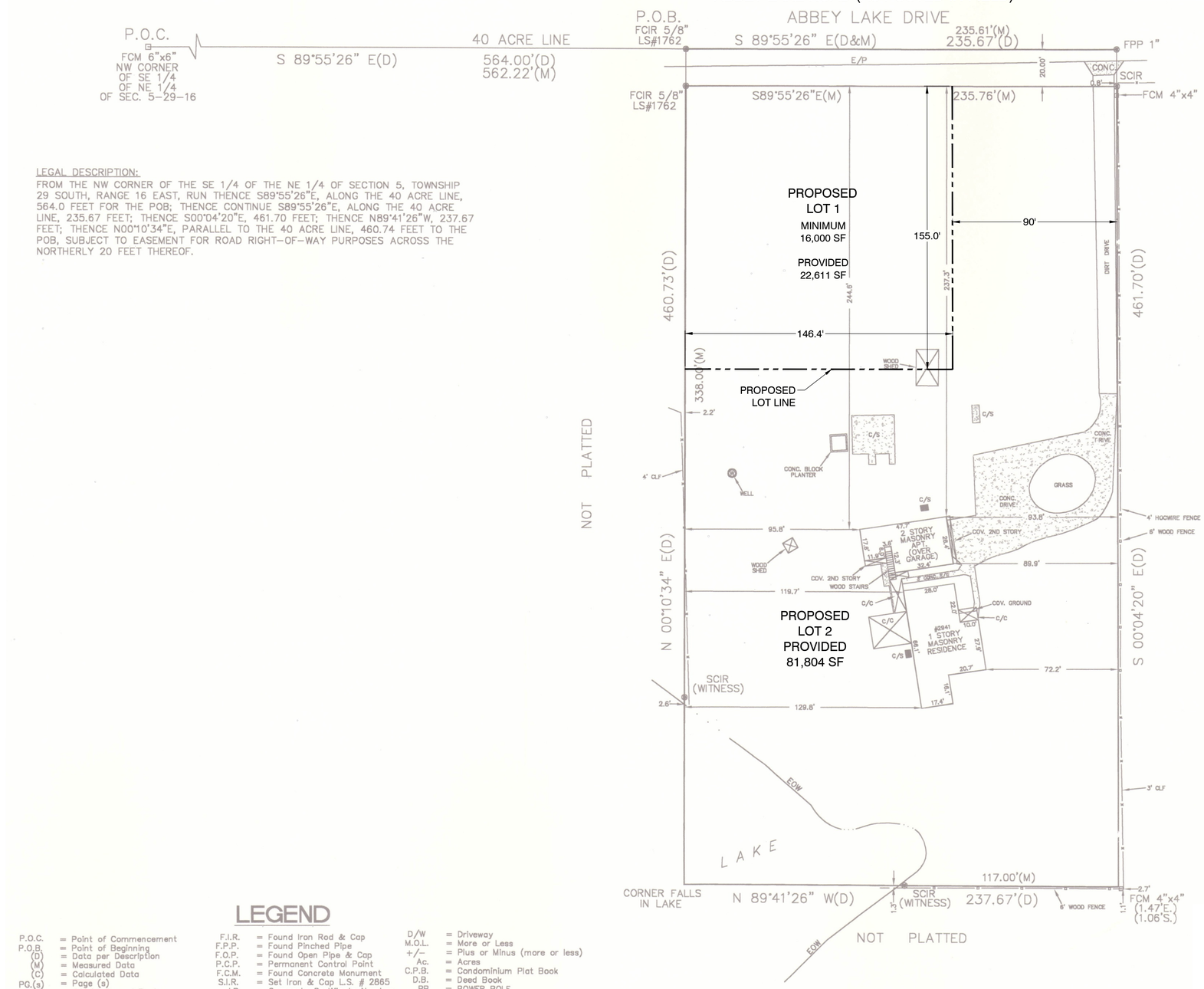

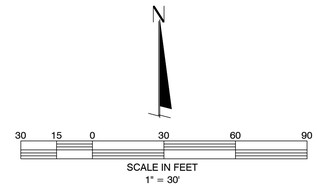

LEGAL DESCRIPTION:

FROM THE NW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 16 EAST, RUN THENCE S89°55'26"E, ALONG THE 40 ACRE LINE, 564.0 FEET FOR THE POB; THENCE CONTINUE S89°55'26"E, ALONG THE 40 ACRE LINE, 235.67 FEET; THENCE S00°04'20"E, 461.70 FEET; THENCE N89°41'26"W, 237.67 FEET; THENCE N00°10'34"E, PARALLEL TO THE 40 ACRE LINE, 460.74 FEET TO THE POB, SUBJECT TO EASEMENT FOR ROAD RIGHT-OF-WAY PURPOSES ACROSS THE NORTHERLY 20 FEET THEREOF.

NOTE:

EXISTING AND PROPOSED LOTS NEED TO CONFORM TO ALL APPLICABLE FUTURE LAND USE MAP (FLUM) CATEGORY FOR DENSITY LIMITATIONS. THE PROPERTY HAS A RESIDENTIAL SUBURBAN FLUM AND ALLOWS 2.5 UNITS/ACRE.

LEGEND

P.O.C.	= Point of Commencement	F.I.R.	= Found Iron Rod & Cap	D/W	= Driveway
P.O.B.	= Point of Beginning	F.P.P.	= Found Pinched Pipe	M.O.L.	= More or Less
(D)	= Data per Description	F.O.P.	= Found Open Pipe & Cap	+/-	= Plus or Minus (more or less)
(M)	= Measured Data	P.C.P.	= Permanent Control Point	Ac.	= Acres
(C)	= Calculated Data	F.C.M.	= Found Concrete Monument	C.P.B.	= Condominium Plat Book
PG.(s)	= Page (s)	S.I.R.	= Set Iron & Cap L.S. # 2865	D.B.	= Deed Book
O.R.	= Official Record Book	LB	= Corporate Certificate Number	PP	= POWER POLE
P.B.	= Plat Book	P.L.S.	= Professional Land Surveyor	WV	= Water Valve
(R)	= Radial Line & Direction	C.S.	= Concrete Slab	SSMH	= Sanitary Sewer Manhole
R	= Radius	CONC.	= Concrete	FPMH	= Florida Power Co. Manhole
Δ	= Delta Angle	S/W	= Sidewalk	Pkg.	= Parking
C	= Top of Curb	℄	= Centerline	☼	= Light Pole
E/P	= Edge of Pavement	R/W	= Right-of-Way	OHW	= Overhead Wires
CIP	= Cast Iron Pipe	N/C	= No Cap	FHA	= Fire Hydrant Assembly
SMH	= Storm Sewer Manhole	C.B.S.	= Concrete Block Structure	LA	= Landscape Area
M.E.S.	= Mitered End Section	G.E.	= Grate Elevation	CC	= Covered Concrete
T.O.B.	= Top of Bank	G.I.	= Grate Inlet	EI	= Elevation
T.O.S.	= Toe of Slope	I.E.	= Invert Elevation	CMP	= Corrugated Metal Pipe
G	= Gutter	WM	= Water Meter	RCP	= Reinforced Concrete Pipe
COV.	= Covered	APT.	= Apartment	GV	= Gate Valve
				EOW	= Edge of Water

FLOOD STATEMENT:
THIS STRUCTURE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 125139 0126 D, MAP REVISED DATE MAY 6, 1998, PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
7413 ALFORD AVE. HUDSON, FL. 34762
(352)748-3126

ABBEY LAKE LOT SPLIT
2941 ABBEY LAKE ROAD
CLEARWATER, FL 33759

PROPOSED LOT SPLIT PLAN

SAVE DATE	4/8/2026
DRAWN BY	DES
CHECKED BY	BAB
PROJECT #	EP2025.03793
FILE NAME	001 - ABBEY-LAKE_LOT-SPLIT

SHEET NUMBER 01

(S:\PINELLAS\ABBEY LAKE ROAD LOT SPLIT\CIVIL\CONSTRUCTION\001 - ABBEY-LAKE_LOT-SPLIT.dwg) PLOT DATE: 4/8/2026 10:29 AM SAVE DATE: 4/8/2026 LAST SAVED BY: TMCBEE