



BOARD OF COUNTY COMMISSIONERS

DATE: August 5, 2014

AGENDA ITEM NO. /

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

 **County Administrator's Signature:**

Subject:

Quasi-Judicial Petition to Vacate Platted Lots

Submitted By: JP Morgan Chase Bank as Successor Trustee of the Lake Ridge Trust
Property Address: Bison Creek Estates, Lots 10, 11 and 12
Tarpon Springs, Florida 34688
File No.: 1457

Department:

Real Estate Management
Environment and Infrastructure

Staff Member Responsible:

Paul S. Sacco, Director
David Scott, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BCC) CONSIDER THE PETITION TO VACATE, AND IF GRANTED, ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTE 177.101, AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

Petitioner seeks to vacate lots 10, 11 and 12 and the easements therein, as well as a portion of Tract "A", Bison Creek Estates Phase I, Plat Book 131, Pages 27 through 36 located in Section 10/27/16 of the Public Records of Pinellas County. The petition is associated with the owners desire to vacate the portion of the existing Plat affecting the eastern side of the subdivision in order to consolidate its land holdings. The vacation includes any unnecessary platted roadways and/or easements. There exists a previously dedicated drainage easement recorded in Official Records Book 1743, Page 674 Public Records of Pinellas County which is depicted on the plat, but which is not being vacated and will remain for County use.

The petitioners are the apparent owners of record of the portion of the plat requested to be vacated. The vacation of this portion of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Appropriate staff members reviewed the subject area and determined the vacation would not have an adverse effect on the remaining easement area. Additionally, Letters of No Objection have been received from Bright House, Department of Environment and Infrastructure-Engineering and Technical Support, Progress Energy (Distribution), Progress Energy (Transmission), Verizon and WOW!.

The Petition was properly advertised in accordance with Florida Statute 177.101 and additionally notice was mailed by the Clerk of the Court to the adjacent property owners and nearby residents. The Deputy Clerk will report any citizen support or opposition to the BCC.

Fiscal Impact/Cost/Revenue Summary:

The owner has paid a \$750 filing fee, including advertising cost.

Exhibits/Attachments Attached:

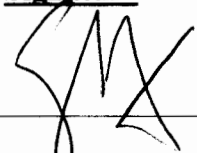
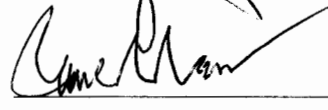
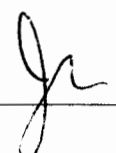
Contract Review Transmittal
Petition to Vacate
Notification List
Resolution
Location Map

CONTRACT REVIEW TRANSMITTAL SLIP**PROJECT: Bison Creek Estates****TYPE: Quasi-Judicial Petition to Vacate Platted Lots****Date: 8/5/2014****ESTIMATED EXPENDITURE/REVENUE:****\$ 750.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- ***To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.***

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call **464-3672** at so that it can be picked up and taken to the next Review Authority on the list.

<u>Review Authority</u>	<u>Review Date</u>	<u>Review Signature</u>	<u>Comments Included/Addressed Initial & Date</u>
Real Property Div. (Sean Griffin)	<u>7/14</u>		
Real Est. Mgmt (Paul Sacco)	<u>7/15/14</u>		
DEI (Tom Farrand)	<u>7/22/14</u>	<u>Approved in CATS</u>	
Legal (Michael Zas)	7/17/14 <u>7/22/14</u>	<u>MZas</u>	<u>See edits</u> <u>corrected</u>
County Admin. (Mark Woodard) <u>Joe Lauro</u>	<u>7/22/14</u>		

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Release/Termination/Amendment |
| <input checked="" type="checkbox"/> | FS 177.101 - Vacation |
| <input checked="" type="checkbox"/> | FS 336.09/10/12 - ROW |
| <input checked="" type="checkbox"/> | Advertisement to Board Records |
| <input checked="" type="checkbox"/> | Scheduled Board Date |
| <input checked="" type="checkbox"/> | Complies with Section 8 Real Estate Procedures 3.2.2 Notification |

Please return to Real Estate Management Department, Real Property Division by , **2014**
 All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.

RESOLUTION NO. _____

**RESOLUTION VACATING LOTS 10, 11 AND 12 AND
PLATTED EASEMENTS THEREIN AND A PORTION OF
TRACT A, BISON CREEK ESTATES PHASE I, PLAT
BOOK 131, PAGES 27 THRU 36 LOCATED IN SECTION 10,
TOWNSHIP 27 SOUTH, RANGE 16 EAST, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA.**

**WHEREAS, JP Morgan Chase Bank, N.A. as Successor Trustee of the Lake
Ridge Trust, petitioned this Board of County Commissioners to vacate the following
described property:**

**Lands described in legal description attached hereto as Exhibit "A"
and by this reference made a part hereof; and**

**WHEREAS, the Petitioner is the apparent owner of record of the plat and
have shown that the requested vacation will not cause injury to surrounding
property or property owners and said property sought to be vacated does not now
serve and is not needed for any public purpose; and**

**WHEREAS, the 30 foot drainage easement previously dedicated and
recorded in Official Records Book 1743, Page 674 Public Records of Pinellas County
Florida and depicted on said plat is not included in the vacation and shall remain in
full effect; and**

WHEREAS, the Publisher's Affidavit, showing compliance with the notice requirements of Chapter 177.101 of the Florida Statutes, has been received by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this _____ day of _____, 20____, that the described property in the legal description attached hereto as Exhibit "A" be, and the same is hereby vacated insofar as this Board of County Commissioners has the authority to do so.

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, be recorded in the deed records of Pinellas County, Florida.

Commissioner_____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner_____ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

**APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY**

BY _____
ATTORNEY

SURVEY SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY

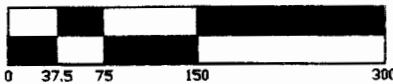
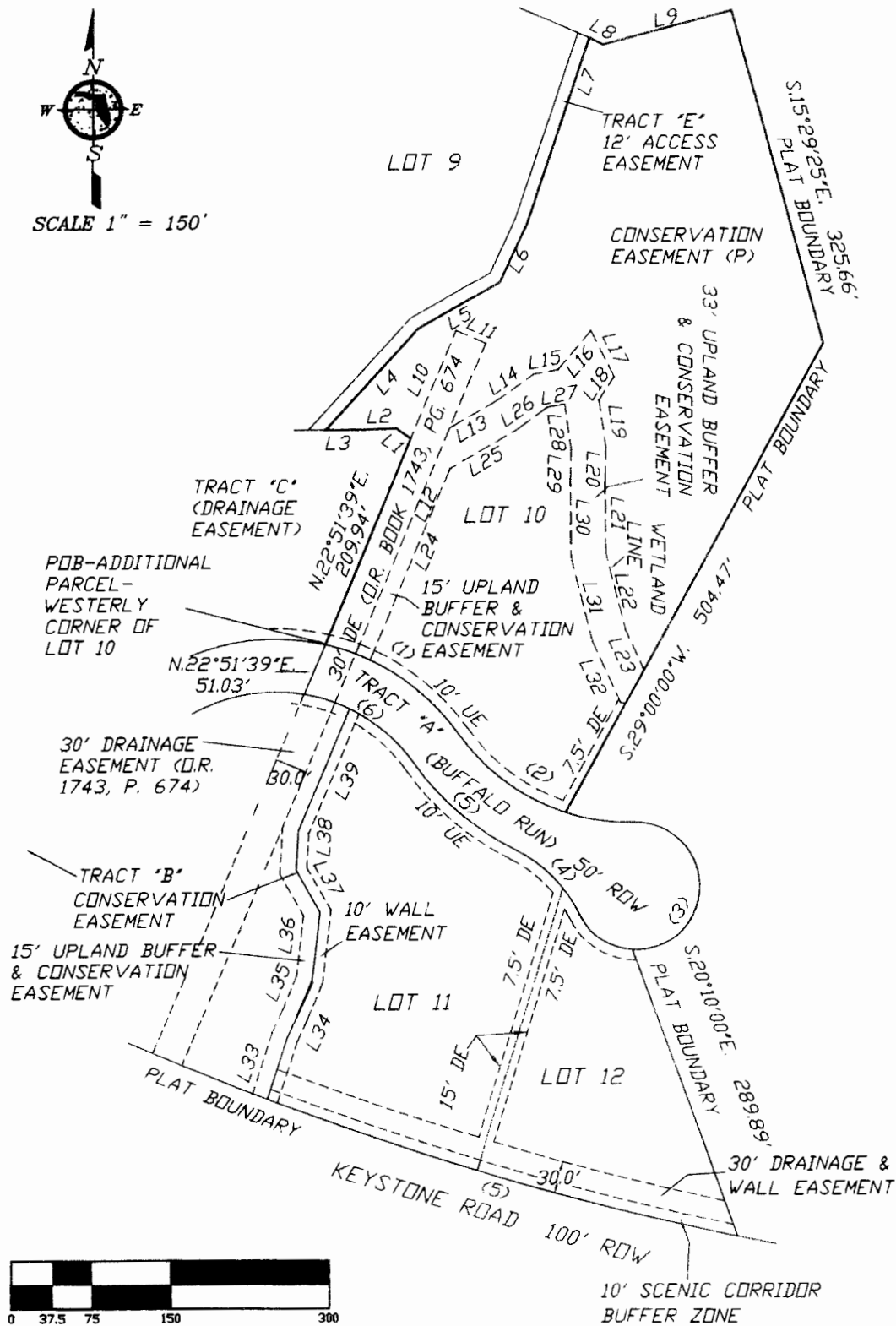
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PAGE 1 OF 3

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PAGES 2 & 3 OF 3

SCALE 1" = 150'

Reviewed by: CH 582
 Date: 6-20-14
 SFN # LSH-105



GRAPHIC SCALE

F.L.A. SURVEYS CORP.

PROFESSIONAL LAND SURVEYORS & MAPPERS—LB 6569

3884 PROGRESS AVE. SUITE 104
 NAPLES, FLORIDA 34104
 239-403-1600 FAX 403-8600

REVISIONS
 6/10/2014

PROJECT NO:
 14-35092

SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE, PLAT OR PORTION OF PLAT (EASEMENT)

Comes now your Petitioners, JPMorgan Chase Bank, N.A., as Trustee of the Lake Ridge Trust
Name of Petitioner dated December 22, 2010

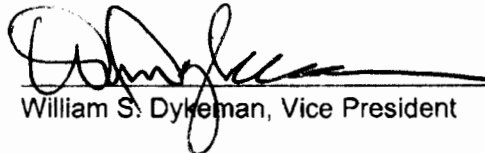
and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:

Lands described in legal description attached
hereto and by this reference made a part hereof.

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the forgoing statements are true:

JPMorgan Chase Bank, N.A., as Trustee of the Lake Ridge Trust
dated December 22, 2010


William S. Dykeman, Vice President

~~STATE OF FLORIDA~~
~~COUNTY OF PINELLAS~~

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 2014,
by _____. He is personally known to me, or has produced _____
_____ as identification, and who did (did not) take an oath.

NOTARY
SEAL

NOTARY
Print Name _____

My Commission Expires: _____

Commission Number: _____

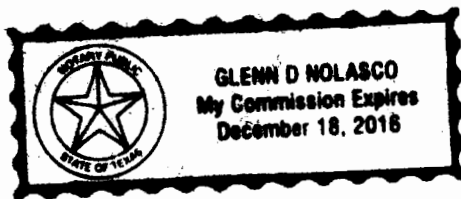
SEE ATTACHED

STATE OF TEXAS

COUNTY OF DALLAS

SWORN to (or affirmed) and subscribed before me this 2nd day of July, 2014, ^{by} William S. Dykeman, as Vice President of JPMorgan Chase Bank, N.A., as Trustee of the Lake Ridge Trust dated December 22, 2010, on behalf of the Trust. He is either (mark one) X personally known to me, or ____ has produced a valid driver's license as identification, and who did not take an oath.

AFFIX NOTARY SEAL
OR STAMP



Glenn D. Nolasco
Name Glenn D. Nolasco
(Print/Type Name)
Notary Public, State of Texas
Commission No.: 12923801-C
My Commission Expires: 12/18/2016

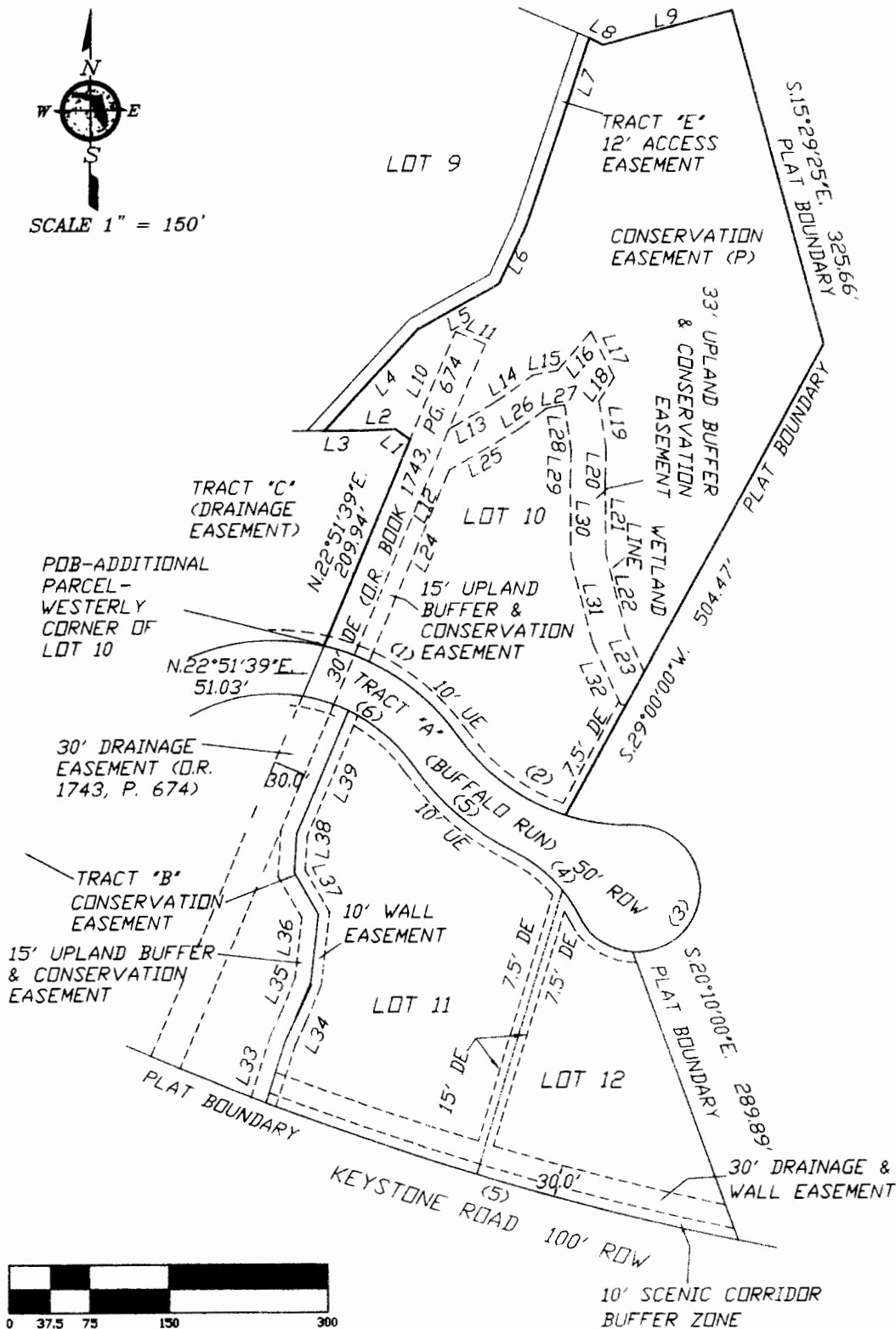
SURVEY SKETCH OF LEGAL DESCRIPTION
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PAGE 1 OF 3
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 PAGES 2 & 3 OF 3



SCALE 1" = 150'



Reviewed by: CH 583
 Date: 6-20-14
 LSH-105
 # 501-105

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PROFESSIONAL LAND SURVEYORS & MAPPERS—LB 6569

3884 PROGRESS AVE. SUITE 104
 NAPLES, FLORIDA 34104
 239-403-1600 FAX 403-8600

REVISIONS
 6/10/2014

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PAGE 2 OF 3
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PAGES 1 & 3 OF 3

LEGAL DESCRIPTION :

LOTS 10, 11 & 12, TOGETHER WITH THE 33 FOOT UPLAND BUFFER AND CONSERVATION EASEMENT, THE 15 FOOT UPLAND BUFFER AND CONSERVATION EASEMENT, THE 10 FOOT UTILITY EASEMENTS, THE 7.5 FOOT DRAINAGE EASEMENTS, THE 15 FOOT DRAINAGE EASEMENT, THE 10 FOOT WALL EASEMENT, THE 30 FOOT WALL AND DRAINAGE EASEMENT, THE 10 FOOT SCENIC CORRIDOR BUFFER ZONE AND THE CONSERVATION EASEMENT, ALL IN THE PLAT OF BISON CREEK ESTATES - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH:

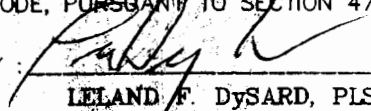
A TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT A (BUFFALO RUN), AS SHOWN ON THE PLAT OF BISON CREEK ESTATES - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 10, SAID PLAT, AS IT ABUTS THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TRACT A (BUFFALO RUN), THENCE ALONG THE RIGHT-OF-WAY LINE OF TRACT A (BUFFALO RUN) THE FOLLOWING SIX (6) COURSES: 1) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 213.00 FEET, A CENTRAL ANGLE OF 41°53'03", AN ARC DISTANCE OF 155.71 FEET AND A CHORD BEARING AND DISTANCE OF S.56°14'45"E. FOR 152.26 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 198.00 FEET, A CENTRAL ANGLE OF 56°15'45", AN ARC DISTANCE OF 194.43 FEET AND A CHORD BEARING AND DISTANCE OF S.63°26'07"E. FOR 186.71 FEET; 3) SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 245°15'58", AN ARC DISTANCE OF 256.84 FEET AND A CHORD BEARING AND DISTANCE OF S.31°03'59"W. FOR 101.06 FEET; 4) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 37°43'19", AN ARC DISTANCE OF 88.88 FEET AND A CHORD BEARING AND DISTANCE OF N.45°09'42"W. FOR 87.28 FEET; 5) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 248.00 FEET, A CENTRAL ANGLE OF 28°43'07", AN ARC DISTANCE OF 124.31 FEET AND A CHORD BEARING AND DISTANCE OF N.49°39'48"W. FOR 123.01 FEET AND 6) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 45°00'55", AN ARC DISTANCE OF 128.06 FEET AND A CHORD BEARING AND DISTANCE OF N.57°48'42"W. FOR 124.80 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 10; THENCE RUN N.22°51'39"E., ALONG SAID PROLONGATION, FOR 51.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.639 ACRES OF LAND, MORE OR LESS. BEARINGS HERINAbove MENTIONED ARE FROM SAID PLAT OF BISON CREEK ESTATES - PHASE I.

CERTIFICATION :

I CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY :


LELAND F. DySARD, PLS #3859

SURVEY DATE : 6/04/2014

F.L.A. SURVEYS CORP.

PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569

3884 PROGRESS AVE. SUITE 104
NAPLES, FLORIDA 34104
239-403-1600 FAX 403-8600

REVISIONS
6/10/2014

PROJECT NO:
14-35092

SURVEY SKETCH OF LEGAL DESCRIPTION
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ABBREVIATIONS

- N = NORTH
 S = SOUTH
 E = EAST
 W = WEST, OR ANY COMBINATION THEREOF
 1. ° = DEGREES
 2. ' = MINUTES WHEN USED IN A BEARING
 3. " = SECONDS WHEN USED IN A BEARING
 4. ' = FEET WHEN USED IN A DISTANCE
 5. " = INCHES WHEN USED IN A DISTANCE
 6. (1) = CURVE #1 (FOR EXAMPLE)
 7. L1 = LINE #1 (FOR EXAMPLE)
 8. DE = DRAINAGE EASEMENT
 9. UE = UTILITY EASEMENT
 10. O.R. = OFFICIAL RECORDS BOOK
 11. P. = PAGE
 12. (P) = AS SHOWN ON PLAT
 13. POB = POINT OF BEGINNING
 14. ROW = RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.54°54'21"W.	16.97' (P)
L2	S.87°32'46"W.	31.93' (P)
L3	S.89°47'18"W.	35.48' (P)
L4	N.42°48'00"E.	130.00' (P)
L5	N.60°30'00"E.	88.00' (P)
L6	N.25°10'00"E.	60.00' (P)
L7	N.18°48'00"E.	185.70' (P)
L8	S.62°31'47"E.	14.16' (P)
L9	N.75°13'55"E.	126.60' (P)
L10	N.22°51'39"E.	110.14' (P)
L11	S.67°08'21"E.	30.00' (P)
L12	S.22°51'39"W.	316.93' (P)
L13	N.59°40'15"E.	53.80' (P)
L14	N.54°03'55"E.	39.82' (P)
L15	N.79°24'28"E.	24.01' (P)
L16	N.40°31'30"E.	48.27' (P)
L17	S.26°48'49"E.	48.53' (P)
L18	S.32°26'05"W.	26.35' (P)
L19	S.08°23'50"E.	44.78' (P)
L20	S.01°49'14"W.	29.78' (P)
L21	S.00°35'39"E.	69.32' (P)
L22	S.14°35'31"E.	75.05' (P)
L23	S.24°42'11"E.	41.76' (P)
L24	N.22°51'39"E.	195.00' (P)
L25	N.59°40'15"E.	74.48' (P)
L26	N.54°03'55"E.	34.01' (P)
L27	N.79°24'28"E.	16.82' (P)
L28	S.08°23'50"E.	43.13' (P)
L29	S.01°49'14"W.	27.52' (P)
L30	S.00°35'39"E.	74.07' (P)
L31	S.14°35'31"E.	82.03' (P)
L32	S.24°42'11"E.	63.14' (P)
L33	N.17°13'56"E.	61.43' (P)
L34	N.24°20'58"E.	23.05' (P)
L35	N.21°44'54"E.	37.42' (P)
L36	N.06°01'54"E.	65.40' (P)
L37	N.29°46'03"W.	45.29' (P)
L38	N.03°32'22"E.	36.63' (P)
L39	N.22°51'39"E.	125.04' (P)

CURVE NUMBER 1

RADIUS= 213.00
 DELTA= 41°53'03"
 ARC= 155.71
 TANGENT= 81.52
 CHORD= 152.26
 CHORD BRG.
 S.56°14'45"E.

CURVE NUMBER 2

RADIUS= 198.00
 DELTA= 56°15'45"
 ARC= 194.43
 TANGENT= 105.86
 CHORD= 186.71
 CHORD BRG.
 S.63°26'07"E

CURVE NUMBER 3

RADIUS= 60.00
 DELTA= 245°15'58"
 ARC= 256.84
 TANGENT= -93.70
 CHORD= 101.06
 CHORD BRG.
 S.31°03'59"W.

CURVE NUMBER 4

RADIUS= 135.00
 DELTA= 37°43'19"
 ARC= 88.88
 TANGENT= 46.12
 CHORD= 87.28
 CHORD BRG.
 N.45°09'42"W.

CURVE NUMBER 5

RADIUS= 248.00
 DELTA= 28°43'07"
 ARC= 124.31
 TANGENT= 63.49
 CHORD= 123.01
 CHORD BRG.
 N.49°39'48"W.

CURVE NUMBER 6

RADIUS= 163.00
 DELTA= 45°00'55"
 ARC= 128.06
 TANGENT= 67.54
 CHORD= 124.80
 CHORD BRG.
 N.57°48'42"W.

CURVE NUMBER 7

RADIUS= 2814.79
 DELTA= 09°26'31"
 ARC= 463.86
 TANGENT= 232.46
 CHORD= 463.34
 CHORD BRG.
 N.73°51'32"W.

Handwritten signature/initials

F.L.A. SURVEYS CORP.

PROFESSIONAL LAND SURVEYORS & MAPPERS—LB 6569

3884 PROGRESS AVE. SUITE 104
 NAPLES, FLORIDA 34104
 239-403-1600 FAX 403-8600

REVISIONS

PROJECT NO:
 14-35092

PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1457

PETITIONER

BISON CREEK ESTATES
MORRIS C. MASSEY, ATTORNEY
101 E. KENNEDY BLVD SUITE 3700
TAMPA, FLORIDA 33602

ADJACENT PROPERTY OWNERS

NOTIFICATION LETTER SENT TO THESE OWNERS
BY THE CLERK OF THE CIRCUIT COURT – BCC RECORDS DIVISION

REAL PROPERTY DIVISION
ATTN: CYNTHIA M. HARRIS
509 EAST AVENUE S
CLEARWATER, FL 33756 BOX 83

WOODFIELD COMNTY ASSN INC
C/O MGMT & ASSOC
3490 EAST LAKE RD STE C
PALM HARBOR, FL 34685-2421

EAST LAKE TARPON SPECIAL
FIRE CONTROL DIST
3375 TARPON LAKE BLVD
PALM HARBOR, FL 34685-1222

BAUMGART, WILLIAM H
3255 BUFFALO RUN
TARPON SPRINGS, FL 34688-7721

HARITOS, SERGIO
40741 US HIGHWAY 19 N
TARPON SPRINGS, FL 34689-4735

BISON CREEK ESTATES
HOMEOWNERS ASSN INC
C/O MAG LAND DEV LLC
3385 OLD KEYSTONE RD
TARPON SPRINGS, FL 34688-7800

SURVEY SKETCH OF LEGAL DESCRIPTION

THIS IS NOT A SURVEY

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PAGE 2 OF 3
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LEGAL DESCRIPTION :

LOTS 10, 11 & 12, TOGETHER WITH THE 33 FOOT UPLAND BUFFER AND CONSERVATION EASEMENT, THE 15 FOOT UPLAND BUFFER AND CONSERVATION EASEMENT, THE 10 FOOT UTILITY EASEMENTS, THE 7.5 FOOT DRAINAGE EASEMENTS, THE 15 FOOT DRAINAGE EASEMENT, THE 10 FOOT WALL EASEMENT, THE 30 FOOT WALL AND DRAINAGE EASEMENT, THE 10 FOOT SCENIC CORRIDOR BUFFER ZONE AND THE CONSERVATION EASEMENT, ALL IN THE PLAT OF BISON CREEK ESTATES - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 131, PAGE 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH:

A TRACT OR PARCEL OF LAND BEING A PORTION OF TRACT A (BUFFALO RUN), AS SHOWN ON THE PLAT OF BISON CREEK ESTATES - PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGES 27 THROUGH 36, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERLY MOST CORNER OF LOT 10, SAID PLAT, AS IT ABUTS THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TRACT A (BUFFALO RUN), THENCE ALONG THE RIGHT-OF-WAY LINE OF TRACT A (BUFFALO RUN) THE FOLLOWING SIX (6) COURSES:
1) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 213.00 FEET, A CENTRAL ANGLE OF 41°53'03", AN ARC DISTANCE OF 155.71 FEET AND A CHORD BEARING AND DISTANCE OF S.56°14'45"E. FOR 152.26 FEET; 2) SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 198.00 FEET, A CENTRAL ANGLE OF 56°15'45", AN ARC DISTANCE OF 194.43 FEET AND A CHORD BEARING AND DISTANCE OF S.63°26'07"E. FOR 186.71 FEET; 3) SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 245°15'58", AN ARC DISTANCE OF 256.84 FEET AND A CHORD BEARING AND DISTANCE OF S.31°03'59"W. FOR 101.06 FEET; 4) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 37°43'19", AN ARC DISTANCE OF 88.88 FEET AND A CHORD BEARING AND DISTANCE OF N.45°09'42"W. FOR 87.28 FEET; 5) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 248.00 FEET, A CENTRAL ANGLE OF 28°43'07", AN ARC DISTANCE OF 124.31 FEET AND A CHORD BEARING AND DISTANCE OF N.49°39'48"W. FOR 123.01 FEET AND 6) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 45°00'55", AN ARC DISTANCE OF 128.06 FEET AND A CHORD BEARING AND DISTANCE OF N.57°48'42"W. FOR 124.80 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY PROLONGATION OF THE WESTERLY LINE OF SAID LOT 10; THENCE RUN N.22°51'39"E. ALONG SAID PROLONGATION, FOR 51.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.639 ACRES OF LAND, MORE OR LESS.
BEARINGS HERINABOVE MENTIONED ARE FROM SAID PLAT OF BISON CREEK ESTATES - PHASE I.

CERTIFICATION :

I CERTIFY THAT THIS SKETCH WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

BY :

LELAND F. DySARD, PLS #3859

SURVEY DATE

6/04/2014

F.L.A. SURVEYS CORP.

PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569

3884 PROGRESS AVE. SUITE 104
NAPLES, FLORIDA 34104
239-403-1600 FAX 403-8600

REVISIONS
6/10/2014

PROJECT NO:
14-35092

SURVEY SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A SURVEY

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 NOT VALID WITHOUT
 PAGES 1 & 2 OF 3

ABBREVIATIONS

- N = NORTH
 S = SOUTH
 E = EAST
 W = WEST, OR ANY COMBINATION THEREOF
 1. ° = DEGREES
 2. ' = MINUTES WHEN USED IN A BEARING
 3. " = SECONDS WHEN USED IN A BEARING
 4. ' = FEET WHEN USED IN A DISTANCE
 5. " = INCHES WHEN USED IN A DISTANCE
 6. (1) = CURVE #1 (FOR EXAMPLE)
 7. L1 = LINE #1 (FOR EXAMPLE)
 8. DE = DRAINAGE EASEMENT
 9. UE = UTILITY EASEMENT
 10. O.R. = OFFICIAL RECORDS BOOK
 11. P. = PAGE
 12. (P) = AS SHOWN ON PLAT
 13. POB = POINT OF BEGINNING
 14. ROW = RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.54°54'21"W	16.97' (P)
L2	S.87°32'46"W	31.93' (P)
L3	S.89°47'18"W	35.48' (P)
L4	N.42°48'00"E	130.00' (P)
L5	N.60°30'00"E	88.00' (P)
L6	N.25°10'00"E	60.00' (P)
L7	N.18°48'00"E	185.70' (P)
L8	S.62°31'47"E	14.16' (P)
L9	N.75°13'55"E	126.60' (P)
L10	N.22°51'39"E	110.14' (P)
L11	S.67°08'21"E	30.00' (P)
L12	S.22°51'39"W	316.93' (P)
L13	N.59°40'15"E	53.80' (P)
L14	N.54°03'55"E	39.82' (P)
L15	N.79°24'28"E	24.01' (P)
L16	N.40°31'30"E	48.27' (P)
L17	S.26°48'49"E	48.53' (P)
L18	S.32°26'05"W	26.35' (P)
L19	S.08°23'50"E	44.78' (P)
L20	S.01°49'14"W	29.78' (P)
L21	S.00°35'39"E	69.32' (P)
L22	S.14°35'31"E	75.05' (P)
L23	S.24°42'11"E	41.76' (P)
L24	N.22°51'39"E	195.00' (P)
L25	N.59°40'15"E	74.48' (P)
L26	N.54°03'55"E	34.01' (P)
L27	N.79°24'28"E	16.82' (P)
L28	S.08°23'50"E	43.13' (P)
L29	S.01°49'14"W	27.52' (P)
L30	S.00°35'39"E	74.07' (P)
L31	S.14°35'31"E	82.03' (P)
L32	S.24°42'11"E	63.14' (P)
L33	N.17°13'56"E	61.43' (P)
L34	N.24°20'58"E	23.05' (P)
L35	N.21°44'54"E	37.42' (P)
L36	N.06°01'54"E	65.40' (P)
L37	N.29°46'03"W	45.29' (P)
L38	N.03°32'22"E	36.63' (P)
L39	N.22°51'39"E	125.04' (P)

CURVE NUMBER 1

RADIUS= 213.00
 DELTA= 41°53'03"
 ARC= 155.71
 TANGENT= 81.52
 CHORD= 152.26
 CHORD BRG.
 S.56°14'45"E

CURVE NUMBER 2

RADIUS= 198.00
 DELTA= 56°15'45"
 ARC= 194.43
 TANGENT= 105.86
 CHORD= 186.71
 CHORD BRG.
 S.63°26'07"E

CURVE NUMBER 3

RADIUS= 60.00
 DELTA= 245°15'58"
 ARC= 256.84
 TANGENT= -93.70
 CHORD= 101.06
 CHORD BRG.
 S.31°03'59"W

CURVE NUMBER 4

RADIUS= 135.00
 DELTA= 37°43'19"
 ARC= 88.88
 TANGENT= 46.12
 CHORD= 87.28
 CHORD BRG.
 N.45°09'42"W

CURVE NUMBER 5

RADIUS= 248.00
 DELTA= 28°43'07"
 ARC= 124.31
 TANGENT= 63.49
 CHORD= 123.01
 CHORD BRG.
 N.49°39'48"W

CURVE NUMBER 6

RADIUS= 163.00
 DELTA= 45°00'55"
 ARC= 128.06
 TANGENT= 67.54
 CHORD= 124.80
 CHORD BRG.
 N.57°48'42"W

CURVE NUMBER 7

RADIUS= 2814.79
 DELTA= 09°26'31"
 ARC= 463.86
 TANGENT= 232.46
 CHORD= 463.34
 CHORD BRG.
 N.73°51'32"W

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**Pinellas County
Real Estate Management
Real Property Division**