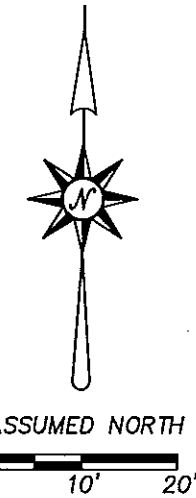
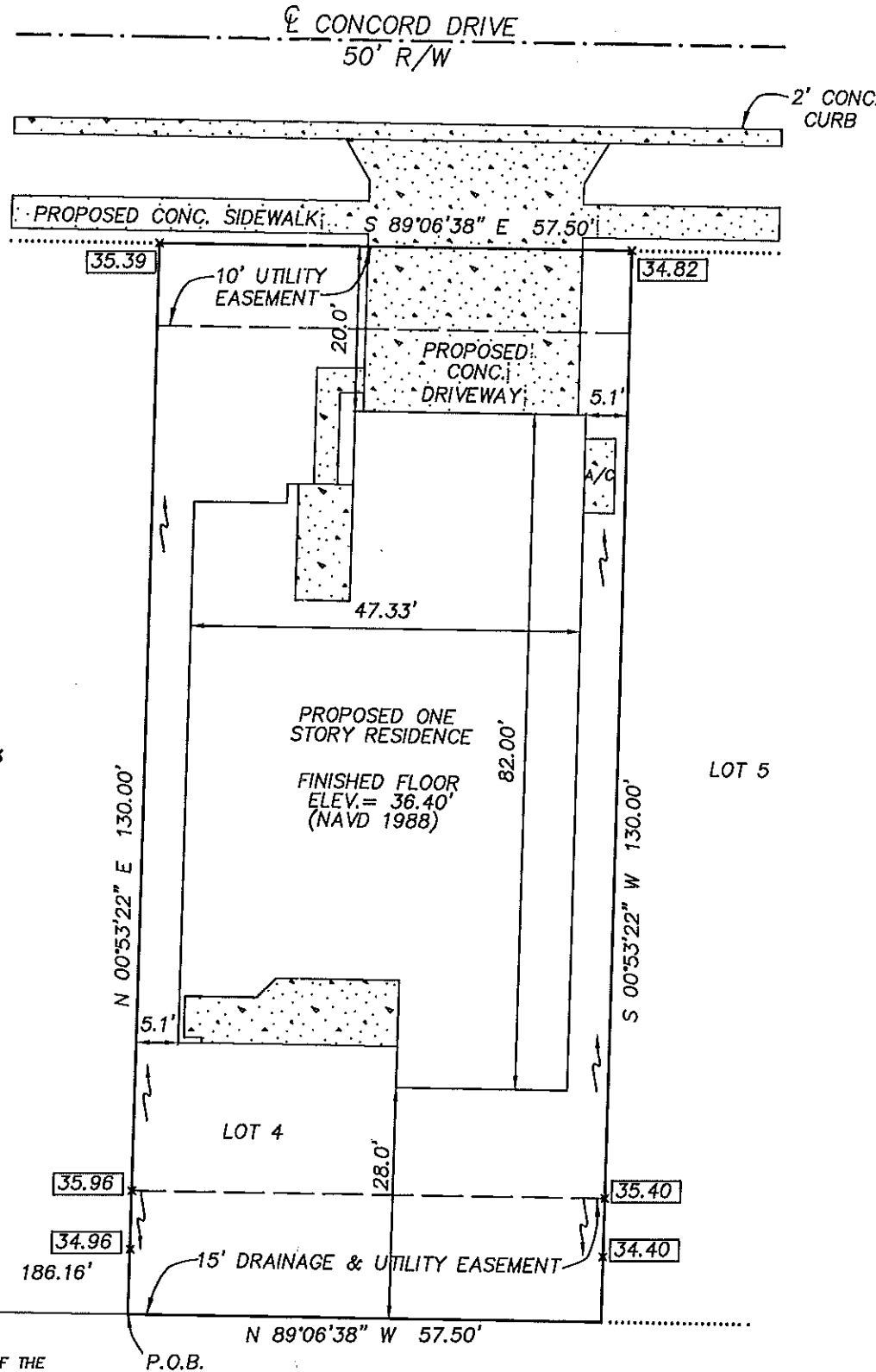


GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS, IF SHOWN, ARE BASED ON THE RIGHT-OF-WAY LINE ADJACENT TO THE PARCEL AS SHOWN ON THE PROPOSED PLAT REFERENCED IN THE PROPERTY DESCRIPTION, UNLESS STATED OTHERWISE.
3. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.



SKETCH OF

LOT 4, 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 N 00°08'48\" E ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, 1,007.06 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S 89°06'38\" E ALONG SAID SOUTH LINE, 186.16 FEET TO THE POINT OF BEGINNING; THENCE N 00°53'22\" E, 130.00 FEET; THENCE S 89°06'38\" E, 57.50 FEET; THENCE S 00°53'22\" W, 130.00 FEET TO THE AFORESAID SOUTH LINE; THENCE N 89°06'38\" W, 57.50 FEET FOR THE POINT OF BEGINNING.

LEGEND

- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- CONC. = CONCRETE
- ELEV. = ELEVATION
- [Stippled Box] = CONCRETE
- P.B. = PLAT BOOK
- ⊕ = CENTERLINE
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- ~ = DRAINAGE FLOW ARROW
- [XX.XX] = PROPOSED ELEVATION

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE
 NEW PORT RICHEY, FLORIDA 34653
 727-841-8414

Jon S. Robbins 2-13-18
 JON S. ROBBINS DATE
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO: 180009
 FOR: DEEB FAMILY HOMES, INC.
 DATE OF SKETCH: FEBRUARY 8, 2018

F.B. N.A.
 P.G. N.A.

DRAWN BY: E.S.R.
 CHK'D BY: J.S.R.

SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

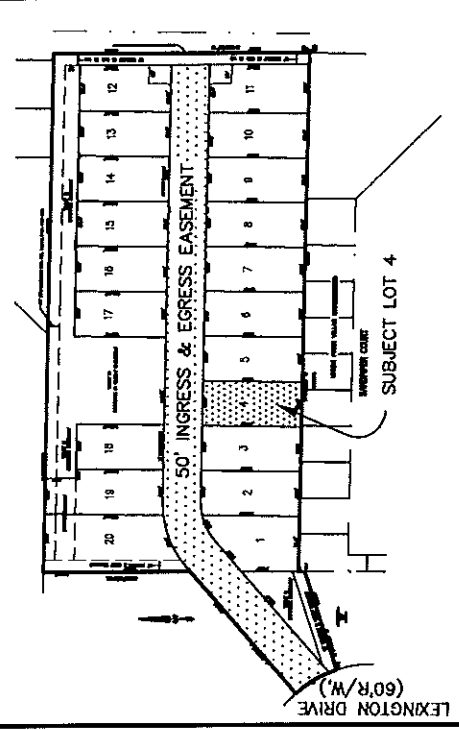
CONCORD DRIVE

PROPOSED TRACT A
50' INGRESS/EGRESS,
DRAINAGE & PUBLIC
UTILITY EASEMENT

PROPOSED
UNDER CONSTRUCTION

S 89°06'38" E 57.50'

PROPOSED
UTILITY EASEMENT



DETAIL DUNEDIN COVE SUBDIVISION TO BE PLATTED NTS

PROPOSED
LOT 3
NOT INCLUDED

PROPOSED
LOT 4
UNDER CONSTRUCTION

PROPOSED
LOT 5
NOT INCLUDED

ZONE "X"
(SHADED)

ZONE "X"

S 00°53'22" W 130.00'

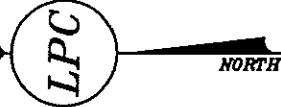
POB
SRC
F/T
S-0.5'

N 00°53'22" E 130.00'

N 89°06'38" W 57.50'

FENCE ONLINE

UNION PARK VILLAS
(UNRECORDED PLAT)



ALSO THE EASTERLY LINE OF HIGHLAND ESATES, PLAT BOOK 49, PAGE 45.
NORTH SOUTH CENTERLINE OF SAID SECTION 35-28-15.

LEGAL DESCRIPTION:

LOT 4, 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:

POC
FOUND RAIL ROAD SPIKE
CENTERLINE OF UNION STREET,
SOUTH QUARTER CORNER
SECTION 35-28-15, ALSO
SOUTHEAST CORNER HIGHLAND
ESTATES PLAT BOOK 49, PAGE 45

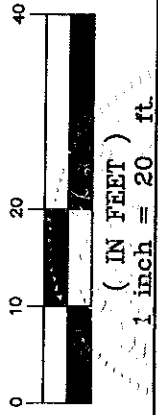
COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ALSO BEING THE SOUTHEAST CORNER HIGHLAND ESTATES, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE RUN N 00°08'48" E ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, 1,007.06 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S 89°06'38" E ALONG SAID SOUTH LINE, 186.16 FEET TO THE POINT OF BEGINNING; THENCE N 00°53'22" E, 130.00 FEET; THENCE S 89°06'38" E, 57.50 FEET; THENCE S 00°53'22" W, 130.00 FEET TO THE AFORESAID SOUTH LINE; THENCE N 89°06'38" W, 57.50 FEET FOR THE POINT OF BEGINNING.

SURVEYOR REPORT

- 1.) THIS IS A BOUNDARY SURVEY. ITS PRIMARY PURPOSE IS TO DOCUMENT THE PERIMETER OF THE DESCRIBED LANDS BY ESTABLISHING OR REESTABLISHING CORNERS AND LOCATING IMPROVEMENTS.
- 2.) THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE PURSUANT TO 5J-17 FLORIDA ADMINISTRATIVE CODE FOR THIS TYPE OF SURVEY AND IS NOT INTENDED TO MEET ANY ADDITIONAL OR NATIONAL STANDARDS.
- 3.) THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 4.) THIS SURVEY DOES NOT DETERMINE OR IMPLY OWNERSHIP.
- 5.) THE BEARING BASIS IS PER PLAT. THE BEARING REFERENCE LINE IS THE EASTERLY LINE OF HIGHLAND ESTATES PLAT BOOK 49, PAGE 45, BEING N 00°08'48" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
- 6.) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
- 7.) IT IS THE OPINION OF THIS SURVEYOR THAT THE SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" & "X" SHADED, IN ACCORDANCE WITH F.I.R.M. MAP #12103C00696, PINELLAS COUNTY, FLORIDA, EFFECTIVE DATE 9/3/03 & F.I.R.M. MAP #12103C0107H, PINELLAS COUNTY, FLORIDA, MAP REVISED 5/17/05.
- 8.) CERTIFICATION IS NOT TRANSFERABLE.
- 9.) COPYRIGHT © LAND PRECISION CORPORATION. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND IMPRESSION SEAL ARE NOT VALID.
- 10.) DIMENSION WITH "TIE" DENOTES MEASUREMENT FROM BUILDING FOUNDATION TO PROPERTY LINE.
- 11.) ELEVATIONS BASED PINELLAS COUNTY BENCHMARK #HIGHLAND 1973, EL=34.46 & CITY OF CLEARWATER BENCHMARK #J-10, EL=55.24. DATUM BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 12.) LOT 4 DUNEDIN COVE REPRESENT THAT TO BE RECORDED BY PLAT.

LEGEND	
BRL BEARING REFERENCE LINE	FIR FOUND REBAR NO CAP SIZE AS NOTED
(R) RADIAL	FOP FOUND OPEN PIPE SIZE AS NOTED
(C) COMPUTED MEASUREMENT	FPF FOUND PINCHED PIPE SIZE AS NOTED
(P) PLAT	FRF FOUND REBAR AND CAP
POB POINT OF BEGINNING	FCM FOUND CONCRETE MONUMENT SIZE AS NOTED
POP PERMANENT CONTROL POINT	SRC SET 1/2" REBAR AND CAP LB #6168
POC POINT OF COMMENCEMENT	SNM SET NAIL AND DISK LB #6168
PC POINT OF CURVATURE	W WATER VALVE
CM - CONCRETE MONUMENT	HY FIRE HYDRANT
TBM TEMPORARY BENCHMARK	DM DRAINAGE MANHOLE
C/T CURB TIE	SM SANITARY MANHOLE
F/T FENCE TIE	PRM PERMANENT REFERENCE MONUMENT
CL CENTERLINE	TOB TOP OF BANK
WF WOOD FENCE	XX LIGHT POLE
CLF CHAIN LINK FENCE	CP POWER POLE
E/P EDGE OF PAVEMENT	EB ELECTRIC BOX
N&D NAIL AND DISK	CB CABLE BOX
36.1 DIRT GRADE	WM WATER METER

GRAPHIC SCALE



DRAWING NAME: LOT 4, DUNEDIN COVE

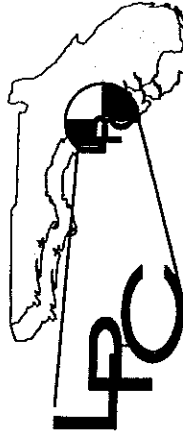
UPDATES/HISTORY:

VINCENT E. CORBETT, FLA. LICENSED SURVEYOR AND MAPPER No. 4608
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.)

DRAWN BY: JREIII
CERTIFIED TO:
DEEB FAMILY HOMES

CHECKED BY: VEC

LAND PRECISION CORPORATION



2683 SUNSET POINT ROAD
CLEARWATER, FL 33759 LB #6168
727-796-2737
FAX 727-796-5526

SURVEYING - MAPPING - PLANNING

JOB # 16136-L4 DATE SURVEYED: 2/15/18