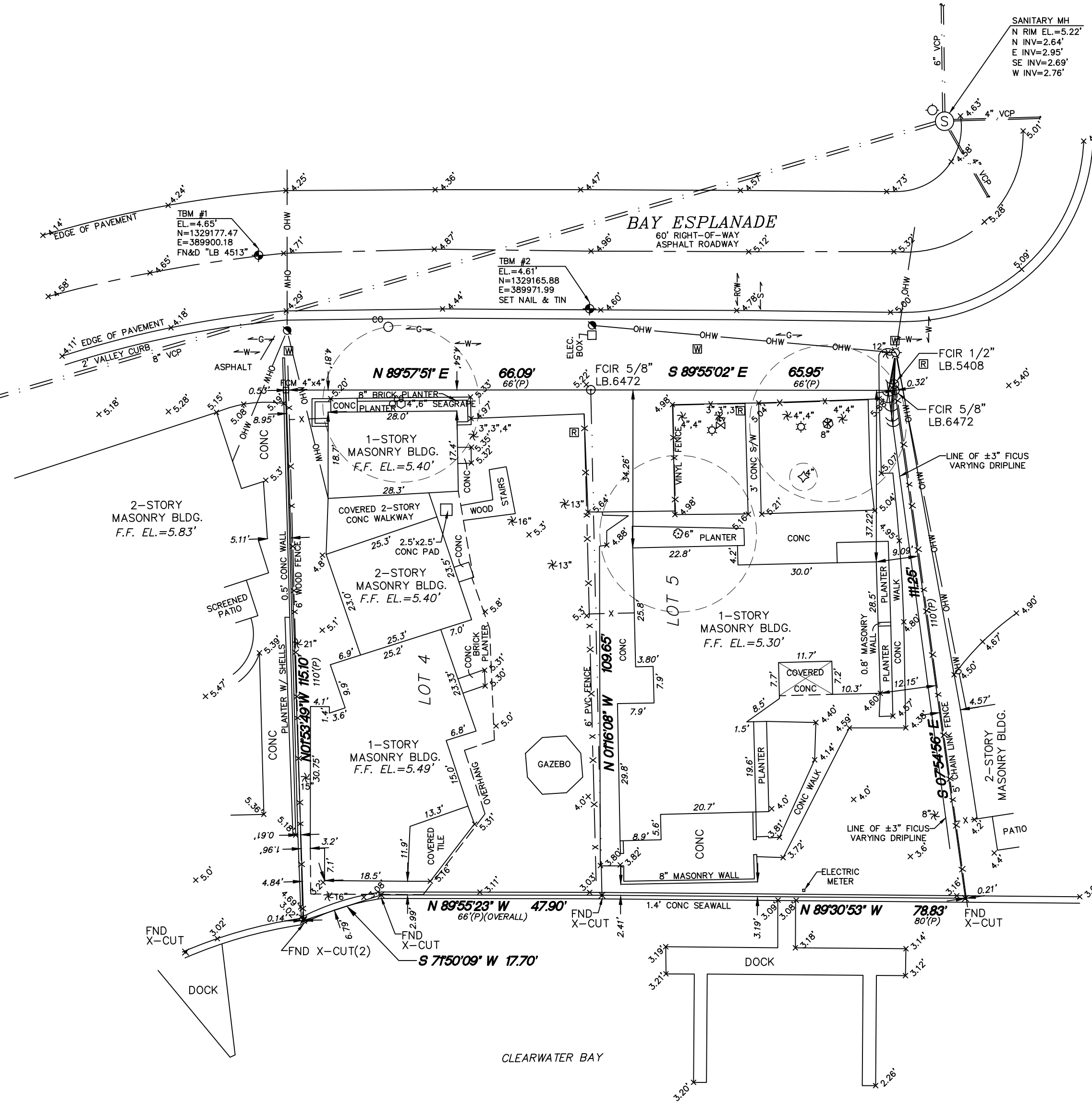


SECTION 05 TOWNSHIP 29 SOUTH RANGE 15 EAST

CITY OF CLEARWATER PINELLAS COUNTY FLORIDA

Legal Description:

Lots 4 and 5, Block 77, MANDALAY SUBDIVISION UNIT NO. 5, REPLAT, according to the map or plat thereof as recorded in Plat Book 20, Page 27, as replatted in Plat Book 20, Page 48, Public Records of Pinellas County, Florida.



1. NOTES:
2. SURVEY CREW: DAN McINTURFF, DINO SPENDL.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
5. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
6. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
7. THERE MAY BE BELIEF IN THE ACCURACY OF THIS SURVEY TO ADEQUACILY SHOW THE LOCATION.
8. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND SIMILAR MATTERS OF TITLE.
9. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. THE HORIZONTAL DATUM WAS BASED ON STATE PLANE VALUES ARE TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID), WEST ZONE NORTH AMERICAN DATUM 83 (NAD 83), ADJUSTED 1995, AND WEST DERIVED FROM COORDINATES PUBLISHED BY THE CITY OF CLEARWATER.
11. HORIZONTAL CONTROL POINT No.1: "4+02", N=1,327,683.68, E=389,077.01
12. HORIZONTAL CONTROL POINT No.2: "6+03", N=1,325,219.66, E=389,550.71
13. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (N.A.V.D.)
14. REFERENCE BENCHMARK No.1: CITY OF CLEARWATER BENCHMARK "4+03" ELEVATION = 2.67'
15. REFERENCE BENCHMARK No.2: CITY OF CLEARWATER BENCHMARK "6+03" ELEVATION = 4.75'
16. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
17. SURVEY DATE: JUNE 17, 2016.

TREE LEGEND

WITH DIMENSIONS (IN INCHES) AS NOTED

	DAY
	BOTTLEBRUSH
	BUSH
	CAMPHOR
	CARROTWOOD
	CEDAR
	CHERRY LAUREL
	CHERRYBERRY
	CHINESE TALLOW
	CITRUS
	CREPE MYRTLE
	CYPRESS
	ELEPHANT-EAR
	ELM
	HICKORY
	HOLLY
	JACARANDA
	JAPANESE PLUM
	MAGNOLIA
	MAPLE
	MIMOSA
	MULBERRY
	OAK
	ORCHID
	PALM
	PINE
	POINCIANUS
	SWEETGUM
	SYCAMORE
	UNKNOWN
	OTHER (as labeled)

LEGEND

NOT TO SCALE

FND	FOUND		BENCHMARK
FCP	FOUND CAPPED IRON PIPE (SIZE NOTED)		BOLLARD/POST
FCD	FOUND CAPPED IRON ROD (SIZE NOTED)		BURIED CATV MARKER POST
FCM	FOUND CONCRETE MONUMENT (SIZE NOTED)		CABLE TV BOX
FR	FOUND IRON PIPE (SIZE NOTED)		CONCRETE LIGHT POLE
FRN&D	FOUND NAIL & BRASS DISK		CONCRETE UTILITY POLE
FRR	FOUND FINISHED PIPE (SIZE NOTED)		CLEANOUT
FRR	FOUND RAILROAD SPIKE		DECORATIVE LIGHT
PK	PARKER KAYLON NAIL		ELECTRIC BOX
SN&D	SET 1/2" CAPPED IRON ROD "LB 4513"		ELECTRIC MANHOLE
LB	SET NAIL & BRASS DISK "LB 4513"		ELECTRIC METER
PLS	LICENSED BUSINESS PROFESSIONAL LAND SURVEYOR		FIBER OPTIC CABLE BOX
(C)	(C) CALCULATED		FIRE HYDRANT
(D)	(D) DESCRIPTION		GAS MARKER POST
(F)	(F) FIELD MEASURED		GAS METER/REGULATOR
PR	PLAT BOOK		GREASE-TRAP MANHOLE
PG	PAGE		GUY WIRE
PGB	POINT OF BEGINNING		IRRIGATION CONTROL VALVE
POC	POINT OF COMMENCEMENT		MAIL BOX
BTP	BACKFLOW PREVENTER		METAL LIGHT POLE
QD	CENTERLINE DITCH		METAL UTILITY POLE
DIA.	DIAMETER		MONITOR WELL
DCV	DOUBLE CHECK VALVE		RECLAIMED WATER METER BOX
EL	ELEVATION		RECLAIMED WATER VALVE
FFE	FINISH FLOOR ELEVATION		ROOF DRAIN
INV	INVERT		SANITARY MANHOLE
No.	NUMBER		SANITARY VALVE
ORB	OFFICIAL RECORDS BOOK		SIGN
RIGHT	RIGHT OF WAY		SOIL BORING LOCATION
TBM	TEMPORARY BENCHMARK		STORM OR DRAINAGE MANHOLE
TOB	TOP OF BANK		STREET LIGHT ACCESS BOX
TOS	TOE OF SLOPE		TELECOMMUNICATIONS MANHOLE
TYP	TYPICAL		TELEPHONE BOX
UG	UNDERGROUND		TELEPHONE LINE MARKER POST
A/C	AIR CONDITIONER		TRAFFIC SIGNAL ACCESS BOX
BWF	BARB WIRE FENCE		TRAFFIC SIGNAL POLE
CLF	CHAIN LINK FENCE		VERIZON ACCESS BOX
WDF	WOOD PANEL FENCE		WATER MANHOLE
C/B	CONCRETE BLOCK CURB AND GUTTER		WATER VALVE
AKG	AKG		WATER METER BOX
FCG	F-TYPE CURB AND GUTTER		WELL
VGS	VALLEY GURE AND GUTTER		WOOD LIGHT POLE
OMP	CORRUGATED METAL PIPE		WOOD UTILITY POLE
DIP	DUCTILE IRON PIPE		
ELP	ELLIPTICAL REINFORCED CONCRETE PIPE		
HOPE	HIGH DENSITY POLYETHYLENE PIPE		
PLVC	POLYVINYL CHLORIDE PIPE		
RCP	REINFORCED CONCRETE PIPE		
EOP	EDGE OF PAVEMENT		
CONC	CONCRETE		
FES	FLARED END SECTION		
MES	MITERED END SECTION		
FIB	FIBER OPTIC CABLE		
MH	MANHOLE		
OWH	OVERHEAD WIRES (CABLE, TELEPHONE, ELECTRICAL)		
TRAN	TRANSFORMER		
-CTV-	POINT OR FLAG MARKING UG CABLE TELEVISION LINE		
-E-	POINT OR FLAG MARKING UG ELECTRIC		
-FOC-	POINT OR FLAG MARKING UG FOC		
-G-	POINT OR FLAG MARKING UG GAS LINE		
-RCW-	POINT OR FLAG MARKING UG RECLAIMED WATER		
-S-	POINT OR FLAG MARKING UG SANITARY SEWER		
-T-	POINT OR FLAG MARKING UG TELEPHONE LINE		
-VZ-	POINT OR FLAG MARKING UG VERIZON LINE		
-W-	POINT OR FLAG MARKING UG WATER LINE		

SUNCOAST LAND SURVEYING, Inc.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677

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

LB 4513

BOUNDARY & TOPOGRAPHIC SURVEY
657 & 663 BAY ESPLANADE ST.

PREPARED FOR: PALAZZO CLEARWATER, LLC

DATE OF FIELD SURVEY: 6-17-16

REVISIONS 4 3 2 1						
	No.	Date				BY
DRAWING#			16030.DWG			Project No. 16030 Field Book 287 Page 60
CHECKED BY			KOM			
DRAWN BY			JUB			