



CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	1725.06'	70'	69.99'	N 51°53'55\"E (P) 69.91' N 51°54'26\"E (M)
C2	1846.09'	71.34'	71.34'	S 51°57'15\"W (P) 71.34' S 51°59'55\"W (M)

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C4	64.80'	34.08'	33.69'	N 68°07'40\"E (P) 33.69' N 68°08'11\"E (M)
C3	44.00'	73.78'	73.63'	S 46°55'00\"W (P) 72.87' S 46°29'23\"W (M)

SURVEYORS NOTES

- LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
- THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER. REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
- NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY BOUNDARY OF LOT 14, SAID LINE BEARS, S 31°11'50\"E (ASSUMED).
- THE SITE APPEARS TO BE IN FLOOD ZONE "AE(EL9)" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF TAMPA, FLORIDA AND INCORPORATED AREAS MAP NUMBER 120570033H, MAP REVISED 8-28-2008, ROBERTSON & ASSOCIATES SURVEYING AND MAPPING, INC. AND THE SIGNING SURVEYOR AND MAPPER HERON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PREPARER 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 INSURANCE PURPOSES ONLY".
- FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS. THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES.
- PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
- UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, WALL FOOTINGS, ETC., WERE NOT RECOGNIZED IN THE FIELD. ALSO FENCES AS SHOWN ARE NOT TO SCALE. OWNERSHIP OF FENCES AND/OR WALLS (IF PRESENT) ARE NOT FIELD DETERMINED.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN 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 CERTIFIED TO ON THIS SURVEY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE ACTUAL SIZE, LOCATION OR EXISTENCE OF EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.
- THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF PERMANENT IMPROVEMENTS SUCH AS BUILDINGS AND PARKING LOTS. IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR THE SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO DESIGN COMPLETION.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF TAMPA BENCH MARK HV02-0020 ELEVATION = 7.176 FEET (N.A.V.D.1988).

SECTION 19, TOWNSHIP 29 SOUTH, RANGE 18 EAST

LEGEND:

(AB) = ASBUILT	ELEV. = ELEVATION	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	RXR = RAILROAD
(C) = CALCULATED	ELRCP = ELLIPTICAL REINFORCED CONCRETE PIPE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	SIY = SOUTHERLY
(D) = DESCRIPTION	FP = FLORIDA DEPARTMENT OF TRANSPORTATION	N.T.Y. = NORTHERLY	SCR = SET CAPPED 1/2\"/>
(F) = FIELD	FRP = FOUND IRON PIPE	N.C.S. = NO CORNER FOUND OR SET	STE = SUITE
(M) = MEASURED	FRP = FOUND IRON PIPE	O.R.B. = OFFICIAL RECORDS BOOK AND PAGE	TBM = TEMPORARY BENCH MARK
(P) = PLAT	FRP = FOUND IRON PIPE	O.R.P. = OFFICIAL RECORDS BOOK AND PAGE	TBR = TO BE REMOVED
(R) = RECORD	FRP = FOUND IRON PIPE	O.S. = OFFICIAL SURVEYOR & MAPPER	TEL = TELEPHONE
(TYP) = TYPICAL	GR = GRATE TOP INLET	O.U.L. = OVERHEAD UTILITY LINE	TOP = TOP OF BANK
A/C = AIR-CONDITIONER	GR = GRATE TOP INLET	P.C. = PAGE	TOE = TOE OF SLOPE
BM = BENCH MARK	HH = HANDHOLE	P.N. = PARKER WALON NAIL	U.E. = UTILITY EASEMENT
C = CENTERLINE	IN = INGRESS / EGRESS	P.S. = PROFESSIONAL LAND SURVEYOR	UTL = UTILITY
CATV = CABLE TELEVISION	IP = IRON PIPE	POB = POINT OF BEGINNING	W = WITH
CLP = CORRUGATED LIGHT POLE	IP = IRON PIPE	POC = POINT OF COMMENCEMENT	W/C = WITNESS CORNER
CONC. = CORRUGATED METAL PIPE	IP = IRON PIPE	PRM = PERMANENT REFERENCE MARKER	WLP = WOOD LIGHT POLE
CONC. = CONCRETE	IP = IRON PIPE	PS = PROFESSIONAL SURVEYOR & MAPPER	WM = WATER METER
CP = DOWN CURB	IP = IRON PIPE	R/O = ROOF OVER	WUF = WOOD UTILITY POLE
EL = ELEVATION	IP = IRON PIPE	R/W = RIGHT-OF-WAY	WF = WOOD FENCE
	IP = IRON PIPE	RCP = REINFORCED CONCRETE PIPE	WV = WATER VALVE

LEGAL DESCRIPTION:
 LOT 15, BAYSHORE ESTATES NO 4, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE(S) 85 AND 85A, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 9,281 SQUARE FEET, MORE OR LESS.

ADDRESS: 26 SANDPIPER ROAD TAMPA, FL
BOUNDARY SURVEY
 (SHOWING ELEVATION AND TREE LOCATION)

OFFICE	REVISIONS	Prepared For:	26 SANDPIPER LLC
DATE	BY:	DESCRIPTION	DATE OF FIELD SURVEY: 8-26-14
3-12-15	CF	ADDED AREA AND LENGTHS	
Drawn By: DWL Checked By: CHF		Job No.: 14-163	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ROBERTSON & ASSOCIATES
 SURVEYING & MAPPING, INC.

10126 Woodberry Road, Tampa, FL 33619
 Phone: (813) 662-3434 Fax: (813) 662-3636