

TYPE OF SURVEY:

- ☐ BOUNDARY
- ☐ ALTA/NSPS
- ☒ CONSTRUCTION
- ☒ TOPOGRAPHIC
- ☐ CONDOMINIUM
- ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

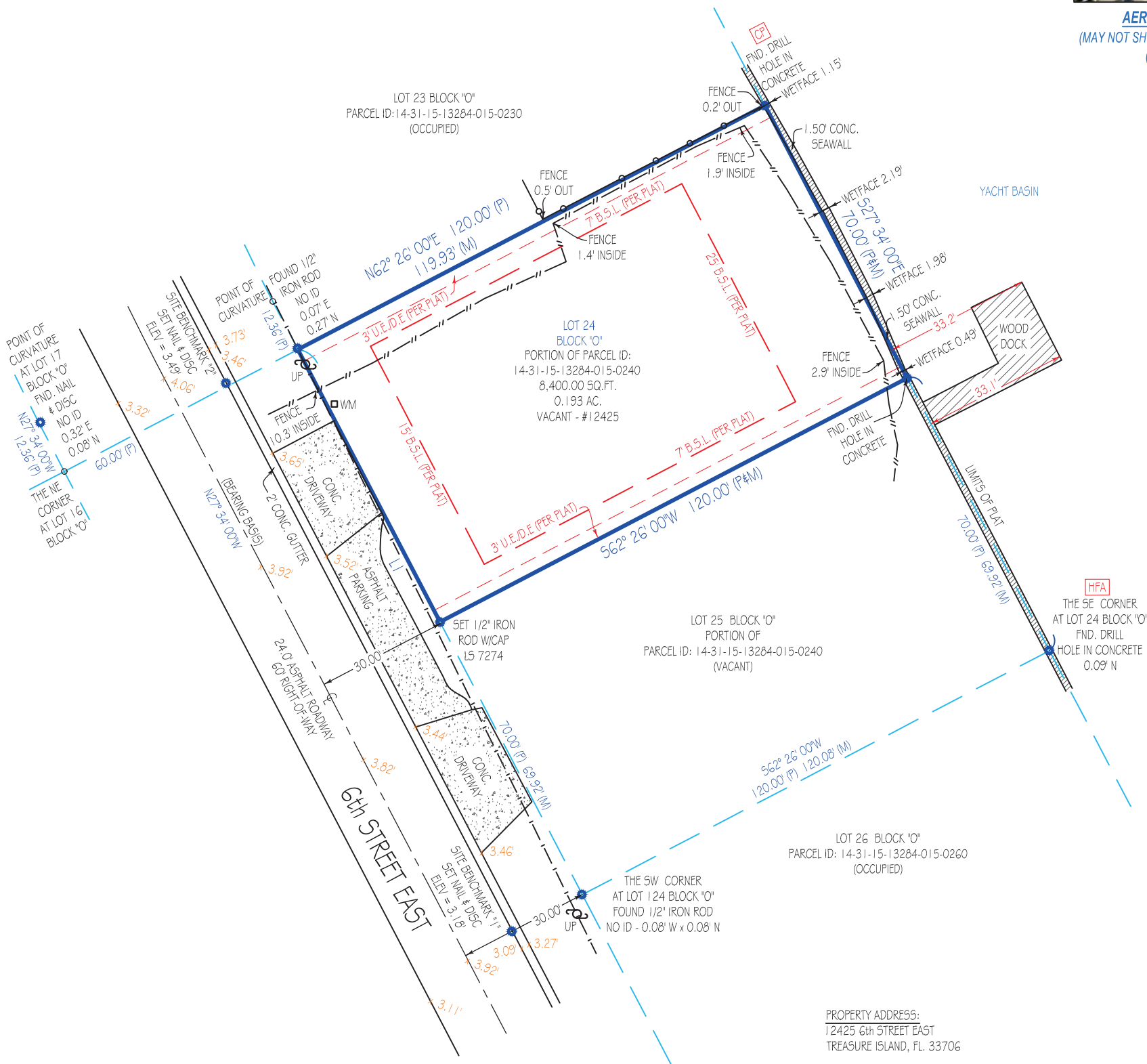
LOT SPLIT

BEARING REFERENCE:

CENTER LINE OF 6th STREET EAST AS N27° 34' 00"W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



LINE TABLE		
	BEARING	DISTANCE
L1 (P)	N27° 34' 00"W	70.00'
L1 (M)	N27° 34' 00"W	70.27'

CERTIFIED TO
DEBORAH ELLIS

PROPERTY ADDRESS:
12425 6th STREET EAST
TREASURE ISLAND, FL. 33706

LEGAL DESCRIPTION:
LOT 24, BLOCK 'O', CAPRI ISLE BLOCKS L-M-N-O, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN
PLAT BOOK 39 PAGES 6 AND 7, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD INFORMATION:
ZONE: "AE / X"
ELEV. = 11' (NAVD88) / NA
MAP PANEL #12103C0192H
EFFECTIVE DATE: 08/24/2021

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 3' U.E./D.E. ALONG NORTHWESTERLY AND SOUTHEASTERLY BOUNDARY LINES OF SUBJECT LOT.
- 25' BUILDING SETBACK LINE ALONG NORTHEASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 15' BUILDING SETBACK LINE ALONG SOUTHWESTERLY BOUNDARY LINE OF SUBJECT LOT.
- 7' BUILDING SETBACK LINE ALONG NORTHWESTERLY AND SOUTHEASTERLY BOUNDARY LINES OF SUBJECT LOT.
- B.S.L. DENOTES BUILDING SETBACK LINE
- FENCES EXTEND THROUGH THE NORTHWESTERLY AND SOUTHEASTERLY EASEMENT.
- WOOD DOCK CROSSES THE BOUNDARY LINE ON NORTHEASTERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):		SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):		LINETYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
	A OR AL = ARC LENGTH C/O = CLEANOUT CA = CENTRAL ANGLE CATV = CABLE TV RISER CF = CALCULATED FROM FIELD CH = CHORD DISTANCE CONC. = CONCRETE CR = CALCULATED FROM RECORD DE = DRAINAGE EASEMENT	EL OR ELEV = ELEVATION P = PLAT PC = POINT OF CURVE PCC = POINT OF COMPOUND CURVE PH = POOL HEATER PI = POINT OF INTERSECTION POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PP = POOL PUMP	PRC = POINT OF REVERSE CURVE PT = POINT OF TANGENCY EM = ELECTRIC METER F.F.E. = FINISHED FLOOR ELEV. FIR = FOUND IRON ROD FND = FOUND G.F.F. = GARAGE FINISHED FLOOR L = LEGAL DESCRIPTION	M = MEASURED OHC = OVERHEAD CABLE QTR = QUARTER R = RADIUS RING = RANGE SEC = SECTION TR = TELEPHONE RISER TWP = TOWNSHIP UE = UTILITY EASEMENT UP = UTILITY POLE	WM = WATER METER WV = WATER VALVE

- GENERAL NOTES:
- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 - AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 - ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 - GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 - UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 - ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
 - ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 - ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE: _____ DATE: 8-10-2023
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: AG0636
Benchmark Elev.: 6.01'
Benchmark Datum: N.A.V.D.88
Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☒

Revisions:	

PRINTING INSTRUCTIONS:
WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".



LICENSED BUSINESS No. 8507