

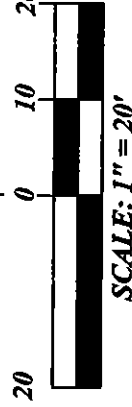
SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

MAP OF SURVEY

DEED NORTH

561.35'

18



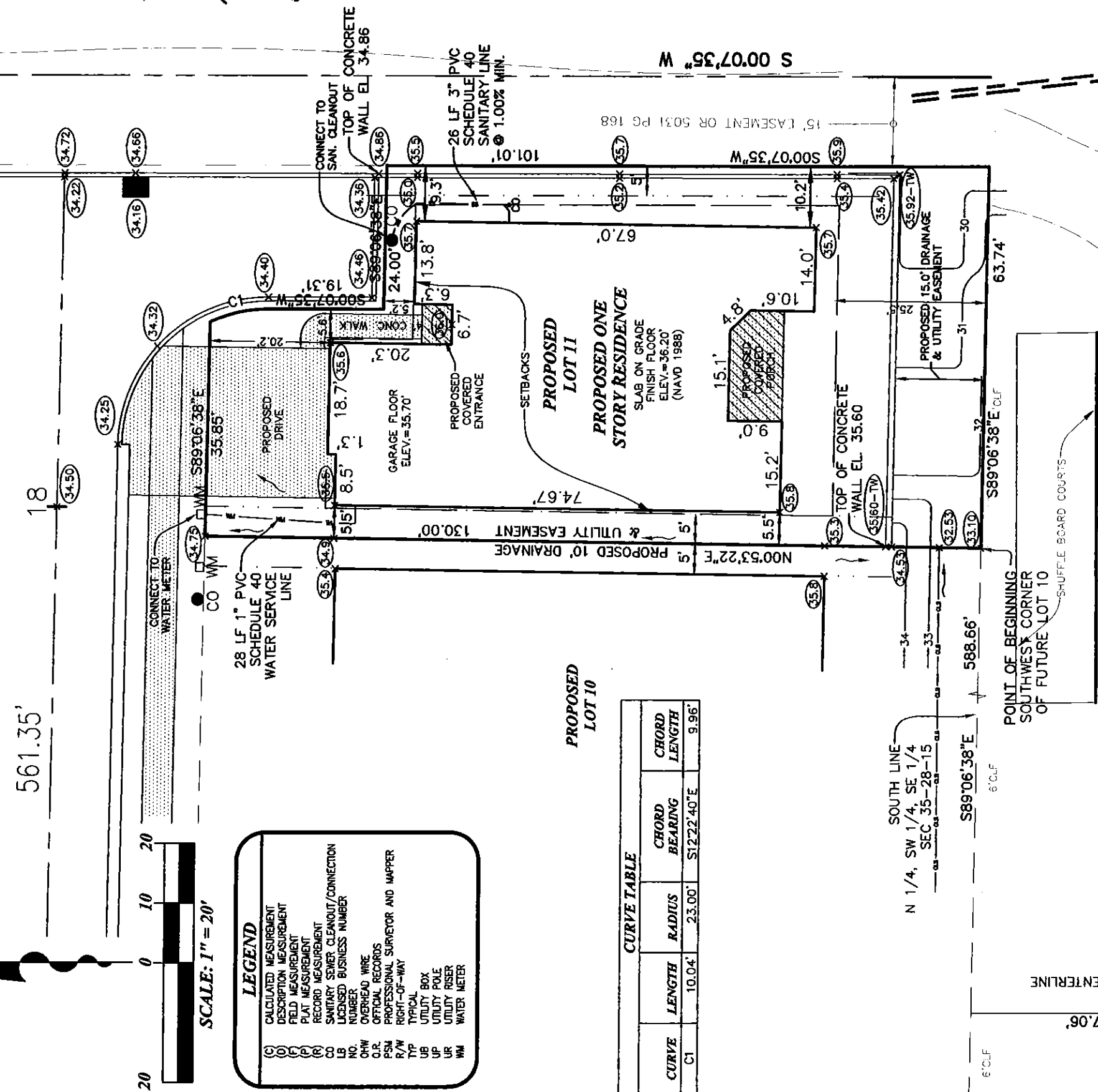
LEGEND

(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(E)	FIELD MEASUREMENT
(F)	PLAT MEASUREMENT
(G)	RECORD MEASUREMENT
(H)	SANITARY SEWER CLEANOUT/CONNECTION
(I)	REGISTERED BUSINESS NUMBER
(J)	NUMBER
(K)	OVERHEAD WIRE
(L)	NO.
(M)	O.R. OFFICIAL RECORDS
(N)	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
(O)	R/W RIGHT-OF-WAY
(P)	TYP TYPICAL
(Q)	UTILITY BOX
(R)	UTILITY POLE
(S)	UTILITY RISER
(T)	WATER METER

PROPOSED LOT 10

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	10.04'	23.00'	S12°22'40"E
			9.96'

PROPOSED LOT 11  
PROPOSED ONE STORY RESIDENCE



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

UNION PARK VILLAS (UNRECORDED PLAT)

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

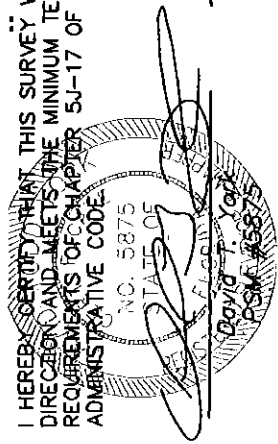
N00°08'48"E 1007.06'  
S00°07'35"W 500.07'35"W

TYPE OF SURVEY: SITE PLAN  
DATE OF SURVEY: 10-15-18  
CERTIFIED TO: DEEB FAMILY HOMES

LEGAL DESCRIPTION:

LOT 11, 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 SOUTHWEST 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; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SAID SECTION 35; 889'06'38"E, 588.66 FEET TO A POINT ON SAID SOUTH LINE ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE N00°53'22"E, 130.00 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF CONCORD DRIVE; THENCE S89°06'38"E, 35.85 TO A POINT OF CURVATURE OF A NON-TANGENT CURVE; THENCE ALONG THE ARC OF THE CURVE 10.04' FEET; HAVING A RADIUS OF 23.00' AND A CHORD BEARING S12°22'40"E FOR A CHORD LENGTH OF 9.96 FEET; THENCE S00°07'35"W, 19.31 FEET; THENCE S89°06'38"E, 24.00 FEET; THENCE S00°07'35"W, 101.01 FEET TO THE SAID SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE ALONG SAID SOUTH LINE N89°06'38"W, 63.74 FEET TO THE POINT OF POINT OF BEGINNING.

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 HEREOF.  
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 HEREOF.  
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREOF.  
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.  
6. THIS SURVEY IS NON-TRANSFERABLE.



October 31, 2018  
Date of Signature

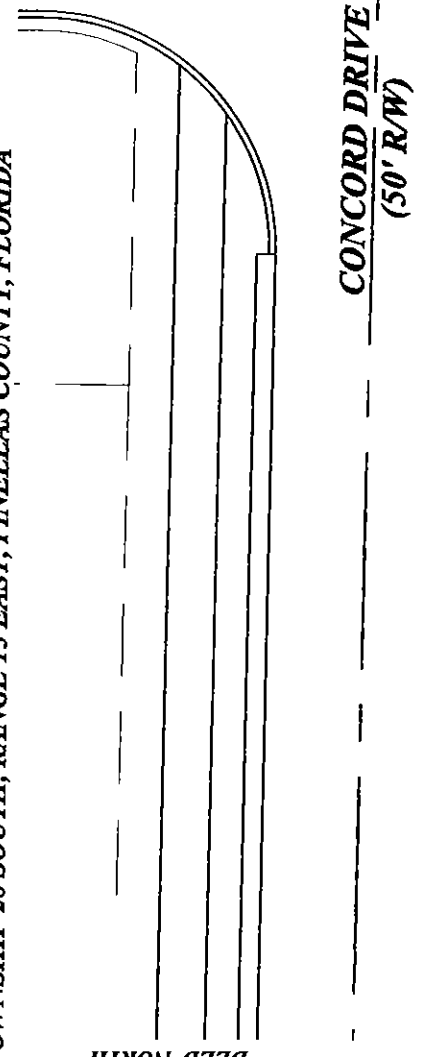
PROJECT NUMBER:	18013
FILE:	18013-SP.DWG
CHECKED BY:	CM DY
SHEET NO.	1 OF 1

SITE PLAN  
LOT 11  
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

25' LICENSE AGREEMENT

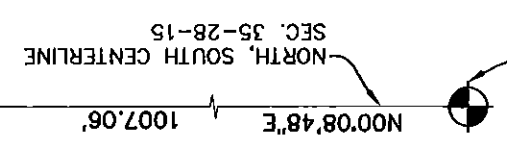
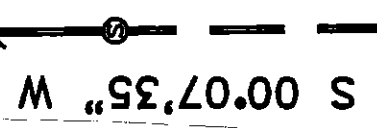


**LEGEND**

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**CURVE TABLE**

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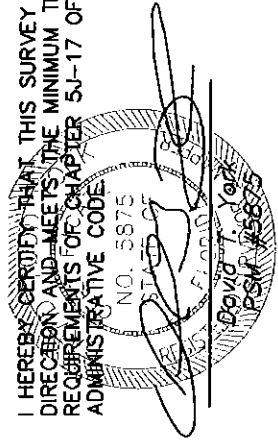
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UNION PARK VILLAS (UNRECORDED PLAT)

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  - NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
  - UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
  - THIS SURVEY IS NON-TRANSFERABLE.



October 31, 2018  
Date of Signature

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.

PROJECT NUMBER:  
**18013**

FILE: 18013-SP.DWG

CHECKED BY: CMDY

SHEET NO.  
**1 OF 1**

**LEGAL & SKETCH**

**LOT 11**

LEXINGTON ESTATES (AKA DUNEDIN COVE)  
DUNEDIN, FLORIDA



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