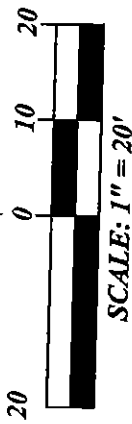
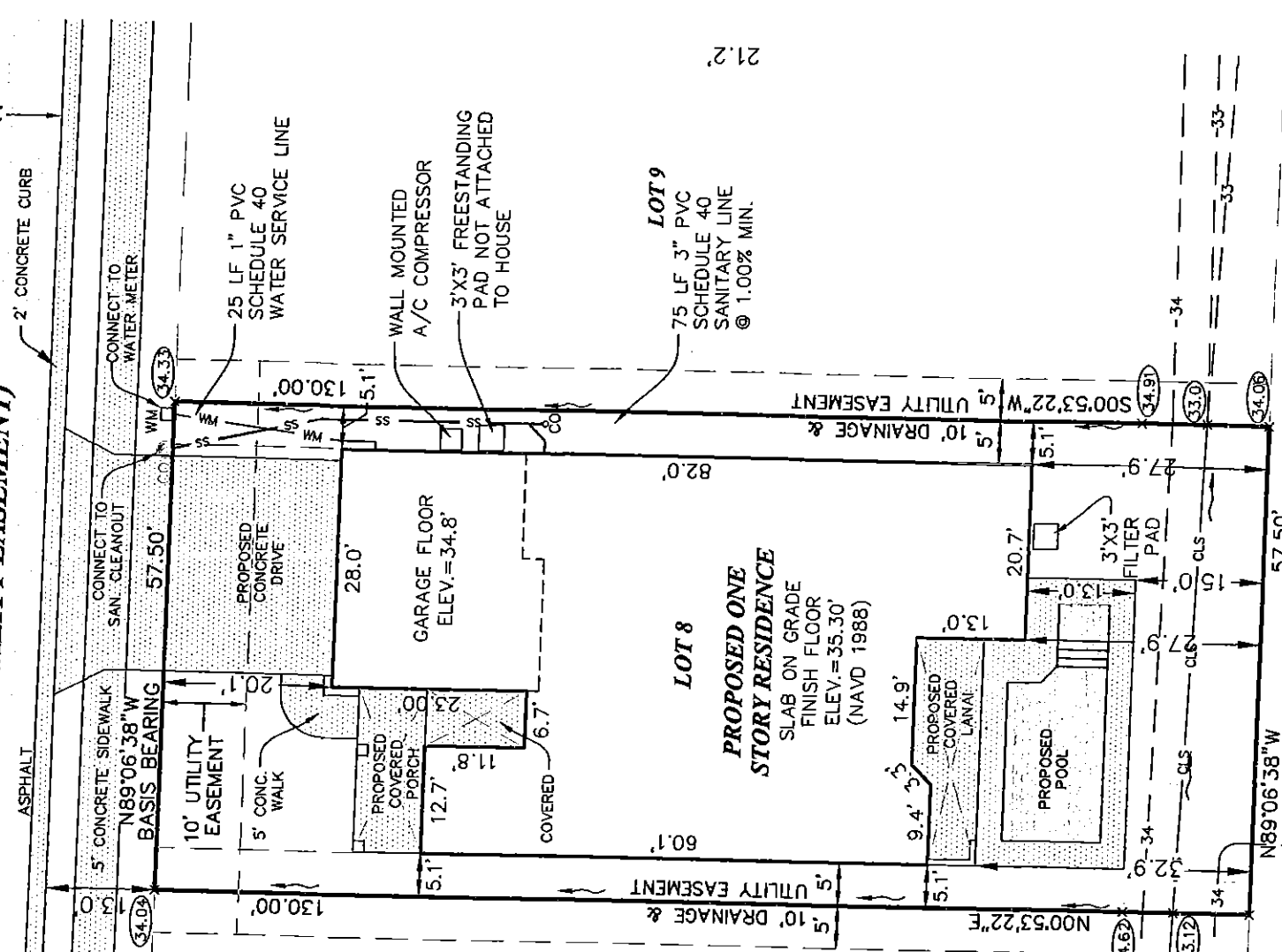


LEGAL DESCRIPTION:

LOT 8, DUNEDIN COVE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 143, PAGES 34-36 CONTRACTOR, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DAMAGE TO SIDEWALKS, CURBS, ROADWAYS, IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONCORD DRIVE-(TRACT A)
(PRIVATE 50' INGRESS & EGRESS,
DRAINAGE & UTILITY EASEMENT)



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
UP	UTILITY POLE
UR	UTILITY RISER
WM	WATER METER
(S.S.)	PROPOSED GRADE

**ENGINEERING INSPECTION REQUIRED
PRIOR TO POURING OF DRIVEWAY
OR INSTALLATION OF PAVERS
ENG. INSPECTION LINE (727) 298-3176**

SETBACKS

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

DIRT AND/OR DEBRIS WASHED INTO THE STORM DRAIN SYSTEM DURING CONSTRUCTION SHALL BE CLEANED OUT BY THE CONTRACTOR BEFORE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

EROSION PROTECTION SUCH AS HAY BALES OR SILT SCREENS ARE REQUIRED TO PREVENT DIRT AND/OR DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

ANY GRADING OR REGRADING SHALL NOT ADVERSELY IMPACT ADJACENT PROPERTIES

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.

NOTE: BUILDING TO BE CONSTRUCTED PER APPROVED SITE PLAN DATED 4/24/18.

SURVEYOR'S NOTES:
1. 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.
2. BASIS OF BEARINGS: PLAT BEARING OF N89°06'38"W, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CONCORD DRIVE, 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 PLAN IS NON-TRANSFERABLE.
8. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" PER F.I.R.M. PANEL NO. 12103C0107H, DATED MAY 17, 2005

RECEIVED JUN 12 2019

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

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

FINAL ENGINEERING INSPECTION REQUIRED PRIOR TO ISSUANCE OF C.O.

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
Date of Signature
June 7, 2019

PROJECT NUMBER:
18013

FILE: 18103-L8-SITE PLAN.dwg

CHECKED BY: CM DTY

SHEET NO.
1 OF 1

SITE PLAN

LOT 8

DUNEDIN COVE
DUNEDIN, FLORIDA



DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800
Website: www.davrisinc.com
Email: cm or fw@davrisinc.com