SEC. 24, TWP. 29 S., RNG. 15 E.

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.

2. BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF NORTH 00°21'15" EAST, FOR THE EAST BOUNDARY LINE OF BELLEAIR GROVE FIRST ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SKETCH OF

LOT 8, OF THE PROPOSED PLAT OF BELLEAIR GRANDE

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 4, BELLEAIR GROVE FIRST ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF SAID BELLEAIR GROVE FIRST ADDITION, NORTH 00°21'15" EAST, A DISTANCE OF 194.15 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF THE PROPOSED PLAT OF BELLEAIR GRANDE FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, NORTH 00°21'15" EAST, A DISTANCE OF 96.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 8, SOUTH 89°38'45" EAST, A DISTANCE OF 140.39 FEET, TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 8, SOUTH 00°21'15" WEST, A DISTANCE OF 96.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 8, NORTH 89°38'45" WEST, A DISTANCE OF 140.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 13,477 SQUARE FEET MORE OR LESS.

(CLOSES 0.000' J.M.M.)

POINT OF BEGINNING
SW. CORNER OF LOT 8,
PROPOSED BELLEAIR GRANDE

N 00°21'15" E 194.15'

BASIS OF BEARINGS
EAST BOUNDARY LINE OF
BELLEAIR FIRST ADDITION

POINT OF COMMENCEMENT
SE. CORNER OF LOT 4,
BELLEAIR GROVE FIRST ADDITION
PLAT BOOK 46, PAGE 5

WORK ORDER NO: 150121
FOR: DEEB FAMILY HOMES, LTD.
DATE OF SKETCH: DECEMBER 7, 2015

F.B. N/A
P.G. N/A

LOT 3

LOT 4

LOT 8

NW. CORNER OF LOT 8,
PROPOSED BELLEAIR GRANDE

LOT 7

NORTH BOUNDARY
LINE OF LOT 8

NW. CORNER OF LOT 8,
PROPOSED BELLEAIR GRANDE

S 89°38'45" E 140.39'

EAST BOUNDARY
LINE OF LOT 8

A/C

15.5'

99.83'

25.0'

N 00°21'15" E 96.00'

15.6'

65.00'

PROPOSED ONE
STORY RESIDENCE

LOWEST LIVING FLOOR
ELEVATION = 12.57'
(NAVD 88)

PROPOSED
POOL AREA

10' DRAINAGE EASEMENT

10' UTILITY EASEMENT

PROPOSED CONC.
DRIVEWAY

PROPOSED CONC.
SIDEWALK

S 00°21'15" W 96.00'

15.5'

SOUTH BOUNDARY
LINE OF LOT 8

TRACT "C"

N 89°38'45" W 140.39'

SE. CORNER OF LOT 8,
PROPOSED BELLEAIR GRANDE

PROPOSED 2'
CONC. CURB

C BELLEAIR RIDGE (TRACT "A")

50' INGRESS/EGRESS, DRAINAGE
& UTILITY EASEMENT

ASSUMED NORTH

0'   10'   20'

LEGEND

SEC. = SECTION
TWP. = TOWNSHIP
RNG. = RANGE
₵ = CENTERLINE
[ ] = CONCRETE
CONC. = CONCRETE

JON S. ROBBINS   DATE 12-7-15
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: E.S.R.
CHK'D BY: J.S.R.