

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Lots 13 and 14, Block 2, CHILDS PARK, according to the Plat thereof, as recorded in Plat Book 2, Page 93, of the Public Records of Pinellas County, Florida was formerly a part of Hillsborough County, Florida.

Property Address:

3427 21st Avenue S
Saint Petersburg, Florida 33711

24-0559
PAGE 1 OF 2

GENERAL NOTES

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) UNDERGROUND FEATURES SUCH AS IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDINGS, AS SHOWN HEREIN, DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED D/R
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 602.7342, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/AS/MS/LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AGENS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

AC	AIR CONDITIONER	ME	MAINTENANCE EASEMENT	SW	SIDEWALK
B.R.	BEARING REFERENCE	N	NORTH	SEC	SECTION
C	CALCULATED	N/D	"N/A" OR "D/C"	TEL	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	N/R	NEW RADIAL	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES	TR	TRANSFORMER
CALL.	CALCULATED	O.R.S.	OFFICIAL RECORDS SECTION	TYP	TYPICAL
CATV	CABLE TELEVISION RISER	P	PLAT	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.B.	PLAT BOOK	W	WEST
CHD	CHORD	P.C.	POINT OF CURVATURE	W.M.	WATER METER
CDR	CORNER	P.C.P.	POINT OF COMMENCEMENT	W.V.	WATER VALVE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT	SYMBOLS	
D.E.	DRAINAGE EASEMENT	PG	PAGE	▲	CENTERLINE
EL	ELEVATION	P.I.	POINT OF INTERSECTION	△	CENTRAL ANGLE DELTA
ELEV.	ELEVATION	P.K.	PARKER-KAYLON MARK	■	CONCRETE
E	EAST	P.O.L.	POINT ON LINE	■	CONCRETE BLOCK WALL TYPICAL
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE	■	COVERED AREA
E.O.W.	EDGE OF WATER	P.V.	POLYVINYL CHLORIDE	■	EXISTING ELEVATION
E.P.U.E.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING	■	PROF FENCE
ESMT	EASEMENT	P.O.C.	POINT OF COMMENCEMENT	■	PROPERTY CORNER
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE	■	SITE BENCH MARK
FD	FOUND	P.R.M.	PERMANENT REFERENCE MONUMENT	○	WELL
F.M.	FIRE M/DRAWN	P.T.	POINT OF TANGENCY	○	WIRE FENCE
I.P.	IRON PIPE	R	RADIUS	○	WOOD DECK
I.R.	IRON ROD	RAD.	RADIUS	○	WOOD FENCE
L	ARC LENGTH	RAD. PT.	RADIUS POINT	○	
M	FIELD MEASURED	R/W	RIGHT OF WAY	○	
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988	S	SOUTH		
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

CERTIFIED TO:

Troy Nowak;
Masterpiece Title, a
division of LandCastle Title
Group, LLC;
Commonwealth Land Title
Insurance Company

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE". PER F.L.R.M. COMMUNITY & PANEL NUMBER 1201124010-N, LAST REVISION DATE 07/29/2008. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL ©

Section 27, Township 31 South, Range 16 East

Drawn By: AV Survey Number: 24-0559

4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD PHONE 407-365-3161
DEER ISLAND, FL 32776 407-365-3158
CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8789

SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 01-21-2024

Robert W Richmond
Digitally signed by Robert W Richmond
Date: 2024.02.23 10:39:40 -05'00'

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



SHEET 1 OF 2



April 10, 2024

VIA EMAIL: geoff1@gmail.com; troynowakrealty@gmail.com

Geoffrey B. and Cheryl B. Schnake
3427 21st Avenue S
St. Petersburg, FL 33707

Re:	Request:	Buildable Lot Letter
	Case No.:	24-4000047
	Address:	3427 21 st Avenue S
	Parcel I.D.:	27-31-16-15408-002-0130
	Legal Description:	CHILDS PARK BLK 2, LOTS 13 & 14

Dear Applicant:

A Buildable Lot Letter has been completed for this property. Based on the plat and current zoning, Lots 13 and 14 are **individually buildable** for the uses allowed in the NSM-1 Zoning District conditioned upon the following:

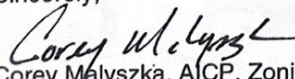
1. Submission of a survey/site plan showing the location of required off-street parking spaces. Two spaces are required on Lot 14 and three on Lot 13. Spaces off the alley are encouraged. The dimensions and surface material of the parking spaces shall be provided. Parking spaces shall be a minimum 9x18 feet in dimension.
2. All fencing that crosses the property line between the lots shall be relocated or removed.
3. The conditions shall be satisfied prior to the separation of the lots by the County Property Appraiser's Office.

The subject property is zoned NSM-1 (Neighborhood Suburban Multi-family District). Per Section 16.20.030.5 of the Land Development Regulations, the NSM-1 zoning district requires a minimum lot area of 4,500 square feet. The subject property consists of two platted lots of record measuring 71.3 feet wide with a lot area of 13,304 square feet. The lots are compliant with the zoning requirements. The setback of the rear residence and AC condenser comply with the setback requirements. Impervious Surface Ratio is also in compliance.

This determination is effective as of the date of this letter and is subject to change upon any future amendment to the LDRs or Comprehensive Plan. Future development on the subject parcel shall be subject to all applicable codes at time of permitting; including, but not limited to LDRs and Building and Life Safety Codes.

If you have additional questions, contact Cheryl.Bergailo@stpete.org.

Sincerely,


Corey Malyszka, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

