Z/LL-81-10-19

LEGAL DESCRIPTION:

LOT 2, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

ALSO LOT 3, BLOCK 3, OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, SECTION 3 TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART;

TOGETHER WITH ALL RIPARIAN, RELICTION AND ACCRETION RIGHTS THEREUNTO APPERTAINING; ALSO COMMENCING AT THE NORTHEAST COMER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AND RUNNING SOUTH 0 DEGREES 40'23" EAST 746.66 FEET ALONG THE SECTION LINE; THENCE RUN SOUTH 45 DEGREES 07'24" WEST 703.00 FEET ALONG THE COMMON BOUNDARY BETWEEN LOTS 1 AND 2 IN BLOCK 3 OF CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, FLORIDA, A SUBDIVISION LYING IN THE SAID SECTION 3, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS SHOWN ON PLAT RECORDED IN DEED BOOK Q, PAGE 342, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY FORMERLY WAS A PART, TO THE MEAN HIGH WATER LINE OF THE ANCLOTE RIVER; THENCE RUN SOUTH 36 DEGREES 55'59" WEST 290.59 FEET TO A LINE 350.00 FEET PERPENDICULAR AND PARALLEL TO THE CENTERLINE OF THE ANCLOTE RIVER CHANNEL; THENCE RUN NORTH 63 DEGREES 05'31" WEST 129.67 FEET; THENCE RUN NORTH 38 DEGREES 06'03" EAST 276.96 FEET TO THE MEAN HIGH WATER LINE OF SAID ANCLOTE RIVER; THENCE RUN SOUTH 69 DEGREES 38'06" EAST 127.41 FEET ALONG THE SAID MEAN HIGH WATER LINE TO THE P.O.B.; BEING THE SUBMERGED LAND CONVEYED BY THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA TO SAM E. MICKLER BY DEED NO. 21586 WHICH DEED WAS RECORDED ON JULY 11, 1957, AS INSTRUMENT NO. 380139A IN OFFICIAL RECORDS BOOK 130, PAGE 637, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TOGETHER WITH VACATED ANCLOTE AVENUE ALONG THE SOUTHERN LINE OF LOT SAID LOT 3, BLOCK 3, CAPT. S.E. HOPE'S SUBDIVISION OF ANCLOTE, AS VACATED BY RESOLUTION 18-28, DATED JUNE 5, 2018 AND RECORDED IN OR BK 20087, PAGES(S) 1423-1429, RESERVING A 15 FOOT DRAINAGE AND UTILITY EASEMENT THEREIN.

PROPERTY AREA:

LOTS 2 & 3 = 125,3162. SQUARE FEET OR 2.8769 ACRES, MORE OR LESS.

LEGEND

RR	= RAIL ROAD TRACKS
REC	= RECLAIM WATER LINE
CATV	= CABLE LINE
W	= WATER LINE
UL	= OVERHEAD UTILITY LINE
ST	= STORM SEWER LINE
GAS	= GAS LINE
TEL	= UNDERGROUND TELEPHONE LINE
ELEC	= UNDERGROUND ELECTRIC LINE
SAN	= SANITARY SEWER LINE
//	= WOOD FENCE LINE
	= GUARD RAIL
X	= CHAINLINK FENCE LINE
	= PLASTIC FENCE LINE
	= METAL FENCE LINE
	= WIRE FENCE LINE

CERTIFIED TO:

BELLE VISTA PROPERTIES, LLC, JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP.

Z/LU-21-10-19

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TYPE OF SURVEY: ● BOUNDARY ● IMPROVEMENTS ○ FOUNDATION ○ FINAL ○ TOPOGRAPHIC ○ TREE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER #6312
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT
04/25/2019

FOR INFORMATIONAL PURPOSES ONLY

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 14.0') AND "VE" (BASE FLOOD ELEVATION 14.0'); PER F.I.R.M. PANEL NUMBER 12103C 0016G, LAST REVISED 09/03/2003.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL, F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

- UNLESS SHOWN OR MADE NOTE HEREON, ALL PROPERTY CORNERS HAVE NO IDENTIFICATION.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP HAVE BEEN FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED AS PART OF THIS SURVEY, UNLESS SHOWN OR MADE NOTE HEREON.
- BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED

LEGEND

A.P.O. ARC LENGTH
A.C. A PORTION OF
AC AIR CONDITIONER
BFP BACK FLOW PREVENTOR
BM BENCHMARK
BLDG. BUILDING
B/C BACK OF CURB
CB CABLE TELEVISION BOX
C/L CENTERLINE
C/L GENTERLINE
CLF CHAIN LINK FENCE
CO CLEAN OUT
C.M.P. CORRUGATED METAL PIPE
CONC. CONCRETE
CLF CHAINLINK FENCE
CHD CHORD
C.B. CHORD BEARING
Δ CENTRAL ANGLE/DELTA
C.C.R. CONCRETE CORNER RECORD
(D) DESCRIPTION
D.B. DEED BOOK
D/W DRIVEWAY
EL. ELEVATION
E.P. EDGE OF PAVEMENT
ESMT. EASEMENT
ENC. ENCROACHMENT
E'SMT. EXEMPT
F.L. FLOW LINE
F.M. FORCE MAIN
FIN.FLR. FINISH FLOOR
F.C.M. FOUND CONCRETE MONUMENT
F.I.P. FOUND IRON PIPE
F.I.R. FOUND IRON ROD
FN&D FOUND PARKER-KALON NAIL & DISK
G.V. GAS VALVE
G.M. GAS METER
GUY GUY WIRE
HWF HOG WIRE FENCE
IN.CON. INACCESSIBLE CORNER
L.P. LIGHT POLE
LT.F. LATTICE FENCE
MAS. MASONRY
MON. MONITOR WELL
N/I NO IDENTIFICATION
NO/D NAIL AND DISK
VERTICAL DATUM
O.R.B. OFFICIAL RECORDS BOOK
OHUL OVERHEAD UTILITY LINE
PAGE PAGE
PVMT. PAVEMENT
P.R.M. PERMANENT REFERENCE MONUMENT
P.C.P. PERMANENT CONTROL POINT
P.O.B. POINT OF BEGINNING
P.O.T. POINT OF TERMINUS
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.P. POWER POLE
R RADIUS
R.C.P. REINFORCED CONCRETE PIPE
R.M. REMAINING PORTION OF
R.R. RIVER ROCK
S/L SET IRON ROD
S.I.R. SET IRON ROD 5/8"LB7168
SN&D SET PARKER-KALON NAIL WITH DISC LB7168
S/W SIDEWALK
SCR. SCREENED
TEL TELEPHONE RISER
T.B.M. TEMPORARY BENCHMARK
T.C.B. TRAFFIC CONTROL BOX
TYP. TRAFFIC SIGN
T/C TYPICAL
TR.PD. TOP OF CURB
W.M.O. TRANSFORMER PAD
W.V. WATER METER
W/F WATER VALVE
W.O. WOOD FENCE
SMH SANITARY SEWER MANHOLE
DMH DRAINAGE MANHOLE
ELEC ELECTRIC SWITCH BOX
HANDICAPPED PARKING

AMERICAN SURVEYING INC.
L.B. #7168
4647 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
PH. (813)234-0103 · FAX (813)234-0108

BEARING BASIS:
BEARINGS ARE BASED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SEMINOLE STREET, WHICH BEARS S 44°38'11" E (ASSUMED)

ADDRESS:
0 SEMINOLE STREET
TARPON SPRINGS, FLORIDA

PROJECT NO.: 06007215-18B	FIELD DATE: 07/11/18	CC.:MJ	DWN.:LCN	APVD.:

REVISIONS	PROJECT NO.:	DESCRIPTION	DATE	DWN.	APVD.
1	06007215-18B	UPDATE	09/04/18	LCN	RJB
2	06007215-18B	CLIENT COMMENTS AND AREAS ADDED	10/05/18	RJB	RJB
3		CLIENTS COMMENTS & CHANGED SURVEYOR OF RECORD	04/17/19	LCN	JWS
4					
5					