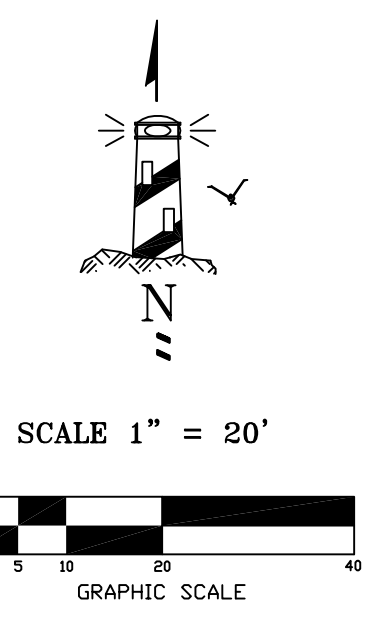


SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

STREET ADDRESS:
TAMPA ROAD
PALM HARBOR, FLORIDA 34683



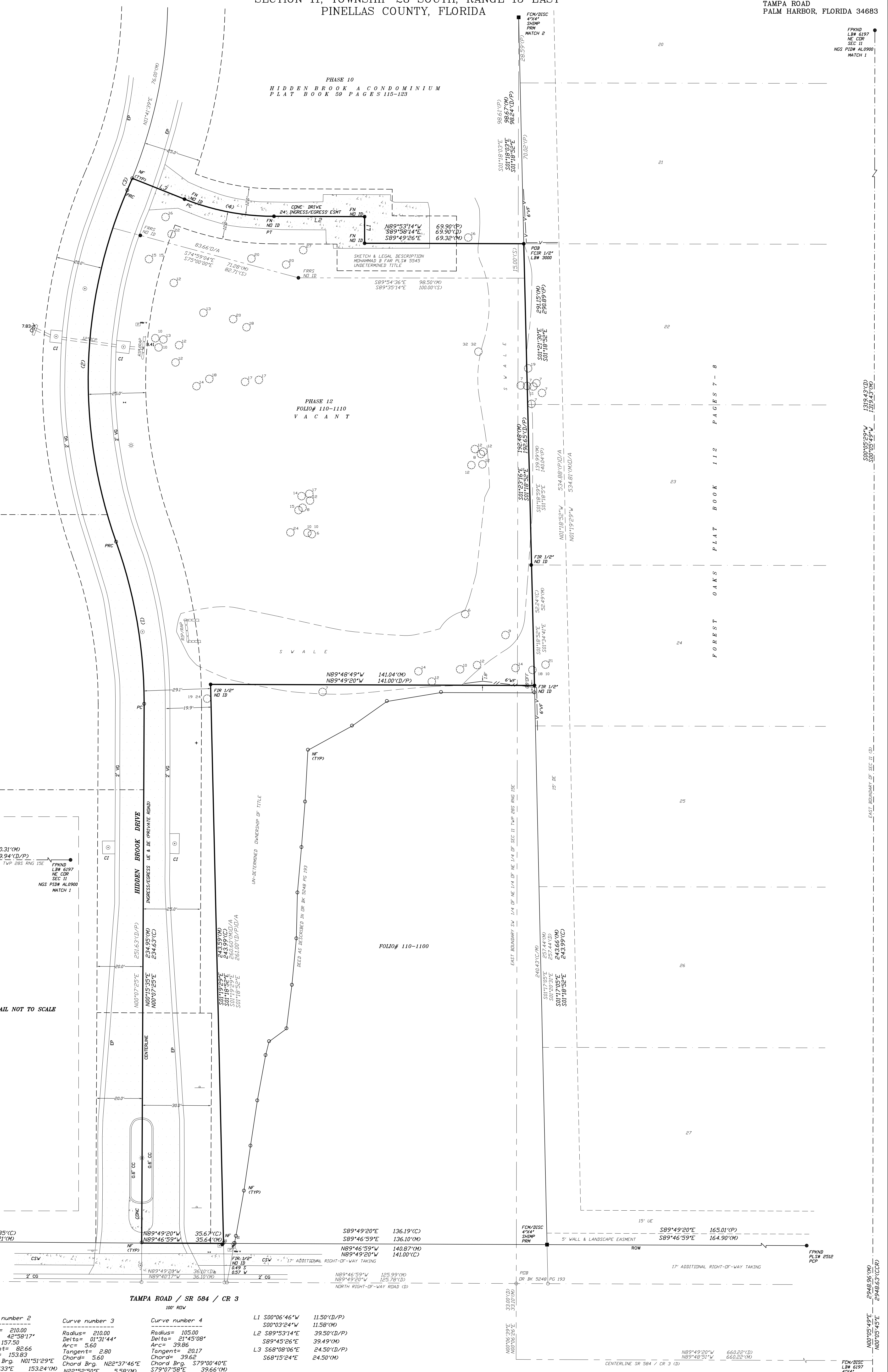
PHASE 9
HIDDEN BROOK A CONDOMINIUM PLAT BOOK 89 PAGES 115-123

PHASE 10
HIDDEN BROOK A CONDOMINIUM
PLAT BOOK 89 PAGES 115-123

PHASE 11
HIDDEN BROOK A CONDOMINIUM
PLAT BOOK 89 PAGES 115-123

PHASE 12
FOLIO# 110-1110
VACANT

PHASE 13
HIDDEN BROOK A CONDOMINIUM
PLAT BOOK 89 PAGES 115-123



Curve number 1

Radius=	210.00
Delta=	19°42'05"
Arc=	72.21
Tangent=	35.46
Chord=	71.85
Chord Brg.	N09°43'37"W
	71.68(M)

Curve number 2

Radius=	210.00
Delta=	42°58'17"
Arc=	157.50
Tangent=	82.66
Chord=	153.83
Chord Brg.	N01°51'29"E
	153.24(M)

Curve number 3

Radius=	210.00
Delta=	01°31'44"
Arc=	39.86
Tangent=	2.80
Chord=	39.62
Chord Brg.	N22°37'46"E
	5.58(M)

Curve number 4

Radius=	105.00
Delta=	21°45'08"
Arc=	39.86
Tangent=	20.17
Chord=	39.62
Chord Brg.	S79°00'40"E
	39.66(M)

L1 S00°06'46"W 115.00(D/P)
L2 S89°53'14"E 39.50(D/P)
L3 S68°08'06"E 24.50(D/P)
S68°11'24"E 24.50(M)

TAMPA ROAD / SR 584 / CR 3
100' ROW

17' ADDITIONAL RIGHT-OF-WAY TAKING

5' WALL & LANDSCAPE EASEMENT

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

17' ADDITIONAL RIGHT-OF-WAY TAKING

15' UE

LEGENDS & SYMBOLS

AC = AIR CONDITIONER	FN = FOUND NAIL	O/A = OVERALL
ADS = ADVANCED DRAINAGE SYSTEMS	FND = FOUND	OH = OVERHANG
AL = ALUMINUM	FN/D = FOUND NAIL AND DISC	OHP = OVER HEAD POWER
ASPH = ASPHALT	FCR = FOUND CAP IRON ROD	OR BK = OFFICIAL RECORD BOOK
BM = BENCH MARK	FCM = FOUND CONCRETE MONUMENT	O/S = OFFSET
BR = BRICK	FDH = FOUND DRILL HOLE	(P) = PLAT
BWF = BARB WIRE FENCE	FR = FOUND IRON ROD	PB = PLAT BOOK
(C) = CALCULATE	(FLD) = FIELD	PC = POINT OF CURVATURE
CA = COVERED AREA	FPNK = FOUND PK NAIL	PCED = PINELLAS COUNTY
CATV = CABLE TV BOX	FPOP = FOUND POK NAIL & DISC	PCEN = PINELLAS COUNTY
CB = CATCH BASIN	FPP = FOUND PINCH IRON PIPE	PCER = PINELLAS COUNTY
CC = CONC CURB	FPC = FOUND CONCRETE PIPE	PCF = PINELLAS COUNTY
CCR = CERTIFIED CORNER RECORD	FRS = FOUND RAIL ROAD SPIKE	PCP = PERMANENT CONTROL POINT
CE = COVERED ENTRANCE	FX = FOUND "X" CUT	PI = POINT OF INTERSECTION
CHW = CONCRETE HEADWALL	GC = GRANITE CURB	POB = POINT OF BEGINNING
CLF = CHAIN LINK FENCE	HC = HANDICAP	POC = POINT OF COMMENCEMENT
CMR = CORRUGATED METAL PIPE	HWF = HOE WIRE FENCE	POI = POINT ON LINE
COL = COLUMN	HCED = HILLSBOROUGH COUNTY	PP = POWER POLE
COR = CORNER	ENGR = ENGINEERING DEPARTMENT	PRP = POINT OF REVERSE CURVE
CONC = CONCRETE	ID = IDENTIFICATION	PRM = PERMANENT REFERENCE MARKER
CP = CONCRETE POLE	LP = LIGHT POLE	PT = POINT OF TANGENT
CS = CONC STEPS	LFE = LOWEST LIVING FLOOR ELEVATION	RCR = REINFORCED CONCRETE PIPE
CSW = CONCRETE SIDE WALK	MTL = METAL	ROW = RIGHT-OF-WAY
CONC = CONCRETE WALL	(M) = MEASURED	REC = RECORD
(D) = DEED	MH = MANHOLE COVER	RWV = RECLAIMED WATER VALVE
DE = DRAINAGE EASEMENT	MES = MITERED END SECTION	RW = RECLAIMED WATER METER
DE/UE = DRAINAGE & UTILITY EASEMENT	DISC = DISK	SA = SANITARY
ED = EDGE OF WATER	NF = NOT FOUND	SOIR 5/8" = SET CAP IRON ROD
EP = EDGE OF PAVEMENT		SOIR 5/8" = SET CONCRETE MONUMENT
ERCP = ELLIPTICAL REINFORCE CONCRETE		SPR = SCREENED
		ST = STORM
		TOB = TOP OF BANK
		TOE = EDGE OF WATER
		UE = UTILITY EASEMENT
		UGP = UNDERGROUND POWER
		VF = VINYL FENCE
		VG = VALLEY GUTTER
		W = WOOD
		WC = WOOD CORNER
		WD = WOOD DECK
		WF = WOOD FENCE
		WW = WATER METER
		WS = WOOD STEPS
		WV = WATER VALVE
		WW = WING WALL

LEGAL DESCRIPTION:
BEGINNING AT THE NORTHEAST CORNER OF SECTION 11L, TOWNSHIP 28 SOUTH, RANGE 15 EAST, AS A POINT OF REFERENCE, THENCE NORTH 89°40'00" WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 11, 769.94 FEET, THENCE LEAVING SAID NORTH BOUNDARY SOUTH 00°06'46" WEST, 198.00 FEET, THENCE SOUTH 89°40'00" EAST, 110.00 FEET, THENCE SOUTH 00°06'46" WEST, 538.25 FEET, THENCE SOUTH 01°18'52" EAST, 98.24 FEET TO A POINT OF BEGINNING, THENCE CONTINUE SOUTH 01°18'52" EAST, 192.65 FEET, THENCE NORTH 89°49'20" WEST, 141.00 FEET, THENCE SOUTH 01°18'52" EAST, 261.00 FEET, THENCE NORTH 89°49'20" WEST 36.10 FEET, THENCE NORTH 00°07'25" EAST, 251.63 FEET TO A POINT OF CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST, RADIUS 210.00 FEET, ARC 72.21 FEET, HAVING A CENTRAL ANGLE OF 19°42'05", CHORD NORTH 09°43'37" WEST, 71.85 FEET TO A POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST, RADIUS 210.00 FEET, ARC 157.50 FEET, HAVING A CENTRAL ANGLE OF 42°58'17", CHORD NORTH 01°51'29" EAST, 153.83 FEET TO THE POINT OF REVERSE CURVE, THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE NORTHWEST, RADIUS 105.00 FEET, ARC 39.86 FEET, HAVING A CENTRAL ANGLE OF 21°45'08", CHORD NORTH 79°00'40" EAST, 39.62 FEET TO A POINT OF TANGENCY, THENCE SOUTH 89°53'14" EAST, 39.50 FEET, THENCE SOUTH 00°06'46" WEST, 115.00 FEET, THENCE SOUTH 89°58'14" EAST, 69.90 FEET TO THE POINT OF BEGINNING.
ALL LYING AND BEING IN PINELLAS COUNTY, FLORIDA.

SURVEYORS NOTES:

- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- THIS SURVEY WAS PREPARED UNDER THE BENEFIT OF A TITLE SEARCH.
- NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHT-OF-WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATION OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT OR MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- UNITS OF MEASUREMENT ARE IN FEET OR DECIMAL OF A FOOT UNLESS OTHERWISE INDICATED.
- VERTICAL INFORMATION DEPICTED AS REFERENCED TO FOOT "BM 437" ELEVATION 12.499' NAVD 88 DATUM
- BASIS OF BEARING AS REFERENCED TO FLORIDA STATE PLANE COORDINATE SYSTEM, GRID ZONE WEST, NAD 83.

CERTIFICATION:
I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, PURSUANT TO THE PROVISIONS OF CHAPTER 474, F.S., AND THAT I AM THE AUTHOR OF THIS SURVEY.
ERROL A. AYUSO, P.S.M. #5955

REVISIONS:

DATE	COMMENTS
04-26-2021	LAURENCE C. LECAPELAIN DANIEL E. LECAPELAIN

FOR THE BENEFIT OF:
LAURENCE C. LECAPELAIN
DANIEL E. LECAPELAIN

BOUNDARY, TOPOGRAPHY & TREE SURVEY

LECAPELAIN SURVEY

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