURVEY



NORTH
GRAPHIC SCALE



1 INCH = 200 FT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°07'15" W	25.01'
L2	N 00°15'48" E	1254.40'
L3	S 89°08'11" E	25.01'
L4	S 00°15'48" W	1254.41'

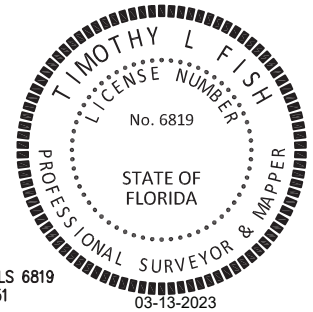
CERTIFICATION:

To the best of my knowledge and belief, this map or plat is a true representation of an actual upon the ground survey made by myself or under my direct supervision on January 14, 2023. All monuments have been found or set as shown hereon. Dimensions are shown in feet and decimal parts thereof.

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with Standards of Practice adopted by the Florida Department of Agriculture and Consumer Services of the Florida Administrative Code, pursuant to Section 5J-17.050-053 F.A.C.

Timothy L Fish
Digitally signed by Timothy L Fish
Date: 2023.03.14 10:43:16 -04'00'

By: *Timothy L Fish*
Timothy L Fish, PSM
Florida Professional Surveyor and Mapper No. LS 6819
Florida Certificate of Authorization No. LB 7351
For and on behalf of Millman Surveying, Inc.



East line of the SW 1/4 R/W
N 00°18'05" E
50.00'
P.O.C.
SE corner of the SW 1/4 of S10, T30S, R15E

Walsingham Road
Variable width Public Right-of-Way

SYMBOL LEGEND

- P/L - Property Line
- R/W - Right-of-Way
- P.O.B. - Place/Point of Beginning
- P.O.C. - Place/Point of Commencement
- - Monumentation Found as Noted
- ▲ - PK/MAG Nail or Railroad Spike Found as Noted
- APN - Appraiser's Parcel Number

Reviewed by: AZ TS
Date: 09/05/2023
SFN#: 1332_00614

Section 10,
Township 30 South
Range 15 East
Tallahassee Meridian

BASIS OF BEARING:

The basis for all bearings shown hereon is the north right of way line of Walsingham Road, known as being North 89°07'15" West, per Official Records Book 14667, Page 2484 of the Pinellas County Records.

25' Wide Drainage Parcel Plat
12100 Seminole Blvd.
County of Pinellas
State of Florida

Millman Surveying, Inc.
4111 Bradley Circle NW
Canton, OH 44718
Phone: 800-520-1010
www.millmanland.com

Sheet 1 of 2

MSI 55476
02/09/2023



25' WIDE DRAINAGE PARCEL

Situated in the State of Florida, County of Pinellas, Section 10, Township 30 South, Range 15 East, Tallahassee Meridian, being a portion of the 25' Wide Drainage Parcel recorded in Official Records Book 693, Page 312, being part of Lots 20 and 29, the Pinellas Groves Subdivision according to the plat thereof as recorded in Plat Book 1, Page 55; all deed and plat references refer to the public records of Pinellas County, Florida and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 10, Township 30 South, Range 15 East;

Thence North 00°18'05" East, along the East line of the SW quarter of said Section 10, a distance of 50.00 feet to a point on the northerly right of way line of Walsingham Road (variable in width);

Thence North 89°07'15" West, along the said northerly right of way line, a distance of 1286.31 feet to a found PK Nail "LB 3945" at a southwest corner of Caribbean Isles Owner, L.L.C. tract, at the Point of Beginning for this description;

Thence along a portion of said 25' wide drainage parcel, the following courses:

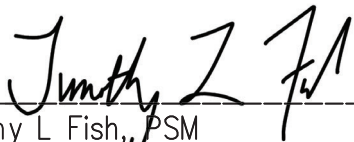
North 89°07'15" West, continuing along the said right of way line, a distance of 25.01 feet to a point on said 25' wide drainage parcel;

North 00°15'48" East, a distance of 1254.40 feet to a point on said 25' wide drainage parcel and a point on a 15 foot projection to the east of the northerly line of said Caribbean Isles Owner, L.L.C. tract;

South 89°08'11" East, along the projection of the said north line, a distance of 25.01 feet to a point on said 25' wide drainage parcel and on a west line of said Caribbean Isles Owner, L.L.C. tract;

South 00°15'48" West, along the said west line, a distance of 1254.41 feet to the Point of Beginning and containing 31,365 square feet or 0.720 acre.

The basis of bearing is based on a bearing of North 89°07'15" West for the north right of way line of Walsingham Road per Official Records Book 14667, Page 2484.

By:  Timothy L Fish
Timothy L Fish, PSM
Florida Professional Surveyor and Mapper No. LS 6819
Florida Certificate of Authorization No. LB 7351
For and on behalf of Millman Surveying, Inc.

Digitally signed by
Timothy L Fish
Date: 2023.03.14
10:43:56 -04'00'

