

SPECIFIC PURPOSE
JURISDICTION/WETLAND SURVEY
THE MAP AND REPORT ARE NOT
FULL AND COMPLETE WITHOUT
THE OTHER.

SURVEYOR'S REPORT

DESCRIPTION:

TRACT 16 OF SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, ACCORDING TO A PLAT OF PROPERTY OF THE TAMPA & TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

LESS: PUBLIC ROAD RIGHT-OF-WAY (STATE ROAD 565) AS DESCRIBED IN DEED CONVEYED BY J. J. BELCHER AND MARY BELCHER, HIS WIFE, TO THE STATE OF FLORIDA DATED APRIL 30, 1967 AND RECORDED IN OUR BOOK 63, PAGE 304 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCELS L.D. NO. 01-27-15-89136-000-0100 AND 01-27-15-89136-000-0101

LOT 10, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THE NORTH 490 FEET, LESS THE SOUTH 175 FEET OF THE EAST 150 FEET.

ACCURACY:

1. ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5A-17 FLORIDA ADMINISTRATIVE CODE (5A-17FAC).

2. METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.

3. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM STANDARDS OF PRACTICE (5A-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

1. BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHERN SURVEYED PARCEL, BEING N89°30'53"W, (FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM, 1983 ADJUSTMENT)

2. PLAT OF TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK H1, PAGE 116, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

3. QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 20195, PG 472-474, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

4. QUIT CLAIM DEED, RECORDED IN OFFICIAL RECORDS BOOK 17100, PG 1037-1038, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

5. STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY CONTROL SURVEY, STATE ROAD NUMBER 565 (ALT. 1B) OF RECORDS IN STATE PROJECT NUMBER 15020-1551, DATED 03-01-04.

LIMITATIONS:

1. PURPOSE OF SURVEY:

2. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR / CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.

3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

4. THERE MAY BE ITEMS DRAWN OUT OF SCALE AND / OR MOVED ON THE MAP OF SURVEY TO GRAPHICALLY SHOW THEIR LOCATION. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS.

5. UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.

6. IRRIGATION EQUIPMENT AND / OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.

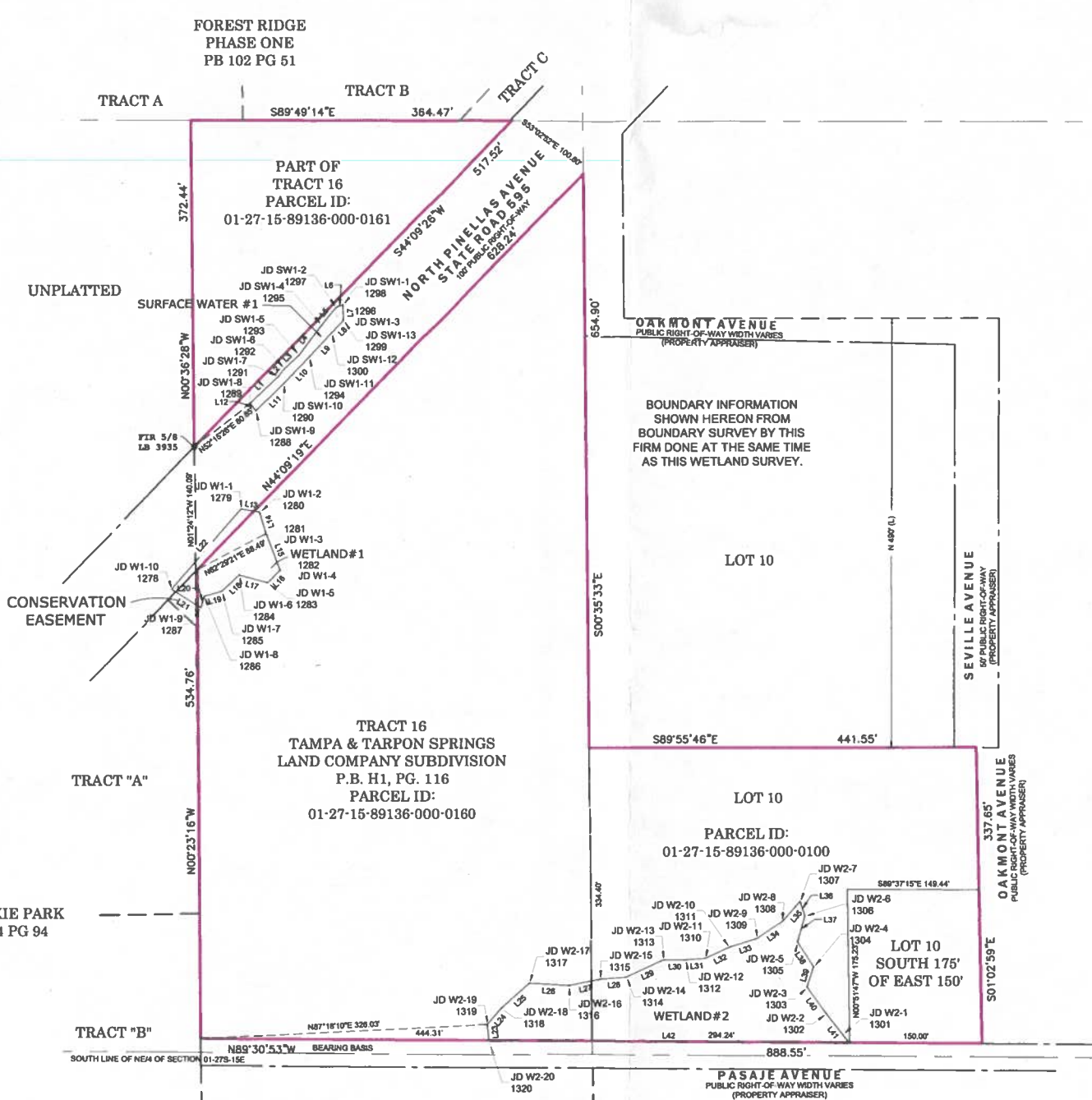
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

8. ONLY THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

9. THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.

BOUNDARY INCONSISTENCIES:

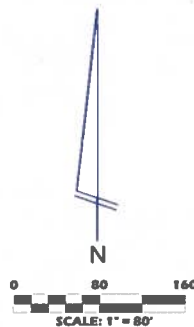
1. ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPANCY BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASURED UNLESS SO NOTED.



AREAS:
NORTH PARCEL = 67,866 SQUARE FEET OR 1.56 ACRES +/-
SURFACE WATER #1 = 1,761 SQUARE FEET OR 0.04 ACRES +/- (OFFSITE)
SOUTH PARCEL = 486,343 OR 11.16 ACRES +/-
WETLAND #1 = 8,539 SQUARE FEET OR 0.15 ACRES +/- (OVERALL)
4915 SQUARE FEET OR 0.11 ACRES +/- (ONSITE)
WETLAND #2 = 33,023 SQUARE FEET OR 0.76 ACRES +/- (ONSITE)
TOTAL WETLAND SOUTH PARCEL = 38,558 SQUARE FEET OR 0.87 ACRES +/-
TOTAL UPLAND SOUTH PARCEL = 448,005 SQUARE FEET OR 10.26 ACRES +/-

Wetland Line Table			Wetland Line Table			Wetland Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N48°09'09"E	43.91'	L16	S44°13'54"W	19.87'	L31	N85°44'18"E	21.74'
L2	N37°16'55"E	11.19'	L17	N74°41'37"W	33.40'	L32	N64°04'00"E	29.03'
L3	N47°01'59"E	22.57'	L18	S46°50'00"W	27.15'	L33	N73°08'53"E	33.68'
L4	N37°05'22"E	42.87'	L19	S74°28'00"W	20.93'	L34	N58°51'02"E	34.87'
L5	N39°37'04"E	26.18'	L20	S17°12'13"W	13.78'	L35	N41°50'06"E	30.78'
L6	N89°28'54"E	8.20'	L21	N57°35'25"W	39.37'	L36	S18°09'57"E	17.38'
L7	S62°09'47"E	17.51'	L22	N40°52'22"E	121.08'	L37	S15°43'18"W	30.88'
L8	S43°05'54"W	19.70'	L23	N08°24'10"W	22.57'	L38	S33°07'59"E	33.54'
L9	S43°14'47"W	37.82'	L24	N40°48'18"E	24.42'	L39	S18°02'07"W	24.36'
L10	S43°34'02"W	41.45'	L25	N48°11'38"E	42.70'	L40	S35°28'03"E	37.14'
L11	S45°19'40"W	44.30'	L26	S88°09'25"E	44.42'	L41	S37°42'40"E	30.81'
L12	N37°20'37"W	10.71'	L27	N78°42'29"E	36.32'	L42	S88°38'06"W	402.87'
L13	S80°20'50"E	21.42'	L28	N85°21'36"E	30.49'			
L14	S18°38'14"E	25.74'	L29	N65°30'23"E	47.09'			
L15	S20°38'32"E	44.47'	L30	N89°50'47"E	26.17'			

Wetland Point Table			
Point #	Description	Northing	Easting
1294	JD SW1-11	1395083.61	413288.61
1295	JD SW1-4	1395119.85	413302.85
1296	JD SW1-3	1395130.33	413320.55
1297	JD SW1-2	1395140.01	413318.55
1298	JD SW1-1	1395142.88	413327.23
1299	JD SW1-13	1395125.40	413327.84
1300	JD SW1-12	1395111.01	413314.39
1301	JD W2-1	1394309.05	413898.07
1302	JD W2-2	1394333.42	413877.22
1303	JD W2-3	1394363.68	413856.69
1304	JD W2-4	1394388.84	413833.23
1305	JD W2-5	1394414.93	413844.90
1306	JD W2-6	1394444.85	413853.28
1307	JD W2-7	1394481.16	413847.84
1308	JD W2-8	1394438.25	413827.33
1309	JD W2-9	1394418.18	413798.14
1310	JD W2-11	1394388.85	413739.81
1311	JD W2-10	1394408.34	413785.71
1312	JD W2-12	1394395.03	413717.93
1313	JD W2-13	1394384.98	413691.78
1314	JD W2-14	1394375.43	413648.90
1315	JD W2-15	1394372.97	413618.51
1316	JD W2-18	1394365.86	413582.88
1317	JD W2-17	1394368.83	413538.57
1318	JD W2-16	1394340.37	413506.75
1319	JD W2-19	1394321.89	413490.79
1320	JD W2-20	1394298.48	413483.31
1283	JD W1-5	1394826.30	413241.78
1278	JD W1-10	1394818.68	413132.28
1279	JD W1-1	1394810.42	413211.50
1280	JD W1-2	1394806.82	413232.62
1281	JD W1-3	1394882.16	413239.98
1282	JD W1-4	1394840.54	413255.64
1284	JD W1-6	1394835.12	413209.56
1285	JD W1-7	1394816.54	413188.76
1286	JD W1-8	1394810.94	413169.56
1287	JD W1-9	1394797.78	413165.52
1288	JD SW1-9	1395022.43	413228.54
1289	JD SW1-8	1395030.95	413222.04
1290	JD SW1-10	1395053.58	413280.04
1291	JD SW1-7	1395061.36	413253.71
1292	JD SW1-6	1395070.27	413280.49
1293	JD SW1-5	1395085.65	413277.00



REVISIONS	
#	DATE

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33765
PHONE: 727-475-8088



PARCEL INFORMATION:
SECTION 1, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY,
FLORIDA

PARCEL ADDRESS:
1756 NORTH PINELLAS AVENUE, TARPON SPRINGS, FL 34589

PARCEL ID:
01-27-15-89136-000-0100,
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ABBREVIATIONS

NOTES

(P)=PLAT INFORMATION
(L)=LEGAL DESCRIPTION INFORMATION
FIR=FOUND IRON REBAR (SIZE AS NOTED)
FN&D=FOUND NAIL & DISK
FOP=FOUND OPEN PIPE
LB=LICENSED BUSINESS
OR=OFFICIAL RECORDS BOOK
PB=PLAT BOOK
PG=PAGE
PLS=PROFESSIONAL LICENSED SURVEYOR
PLS=PROFESSIONAL LICENSED SURVEYOR
PSM=PROFESSIONAL SURVEYOR AND MAPPER
PVC=POLYVINYL CHLORIDE
RCP=REINFORCED CONCRETE PIPE
RLS=REGISTERED LICENSED SURVEYOR
SIR=SET 1/2" REBAR AND CAP BULLSEYE
CONTROL POINT
TBM=TEMPORARY BENCHMARK

THIS SURVEY AND THE COPIES THEREOF,
EXCEPT THOSE WITH ELECTRONIC SIGNATURE
AND ELECTRONIC SEAL, THE SURVEY OR THE
COPIES THEREOF ARE NOT VALID WITHOUT
THE ORIGINAL SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY
REPORTS OR MAPS BY ANYONE OTHER THAN
THE SIGNING PARTY OR PARTIES IS PROHIBITED

CERTIFIED TO:

- SAKELSON, MICHAEL J REVOCABLE TRUST
- SAKELSON, MICHAEL J TRE
- SAKELSON FAMILY LIVING TRUST
- SAKELSON, THELMA C TRE

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NUMBER LS 6019
STATE OF FLORIDA

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
31/71-73	1"=80'	1 of 1
DRAFTED BY	SURVEY FIELD DATE	
GST	05/18/2023	
PROJECT NUMBER	FILE NAME	
23-027	23-027.dwg	