

**DESCRIPTION:** LOT 20, UNITS 6D, 7A, 7C, ISLAND ESTATES OF CLEARWATER, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 1 AND 2, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

# AS BUILT SURVEY

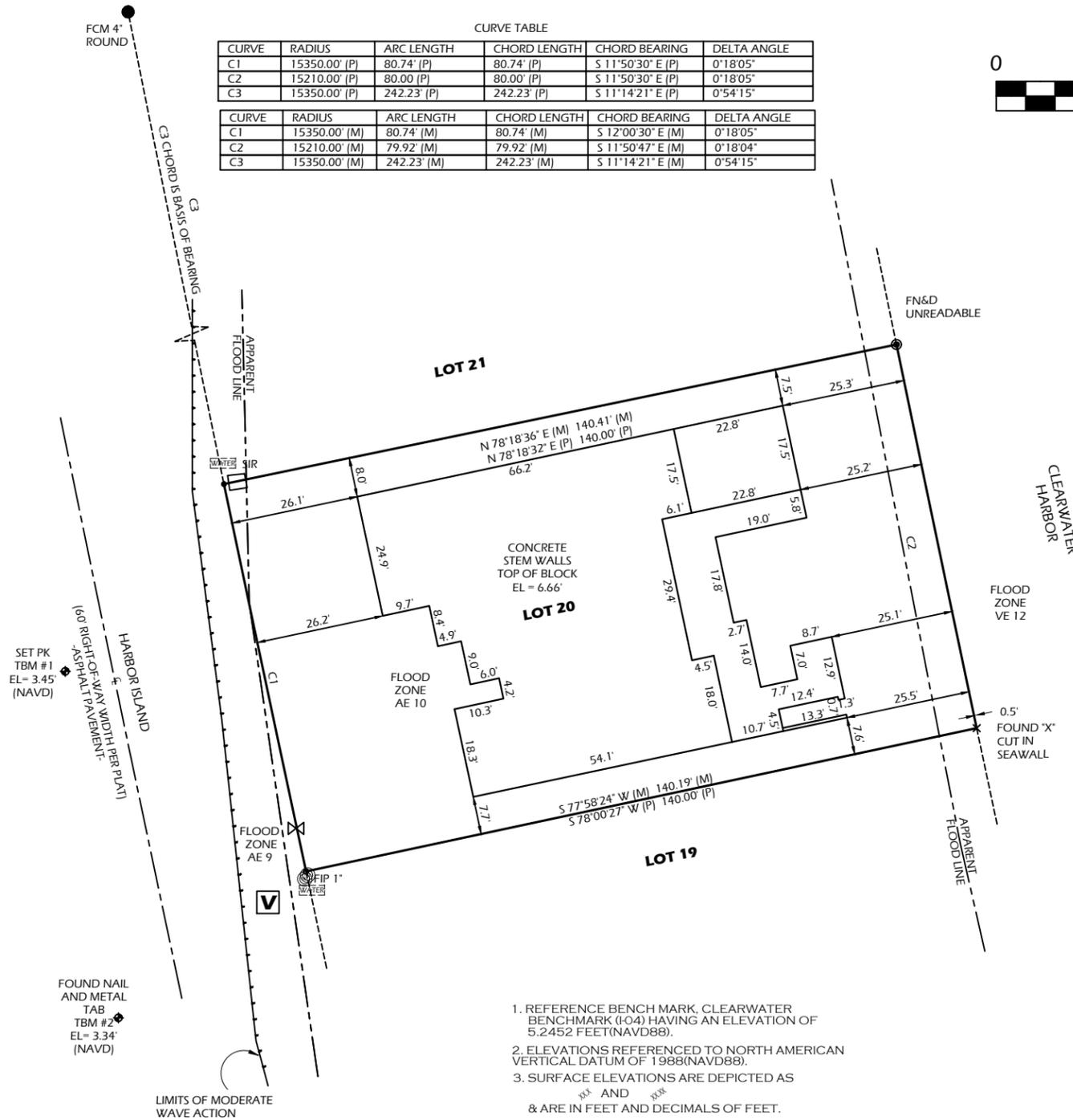
(STEM WALL TIE IN)

SEC. 5, TWP. 29 S, RNG 15 E.  
PINELLAS COUNTY, FLORIDA

Scale: 1" = 20'



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15350.00' (P)	80.74' (P)	80.74' (P)	S 11°50'30" E (P)	0°18'05"
C2	15210.00' (P)	80.00' (P)	80.00' (P)	S 11°50'30" E (P)	0°18'05"
C3	15350.00' (P)	242.23' (P)	242.23' (P)	S 11°14'21" E (P)	0°54'15"



**LOWEST FLOOR ELEVATIONS:**  
TOP OF BLOCK: 6.66'  
LIVING AREA: N/A  
GARAGE AREA: N/A  
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988

- REFERENCE BENCH MARK, CLEARWATER BENCHMARK (I-04) HAVING AN ELEVATION OF 5.2452 FEET (NAVD88).
- ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- SURFACE ELEVATIONS ARE DEPICTED AS  $\frac{1}{16}$ " AND  $\frac{1}{32}$ " AND ARE IN FEET AND DECIMALS OF FEET.

## SURVEY ABBREVIATIONS

A/C = AIR CONDITIONER	(D) = DEED	INV = INVERT	PC = POINT OF CURVE	(R) = RECORD
AF = ALUMINUM FENCE	D.E = DRAINAGE EASEMENT	LB = LICENSED BUISNESS	PCP = PERMANENT CONTROL POINT	RNG = RANGE
BFE = BASE FLOOD ELEVATION	EL OR ELEV = ELEVATION	LFE = LOWEST FLOOR ELEVATION	P/E = POOL EQUIPMENT	RRS = RAIL ROAD SPIKE
BM = BENCH MARK	EOP = EDGE OF PAVEMENT	LS = LICENSED SURVEYOR	PG = PAGE	R/W = RIGHT OF WAY
C = CURVE	ESMT = EASEMENT	(M) = MEASURED	PI = POINT OF INTERSECTION	SEC = SECTION
(C) = CALCULATED	F/C = FENCE CORNER	MES = MITERED END SECTION	PK = PARKER KALON	SN&D = SET NAIL AND DISK LB#8183
CL = CENTERLINE	FCM = FOUND CONCRETE MONUMENT	NCF = NO CORNER FOUND	POB = POINT OF BEGINNING	SIR = SET 1/2" IRON ROD LB#8183
CLF = CHAIN LINK FENCE	FIP = FOUND IRON PIPE	O/A = OVERALL	POC = POINT OF COMMENCTMENT	TBM = TEMPORARY BENCH MARK
CMP = CORRUGATED METAL PIPE	FIR = FOUND IRON ROD	OHW = OVERHEAD WIRE(S)	POL = POINT ON LINE	TOB = TOP OF BANK
COL = COLUMN	FN&D = FOUND NAIL & DISK	O.R. = OFFICIAL RECORDS	PRC = POINT OF REVERSE CURVE	TWP = TOWNSHIP
CONC = CONCRETE	FOP = FOUND OPEN PIPE	(P) = PLAT	PRM = PERMANENT REFERENCE MONUMENT	U.E = UTILITY EASEMENT
C/S = CONCRETE SLAB	FPP = FOUND PINCHED PIPE	PB = PLAT BOOK	P.U.E = PUBLIC UTILITY EASEMENT	

Drawn By: CWC	Date of Survey: 12-01-22	REVISIONS: STEM WALL TIE IN 10-11-22 CWC 2ND TIE IN 12-20-23
Checked By: JH	Party Chief: MG	
File: LOT 20 HARBOR ISLAND	JOB#6084	
DWG File: LOT 20 HARBOR ISLAND		
This Survey Prepared for and Certified To: Brooke Enterprises LLC.		

1708 Water Oak Drive  
Tarpon Springs, Florida  
Phone: (727)-831-1990  
FloridaPLS7123@gmail.com  
LB# 8183



Initial Point Land Surveying, LLC.

## LEGEND

### SURFACE TYPE

- = CONC
- = ASPHALT
- = BRICK
- = SAND/DIRT
- = COVERED

### FENCES

- = ALUMINUM FENCE
- = VINYL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = OVERHEAD POWER
- = OHP

- = VERIZON BOX
- = ELECTRIC BOX
- = TELCOM BOX
- = CATV
- = POWER POLE

- ### UTILITIES
- = GUY ANCHOR
  - = LIGHT POLE
  - = WATER VALVE
  - = SEWER VALVE

- = SANITARY MANHOLE
- = STORM MANHOLE
- = WELL
- = WATER METER
- = RECLAIM METER

APPARENT FLOOD HAZARD ZONE: AE 9, AE 10 & VE 12 BFE = 9', 10', 12'  
COMMUNITY NO. 125096  
(MAP NUMBER 12103C-0102-H) EFFECTIVE DATE: 08/24/2021

### SURVEYORS NOTES:

- This survey is based on the legal description as provided by the client.
- This survey was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
- This survey is limited to above ground visible improvements along and near the boundary lines, and that nothing below ground was located including, but not limited to foundations (footings), utilities, etc.
- This survey does not reflect nor determine ownership.
- See legend for symbols and/or abbreviations used hereon.
- Dimensions shown hereon are in feet and decimal portions thereof.
- Building ties are not to be used to construct deed or platted lines.

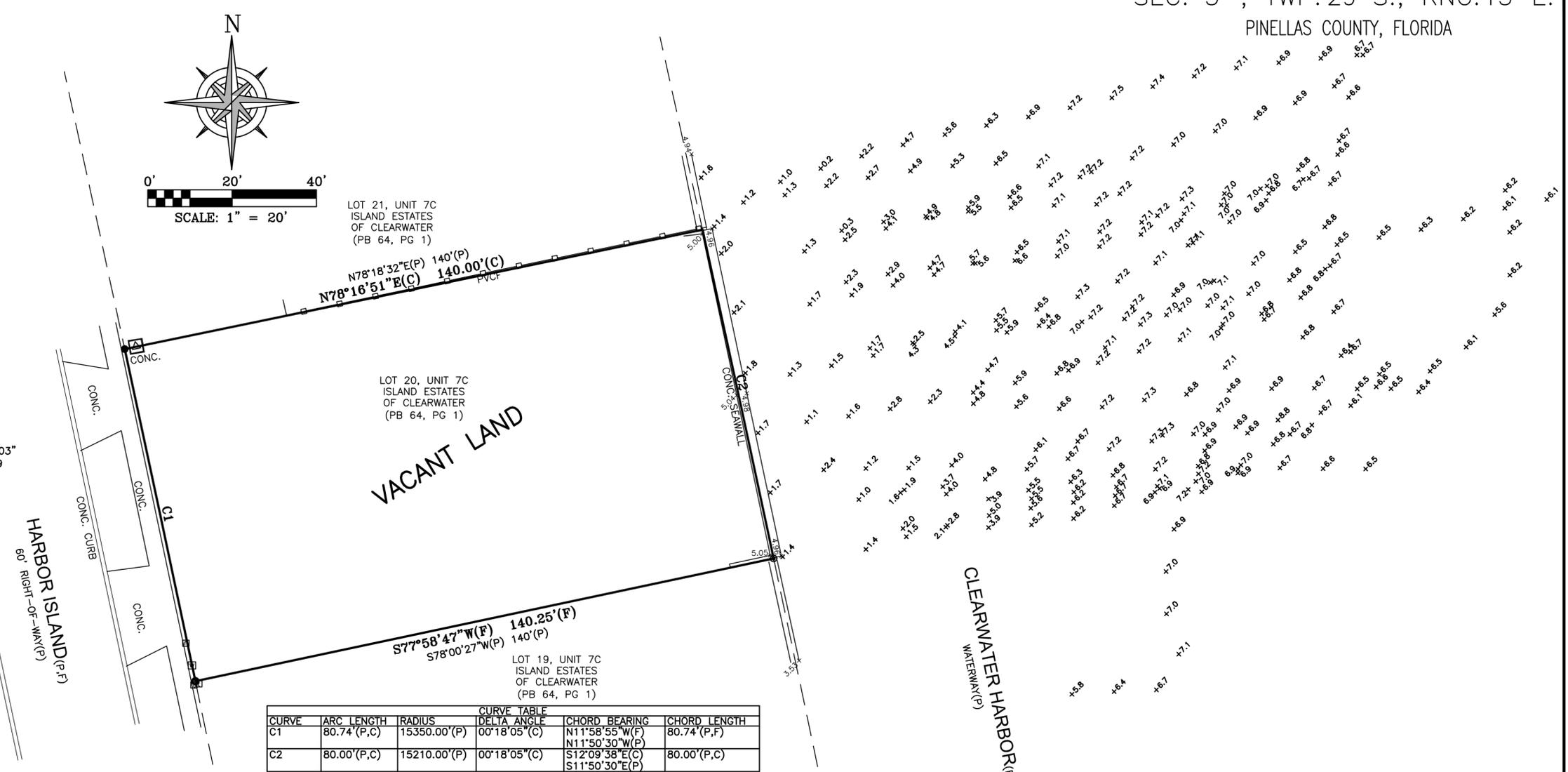
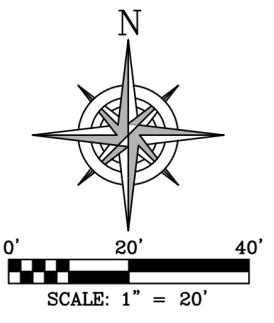
### SURVEYOR'S CERTIFICATE

This certifies that a survey of the herein described property was made under my supervision and meets the applicable standards of Practice for surveys as set forth in the Florida Professional Land Surveyors Chapter 5J-17.051 through 17.053, Florida Administrative Code, pursuant to Section 472.027, Florida State Statutes.

Jeff M. Hartley, Surveyor, State of Florida, License #7123, LB#8183  
Date: 2024.01.18  
10:11:23 -05'00'  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**LEGEND**

A/C	AIR CONDITIONER
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
C#	CURVE - SEE CURVE TABLE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
F/T	FENCE TIE
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
L#	LINE - SEE LINE TABLE
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NCF	NO CORNER FOUND OR SET
NGS	NATIONAL GEODETIC SURVEY NUMBER
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 64, PAGE 1
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA PAGE/PAGES
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE



**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	80.74'(P,C)	15350.00'(P)	00°18'05"(C)	N11°58'55"W(F) N11°50'30"W(P)	80.74'(P,F)
C2	80.00'(P,C)	15210.00'(P)	00°18'05"(C)	S12°09'38"E(C) S11°50'30"E(P)	80.00'(P,C)

**SYMBOL LEGEND**

←	BACK FLOW PREVENTION DEVICE	⊗	IRRIGATION CONTROL VALVE
⊙	BOLLARD	☆	LIGHT POLE
⊠	CABLE TV BOX	☆	MISCELLANEOUS TREE
⊕	CLEANOUT	⊗	MONITORING WELL
⊠	CONCRETE LIGHT POLE	⊙	NAIL AND DISK (SET)
■	CONCRETE MONUMENT (FOUND)	⊙	NAIL & DISK (FOUND)
⊗	CROSS WALK POLE	⊙	OAK TREE
⊕	CYPRESS	⊙	PALM TREE
⊠	ELECTRIC BOX	⊙	PARKING SPACES
⊠	ELECTRIC METER	⊙	PINE TREE
⊠	ELECTRIC TRANSFORMER	⊙	POWER/UTILITY WOOD POLE
x0.00	ELEVATION	⊠	RECLAIMED WATER METER
x0.00	ELEVATION BACK OF CURB	⊠	RECLAIMED WATER VALVE
x0.00	ELEVATION BACK OF CURB	⊙	RED MAPLE
x0.00	ELEVATION FLOW LINE	⊙	SANITARY MANHOLE
⊕	ELM	⊙	SANITARY SEWER CLEANOUT
⊕	FIRE HYDRANT	⊙	SIGN
⊕	GAS MARKER POST	⊙	STORM SEWER MANHOLE
⊕	GAS VALVE	⊠	TELEPHONE PEDESTAL
⊠	GRATE INLET	⊕	TEMPORARY BENCHMARK
⊕	GUY WIRE ANCHOR	⊠	TRAFFIC SIGNAL JUNCTION BOX
⊕	HANDICAP PARKING SPACE	⊠	WATER METER
⊕	IRON PIPE (FOUND)	⊕	WATER VALVE
⊕	IRON ROD (FOUND)	⊕	X-CUT (FOUND)
⊕	IRON ROD (SET)	⊕	YARD DRAIN

**SURVEYOR'S REPORT:**

1. THIS SPECIFIC PURPOSE SURVEY IS NOT A BOUNDARY SURVEY.
2. RECORD SURVEY AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
3. FIELD DATE: 8/7/2024.
4. ELEVATIONS ARE BASED ON NGS BENCHMARK AURAL A (PID# AG0298) HAVING AN ELEVATION OF 11.82 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5. THE PURPOSE OF THIS SPECIFIC PURPOSE SURVEY IS TO SHOW THE BATHYMETRIC INFORMATION WATERWARD OF THE SEAWALL.
6. SPOT ELEVATIONS SHOWN HEREON WATERWARD OF THE SEAWALL ARE DEPTHS BELOW THE MEAN LOW WATER ELEVATION. SAID MEAN LOW WATER ELEVATION IS -1.26 FEET NAVD 88 PER TIDAL WATER PROCEDURAL APPROVAL FORM FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 10/20/2021.
7. THIS SURVEY IS BASED ON U.S. FEET.

Aug 26, 2024 - 2:15pm X:\2024\314240029 - 691 Harbor Island, Clearwater\Survey\Acad\314240029-Bathy.dwg

**TRANSYSTEMS**  
565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM  
LICENSED BUSINESS NUMBER 8103

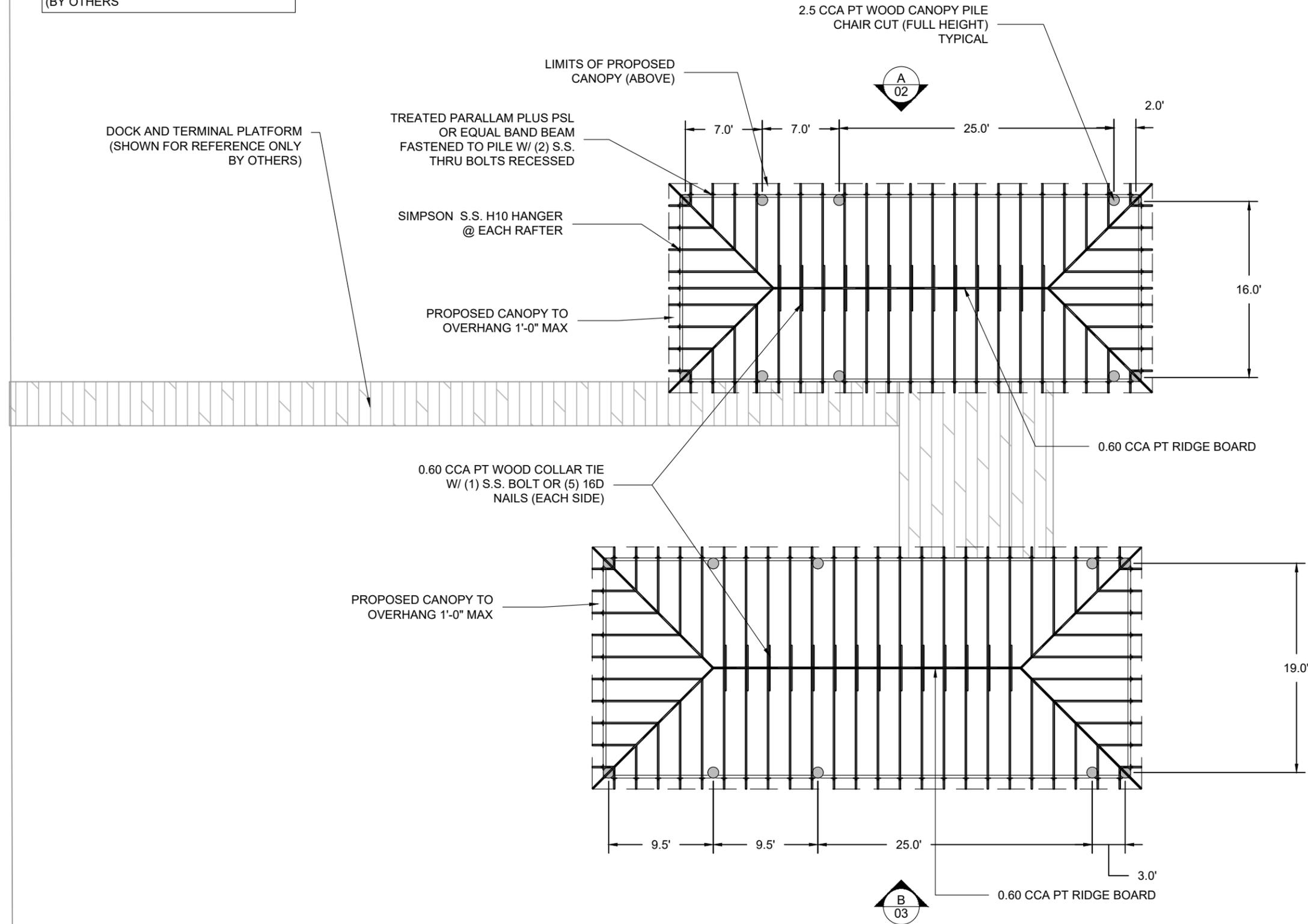
*SPECIFIC PURPOSE SURVEY*  
**691 HARBOR ISLAND**  
**CLEARWATER**  
CITY OF CLEARWATER FLORIDA

PREPARED FOR:  
BROOKE ENTERPRISES, LLC  
4359 COUNTY LINE ROAD  
CHALFONT, PA 18914

ALBERT P. CARRIER  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, PSM 6488

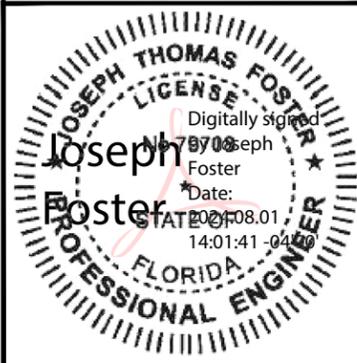
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FIELD DATE: 8/7/2024  
DRAWN: TBM/FB: 257 PG: 57  
SCALE: 1" = 20'  
SHEET NO. 1 OF 1

NOTE: LIFTS NOT SHOWN FOR CLARITY (BY OTHERS)



**CANOPY PLAN**  
SCALE: 1"=10'

NOT VALID UNLESS SIGNED & SEALED



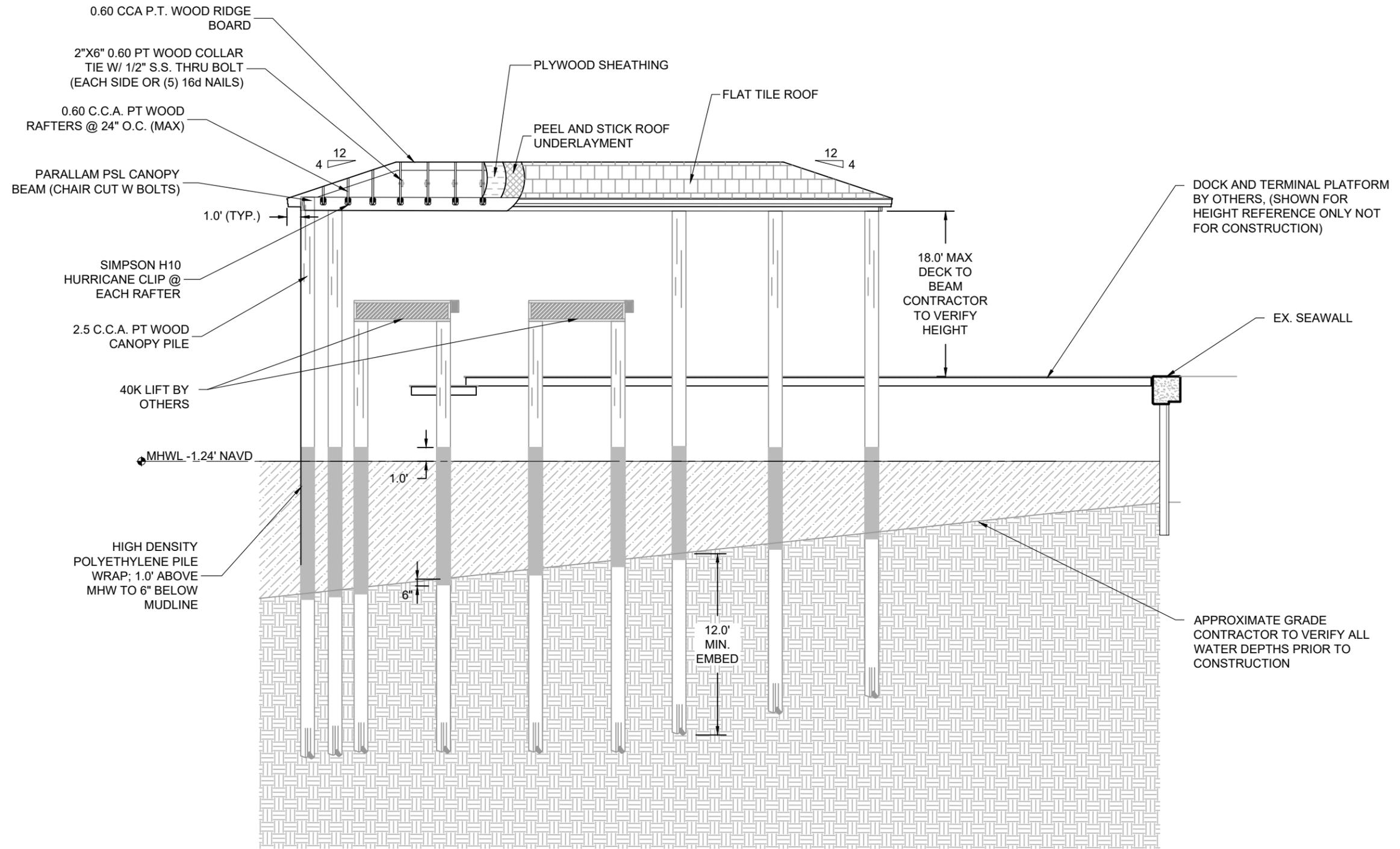
**FOSTER CONSULTING**  
 FL PROFESSIONAL ENGINEER NO. 79708  
 DE LIC. # 18618 · NJ LIC. # 24GE05181200 · TX LIC. # 133648  
 FL CERTIFICATE OF AUTHORIZATION NO. 32050  
**WWW.JFOSTERCONSULTING.COM**  
 P: (727) 821-1949  
 2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
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**691 HARBOR ISLAND**  
**CLEARWATER BEACH, FLORIDA**

**CANOPY PILE PLAN**

DATE: <b>07/31/24</b>	FILE: ----	REV: ---
DRAWN BY: <b>SDL</b>	SHEET: <b>01 OF 05</b>	
CHECKED BY: <b>JTF</b>	<b>01</b>	
SCALE: <b>AS NOTED</b>		

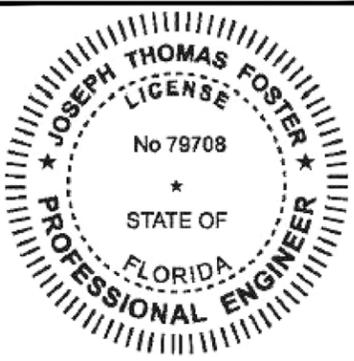


**A CANOPY SECTION**  
SCALE: 1/8" = 1'-0"

CANOPY OVERHANG NOT TO EXCEED 1.0' OVER DOCK

NOT VALID UNLESS SIGNED & SEALED

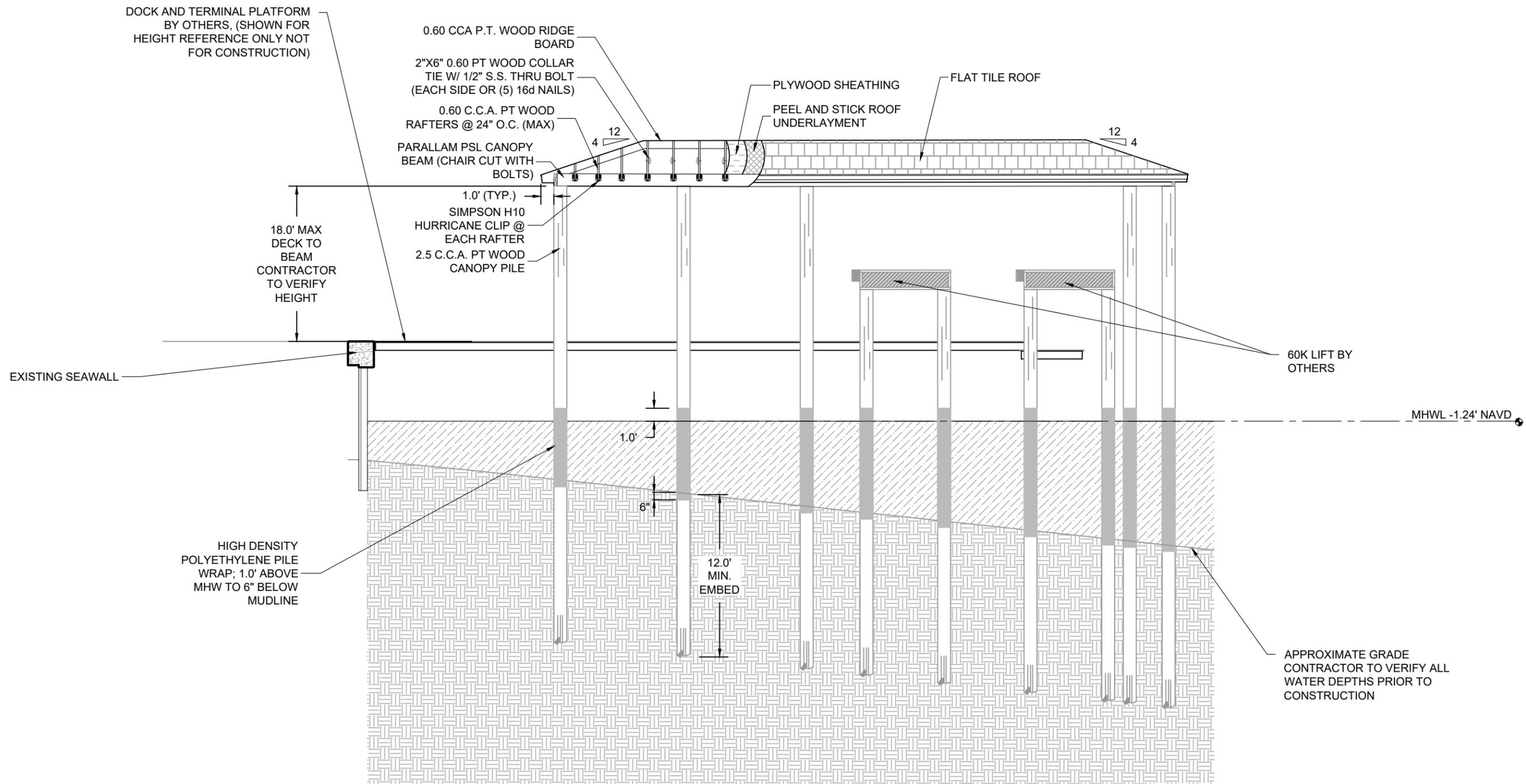
**Joseph Foster**  
Digitally signed by Joseph Foster  
Date: 2024.08.01 14:01:58 -04'00'



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<b>691 HARBOR ISLAND CLEARWATER BEACH, FLORIDA</b>	
<b>SECTION A</b>	

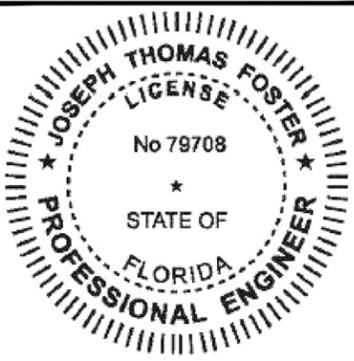
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DRAWN BY: <b>SDL</b>	SHEET: <b>02 OF 05</b>	
CHECKED BY: <b>JTF</b>	<b>02</b>	
SCALE: <b>AS NOTED</b>		



**B CANOPY SECTION**  
SCALE: 1/8" = 1'-0"

CANOPY OVERHANG NOT TO EXCEED 1.0' OVER DOCK

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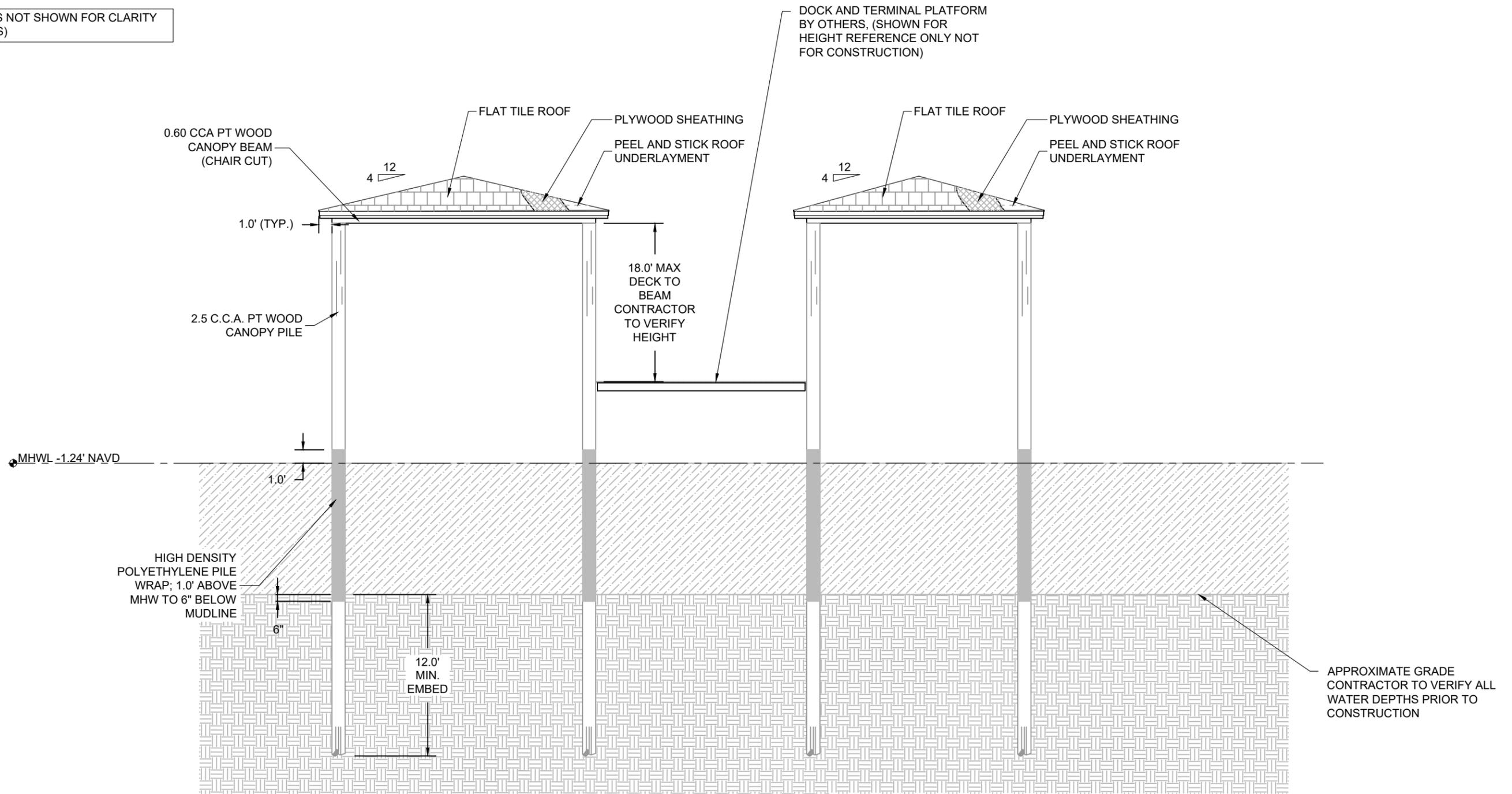


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Date: 2024.08.01 14:02:18 -04'00'



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	△				SECTION B	DRAWN BY: <b>SDL</b>	SHEET: <b>03 OF 05</b>
	△				CHECKED BY: <b>JTF</b>		
	△				SCALE: <b>AS NOTED</b>		

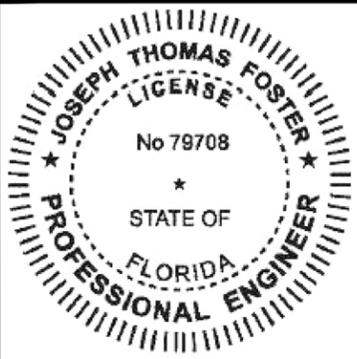
NOTE: LIFTS NOT SHOWN FOR CLARITY (BY OTHERS)



**C CANOPY SECTION**  
SCALE: 1/8" = 1'-0"

CANOPY OVERHANG NOT TO EXCEED 1.0' OVER DOCK

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Joseph Foster  
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Date: 2024.08.01 14:02:35 -04'00'



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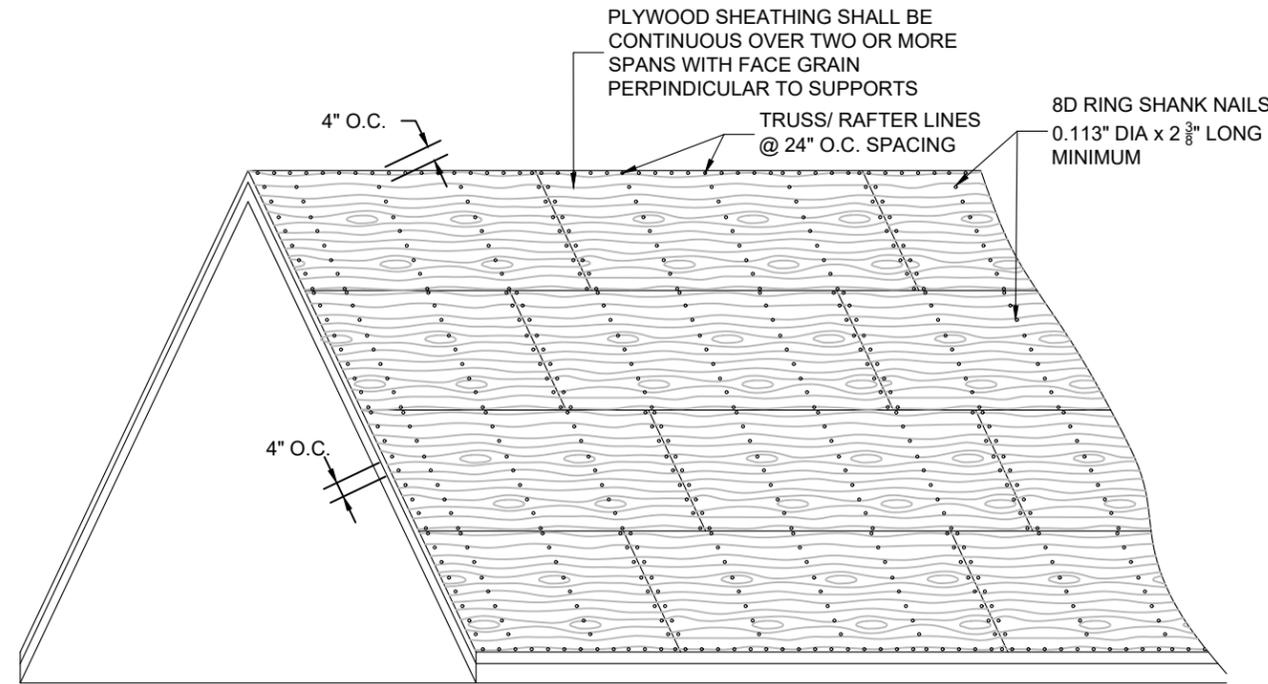
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691 HARBOR ISLAND  
CLEARWATER BEACH, FLORIDA

**SECTION C**

DATE: <b>07/31/24</b>	FILE: ----	REV:
DRAWN BY: <b>SDL</b>	SHEET: <b>04 OF 05</b>	
CHECKED BY: <b>JTF</b>	<b>04</b>	
SCALE: <b>AS NOTED</b>		

THIS STRUCTURE CAN WITHSTAND ULTIMATE WIND SPEEDS OF 160 MPH EXPOSURE D PER THE F.B.C. -8TH EDITION, 2023.



**ROOF SHEATHING NAILING PATTERN**

INSTALLATION OF ROOF SHEATHING SHALL CONFORM WITH F.B.C. 2023 8TH EDITION SECTION 2322.2 - ROOF SHEATHING AND F.B.C. 2023 8TH RESIDENTIAL EDITION SECTION R803- ROOF SHEATHING

1. FOR SHEATHING LOCATED A MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF RIDGES AND HIPPS, NAIL SPACING IS PERMITTED TO BE 4 INCHES ON CENTER ALONG PANEL EDGES AND 4 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
2. WHERE RAFTER SPACING IS LESS THAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

**CANOPY CONSTRUCTION NOTES:**

**RAFTERS-** 2"x8" 0.60 CCA P.T. WOOD @ 24" O.C. (MAX)

**COLLAR TIE-** 2"x6" 0.60 PT WOOD COLLAR TIE FASTENED W/ 1/2" S.S. THRU BOLT (EACH SIDE OR (5) 16D NAILS)

**MAIN/HIP RIDGE BOARDS-** 2"x10" 0.60 CCA P.T. WOOD

**SHEATHING-** 19/32" (NOMINAL THICKNESS) EXPOSURE 1 PLYWOOD SHEATHING TO LAP HORIZONTALLY OVER RAFTERS (MIN. 2 SPANS) AND NAILED 4" EDGE/ 4" FIELD W/ 8D RINGSHANK NAILS (SEE F.B.C. 2023-8TH EDITION - 2322.2 - ROOF SHEATHING AND F.B.C. 2023-8TH RESIDENTIAL EDITION - TABLES R803.2.2 & R803.2.3.1)

**UNDERLAYMENT-** PEEL AND STICK UNDERLAYMENT TO COMPLY WITH F.B.C. 2023-8TH EDITION UNDERLAYMENT TABLE 1607.1.1. TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

**ROOFING-** FLAT TILE OR STANDING SEAM METAL ROOF TO COMPLY WITH STANDARDS SPECIFIED IN FBC - 2023 - 8TH-EDITION. TO BE FASTENED PER MANUFACTURER'S SPECIFICATIONS

**CANOPY BEAM-** 3.5" x 16" PARALLAM PSL OUTDOOR OR EQUAL

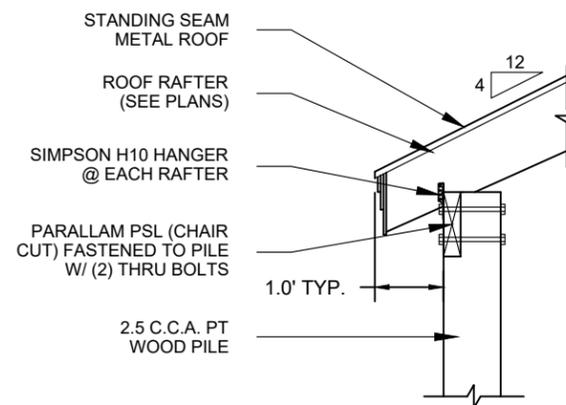
**PILES -** 12" Ø 2.5 C.C.A. PT WOOD PILE @ 12'-0" MIN EMBEDMENT IN GOOD SANDS; 3'-0" INTO ROCK.

**THRU BOLTS-** (2) 7/8" S.S. THRU BOLTS (PILES TO BEAM) 1/2" S.S. THRU BOLTS (COLLAR TIE)

**FASTENERS-** SIMPSON H10 HURRICANE TIES @ ALL RAFTER TO BEAM CONNECTION. TO BE FASTENED PER MANUFACTURERS SPECIFICATIONS

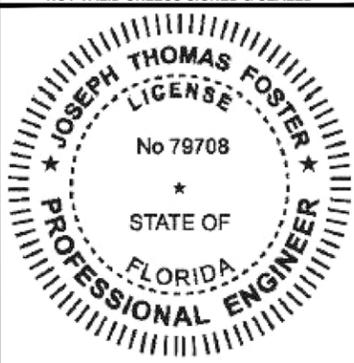
**PILE WRAP -** ALL WRAPPED PILES ARE TO BE PRE-WRAPPED WITH A 0.030" HIGH DENSITY POLYETHYLENE PILE WRAP. THE POLYETHYLENE WRAP IS TO BE FASTENED TO EACH PILE W/ 1-1/4" STAINLESS STEEL ROOFING NAILS EVERY 2" ALONG THE VERTICAL SEAM. EACH PILE IS TO BE WRAPPED A MIN. 1.0' ABOVE THE MEAN HIGH WATER LINE AND MIN. 6" BELOW THE MUDLINE.

**MEETS F.B.C. 2023- 8TH EDITION**



**FULL HEIGHT PILE DETAIL**

NOT VALID UNLESS SIGNED & SEALED



Joseph Foster  
Digitally signed by Joseph Foster  
Date: 2024.08.01 14:02:55 -04'00'



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FL CERTIFICATE OF AUTHORIZATION NO. 32050  
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P: (727) 821-1949  
2963 1ST AVE. S., ST. PETERSBURG, FL 33712

REVISION	DESCRIPTION	REVISION DATE
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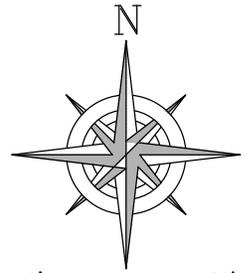
691 HARBOR ISLAND  
CLEARWATER BEACH, FLORIDA

**CANOPY DETAILS**

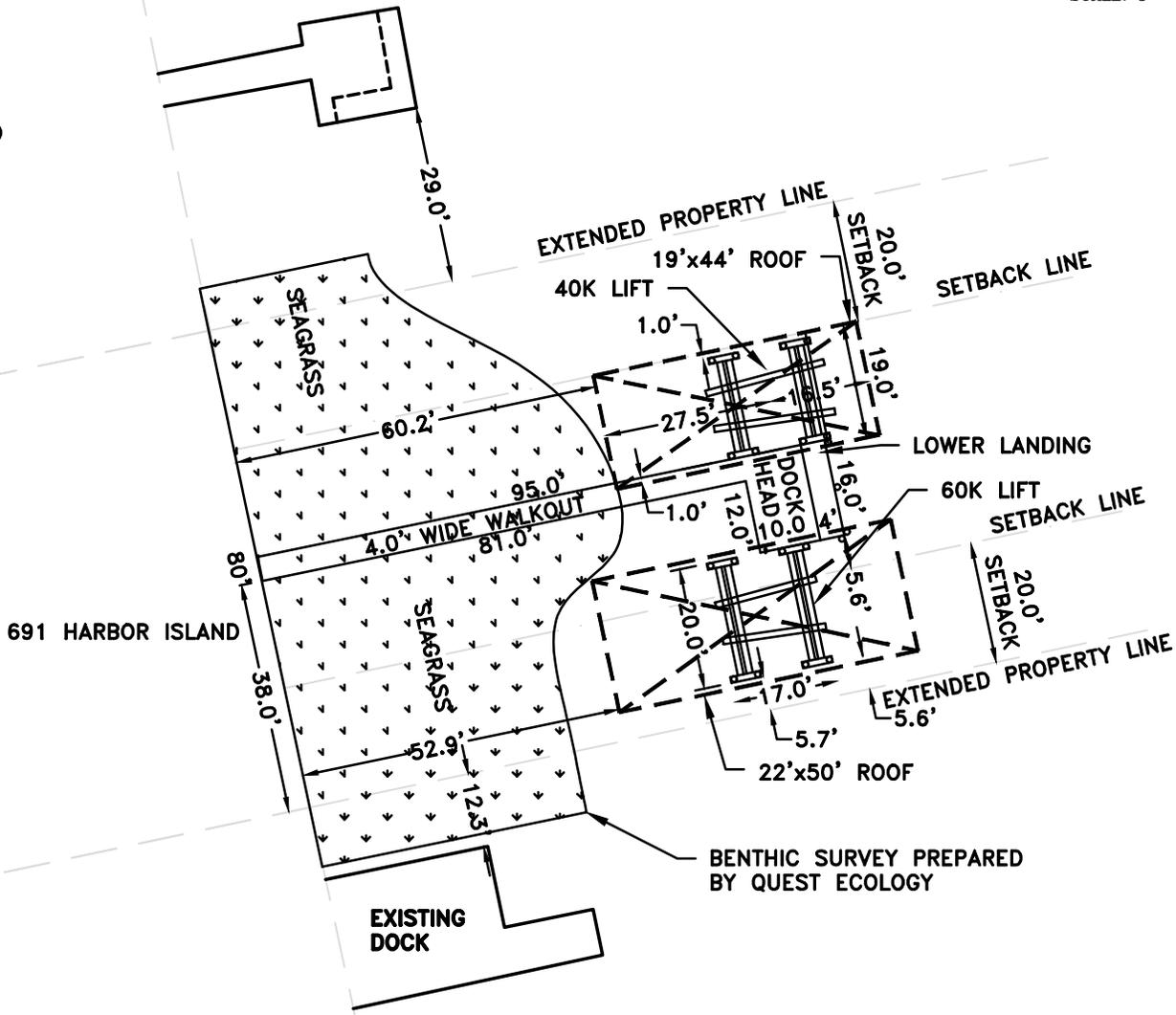
DATE: 07/31/24	FILE: ----	REV:
DRAWN BY: SDL	SHEET: 05 OF 05	
CHECKED BY: JTF		
SCALE: AS NOTED		<b>05</b>

SLAND

ISLAND



0' 30'  
SCALE: 1" = 30'



691 HARBOR ISLAND

685 HARBOR ISLAND

# TRANSYSTEMS

565 SOUTH HERCULES AVENUE  
CLEARWATER, FL 33764  
PHONE 727.822.4151  
WWW.TRANSYSTEMS.COM

## DOCK PLAN 691 HARBOR ISLAND

WORK ORDER | 314240029

DATE: 4/8/2024

DRAWN: TBM

SCALE: 1"=30'

SHEET NO. 1 OF X

CLEARWATER

FLORIDA