

SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOTS 12, 13 AND THE NORTH 5 FEET OF LOT 11, BLOCK 77, MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THAT PORTION OF THE DEED #17451 LYING SOUTHERLY OF THE EXTENDED NORTH RIGHT OF WAY LINE OF SOMERSET STREET, NORTHERLY OF THE EXTENDED SOUTH BOUNDARY OF SAID NORTH 5 FEET OF LOT 11, BLOCK 77 AND EASTERLY OF THE EXISTING SEAWALL, RECORDED IN OFFICIAL RECORD BOOK 15884, PAGE 1166 AND 16444, PAGE 1786 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALSO KNOWN AS:

A portion of Block 77 according to plat of MANDALAY UNIT #5, as recorded in Plat 20, Page 48, of the Public Records of which Pinellas County, Florida, which said portion is described as follows: Commencing at the Northwest corner of said Block 77, which said corner is also point where the South line of Poinsettia Street, as shown by said plat intersects the East boundary of said Bay Esplanade, run thence South along the East boundary of said Bay Esplanade 60 feet, thence East parallel to the North line of said Block 77, 110 feet to the East boundary line of said Block 77, thence North along said boundary line 60 feet to the Northeast corner of said Block, thence West along the North boundary of said block, 110 feet to point at beginning. Said property is otherwise known and described as Lot 13, in Block 77, of MANDALAY UNIT # 5, according to the map or plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

AND

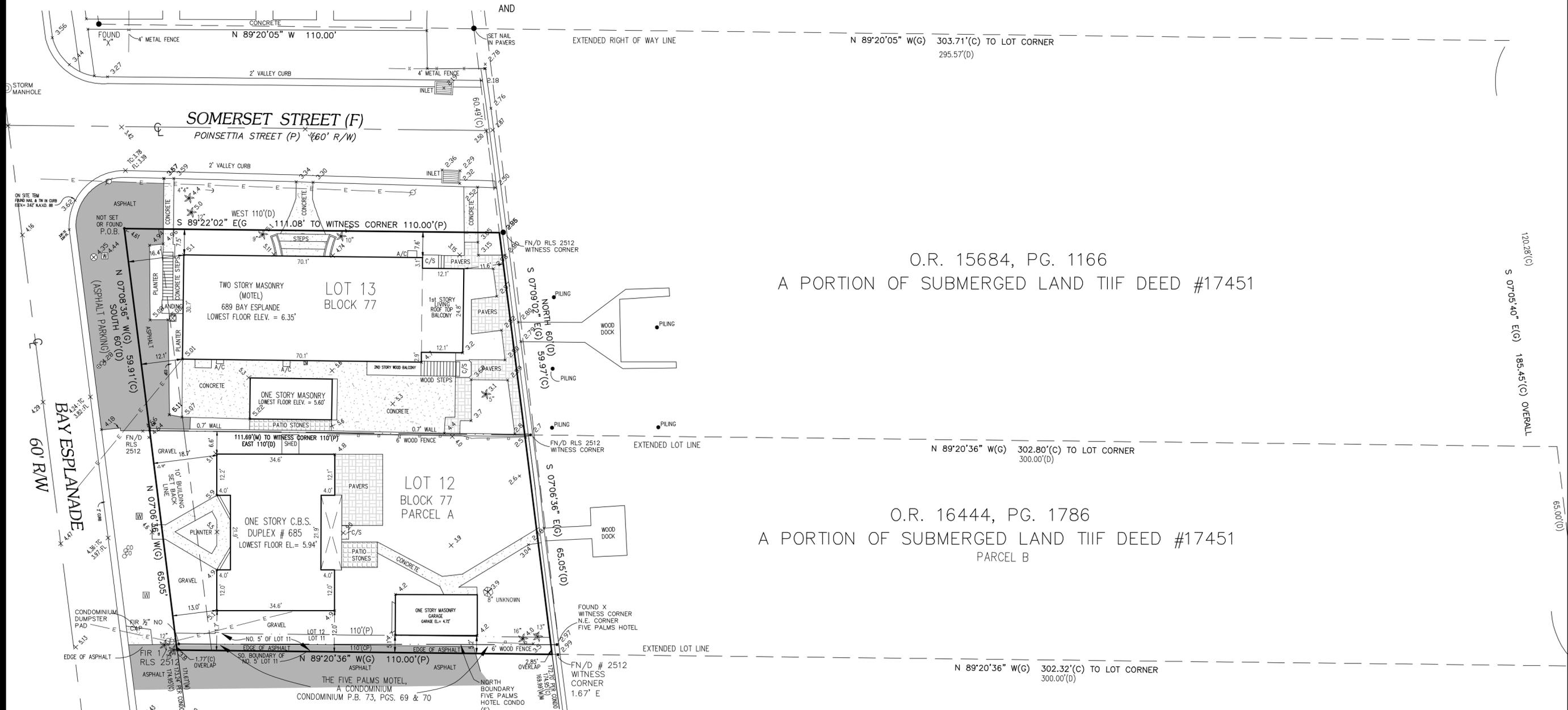
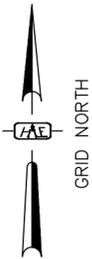
Parcel A

Lot 12 and the North 5 feet of Lot 11 Block 77 of MANDALAY UNIT NO. 5 according to the Plat thereof as recorded in Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida.

Parcel B

That part of TIF Deed #17451 lying East of Block 77, MANDALAY UNIT NO. 5, (P.B. 20, PG. 48) and Northeast of FIVE PALMS MOTEL CONDOMINIUM (P.B. 73, PG. 69) according to the Maps or Plats located in the Public Records of Pinellas County, Florida, all located in Section 5, Township 29 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows: Commencing at a point on the face of an existing seawall which lies 300 feet South of the North boundary of Government Lot 6 and the Easterly extension of the North boundary of Lot 2, Block 76, MANDALAY UNIT NO. 5 and MANDALAY UNIT NO. 5 REPLAT, according to the Map or Plat thereof as recorded in Plat Book 20, Page 48 and Plat Book 20, Page 27 of the Public Records of Pinellas County, Florida; thence run S04°10'12"W, along an existing seawall, for a distance of 22.73 feet; thence continuing along said existing seawall, run S06°58'23"E, for a distance of 217.46 feet to the Northeast corner of Lot 12, Block 77, of said MANDALAY UNIT NO. 5 REPLAT, also being the Point of Beginning; thence leaving said existing seawall, run S89°37'26"E, along the Southeasterly extension of the Northerly boundary line of said Lot 12, for a distance of 300.00 feet; thence run S06°58'23"E, a distance of 65.00 feet to a point on the Southeasterly extension of a line that lies 5 feet South and parallel to the Southerly boundary line of said Lot 12; thence run N89°37'26"W, along said Southeasterly extension of a line that lies 5 feet South of and parallel to the Southerly boundary line of Lot 12, for a distance of 300.00 feet to a point on an existing seawall; thence run N06°58'23"W, along said existing seawall, for a distance of 65.00 feet to the Point of Beginning.

THAT PART OF THE DEED #17451 LYING EAST OF BLOCKS 76 AND 77 MANDALAY UNIT NO. 5, (PB 20, PG 48) AND NORTHEAST OF FIVE PALMS MOTEL CONDOMINIUM (PB 73, PG 69) ACCORDING TO THE MAPS OR PLATS LOCATED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL LOCATED IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE FACE OF AN EXISTING SEAWALL WHICH LIES 300 FEET SOUTH OF THE NORTH BOUNDARY OF GOVERNMENT LOT 6 AND THE EASTERLY EXTENSION OF THE NORTH BOUNDARY OF LOT 2, BLOCK 76, MANDALAY UNIT NO. 5 AND MANDALAY UNIT NO. 5 REPLAT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 27 AND PLAT BOOK 20 PAGE 48 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; FROM THIS POINT RUN THENCE S89 DEG. 37'26"E A DISTANCE OF 295.57'; THENCE S06 DEG. 58'23"E A DISTANCE OF 305.33'; THENCE N 89 DEG. 37'26"W A DISTANCE OF 300.00' TO THE FACE OF AN EXISTING SEAWALL; THENCE N 06 DEG. 58'23"W A DISTANCE OF 282.46' ALONG THE FACE OF AN EXISTING SEAWALL; THENCE CONTINUE ALONG THE FACE OF SAID SEAWALL N 04 DEG. 10'12"E A DISTANCE OF 22.73' TO THE POINT OF BEGINNING.



O.R. 15684, PG. 1166  
A PORTION OF SUBMERGED LAND TIF DEED #17451

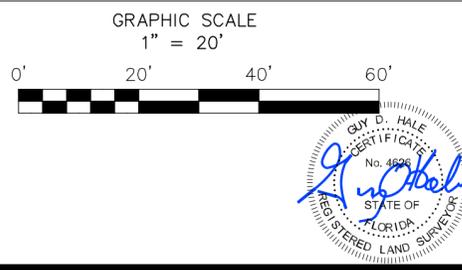
O.R. 16444, PG. 1786  
A PORTION OF SUBMERGED LAND TIF DEED #17451  
PARCEL B

**LEGEND**

P.O.C. = Point of Commencement	—E— = Overhead Wires	⊗ = Backflow Preventer
P.O.B. = Point of Beginning	⊕ = Fire Hydrant	⊖ = Drainage Manhole
PRM = Permanent Reference Monument	⊙ = Sanitary Manhole	⊚ = Reclaimed Water Meter
(P) = Data per Description	⊗ = Telephone	⊛ = Water Meter
(M) = Measured Data	⊘ = Telecom	⊜ = Cleanout
(F) = Field Data	⊙ = Water Valve	⊝ = Palm Tree
PC(s) = Page(s)	⊚ = Verizon Box	⊞ = Elevation NAVD 1988
O.R. = Official Record Book	⊛ = Guy Wire	
P.S. = Plat Book	⊜ = Gas Valve	
R/W = Right-of-way	⊝ = Power Pole	
F/T = Fence Tie		
FIR = Found Iron Rod		
FOP = Found Iron Pin (No Cap)		
FN/D = Found Nail & Disc		
FDM = Found Concrete Monument (no number)		
S.I.R. = Set Iron & Cap 1/2" L.S. #4626		
LB = Corporate Certificate Number		
P.L.S. = Professional Land Surveyor		
C. = Concrete		
C/S = Centerline		
BP = Wood Power Pole		
BPP = Backflow Preventer		

SURVEY IS SUBJECT TO A TITLE SEARCH FOR EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD. BASIS OF BEARINGS ARE GRID NORTH AND REFERENCED TO THE EASTERLY RIGHT OF WAY OF BAY ESPLANADE, BEARING N 07°06'36" W. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON. BOUNDARY WAS RETRACED FROM A GEORGE A. SHIMP AND ASSOCIATES SURVEY NO. 050383.

**FLOOD STATEMENT:** THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE" BASE FLOOD 10, ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12103C0102H, DATED AUGUST 24, 2021.



**BOUNDARY SURVEY**  
PREPARED FOR:  
PETER PAN DEVELOPMENTS LLC

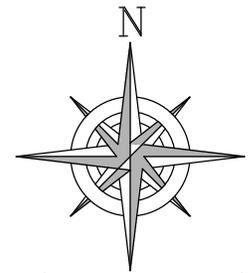
SURVEYOR'S CERTIFICATE  
CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR DIGITALLY SIGNED, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Digitally signed by guy d hale  
Date: 2023.07.31 12:03:40 -04'00'

GUY D. HALE, PLS No.4626      JOB NUMBER 2023091      DATE 06-01-2023

**GUY D. HALE,**  
LAND SURVEYING

406 SO. ARCTURAS AVENUE  
SUITE ONE  
CLEARWATER, FL 33765  
(727) 734-4266 GHsurveyor@gmail.com



0' 150'  
 SCALE: 1" = 150'



© 2025 Microsoft Corporation © 2025 Maxar © CNES (2025) Distribution Airbus DS © 2025 TMAP MOBILITY Earthstar Geographics, SIO



**TERRA MARE  
 CONSULTING**

11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

Albert P Carrier



Digitally signed by Albert P Carrier  
 DN: cn=Albert P Carrier,  
 o=Qualifier=AL14102000000197574856E000F250C,  
 ou=Unaffiliated, c=US  
 Reason: I attest to the accuracy and integrity of this  
 document  
 Date: 2025.07.07 20:37:52-0400

ALBERT P. CARRIER, P.E., STATE OF FLORIDA,  
 PROFESSIONAL ENGINEER, LICENSE NO. 53990  
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND  
 SEALED BY ALBERT P. CARRIER, P.E. ON THE DATE  
 INDICATED HERE.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT  
 CONSIDERED SIGNED AND SEALED AND THE  
 SIGNATURE MUST BE VERIFIED ON ANY  
 ELECTRONIC COPIES.



I, ALBERT CARRIER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

ALBERT P. CARRIER, P.E. 53990

CLEARWATER

FLORIDA

**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**AERIAL**

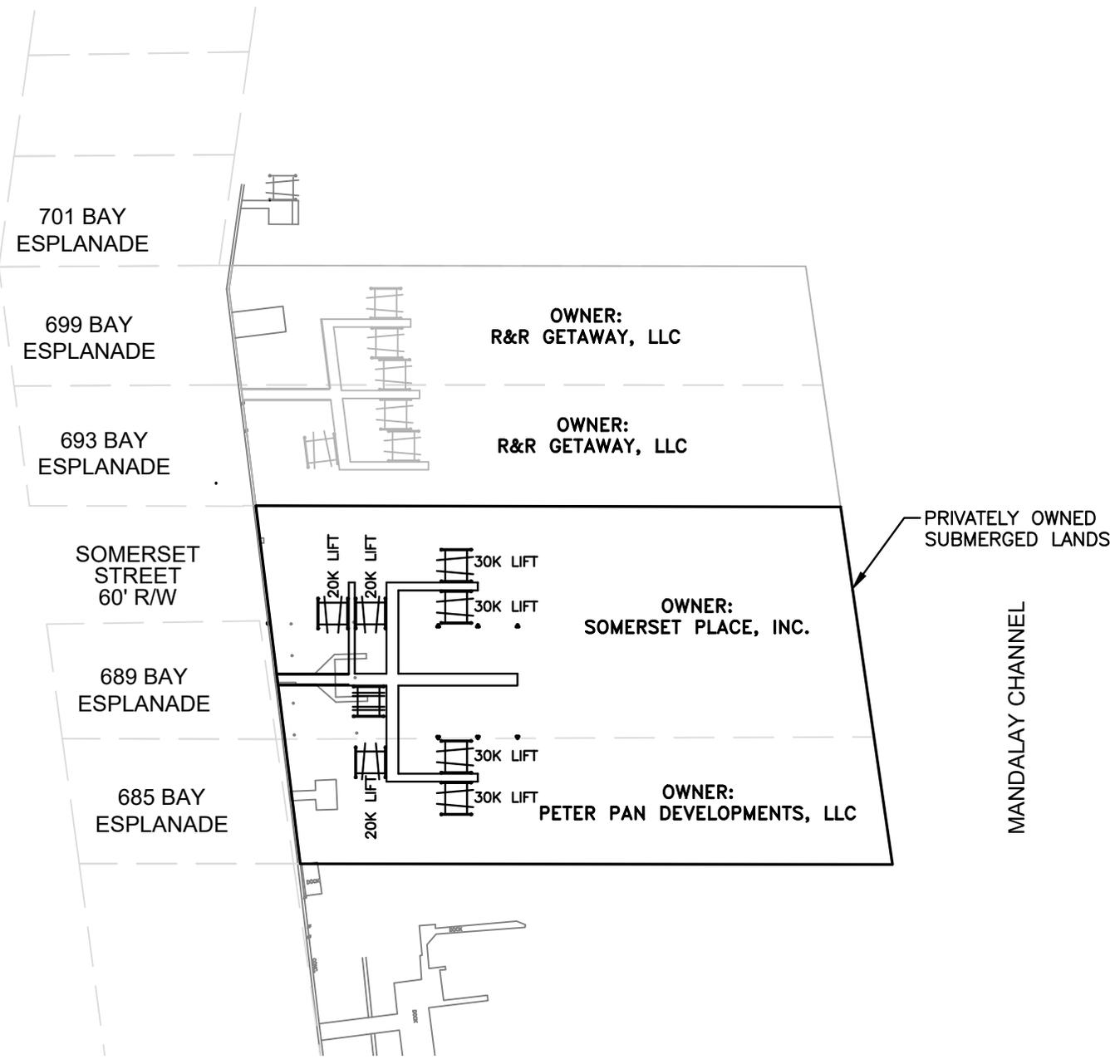
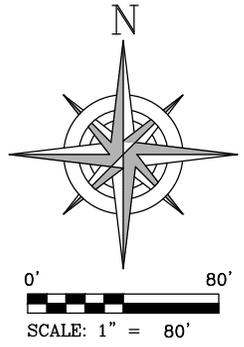
WORK ORDER | 314230255

DATE: 4/9/2024

DRAWN: TBM

SCALE: NTS

SHEET NO. 1 OF 6



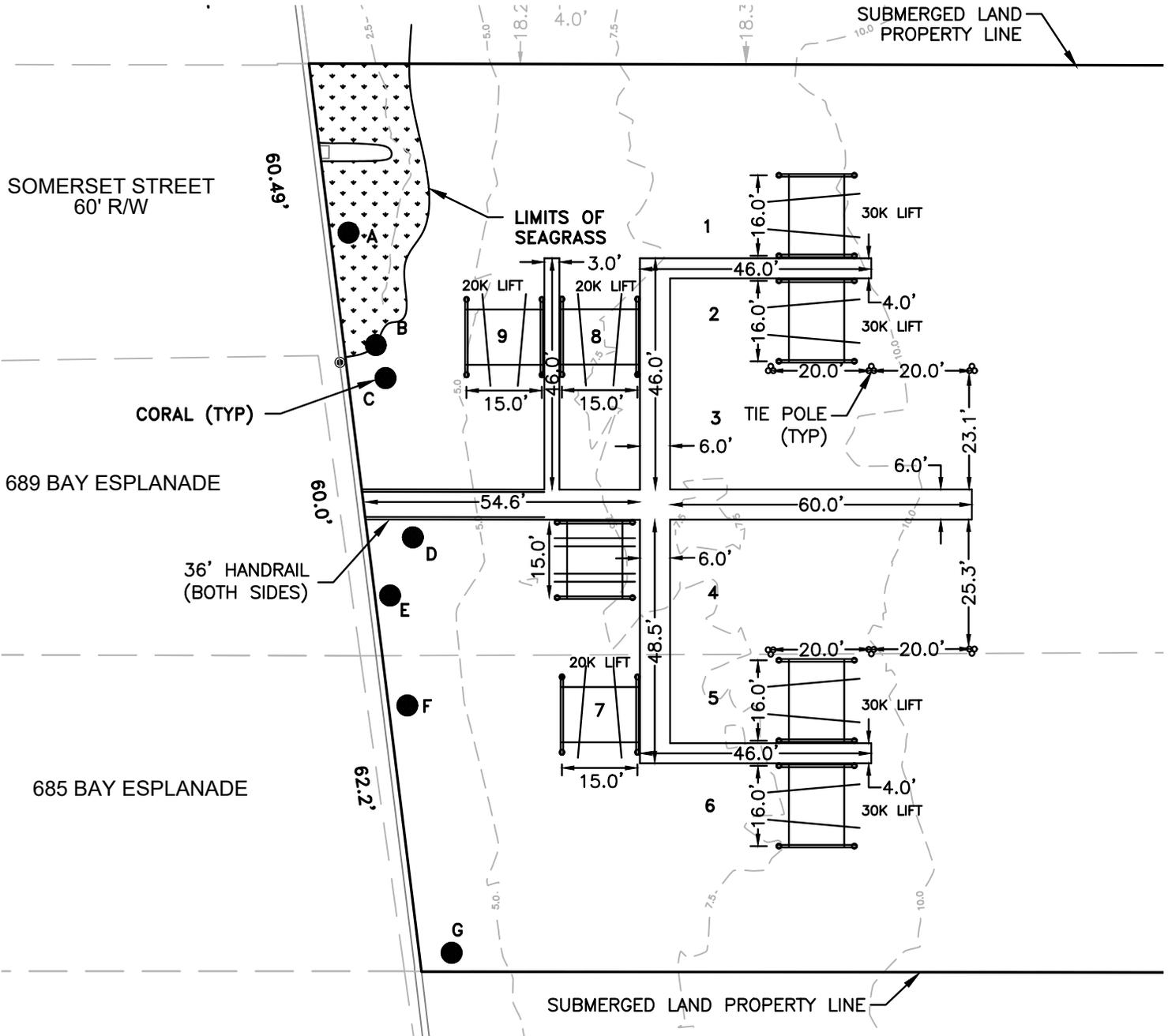
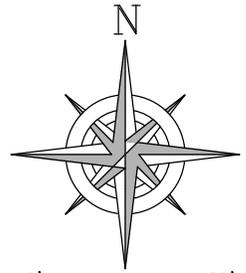
**TERRA MARE CONSULTING**  
 11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**SUBMERGED LAND OWNERSHIP**  
 CLEARWATER FLORIDA

WORK ORDER	314230255
DATE:	4/9/2024
DRAWN:	TBM
SCALE:	1"=80'
SHEET NO.	2 OF 6

NOTES:

1. REFER TO THE BENTHIC SURVEY PREPARED BY TERRA MARE CONSULTING FOR SEAGRASS AND CORAL IDENTIFICATION.
2. CONTOURS SHOWN ARE DEPTHS OF WATER AT MEAN LOW WATER.
3. MEAN HIGH WATER ELEVATION IS 0.72 FEET NAVD88 AND MEAN LOW WATER ELEVATION IS -1.24 FEET NAVD88 PER THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDAL WATER SURVEY PROCEDURAL APPROVAL PREPARED BY KEVIN MEARS, PSM, ON 2/15/2024.



**TERRA MARE CONSULTING**  
 11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

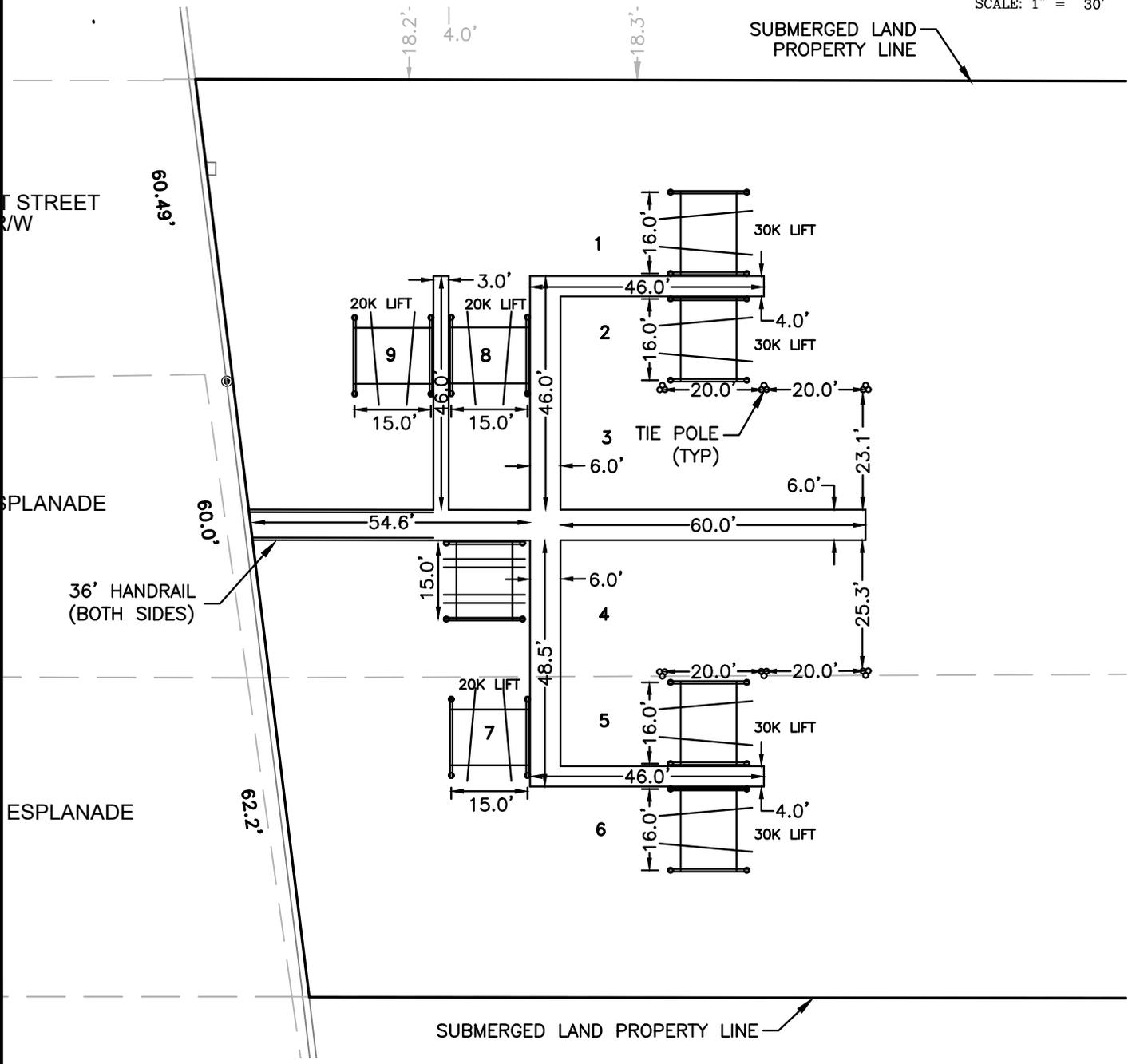
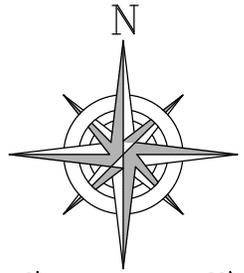
**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**BATHYMETRIC & BENTHIC INFORMATION**

WORK ORDER	314230255
DATE:	4/9/2024
DRAWN:	TBM
SCALE:	1"=30'
SHEET NO.	3 OF 6

CLEARWATER

FLORIDA

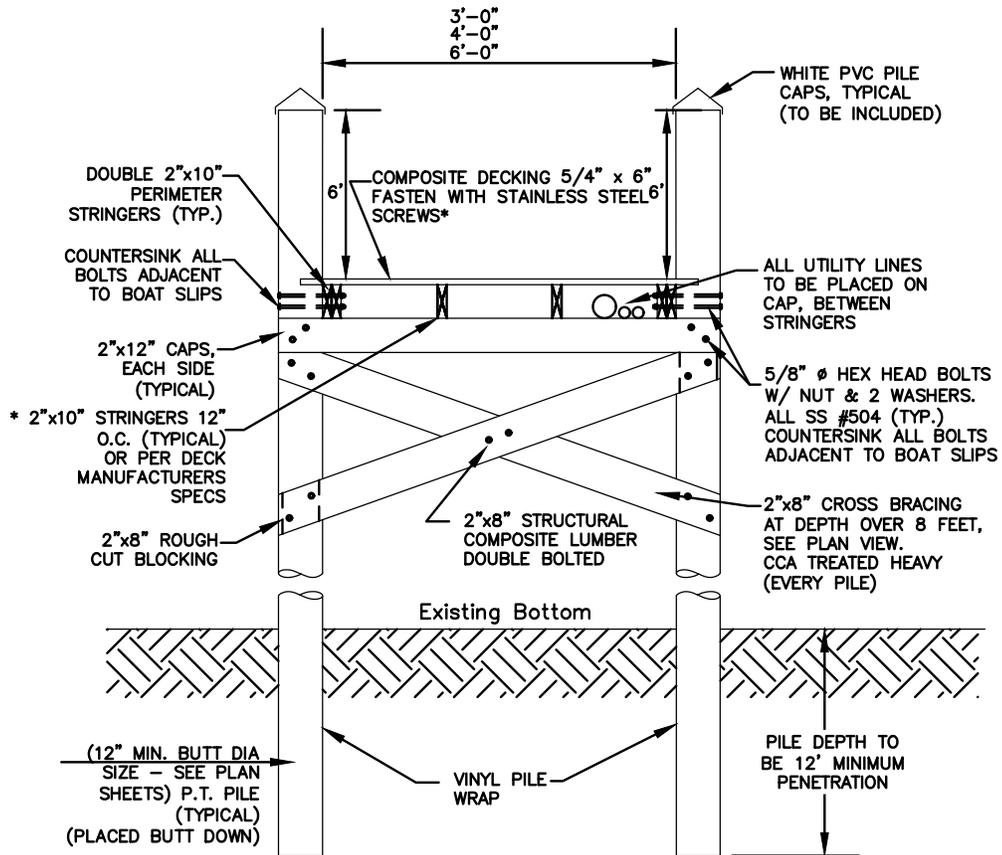




**TERRA MARE CONSULTING**  
 11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**DETAILED DIMENSIONS**  
 CLEARWATER FLORIDA

WORK ORDER	314230255
DATE:	4/9/2024
DRAWN:	TBM
SCALE:	1"=30'
SHEET NO.	5 OF 6



**DOCK – SECTION**

- \* COMPOSITE DECKING, 5/4"x6", WITH 12" OC STRINGER SPACING
- \* ALL CATWALKS SHALL HAVE 2"x8" FRAMING

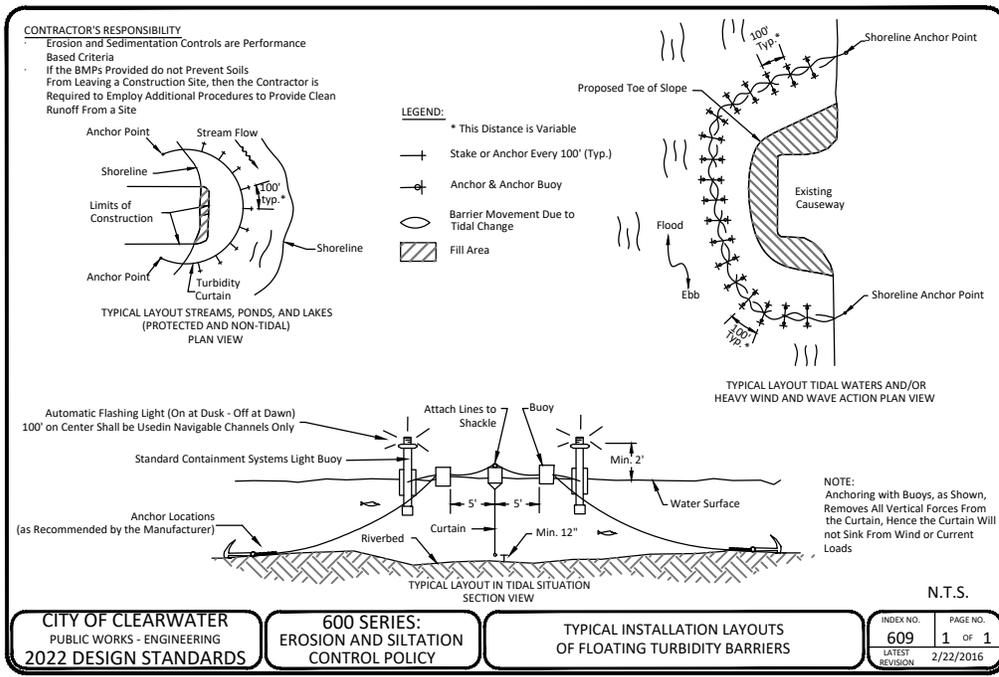
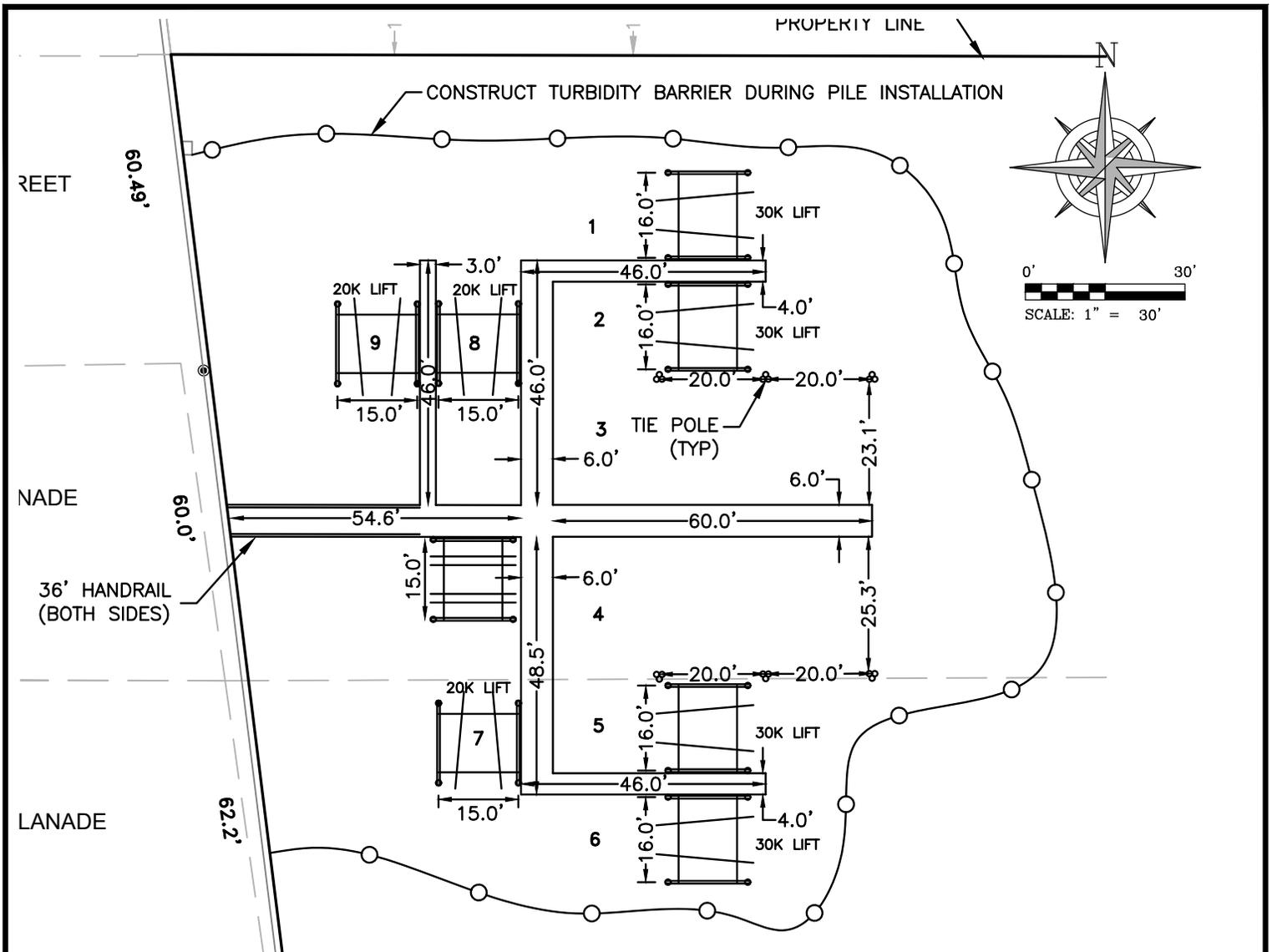
**TERRA MARE CONSULTING**  
 11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**DOCK CROSS SECTION**

CLEARWATER

FLORIDA

WORK ORDER	314230255
DATE:	4/9/2024
DRAWN:	TBM
SCALE:	N/A
SHEET NO.	6 OF 6



CITY OF CLEARWATER  
 PUBLIC WORKS - ENGINEERING  
 2022 DESIGN STANDARDS

600 SERIES:  
 EROSION AND SILTATION  
 CONTROL POLICY

TYPICAL INSTALLATION LAYOUTS  
 OF FLOATING TURBIDITY BARRIERS

INDEX NO.	PAGE NO.
609	1 of 1
LATEST REVISION	2/22/2016

**TERRA MARE CONSULTING**  
 11722 WALKER AVENUE, SEMINOLE, FL 33772  
 PHONE 727-686-0095, WWW.TERRAMARECONSULTING.COM  
 LICENSED BUSINESS NUMBER 8671

**DOCK PLAN**  
**685 & 689 BAY ESPLANADE**  
**DETAILED DIMENSIONS**

CLEARWATER FLORIDA

WORK ORDER	314230255
DATE	4/9/2024
DRAWN BY	TBM
SCALE	1"=30'
SHEET NO.	5 OF 6