



SCALE: 1" = 20'

LEGEND

(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(R)	RECORD MEASUREMENT
(S)	SANITARY SEWER CLEANOUT/CONNECTION
CO	LICENSED BUSINESS NUMBER
LB	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

LEGAL DESCRIPTION:

LOT 12, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGES 34-36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LINE TABLE

LINE	LENGTH	BEARING
L4	10.26'	S13°46'31"W
L5	19.00'	S00°07'35"W
L6	24.00'	N89°06'38"W

SETBACKS

FRONT	= 20'
SIDE	= 5'
REAR	= 10'

CONCORD DRIVE (TRACT A)
(PRIVATE 50' INGRESS & EGRESS,
DRAINAGE & UTILITY EASEMENT)

DATE OF SURVEY: 10-15-18, REV: 1-15-19
CERTIFIED TO: DEEB FAMILY HOMES

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David L. York
PSM #5875
Date of Signature
May 20, 2019

- 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.
 - BASES OF BEARINGS: PLAT BEARING OF N89°06'38"E, ALONG THE SOUTH BOUNDARY LINE OF LOT 12 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.
 - THIS SURVEY IS NON-TRANSFERABLE.

PROJECT NUMBER:
18013

FILE: 18013-SP.DWG

CHECKED BY: CM DY

SHEET NO.
1 OF 1

SITE PLAN
LOT 12

LEXINGTON ESTATES (AKA DUNEDIN COVE)
DUNEDIN, FLORIDA



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