



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

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

#26  
 ZONING = RS75  
 SETBACKS = 25/7/20  
**9,281 SQ. FT. LOT**  
**BUILDING ENVELOPE = 4,741 SQ. FT.**

- SURVEYORS NOTES**
- LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
  - THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND 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 "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF TAMPA, FLORIDA AND INCORPORATED AREAS MAP NUMBER 120570233M, MAP REVISED 9-28-2008. THE SIGNING SURVEYOR AND MAPPER HEREOF 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 RECORDED 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-USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO WAIVE 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 ENCROACHMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.
  - THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR LOCATION, 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 BENCHMARK HV02-0220 ELEVATION = 7.176 FEET (N.A.S.D.1988).

SECTION 19, TOWNSHIP 29 SOUTH, RANGE 18 EAST

**LEGEND:**

(AB) = ASBUILT	ELEV. = ELEVATION	N.A.S.D. = NORTH AMERICAN	SH = SHOULDER
(C) = CALCULATED	ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE	VERT. DATUM = VERTICAL DATUM	SHL = SOUTHERLY 1/2" CORNER
(CG) = CIRCUMFERENTIAL	FIP = FLORIDA DEPARTMENT OF TRANSPORTATION	N.S.D. = NATIONAL GEODESIC VERTICAL DATUM	SKM = SET CORNER 1/2" IRON ROD LB#776
(F) = FIELD	FS = FINE SANDSTONE	NOA = NO CORNER FOUND OR SET	ST = SURFACE
(M) = MEASURED	FR = FOUND IRON PIPE	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	TM = TO BE REMOVED
(P) = PLAT	FR = FOUND IRON PIPE	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	TEL = TELEPHONE
(R) = RECORD	FR = FOUND IRON PIPE	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	TR = TOP OF GRADE
(TR) = TYPICAL	GR = GRATE TOP INLET	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	TS = TOP OF SHAFT
A/C = AIR-CONDITIONER	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UL = UTILITY
BM = BENCH MARK	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
C = CENTERLINE	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
CA = CABLE TELEVISION	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
CL = CONCRETE LIGHT POLE	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
CM = CORRUGATED METAL PIPE	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
CP = CONCRETE	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
CS = CONCRETE	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
DS = DOWN GUT	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
ES = EDGE OF PAVEMENT	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY
EL = ELEVATION	HS = HANDBOILER	ONE PL. = OFFICIAL RECORDING BOOK AND PAGE	UTL = UTILITY

**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.

**ADDRESS: 26 SANDPIPER ROAD TAMPA, FL.**

DATE	REVISIONS	PREPARED FOR:

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_ Job No.: \_\_\_\_\_

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