

LEGAL DESCRIPTION:

LOT 7, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGES 34-36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

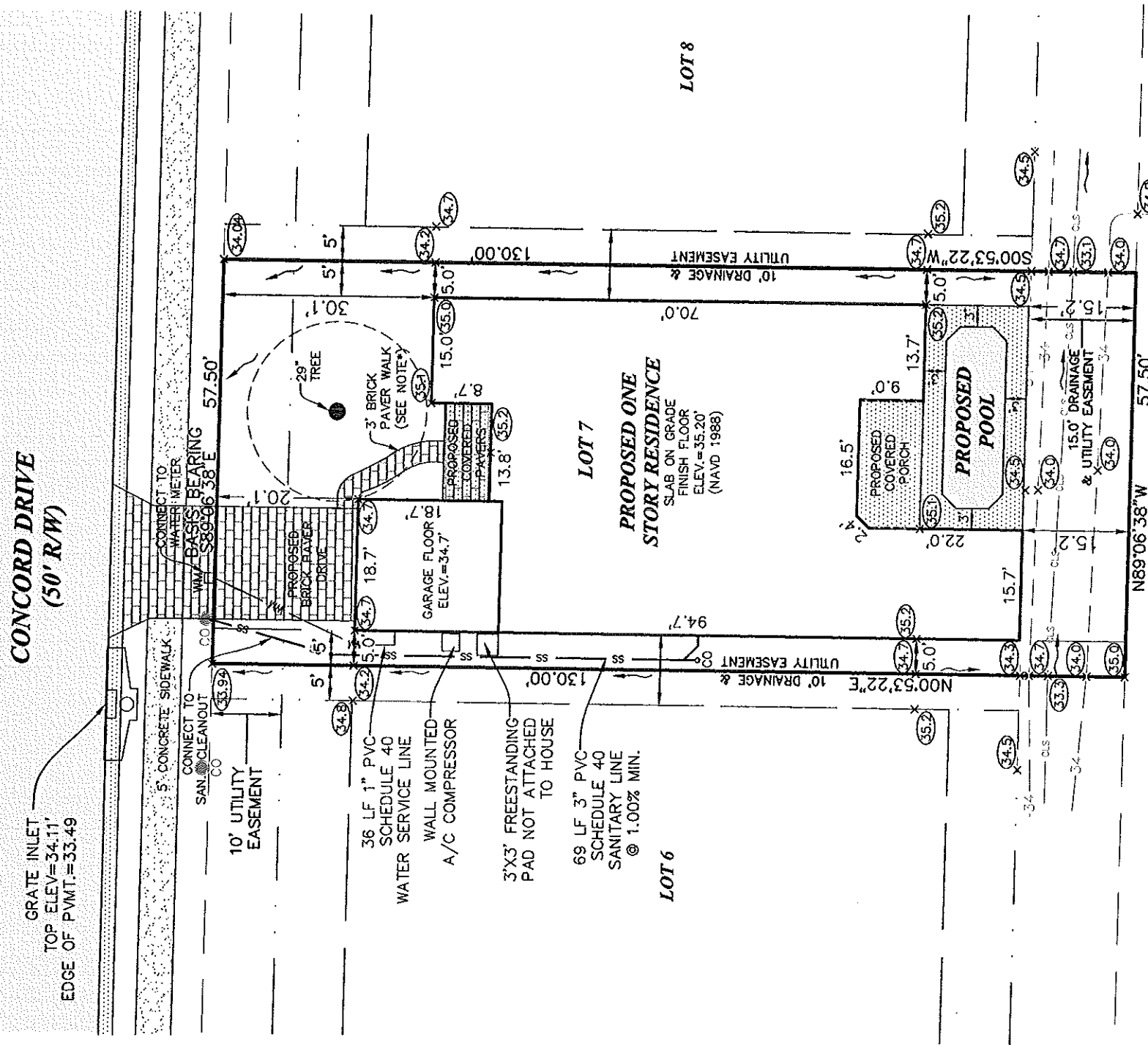
DEED NORTH



LEGEND

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (F) FIELD MEASUREMENT
- (P) PLAT MEASUREMENT
- (R) RECORD MEASUREMENT
- (S) SANITARY SEWER CLEANOUT/CONNECTION
- (L) LICENSED BUSINESS NUMBER
- (N) NUMBER
- (O) OVERHEAD WIRE
- (R) OFFICIAL RECORDS
- (P) PROFESSIONAL SURVEYOR AND MAPPER
- (R/W) RIGHT-OF-WAY
- (TYP) TYPICAL
- (UB) UTILITY BOX
- (UP) UTILITY POLE
- (UR) UTILITY RISER
- (WM) WATER METER
- (X 55.3) PROPOSED GRADE

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



UNION PARK VILLAS
(UNRECORDED PLAT)

THE SOUTH 3/4 OF THE
WEST 1/2 OF THE SW 1/4 OF
THE SE 1/4 OF SECTION
35-28-15
NOT INCLUDED

NOTE*: BUILDER WILL GET WITH CITY ARBORIST, PRIOR TO INSTALLATION OF ENTRY WALKWAY. BUILDER WILL NOT CUT OR SEVER ANY TREE ROOTS DURING THE PREP OR INSTALLATION OF WALKWAY TO FRONT ENTRY.

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

- 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 S89°06'48"E, ALONG THE SOUTH 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 PROPERTY 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

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 #5875

May 15, 2019
Date of Signature

PROJECT NUMBER:
18013

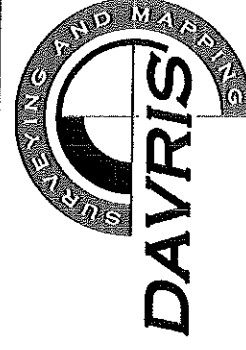
FILE: 18103-L9-BNDY.DWG
CHECKED BY: CM DTY

SHEET NO.
1 OF 1

SITE PLAN

LOT 7

DUNEDIN COVE
DUNEDIN, FLORIDA



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