

TYPE OF SURVEY:

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

PRINTING INSTRUCTIONS

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

ABBREVIATION LEGEND

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

- | | |
|--------------------------------|-------------------------------|
| A OR AL = ARC LENGTH | P = PLAT |
| CAO = CLEANOUT | PC = POINT OF CURVE |
| CA = CENTRAL ANGLE | PCC = POINT OF COMPOUND CURVE |
| CATV = CABLE TV RISER | PH = POOL HEATER |
| CF = CALCULATED FROM FIELD | PI = POINT OF INTERSECTION |
| CH = CHORD DISTANCE | POB = POINT OF BEGINNING |
| CONC. = CONCRETE | PCC = POINT OF COMMENCEMENT |
| CR = CALCULATED FROM RECORD | PP = POOL PUMP |
| DE = DRAINAGE EASEMENT | PRC = POINT OF REVERSE CURVE |
| EL OR ELEV = ELEVATION | PT = POINT OF TANGENCY |
| EM = ELECTRIC METER | QTR = QUARTER |
| F.F.E. = FINISHED FLOOR ELEV. | R = RADIUS |
| FIR = FOUND IRON ROD | RNG = RANGE |
| FN = FOUND NAIL | SEC = SECTION |
| FND = FOUND | TR = TELEPHONE RISER |
| G.F.F. = GARAGE FINISHED FLOOR | TWP = TOWNSHIP |
| L = LEGAL DESCRIPTION | UE = UTILITY EASEMENT |
| M = MEASURED | UP = UTILITY POLE |
| OHC = OVERHEAD CABLE | WM = WATER METER |
| | WV = WATER VALVE |

SYMBOLS - NOT-TO-SCALE

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

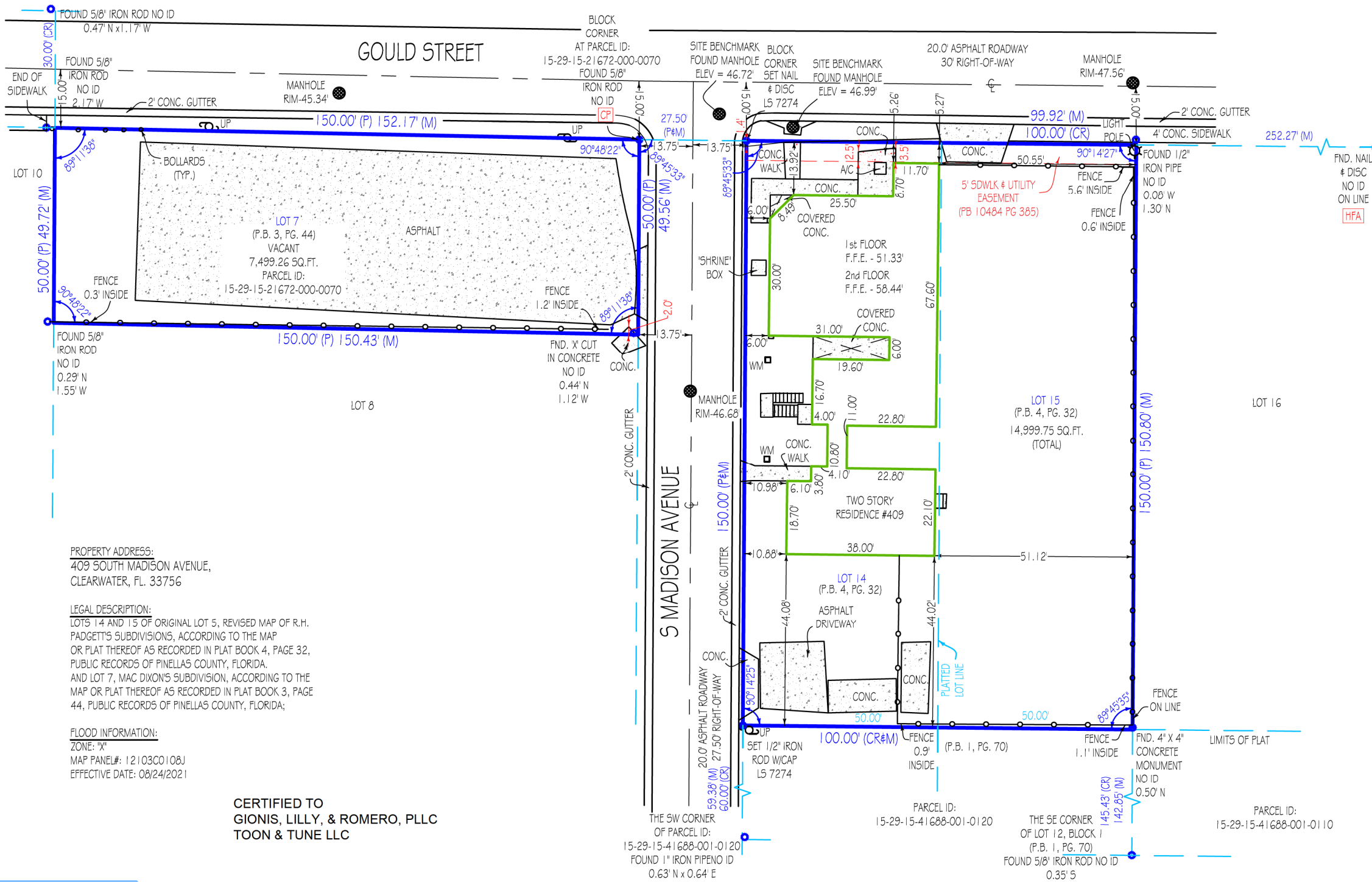
- | | |
|----------------------------|---------------------|
| ⊙ = UTILITY POLE | ⊙ = WELL |
| ☆ = LIGHT POLE | ⊙ = CENTER LINE |
| ⊙ = CATCH BASIN | ⊙ = PARTY WALL |
| ⊙ = FIRE HYDRANT | ⊙ = AIR CONDITIONER |
| ⊙ = MANHOLE | ⊙ = SEPTIC LID |
| ⊙ = WATER VALVE | ⊙ = ELEV. SHOT |
| ⊙ = WATER METER | |
| ⊙ = HANDICAP PARKING SPACE | |
| ⊙ = SEC. QTR. CORNER | |
| ⊙ = SECTION CORNER | |

CERTIFICATION

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: 6-30-2023

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)



PROPERTY ADDRESS:
409 SOUTH MADISON AVENUE,
CLEARWATER, FL. 33756

LEGAL DESCRIPTION:
LOTS 14 AND 15 OF ORIGINAL LOT 5, REVISED MAP OF R.H. PADGETT'S SUBDIVISIONS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOT 7, MAC DIXON'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

FLOOD INFORMATION:
ZONE: "X"
MAP PANEL#: 12103C0108J
EFFECTIVE DATE: 08/24/2021

CERTIFIED TO
GIONIS, LILLY, & ROMERO, PLLC
TOON & TUNE LLC

BEARING REFERENCE:
NONE. RECORD INFORMATION LACKS ANGULAR DATA.
ALL ANGULAR DATA SHOWN BASED UPON FIELD OBSERVATION ONLY.

Job Number: 174947-CW	Field:
Drawn By: E. I.	Date of Field Work: 06/15/2023

PURPOSE OF SURVEY: PROPERTY IMPROVEMENTS-OTHER

REVISIONS	

LINE TYPES:

BOUNDARY	—	BUILDING	—
EASEMENT	- - -	CHAIN LINK FENCE	- x - x -
WOOD FENCE	- / - / - /	PLASTIC FENCE	- o -
OVERHEAD CABLE	- · - · -		

Elevations, if shown:
Benchmark: AG0592
Benchmark Elev.: _____
Benchmark Datum: NAVD 88
Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

"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.

- CONCRETE WALK CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- 5' SIDEWALK AND U.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
- CONCRETE WALK AND CONCRETE SURFACE EXTENDS THROUGH THE NORTHERLY EASEMENT.
- CONCRETE SURFACE CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.



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.

This survey has been issued by the following Landtec Surveying office:
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Deerfield Beach, FL 33441
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