

LEGAL DESCRIPTION:

LOT 14, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGES 34-36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

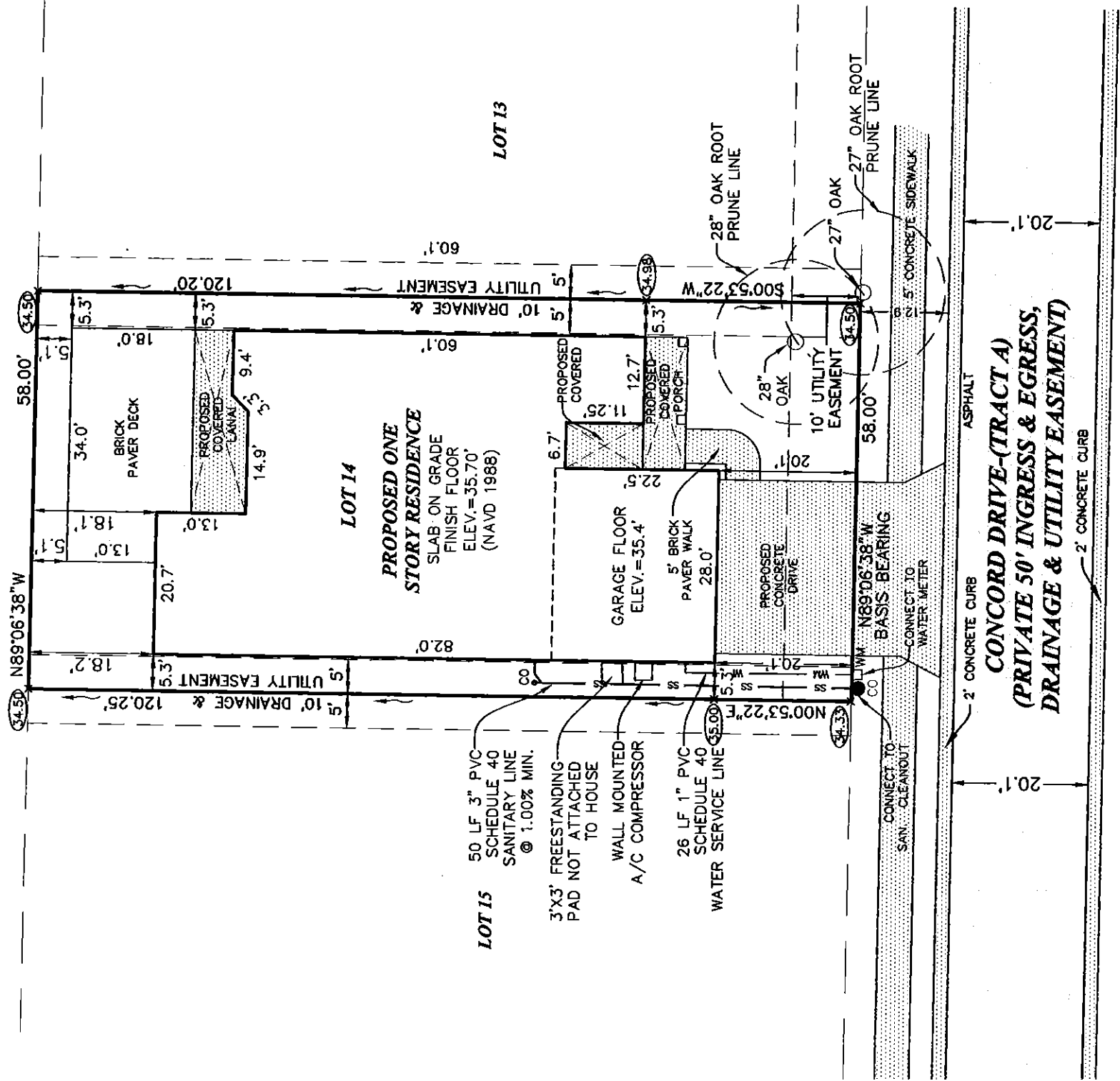
SCOTSDALE BLUFFS PHASE II
PLAT BOOK 117, PAGES 27-29

TRACT B
DRAINAGE &
UTILITY EASEMENT
(P.B. 143, PG. 34-36)



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
UR	UTILITY POLE
UR	UTILITY RISER
WM	WATER METER
35.8	PROPOSED GRADE

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



NOTE*: BUILDER WILL GET WITH CITY ARBORIST, PRIOR TO INSTALLATION OF NEIGHBORHOOD 5' CONCRETE WALK. BUILDER WILL NOT CUT OR SEVER ANY TREE ROOTS DURING THE PREP OR INSTALLATION OF THE NEIGHBORHOOD 5' CONCRETE WALK IN FRONT LOT 13 AS SHOWN HEREON.

TYPE OF PLAN: SITE PLAN
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 T. York
David T. York
PSM #6875
March 12, 2020
Date of Signature

- SURVEYOR'S NOTES.**
- THIS IS NOT A 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 PLAN 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"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF CONCORD DRIVE 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 PLAN IS NON-TRANSFERABLE.
 - THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" PER F.I.R.M. PANEL NO. 12103C0107H. DATED MAY 17, 2005

PROJECT NUMBER:
18013

FILE: 18103-L14-SITE PLAN.dwg

CHECKED BY: CM DTY

SHEET NO.
1 OF 1

SITE PLAN
LOT 14
DUNEDIN COVE
DUNEDIN, FLORIDA



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