



ZONING = RS75
 SETBACKS = 25/7/20
 19,826 SQ. FT. LOT
 BUILDING ENVELOPE =
 11,176 SQ. FT.

- 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 "A(100)" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE CITY OF TAMPA, FLORIDA AND INCORPORATED AREAS MAP NUMBER 120570333H, MAP REVISED 8-28-2008. THE SIGNING SURVEYOR AND MAPPER HEREON 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 THE 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 HEREON SHALL BE CONSTRUED TO ONE 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 HW62-0620 ELEVATION = 7.176 FEET (N.A.V.D. 1985).
- SECTION 19, TOWNSHIP 29 SOUTH, RANGE 18 EAST

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

LEGEND:

(AB) = ASSUILT	ELEV. = ELEVATION	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	RR/R = RAILROAD
(C) = CALCULATED	ELRP = ELLIPTICAL REINFORCED CONCRETE PIPE	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	S/LY = SOUTHERLY
(D) = DESCRIPTION	FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION	N.T.S. = NOT TO SCALE	SOM = SET CAPED 1/2" IRON ROD LHM776
(F) = FIELD	FI = FIRE HYDRANT	N.T.S. = NOT TO SCALE	STE = SUITE
(M) = MEASURED	FR = FOUND IRON PIPE	N.O.S. = NO CORNER FOUND OR SET	TBM = TEMPORARY BENCH MARK
(P) = PLAT	FR = FOUND IRON PIPE	ORL.P. = OFFICIAL RECORDS BOOK AND PAGE	TBR = TO BE REMOVED
(R) = RECORD	GT = GRATE TOP ALLET	DUO/UL = OVERHEAD UTILITY LINE	TEL = TELEPHONE
(TVP) = TYPICAL	HI = HANDICAP SIGN	PG. = PAGE	TOP = TOP OF BANK
A/C = AIR-CONDITIONER	HR = HAND-HOLE	PL = PLANK KALON NAIL	TOE = TOE OF SLOPE
BM = BENCH MARK	I/E = IRONNESS / EGRESS	PLS = PROFESSIONAL LAND SURVEYOR	UL = UTILITY
S = CENTERLINE	LP = IRON PIPE	PPM = PARTNER KALON NAIL	W/L = WITH
CATV = CABLE TELEVISION	P.C. = POINT OF BEGINNING	PLS = PROFESSIONAL LAND SURVEYOR	W/C = WITNESS CORNER
CLP = CONCRETE LIGHT POLE	P.O.C. = POINT OF COMMENCEMENT	PSM = PROFESSIONAL SURVEYOR & MAPPER	W/LP = WOOD LIGHT POLE
CMP = CORRUGATED METAL PIPE	R/O = RIGHT-OF-WAY	R/W = RIGHT-OF-WAY	WM = WATER METER
CONC. = CONCRETE	RF = LICENSED BUSINESS	R/W = RIGHT-OF-WAY	WUP = WOOD UTILITY POLE
DC = DOWN CURB	RF = LICENSED BUSINESS	R/W = RIGHT-OF-WAY	W.F. = WOOD FENCE
D.C. = DOWN CURB	RF = LICENSED BUSINESS	R/W = RIGHT-OF-WAY	W.W. = WATER VALVE
E.L. = ELEVATION	RCP = REINFORCED CONCRETE PIPE	R/W = RIGHT-OF-WAY	

REVISIONS

NO.	DESCRIPTION

Prepared For: _____

Drawn By: _____ Checked By: _____ Job No.: _____

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