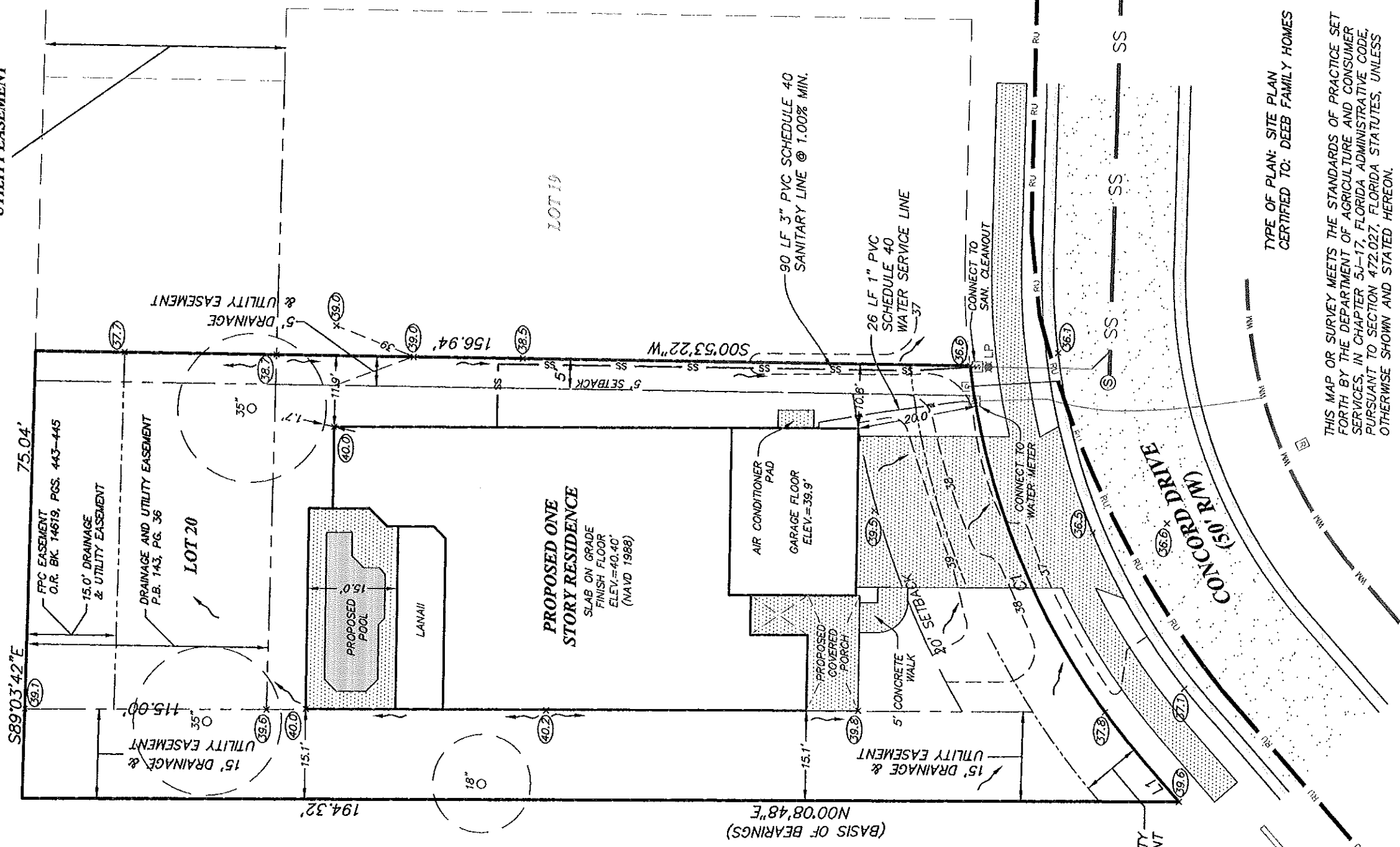


MAP OF SURVEY

TRACT B  
DRAINAGE &  
UTILITY EASEMENT



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.

*[Signature]*  
David T. York  
PSM #5875  
April 10, 2019  
Date of Signature



**LEGEND**

(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(E)	FIELD MEASUREMENT
(F)	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
x (35.8)	PROPOSED GRADE
- - - 39	PROPOSED CONTOUR

HIGHLAND ESTATES  
LOT 15  
RETENTION POND  
IN  
DRAINAGE & UTILITY  
EASEMENT PER  
P.B.49 PG. 45

**LEGAL DESCRIPTION:**  
LOT 20, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGES 34-36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**  
1. THIS IS NOT A BOUNDARY SURVEY. THIS 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 WEST BOUNDARY LINE OF LOT 20 AS SHOWN HEREON.  
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 HEREON.  
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.  
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.  
6. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
7. THIS DOCUMENT IS NON-TRANSFERABLE.

**SITE PLAN**  
**LOT 20 - GARAGE RIGHT**  
**LEXINGTON ESTATES (AKA DUNEDIN COVE)**  
**DUNEDIN, FLORIDA**

**PROJECT NUMBER:**  
18013  
**FILE:** 18013-L18.DWG  
**CHECKED BY:** CM DTY  
**SHEET NO.**  
1 OF 1



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