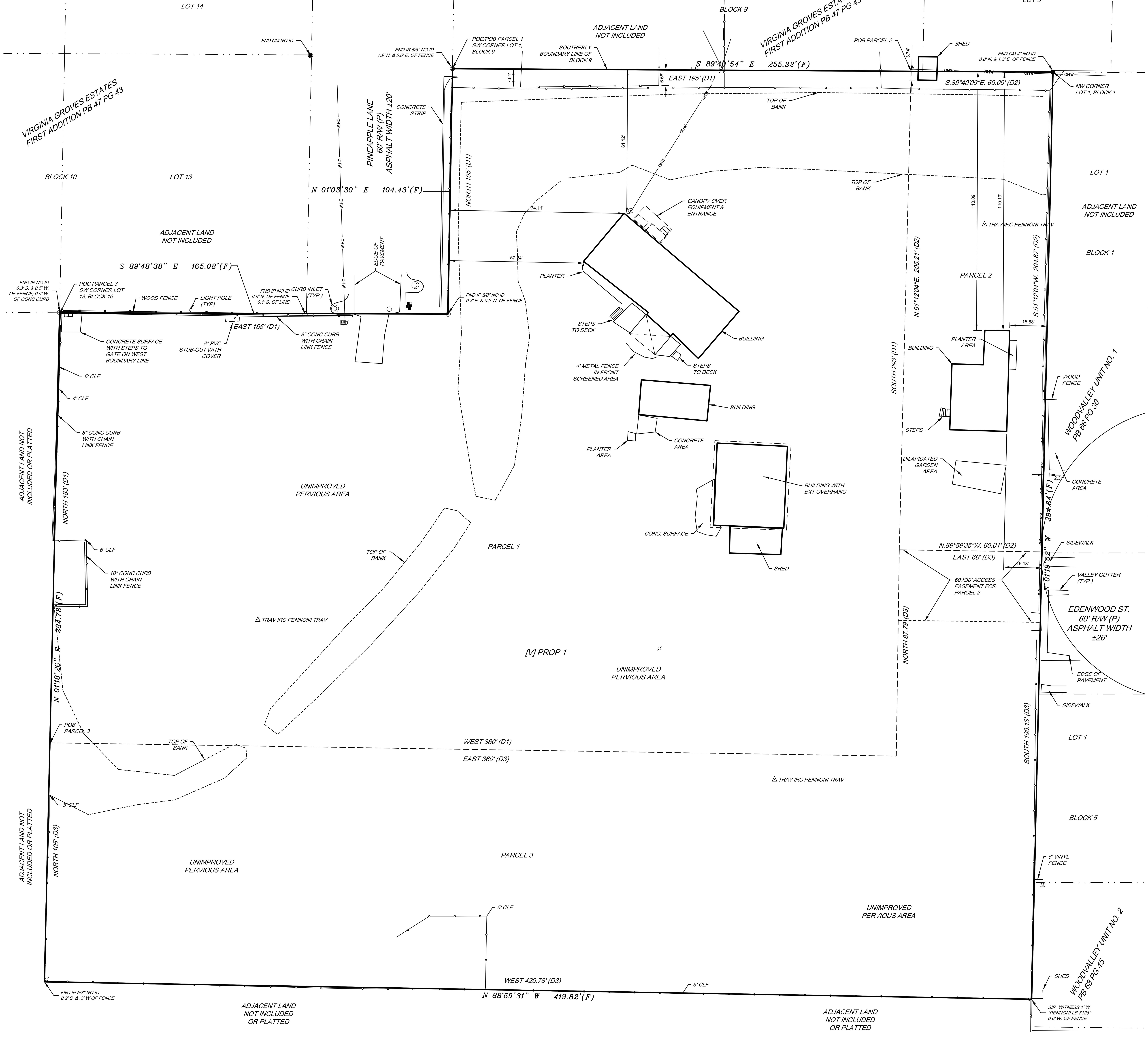
BOUNDARY SURVEY

SECTION 08, TOWNSHIP 29 SOUTH, RANGE 16 EAST
PINELLAS COUNTY, FLORIDA



0 20' 40'

SCALE: 1" = 20'

VICINITY MAP
(NOT TO SCALE)

LEGEND

A
- A/C – Air Conditioning Unit
- APPROX. – Approximate

B
- BFP – Back Flow Preventer
- BM – Bench Mark
- BOB – Bottom of Bank
- BOC – Back of Curb

C
- (C) – Calculated Dimension
- CCR – Certified Corner Record
- CL – Chord Length
- CB – Chord Bearing
- CM – Concrete Monument
- CM&D – Concrete Monument with disk
- CMP – Corrugated Metal Pipe
- CMPA – Corrugated Metal Pipe Arch
- COA – Certificate of Authorization
- CONC – Concrete
- CPP – Corrugated Plastic Pipe

D
- (D) – Deed and/or Described Dimension
- D – Degree of Curvature
- DB – Deed Book
- DH – Drill Hole
- DIP – Ductile Iron Pipe
- DOT – Department of Transportation
- (DU) – Destination Unknown

E
- ELEC – Electric
- EL/ELEV – Elevation
- EOP – Edge of Pavement
- ERCP – Elliptical Reinforced Concrete Pipe

F
- (F) – Field Dimension
- FB – Field Book
- FF – Finished Floor
- FND – Found

H
- HDPE – High Density Polyethylene

I
- INV – Invert
- IP – Iron Pipe
- IP&C – Iron Pipe with cap
- IR – Iron Rod
- IR&C – Iron Rod with cap

L
- L – Length
- LF – Linear Feet
- LB – Licensed Business
- LS – Licensed Surveyor

M
- M/R/W – Maintained Right-of-Way
- MB – Map Book
- MES – Mitered End Section
- (MU) – Material Unknown

N
- N&D – Nail and Disk
- N&F – Nail and Flasher
- NAVD – North American Vertical Datum
- NGVD – National Geodetic Vertical Datum

O
- O/A – Overall
- OR – Official Records Book

P
- (P) – Plat Dimension
- PB – Plat Book
- PC – Point of Curvature
- PCP – Permanent Control Point
- PG – Page
- PK – Parker-Kalon Nail
- PK&D – Parker-Kalon Nail with disk
- PLS – Professional Land Surveyor
- POB – Point of Beginning
- POC – Point of Commencement
- PRC – Point of Reverse Curvature
- PRM – Permanent Reference Marker
- PSM – Professional Surveyor & Mapper
- PT – Point of Tangency
- PVC – Polyvinyl Chloride

R
- R – Radius
- RCP – Reinforced Concrete Pipe
- RNG – Range
- R/W – Right-of-Way
- RRS – Railroad Spike

S
- SEC – Section
- SPC – State Plane Coordinate System
- SRD – State Road Department

T
- TELE – Telephone
- TBM – Temporary Bench Mark
- TD – Tangent Distance
- TOB – Top of Bank
- TOW – Top of Wall
- TRANS – Transformer
- TWP – Township
- (TYP) – Typical

U
- UGS – Underground Service
- UNID – Unidentified Utility

V
- VCP – Vitreous Clay Pipe

LINETYPE
- –C– – Cable Television Service (UGS)
- –D– – Storm Sewer Service (UGS)
- –E– – Electrical Service (UGS)
- –F– – Force Main Service (UGS)
- –G– – Natural Gas Service (UGS)
- –OHW– – Overhead Wire(s)
- –S– – Sanitary Sewer Service (UGS)
- –T– – Telephone Service (UGS)
- –UNID– – Unidentified Service (UGS)
- –W– – Water Service (UGS)
- --0-- – Contour

SYMBOL
- Air Conditioner Unit
- Air Compressor
- Asphalt Area
- Back Flow Preventer
- Bench Mark
- Blow-Off-Valve
- Bollard
- Boring
- Cable Television Box
- Cable Television Marker
- Cable Television Marking or Flag
- Cable Television Panel Box
- Cable Television Pedestal
- Cable Television Stub Out
- Chiseled Cross
- Cleanout
- Communications Hand Hole
- Concrete Light Pole
- Concrete Monument (CM)
- Concrete Utility Pole
- Concrete Area
- Control Panel
- Covered Area
- Delta (Central Angle)
- Drainage Manhole
- Drill Hole (DH)
- Electric Hand Hole
- Electric Junction Box
- Electric Line Marker
- Electric Manhole
- Electric Marking or Flag
- Electric Meter
- Electric Panel Box
- Electric Pedestal
- Electric Stub Out
- Electric Transformer
- Fiber Optics Cable Marker
- Fiber Optics Hand Hole

SYMBOL
- Fiber Optics Junction Box
- Fiber Optics Manhole
- Fiber Optics Panel Box
- Fiber Optics Pedestal
- Fire Department Connection
- Fire Hydrant
- Flagpole
- Flood Light
- Force Main Manhole
- Force Main Stub Out
- Force Main Witness Post
- Fuel Filler Lid
- Fuel Plug
- Fuel Pump
- Gas Manhole
- Gas Marker
- Gas Marking or Flag
- Gas Meter
- Gas Stub Out
- Gas Valve
- Guy Anchor
- Guy Pole
- Hand Hole (UNID)
- Handicap Parking Space
- Iron Pipe (IP)
- Iron Rod (IR)
- Irrigation Valve
- Irrigation Head (Sprinkler)
- Light Pole
- Mailbox
- Manhole (UNID)
- Metal Light Pole
- Metal Utility Pole
- Monitoring Well
- More or Less
- Nail and Flasher (N&F)
- Nail and Disk (N&D)
- Parking Meter
- Post
- Post Indicator Valve
- Railroad Panel Box
- Railroad Spike (RRS)
- Reclaimed Water Valve
- Roof Drain
- Satellite Dish
- Security Hand Hole
- Security Junction Box
- Security Manhole
- Security Panel Box
- Security Pedestal
- Security Stub Out
- Septic Tank
- Sewer Line Marker
- Sewer Manhole

SYMBOL
- Sewer Marking or Flag
- Sewer Stub Out
- Sewer Valve
- Sign
- Sign Post and Board
- Spigot
- Spot Elevation
- Spot/Flood Light
- Stand Pipe
- Telephone Hand Hole
- Telephone Junction Box
- Telephone Line Marker
- Telephone Manhole
- Telephone Marking or Flag
- Telephone Pedestal
- Telephone Stub Out
- Title/Owners Policy Item No.
- Traffic Signal Hand Hole
- Traffic Signal Junction Box
- Traffic Signal Manhole
- Traffic Signal Panel Box
- Traffic Signal Pedestal
- Traffic Signal Pedestrian Signal
- Traffic Signal Pole
- Traffic Signal Stub Out
- Tree (Citrus)
- Tree (Oak)
- Tree (Ornamental/Unknown)
- Tree (Palm)
- Tree (Pine)
- Tree (Stump)
- Unidentified Hand Hole
- Unidentified Junction Box
- Unidentified Manhole
- Unidentified Panel Box
- Unidentified Pedestal
- Unidentified Stub Out
- Unidentified Valve
- Utility Valve
- Utility Pole
- Water Line Marker
- Water Manhole
- Water Marking or Flag
- Water Meter
- Water Stub Out
- Water Valve
- Well
- Wetland Marking or Flag
- Yard Light Pole

SURVEY NOTES:

1) Legal description per provided Deed by Client.

2) Bearings based on the State of Florida, State Plane Coordinate System, North American Datum of 1983 (NAD 83), adjustment 1990, West Zone, the North Boundary line being N.

3) This survey was performed without the benefit of an abstract or title opinion. Therefore, it is subject to easements, restrictions, rights-of-way, encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.

DESCRIPTION:

Parcel No. 1

Begin at SW corner, Lot 1, Block 9, VIRGINIA GROVES ESTATES FIRST ADDITION, then East 195 Feet, then South 293 feet, then West 360 feet then North 183 feet, then East 16a feet, then North 105 feet to P.O.B., Pinellas County, Florida.

Parcel No. 2

A parcel of Land being in Section 8, Township 29 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows: Commence at the SW corner of Lot 1, Block 9, map or plat entitled VIRGINIA GROVES FIRST ADDITION, as recorded in Plat Book 47, Pages 41 through 43, inclusive, of the Public Records of Pinellas County, Florida; thence S 89 deg. 40'09" East, along the Southerly line of said Block 9, for 195.04 feet, to the Point of Beginning; thence continue along said southerly line of Block 9, S 89 deg. 40'09" East, for 60.00 feet; thence S 01 deg. 12'04" West for 204.87 feet; thence North 89 deg. 59'35" West for 60.01 feet, thence N 01 deg. 12'04" East for 205.21 feet to the Point of Beginning.

TOGETHER WITH Ingress-Egress Easement described as follows: Commence at the Southwest corner of Lot 1, Block 9, cap or plat entitled VIRGINIA GROVES FIRST ADDITION, as recorded in Plat Book 47, Pages 41 through 43, inclusive, of the Public Records of Pinellas County, Florida; thence South 89 deg. 40'09" East, along the Southerly line of said Block 9 for 255.04 feet to the Northwest corner of Lot 1, Block 1, map or plat entitled WOODVALLEY UNIT NO. I, as recorded in Plat Book 68, Page J0, of the Public Records of Pinellas County; thence S 01 deg. I2'04" West, along the westerly line of said Lot 1, Block 1, for 204.87 feet to the Point of Beginning, said point being the Southwest corner of said Lot 1, Block 1; thence continue South 01 deg. 12'04" West for 30.01 feet, thence North 89 deg. 59'35" West for 60.01 feet; thence North 01 deg. 12'04" East for 00.01 feet; thence South 89 deg. 59'35" East for 60.01 feet to the Point of Beginning.

Parcel No. 3

Beginning at the southwest corner of Lot 13, Block 10, VIRGINIA GROVES ESTATES FIRST ADDITION, thence run S. 0 deg. 05'38" West, I8J feet for the P.O.B., thence run east J50 feet, thence run north 7.79 feet, thence run east 60 feet, thence run south 190.12 feet, thence run west 420.78 feet, thence run north 105 feet to P.O.B., Section 08, Township 29, Range 16, Public Records of Pinellas County, Florida – Less that portion of said property, if any, conveyed to the City of Clearwater in O.R. Book 5096, Page 36l, Pinellas County records.

Pennoni

FLORIDA COA 7819

PENNONI ASSOCIATES INC.
3242 Henderson Boulevard, Suite 300
Tampa, FL 33609
T 813-258-0066

The seal and signature appearing on this document were authorized by Lawrence E. Mills, PLS., (LS No. 3141) using a digital signature. Printed copies of this document are not considered signed and sealed. The signature must be verified on any electronic copies. Printed copies of this document are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

LAWRENCE E. MILLS, PLS
Florida License No. LS3141
PENNONI ASSOCIATES INC.
Florida License No. LB8126

Date of Survey: August 21, 2025

WOODRING MEADOW BOUNDARY SURVEY

BOUNDARY SURVEY

CITY OF CLEARWATER

NO.	REVISIONS	DATE	BY

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PROJECT	CLWRC25018
DATE	2025-08-28
DRAWING SCALE	1" = 20'
DRAWN BY	AS
APPROVED BY	LEM

V-0001

SHEET 1 OF 1

U:\Accounts\CLWRC\CLWRC25018 - Woodring Meadow Boundary Survey_ CM Test\DESIGN\SECURE\PRODUCTION\CLWRC25018 BNDY_1.dwg PLOTTED: 8/28/2025 6:58 PM, BY: Alejandro Santizo PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: ---