

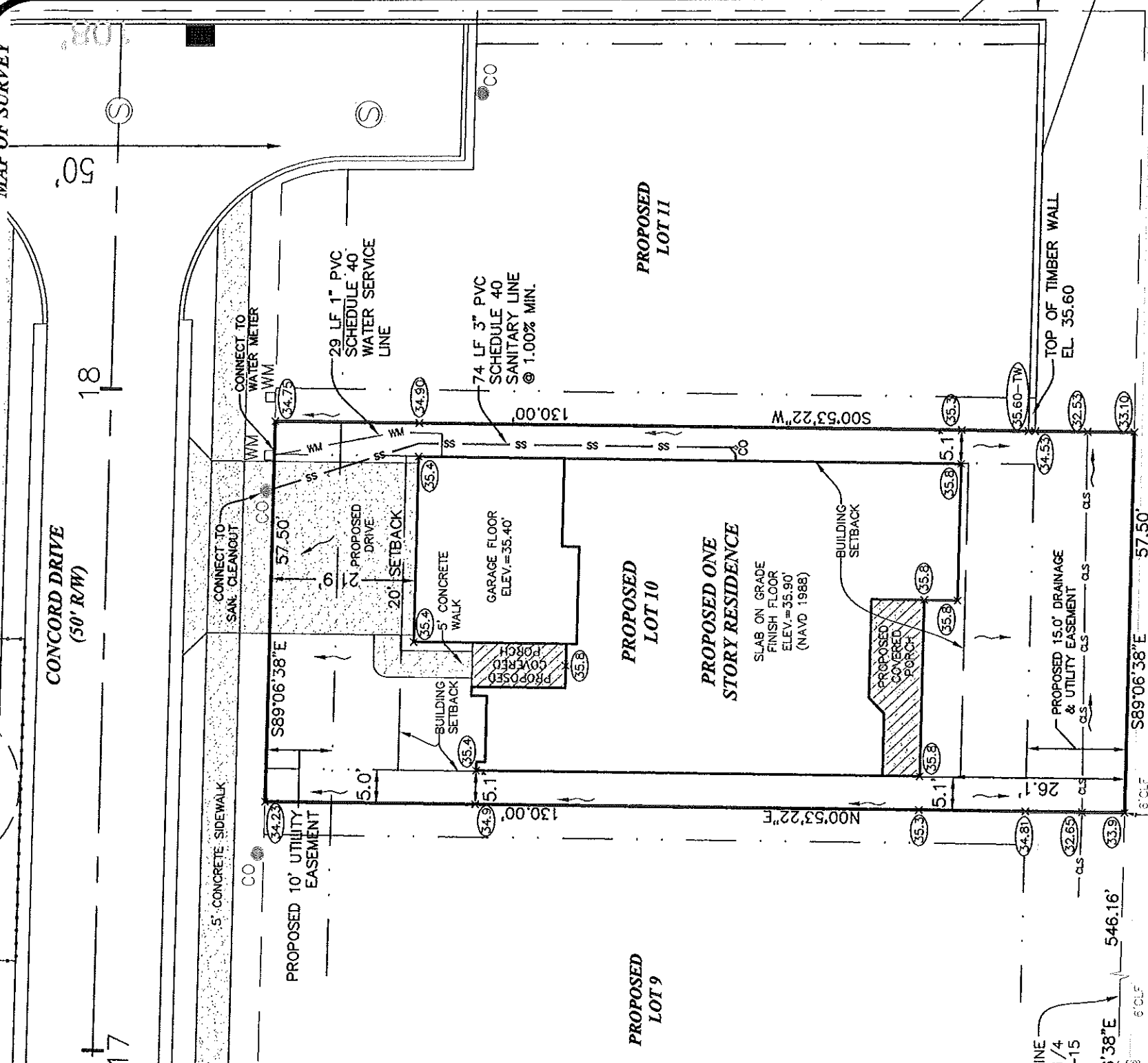
CONCORD DRIVE
(50' R/W)

DEED NORTH



LEGEND

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (R) RECORD MEASUREMENT
- CO SANITARY SEWER CLEANOUT/CONNECTION
- LB LICENSED BUSINESS NUMBER
- NO NUMBER
- OHW 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
- PROPOSED GRADE



POINT OF BEGINNING
SOUTHWEST CORNER
OF FUTURE LOT 10
UNION PARK VILLAS
(UNRECORDED PLAT)

THE SOUTH 3/4 OF THE
WEST 1/2 OF THE SW 1/4 OF
THE SE 1/4 OF SECTION
35-28-15
NOT INCLUDED

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

LEGAL DESCRIPTION:

LOT 10, 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 0°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 SOUTHEAST 1/4 OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 35; S89°06'38"E, 546.16 FEET TO THE POINT OF BEGINNING; THENCE N00°53'22"E, 130.00 FEET; THENCE S89°06'38"E 57.50 FEET; THENCE S00°53'22"W, 130.00 FEET TO THE SAID SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE N89°06'38"W, 57.50 FEET TO THE POINT OF BEGINNING.

TYPE OF SURVEY: SITE PLAN
DATE OF SURVEY: 5-30-18
CERTIFIED TO: DEEB FAMILY HOMES

- SURVEYOR'S NOTES:**
1. 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.
 2. BASIS OF BEARINGS: DEED BEARING OF N00°08'48"E, ALONG THE NORTH SOUTH CENTERLINE OF SECTION 35, AS SHOWN HEREON.
 3. 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.
 4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
 5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
 6. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 7. THIS SURVEY IS NON-TRANSFERABLE.

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.

David T. York

David T. York
PSM #5875

May 30, 2018
Date of Signature

PROJECT NUMBER: 18013
FILE: 18013-SP.DWG
CHECKED BY: CM DY
SHEET NO. 1 OF 1



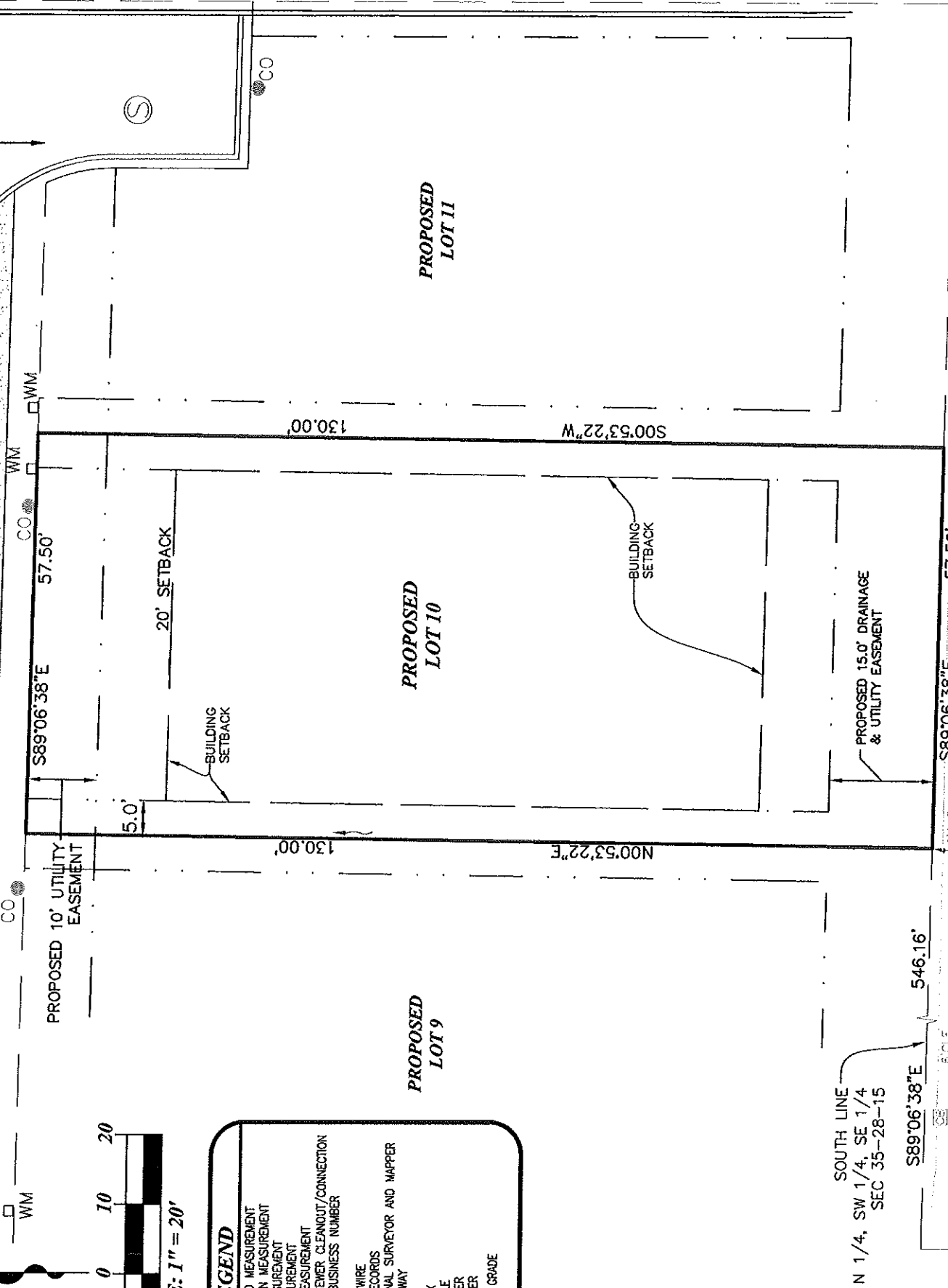
DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: cm or tw@davrisinc.com

SITE PLAN
LOT 10
LEXINGTON ESTATES (AKA DUNEDIN COVE)
DUNEDIN, FLORIDA

CONCORD DRIVE
(50' R/W)

DEED NORTH
17 18 19

5' CONCRETE SIDEWALK



LEGEND

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

× \$5.00

SOUTH LINE
N 1/4, SW 1/4, SE 1/4
SEC 35-28-15

POINT OF BEGINNING
SOUTHWEST CORNER
OF FUTURE LOT 10

N00°08'48"E
1007.06'
NORTH, SOUTH CENTERLINE
SEC. 35-28-15

UNION PARK VILLAS
(UNRECORDED PLAT)

THE SOUTH 3/4 OF THE
WEST 1/2 OF THE SW 1/4 OF
THE SE 1/4 OF SECTION
35-28-15
NOT INCLUDED

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

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TYPE OF SURVEY: LEGAL & SKETCH
DATE OF SURVEY: 5-30-18
CERTIFIED TO: DEEB FAMILY HOMES

SURVEYOR'S NOTES:

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David T. York
PSM #5875

May 30, 2018
Date of Signature

PROJECT NUMBER:
18013

FILE: 18013-SP.DWG

CHECKED BY: CM DY

SHEET NO.
1 OF 1

LEGAL & SKETCH

LOT 10

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 hv@davrisinc.com