

LEGAL DESCRIPTION:

LOT 15, 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)

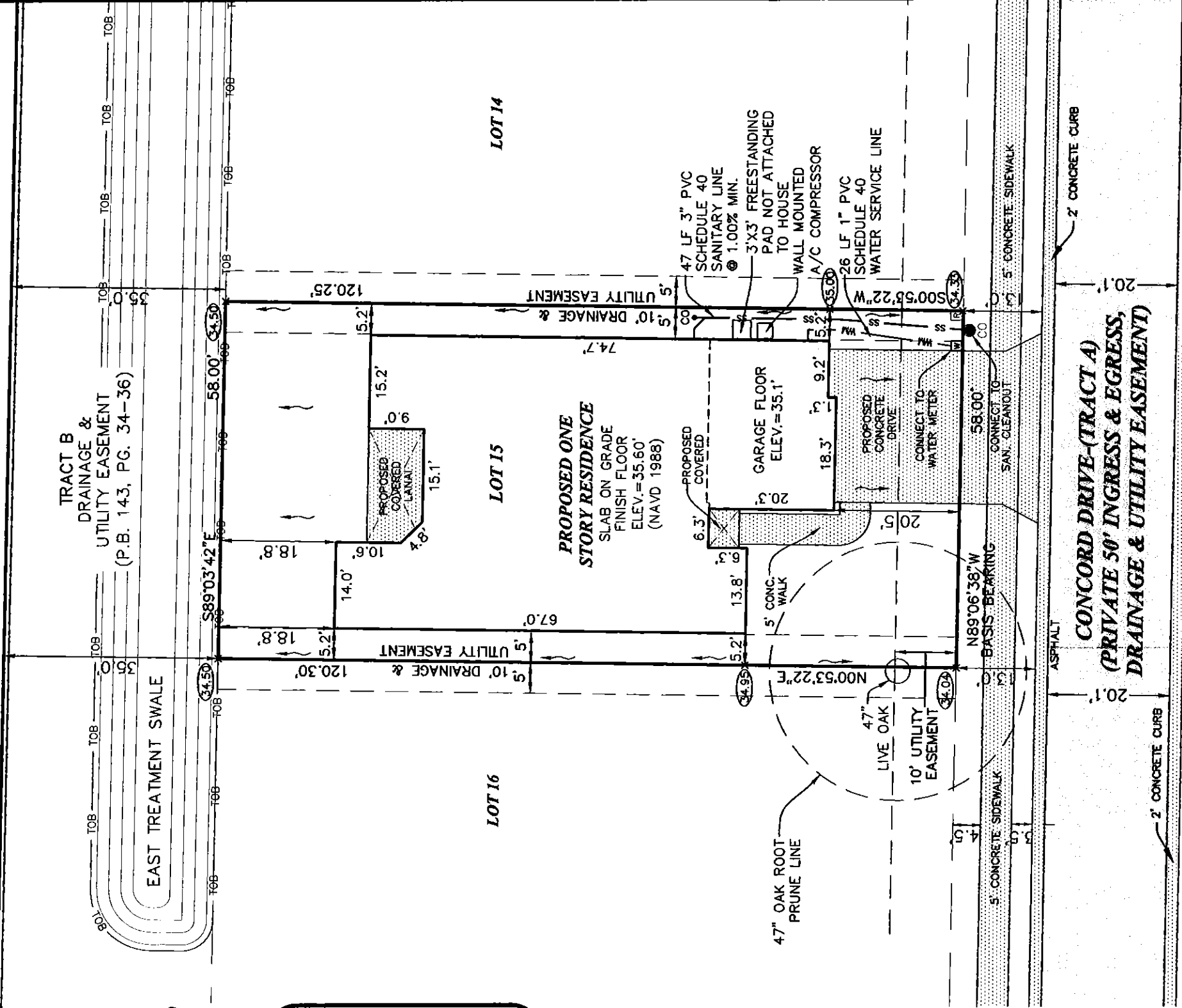
EAST TREATMENT SWALE



LEGEND

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (E) FIELD MEASUREMENT
- (F) PLAT MEASUREMENT
- (G) RECORD MEASUREMENT
- (H) SANITARY SEWER CLEANOUT/CONNECTION NUMBER
- (I) LICENSED BUSINESS NUMBER
- (J) OVERHEAD WIRE
- (K) OFFICIAL RECORDS
- (L) PROFESSIONAL SURVEYOR AND MAPPER
- (M) RIGHT-OF-WAY
- (N) TYPICAL
- (O) UTILITY BOX
- (P) UTILITY POLE
- (Q) UTILITY RISER
- (R) WATER METER
- (S) PROPOSED GRADE

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



TYPE OF PLAN: SITE PLAN
CERTIFIED TO: DEEB FAMILY HOMES

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 15 AS SHOWN HEREON.

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
Date of Signature

David T. York
PSM #5875

- 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.
 - BASIS 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.
 - ELEVATIONS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
 - ALL 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. 1210300107H, DATED MAY 17, 2005

PROJECT NUMBER:
18013

FILE: 18103-L15-SITE PLAN.dwg

CHECKED BY: CM DTY

SHEET NO.
1 OF 1

SITE PLAN

LOT 15

DUNEDIN COVE
DUNEDIN, FLORIDA



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