



LEGAL DESCRIPTION (PARENT TRACT)
 COMMENCE AT THE NORTHEAST CORNER OF LOT 12, BLOCK 3, REVISED MAP OF SPRING HAVEN, GO THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF A 10.00 FOOT WIDE ALLEY, S37°26'28"W A DISTANCE OF 134.92 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE S37°28'23"W A DISTANCE OF 42.17 FEET TO A POINT LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF LOT 9, BLOCK 3; THENCE N42°20'09"W ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 9 A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MUSEUM COURT; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N37°31'41"E A DISTANCE OF 42.16 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S42°20'09"E A DISTANCE OF 124.95 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (PARCEL 1)
 COMMENCE AT THE NORTHEAST CORNER OF LOT 12, BLOCK 3, REVISED MAP OF SPRING HAVEN, GO THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF A 10.00 FOOT WIDE ALLEY, S37°26'28"W A DISTANCE OF 134.92 FEET FOR A POINT OF BEGINNING; CONTINUE THENCE S37°28'23"W A DISTANCE OF 42.17 FEET TO A POINT LYING 10.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF LOT 9, BLOCK 3; THENCE N42°20'09"W ALONG A LINE THAT IS PARALLEL WITH AND 10.00 FEET NORTHEASTERLY OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID LOT 9 A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MUSEUM COURT; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N37°31'41"E A DISTANCE OF 42.16 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S42°20'09"E A DISTANCE OF 124.95 FEET TO THE POINT OF BEGINNING.

INSTALL SILT FENCE TO SURROUND SITE DURING CONSTRUCTION.

APPROXIMATE LOCATION OF 6" EMERGENCY BYPASS FORCE MAIN AS SHOWN ON CITY OF SAFETY HARBOR ATLAS. IF ENCOUNTERED FORCE MAIN TO BE ABANDONED PER CITY INSTRUCTIONS.

Gary A. Boucher, P.E. 22885
 Digitally signed by: Gary A. Boucher, P.E. 22885
 DN: CN = Gary A. Boucher, P.E. 22885
 email = gboucher@ozonamail.com
 C = AD O = Ozona Engineering, Inc. OU = Professional Engineer
 Date: 2017.09.06 11:29:06 -05'00'

TND-1
 TND-2
 N/A

SETBACKS
 ZONING: WY
 FRONT: N.A.
 REAR: 10'
 SIDE: 0'

ONE STORY
 TWO STORY
 MEAN ROOF HEIGHT: 29'-11 1/2"

PROPOSED:	
LOWEST LIVING FLOOR ELEVATION	16.50'
LIVING AREA:	16.50'
GARAGE AREA:	15.05'
ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988.	
MEAN SEA LEVEL = 0.00'	

I.S.R. CALCS	
LOT AREA:	5187 S.F.
LIVING AREA:	1948 S.F.
ENTRY AREA:	162 S.F.
GARAGE AREA:	420 S.F.
COVERED LANAI:	131 S.F.
PATIO AREA:	N.A.
POOL AREA:	N.A.
A.C. CONC. PAD:	N.A.
SIDEWALK AREA:	40 S.F.
DRIVEWAY AREA:	393 S.F.
LOT OCCUPIED:	59.6%
AREA TO IRRIGATE:	40.4%



- GENERAL NOTES:**
- BASIS OF BEARINGS: ASSUMED BEARING OF N 90°00'00"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF IRON AGE STREET, AS SHOWN HEREON.
 - ELEVATIONS ARE BASED ON BENCHMARK "SAFETY P" ELEVATION 19.04 (NAVD88) THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - PROPERTY APPEARS TO BE LOCATED IN ZONE X* PER F.I.R.M. PANEL NO. 12103C0127G DATED SEPTEMBER 3, 2003.
 - SIDEWALKS TO MEET A.D.A. REQUIREMENTS.

SITE PLAN PARCEL 1
 SCALE: 1"=20'

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA AS SIGNED BY MY HAND AND SEAL.
 Gary A. Boucher, P.E. 22885

STATE CERT. OF AUTH. #00009422
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FOR:
RICHARD J. DEEB DEEB FAMILY HOMES, LTD.

PROJECT:
IRON AGE
 222 IRON AGE STREET
 SAFETY HARBOR, FLORIDA

DATE: --
 DRAWN BY: BH
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