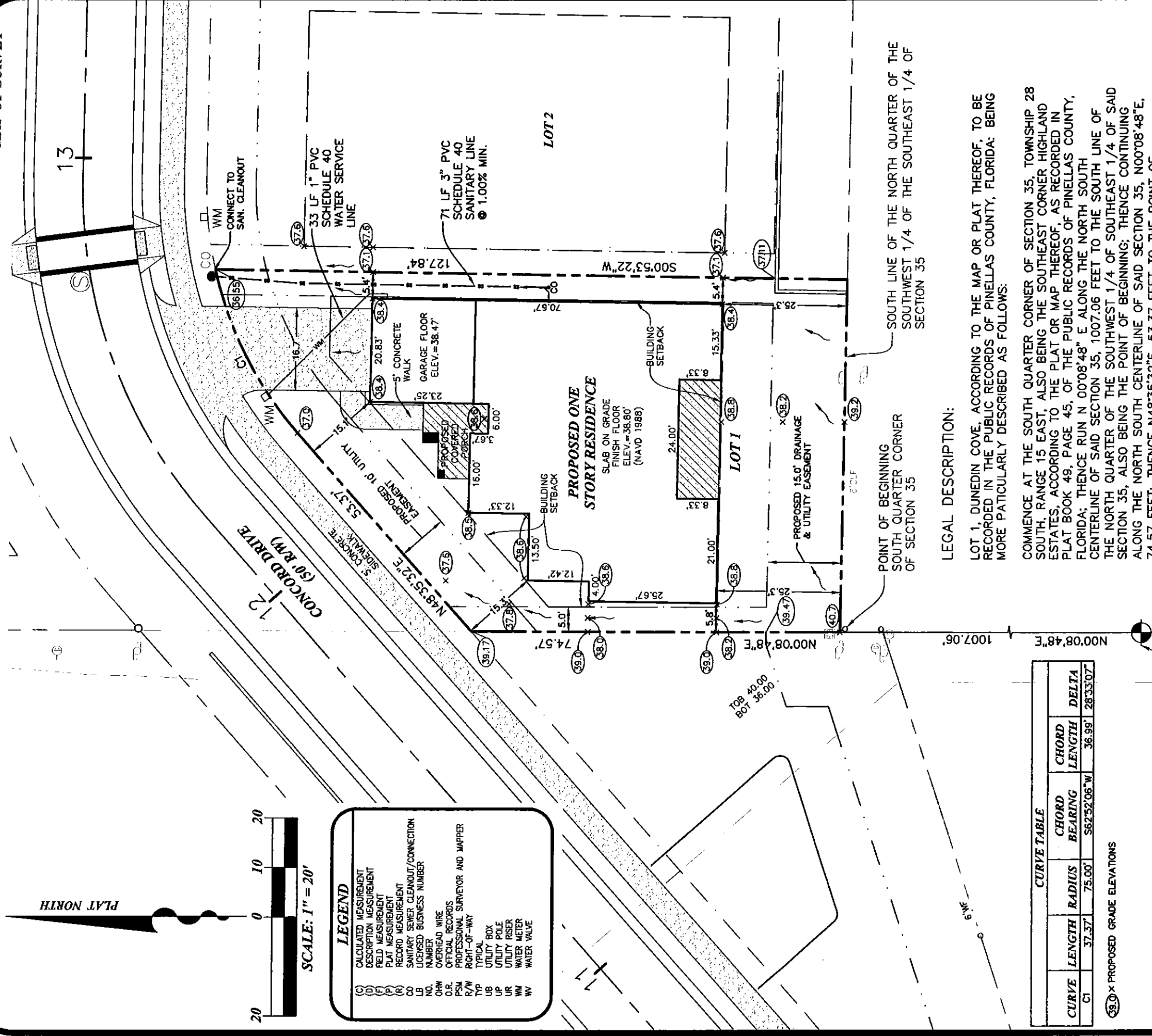


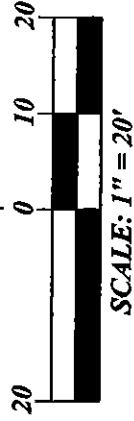
5/18/18 Scanned per site plan w/notes & bounds

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

MAP OF SURVEY



PLAT NORTH



SCALE: 1" = 20'

LEGEND

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (R) RECORD MEASUREMENT
- (S) SANITARY SEWER CLEANOUT/CONNECTION NUMBER
- LB LICENSED BUSINESS NUMBER
- NO. OVERHEAD WIRE
- O.R. OFFICIAL RECORDS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W RIGHT-OF-WAY
- TYP TYPICAL
- UB UTILITY BOX
- UP UTILITY POLE
- UR UTILITY RISER
- WM WATER METER
- WV WATER VALVE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	37.37	75.00'	S62°52'06"W	36.99'	28°33'07"

39.9' x PROPOSED GRADE ELEVATIONS

POINT OF COMMENCEMENT SOUTH QUARTER CORNER OF SECTION 35-28-15

TYPE OF SURVEY: SITE PLAN
DATE OF SURVEY: 3-19-18
CERTIFIED TO: DEEB FAMILY HOMES

- SURVEYOR'S NOTES:**
- THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - BASIS OF BEARINGS: DEED BEARING OF N00°08'48"E, ALONG THE NORTH SOUTH CENTERLINE OF SECTION 35, AS SHOWN HEREON.
 - THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
 - NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
 - UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
 - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - THIS SURVEY IS NON-TRANSFERABLE.

LEGAL DESCRIPTION:

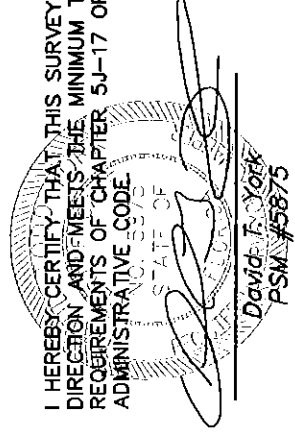
LOT 1, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, TO BE RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ALSO BEING THE SOUTHEAST CORNER HIGHLAND ESTATES, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA: THENCE RUN N 00°08'48" E ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, 1007.06 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, N00°08'48"E, 74.57 FEET; THENCE N48°35'32"E, 53.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTLY HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 37.37 FEET THROUGH A CENTRAL ANGLE OF 28°33'07" (CHORD BEARING N62°52'06"E, 36.99 FEET); THENCE S00°53'22"W, 127.84 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, N89°06'38"W, 71.16 FEET TO THE POINT OF BEGINNING.

POINT OF BEGINNING SOUTH QUARTER CORNER OF SECTION 35

SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.



April 19, 2018
Date of Signature

PROJECT NUMBER:
18013

FILE: 18013-Lot 1.DWG
CHECKED BY: CM DTY

SHEET NO.
1 OF 1

**SITE PLAN
LOT 1**

LEXINGTON ESTATES (AKA DUNEDIN COVE)
DUNEDIN, FLORIDA



DAVRIS, INC.

CERTIFICATE OF AUTHORIZATION # 7968

5830 Nebraska Ave.

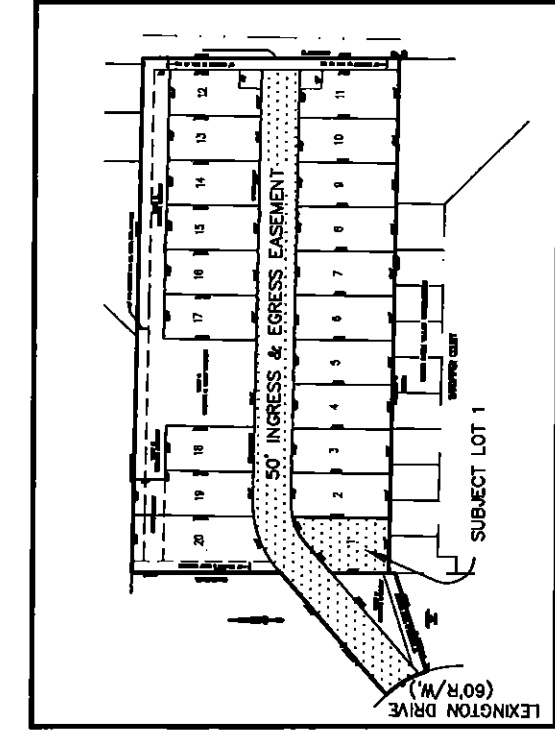
New Port Richey, FL 34652

Phone: (727) 232-3800

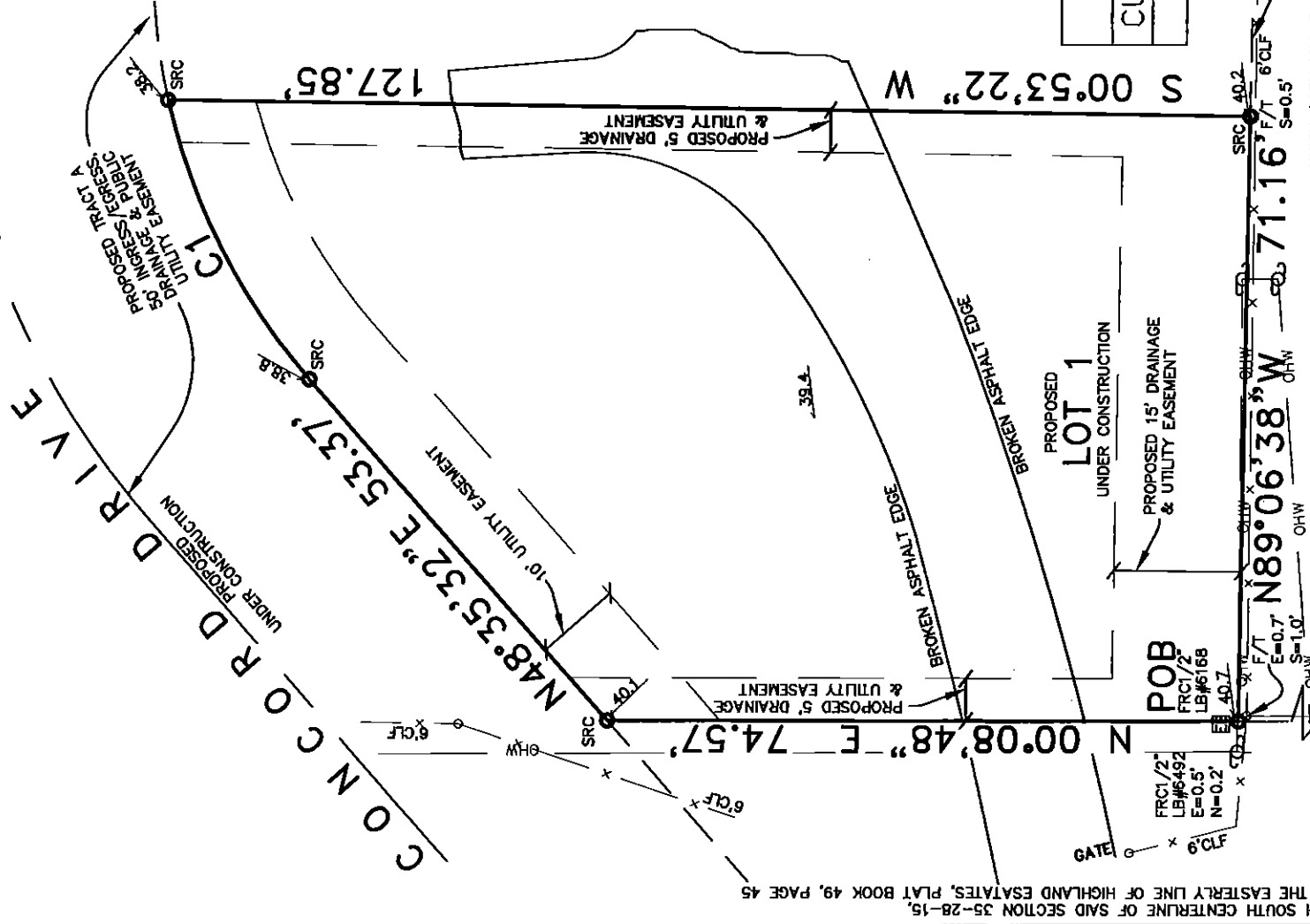
Website: www.davrisinc.com

Email: cm or tv@davrisinc.com

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



DETAIL DUNEDIN COVE SUBDIVISION TO BE PLATTED NTS



PROPOSED LOT 2 NOT INCLUDED

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING CHORD
C1	37.37	75.00	N62°52'06"E 36.99

NORTH SOUTH CENTERLINE OF SAID SECTION 35-28-15, ALSO THE EASTERLY LINE OF HIGHLAND ESATIES, PLAT BOOK 49, PAGE 45

POC
 FOUND RAIL ROAD SPIKE
 CENTERLINE OF UNION STREET,
 SOUTH QUARTER CORNER
 SECTION 35-28-15, ALSO
 SOUTHEAST CORNER HIGHLAND
 ESTATES PLAT BOOK 49, PAGE 45

LEGAL DESCRIPTION:
 LOT 1, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, TO BE RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ALSO BEING THE SOUTHEAST CORNER HIGHLAND ESTATES, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN N 00°08'48" E ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, 1,007.06 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35, ALSO BEING THE POINT OF BEGINNING; THENCE N 00°08'48" E, 74.57 FEET; THENCE N 48°35'32" E, 53.37 FEET; THENCE ALONG A CURVE TO THE RIGHT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 75.00 FEET, AN ARC OF 37.37 FEET, CHORD BEARING N 62°52'06" E, 36.99 FEET; THENCE S 00°53'22" W, 127.85 FEET TO THE AFORESAID SOUTH LINE; THENCE N 89°06'38" W, 71.16 FEET FOR THE POINT OF BEGINNING.

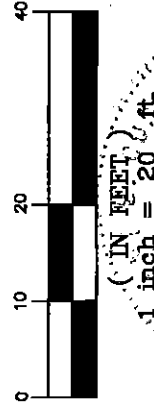
SURVEYORS REPORT

- 1.) THIS IS A BOUNDARY SURVEY. IT'S PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS THE EASTERLY LINE OF HIGHLAND ESTATES PLAT BOOK 49, PAGE 45, BEING N 00°08'48" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 6.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X", IN ACCORDANCE WITH F.I.R.M. MAP #12103C00696, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE 9/3/03 & F.I.R.M. MAP #12103C0107H, PINELLAS COUNTY, FLORIDA, MAP REVISED 5/17/05.
- 8.) CERTIFICATION IS NOT TRANSFERABLE.
- 9.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
- 10.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.
- 11.) ELEVATIONS BASED PINELLAS COUNTY BENCHMARK #HIGHLAND 1973, EL=34.46 & CITY OF CLEARWATER BENCHMARK #J-10, EL=55.24. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 12.) LOT 1 DUNEDIN COVE REPRESENT THAT TO BE RECORDED BY PLAT.

LEGEND

BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
(R) RADIAL	FOP FOUND OPEN PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	FPP FOUND PINCHED PIPE SIZE AS NOTED
(P) PLAT	FRC FOUND REBAR AND CAP
POB POINT OF BEGINNING	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
PCP PERMANENT CONTROL POINT	SRC SET 1/2" REBAR AND CAP LB #6168
POC POINT OF COMMENCEMENT	SN&D SET NAIL AND DISK LB #6168
PC POINT OF CURVATURE	WV WATER VALVE
CM - CONCRETE MONUMENT	FF FIRE HYDRANT
TM TEMPORARY BENCHMARK	DM DRAINAGE MANHOLE
C/T CURB TIE	SM SANITARY MANHOLE
F/T FENCE TIE	PRM PERMANENT REFERENCE MONUMENT
CL CENTERLINE	TOB TOP OF BANK
WF WOOD FENCE	LP LIGHT POLE
CLF CHAIN LINK FENCE	CP POWER POLE
E/P EDGE OF PAVEMENT	EB ELECTRIC BOX
N&D NAIL AND DISK	CB CABLE BOX
36.1 DIRT GRADE	WM WATER METER

GRAPHIC SCALE



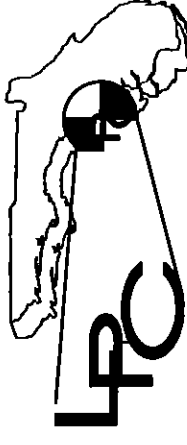
DRAWING NAME: LOT 1, DUNEDIN COVE

VINCENT E. CORBITT, P.E., LICENSED SURVEYOR, ANS MAPPER No. 4608
 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.)

DRAWN BY: JREIII
 CHECKED BY: VEC

CERTIFIED TO:
 DEEB FAMILY HOMES

LAND PRECISION CORPORATION



2683 SUNSET POINT ROAD
 CLEARWATER, FL 33759 LB #6168
 727-796-2737
 FAX 727-796-3526

SURVEYING - MAPPING - PLANNING

JOB # 16136-L1 DATE SURVEYED: 4/20/18