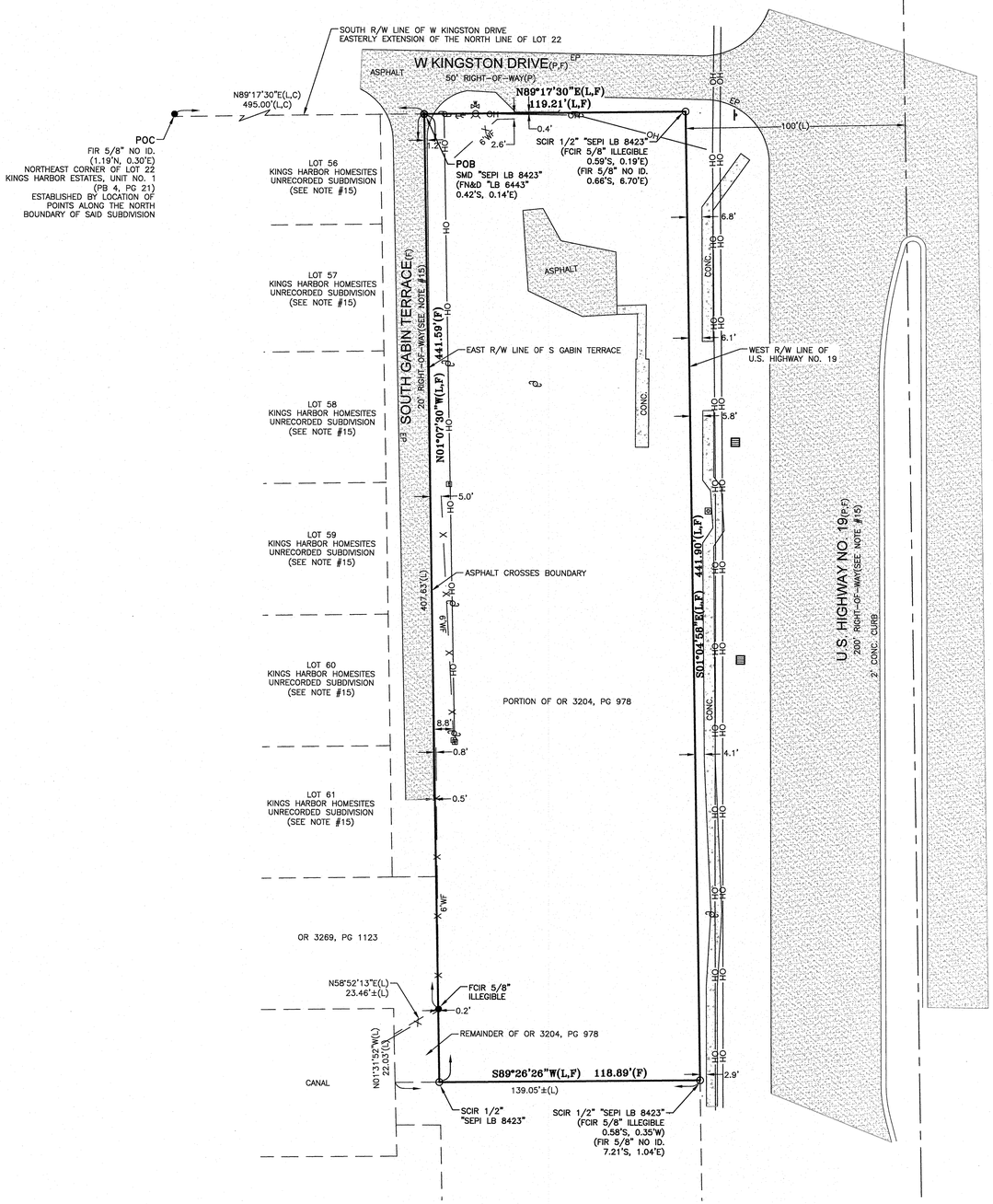
LEGEND

A/C	AIR CONDITIONER
ADA	AMERICANS WITH DISABILITIES ACT DETECTIBLE SURFACE
BFPD	BACK FLOW PREVENTION DEVICE
B/T	BUILDING TIE
C#	CURVE – SEE CURVE TABLE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
CCR	CERTIFIED CORNER RECORD
℄	CENTERLINE
CLF	CHAIN LINK FENCE
CONC.	CONCRETE
C/T	CURB TIE
CRW	CONCRETE RETAINING WALL
DB	DEED BOOK
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FFE	FINISHED FLOOR ELEVATION
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN&D	FOUND NAIL AND DISK
F/T	FENCE TIE
GI	GRATE INLET
ID.	IDENTIFICATION
INV	INVERT
L#	LINE – SEE LINE TABLE
(L)	OFFICIAL RECORDS BOOK 3204, PAGE 978
LB	LICENSED BUSINESS
MES	MITERED END SECTION
MH	MANHOLE
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 4, PAGE 12
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PVC	POLY VINYL CHLORIDE PIPE
PVCF	POLY VINYL CHLORIDE FENCE
P/T	PAVEMENT TIE
RCP	REINFORCED CONCRETE PIPE
RNG.	RANGE
R/W	RIGHT–OF–WAY
SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN–OUT
SMD	SET "MAG" NAIL AND DISK
SN&D	SET NAIL AND DISK
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE
W/T	WALL TIE

ASPHALT

BRICK

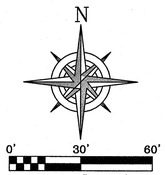
CONCRETE



SYMBOL LEGEND

BFPD	BACK FLOW PREVENTION DEVICE	IRR	IRRIGATION CONTROL VALVE
B	BOLLARD		LIGHT POLE
CATV	CABLE TV BOX		MISCELLANEOUS TREE
CO	CLEANOUT	MW	MONITORING WELL
	CONCRETE LIGHT POLE		NAIL AND DISK (SET)
	CONCRETE MONUMENT (FOUND)		NAIL & DISK (FOUND)
XWP	CROSS WALK POLE		OAK TREE
	CYPRESS		PALM TREE
E	ELECTRIC BOX	P	PARKING SPACES
E	ELECTRIC METER		PINE TREE
	ELECTRIC TRANSFORMER	PUP	POWER/UTILITY WOOD POLE
x0.00	ELEVATION		RECLAIMED WATER METER
x0.00 / x0.00	ELEVATION BACK OF CURB / EDGE OF PAVEMENT		RECLAIMED WATER VALVE
x0.00 / x0.00 / x0.00	ELEVATION BACK OF CURB / FLOW LINE / EDGE OF PAVEMENT		RED MAPLE
	ELM	S	SANITARY MANHOLE
	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
	GAS MARKER POST		SIGN
	GAS VALVE	D	STORM SEWER MANHOLE
	GRATE INLET		TELEPHONE PEDESTAL
	GUY WIRE ANCHOR		TEMPORARY BENCHMARK
	HANDICAP PARKING SPACE		TRAFFIC SIGNAL JUNCTION BOX
	IRON PIPE (FOUND)		WATER METER
	IRON ROD (FOUND)		WATER VALVE
	IRON ROD (SET)	X	X–CUT (FOUND)
		YD	YARD DRAIN

SEC. 15, TWP. 19 S., RNG. 17 E.
CITRUS COUNTY, FLORIDA



SCALE: 1" = 30'

DESCRIPTION: (CREATED BY THIS FIRM)

COMMENCE AT THE NORTHEAST CORNER OF LOT 22, KINGS HARBOR ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N89°17'30"E, ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 22, ALSO BEING THE SOUTH RIGHT–OF–WAY LINE OF W. KINGSTON DRIVE, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT–OF–WAY LINE OF A 20 FOOT PRIVATE ROAD (S. GABIN TERRACE); THENCE CONTINUE ALONG SAID SOUTH RIGHT–OF–WAY LINE N89°17'30"E, A DISTANCE OF 119.21 FEET TO A POINT ON THE WEST RIGHT–OF–WAY LINE OF U.S. HIGHWAY NO. 19, SAID POINT BEING 100 FEET, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF SAID U.S. HIGHWAY NO. 19; THENCE S01°04'58"E, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 441.90 FEET; THENCE DEPARTING SAID WEST RIGHT–OF–WAY LINE, S89°26'26"W, A DISTANCE OF 118.89 FEET; THENCE N01°07'30"W, ALONG A SOUTHERLY PROJECTION OF THE AFOREMENTIONED EAST RIGHT–OF–WAY LINE OF A 20 FOOT PRIVATE ROAD, A DISTANCE OF 441.59 FEET TO THE POINT OF BEGINNING. ALL BEING AND LYING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA.

CONTAINING 52,587.94 SQUARE FEET OR 1.21 ACRES MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT–OF–WAY LINE OF W. KINGSTON DRIVE, AS SHOWN ON KINGS HARBOR ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 4, PAGE 21, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, BEING N89°17'30"E.
2. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J–17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
3. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
5. RE–USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE–USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12017C0304E, COMMUNITY NUMBER 120063, EFFECTIVE DATE 1/15/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE–FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
8. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
9. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
10. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS–OF–WAY AND OTHER MATTERS OF RECORD.
11. INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM CITRUS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.CITRUSPA.ORG ON 11/8/2022.
12. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.
13. THIS SURVEY IS BASED ON U.S. SURVEY FEET.
14. THE SUBJECT PARCEL CONTAINING 52,587.94 SQUARE FEET OR 1.21 ACRES MORE OR LESS.
15. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A BOUNDARY SURVEY (PROJECT NO. 20491) PREPARED BY GULFWEST SURVEYING, INC. AND DATED 11/17/2020.

FREDERICK S. BACHMANN PROFESSIONAL SURVEYOR & MAPPER CERTIFICATE NO. 5174 STATE OF FLORIDA

REV.#	DESCRIPTION	DATE	BY

DEUEL & ASSOCIATES
A SEPI COMPANY

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423

BOUNDARY SURVEY
8780 W. KINGSTON DRIVE
HOMOSASSA
CITY OF HOMOSASSA FLORIDA

PREPARED FOR:
BRAD MEINCK
720 HARBOR ISLAND
CLEARWATER, FL 33767

Frederick S. Bachmann 11/9/22
FREDERICK S. BACHMANN
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA, PLS 5174

PROJECT NUMBER	SE22.506.00
FIELD DATE: 10/17/2022	
DRAWN BY: TBM	FB: 266 PG: 15
SCALE: 1" = 30'	
SHEET NO. 1 OF 1	

Nov 08, 2022 – 3:15pm I:\CAD Projects\Projects_SEPI X Drive\Survey\root\SE22.506.00 8780 W Kingston Drive\Survey\SE22.506.00 8780 W Kingston Drive.dwg