

# SKETCH & DESCRIPTION

## LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

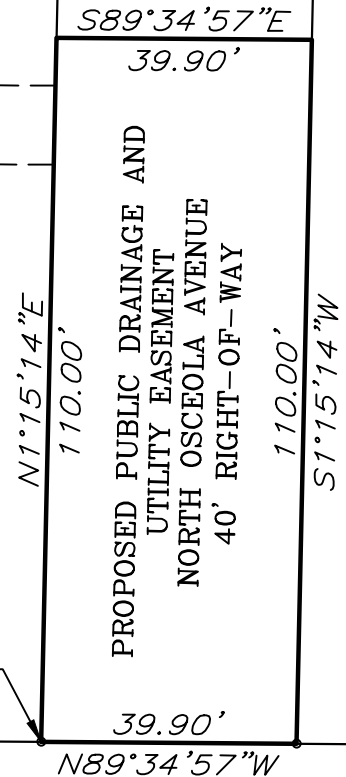
BEGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 JONE'S SUBDIVISION OF NICHOLSON'S ADDITION TO CLEARWATER HARBOR PLAT BOOK 1 PAGE 13 PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA THENCE N01°15'14"E ALONG THE WEST RIGHT-OF-WAY LINE OF NORTH OSCEOLA AVENUE, A DISTANCE OF 110.00 FEET; THENCE S89°34'57"E, A DISTANCE OF 39.90 FEET; THENCE S01°15'14"W ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH OSCEOLA AVENUE, A DISTANCE OF 110.00 FEET; THENCE N89°34'57"W, A DISTANCE OF 39.90 FEET TO THE POINT OF BEGINNING. CONTAINING 4388.23 SQUARE FEET OR 0.101 ACRES, MORE OR LESS.

LOT A  
CLOVIS C. LUTZ SUBDIVISION  
PLAT BOOK 35 PAGE 76

LOT B  
CLOVIS C. LUTZ SUBDIVISION  
PLAT BOOK 35 PAGE 76

LOT 2, BLOCK 1 JONE'S  
SUBDIVISION OF NICHOLSON'S  
ADDITION TO CLEARWATER  
HARBOR PLAT BOOK 1 PAGE 13  
PUBLIC RECORDS OF  
HILLSBOROUGH COUNTY,  
FLORIDA

POINT OF BEGINNING  
SE CORNER LOT 2



SCALE: 1"=30'

1. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NORTH OSCEOLA AVENUE BEING S1°15'14"W, AS MEASURED.
2. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, AND/OR MATTERS NOT SHOWN ON THIS SURVEY WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS IS NOT A BOUNDARY SURVEY.

JONES STREET  
40' RIGHT-OF-WAY

PROPOSED PUBLIC DRAINAGE  
AND UTILITY EASEMENT

SKETCH & LEGAL  
DESCRIPTION

PROJECT NO. 21008  
DRAWING# ESMT

**SUNCOAST LAND SURVEYING, INC.**

111 FOREST LAKES BOULEVARD  
OLDSMAR, FLORIDA 34677

LB 4513

BOUNDARY - TOPOGRAPHIC - CONSTRUCTION STAKEOUT  
PH: (813) 854-1342 SLSURVEY@TAMPABAY.RR.COM

| REVISIONS |     |      |             | BY |
|-----------|-----|------|-------------|----|
|           | NO. | DATE | DESCRIPTION |    |
|           |     |      |             |    |
|           |     |      |             |    |
|           |     |      |             |    |
|           |     |      |             |    |

## SURVEYOR'S CERTIFICATE

I hereby certify that the SKETCH AND DESCRIPTION depicted hereon was prepared under my RESPONSIBLE CHARGE on the date(s) shown, and meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, FLORIDA ADMINISTRATIVE CODE pursuant to Section 472.027, FLORIDA STATUTES.

*Kyle McClung*  
KYLE MCCLUNG  
LS 7177

STATE OF FLORIDA  
PROFESSIONAL SURVEYOR  
(SEAL)  
10/26/21  
DATE