

**LEGEND**

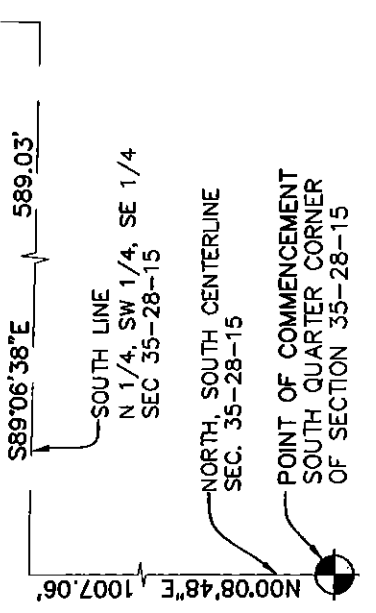
- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (R) RECORD MEASUREMENT
- CO SANITARY SEWER CLEANOUT/CONNECTION
- LS LICENSED BUSINESS NUMBER
- NO. NUMBER
- OHW OVERHEAD WIRE
- O.R. OFFICIAL RECORDS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- R/W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

**CURVE TABLE**

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

**LEGAL DESCRIPTION:**

LOT 12, 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 N00°08'48"E ALONG THE NORTH 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 THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 35; THENCE LEAVING SAID SOUTH LINE N00°53'22"E, FOR 180.00 FEET TO A POINT ON THE PROPOSED NORTH RIGHT-OF-WAY LINE OF CONCORD DRIVE, ALSO BEING THE POINT OF BEGINNING; THENCE N00°53'22"E, FOR 120.15 FEET; THENCE S89°03'42"E, FOR 59.37 FEET; THENCE S00°07'35"W, FOR 91.11 FEET; THENCE N89°06'38"W, FOR 24.00 FEET; THENCE S00°07'35"W, FOR 18.70 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF THE SAID CURVE 10.65 FEET; HAVING A RADIUS OF 23.00' AND A CHORD BEARING S15°23'37"W FOR A CHORD LENGTH OF 10.65 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF THE PROPOSED CONCORD DRIVE; THENCE N89°06'38"W, FOR 34.55 FEET TO THE POINT OF BEGINNING.



**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.
- THIS SURVEY IS NON-TRANSFERABLE.

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

David P. York  
PSM 58875

October 31, 2018  
Date of Signature

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

**PROJECT NUMBER:**  
18013

**FILE:** 18013-SP.DWG

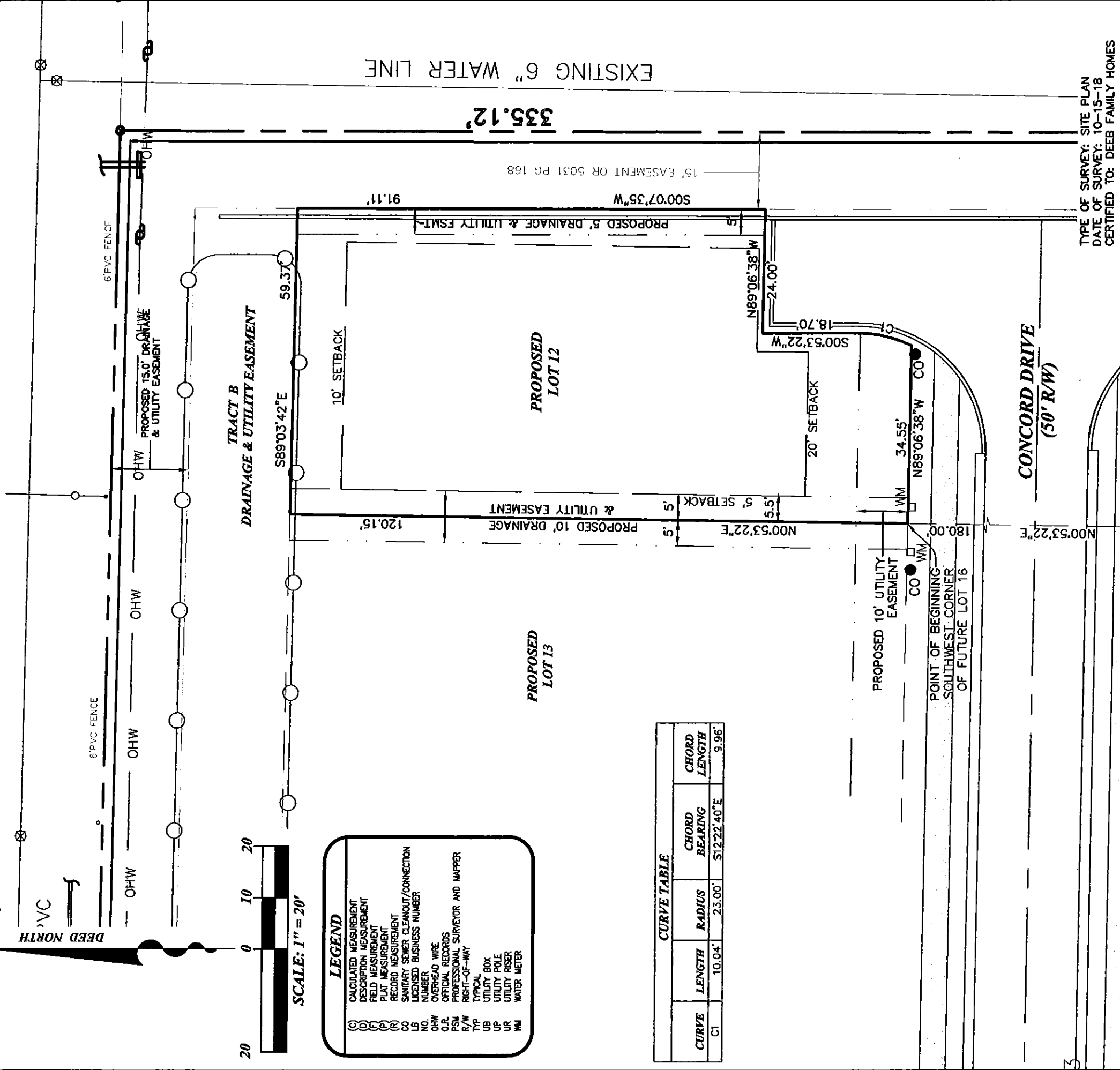
**CHECKED BY:** CM DY

**SHEET NO.**  
1 OF 1

**SITE PLAN**  
**LOT 12**  
LEXINGTON ESTATES (AKA DUNEDIN COVE)  
DUNEDIN, FLORIDA



**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

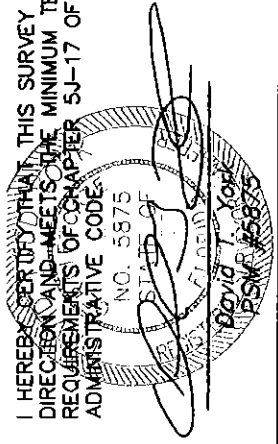


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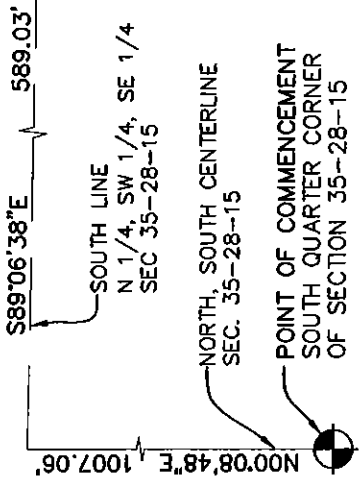


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**LEGAL & SKETCH**  
**LOT 12**  
 LEXINGTON ESTATES (AKA DUNEDIN COVE)  
 DUNEDIN, FLORIDA



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