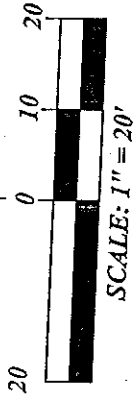


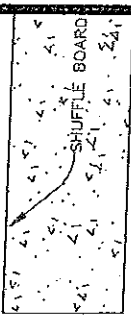
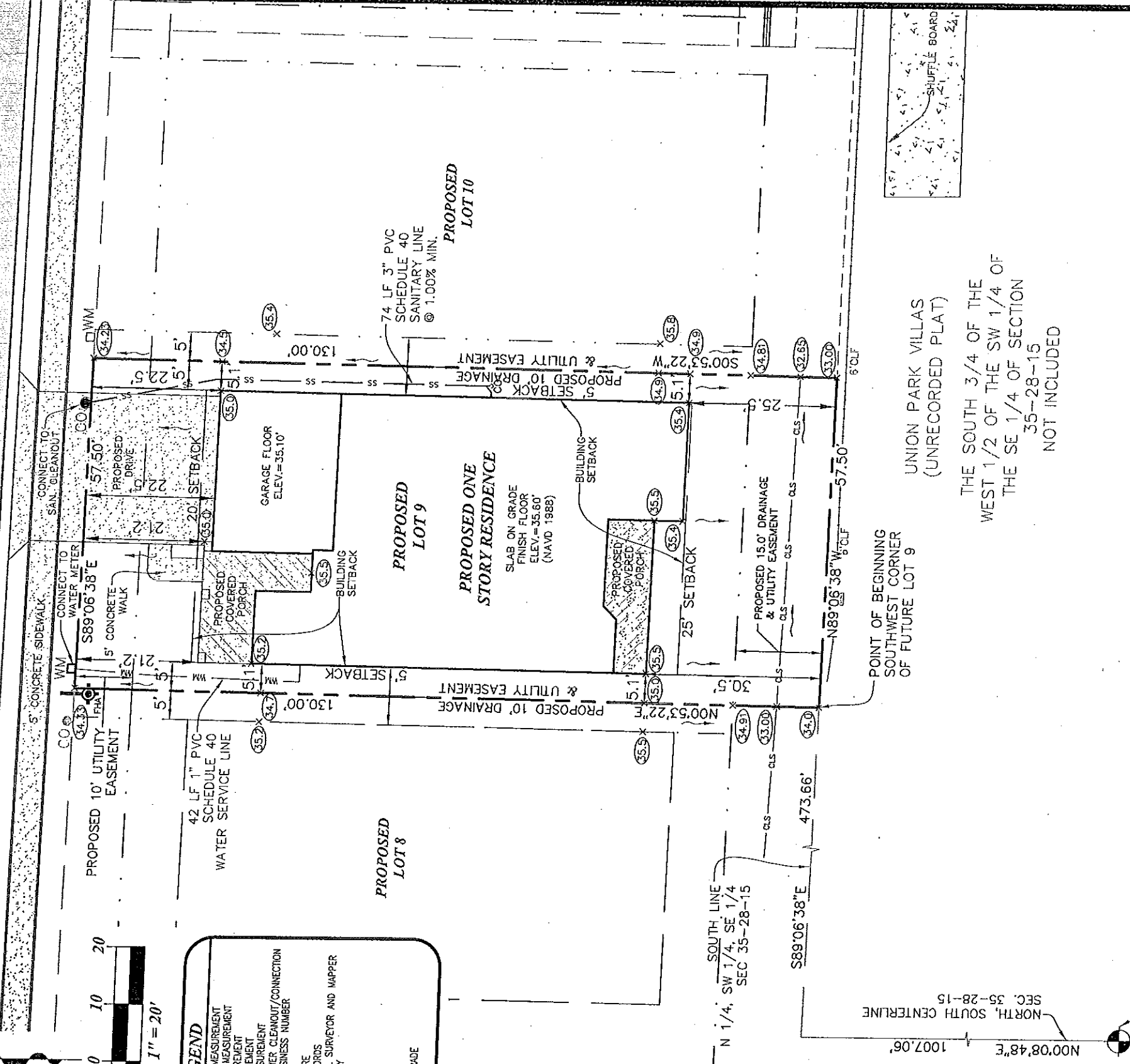
DEED NORTH

CONCORD DRIVE  
(50' R/W)



**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 RISER
- (WM) WATER METER
- (X 35.8) PROPOSED GRADE



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

POINT OF COMMENCEMENT  
SOUTH QUARTER CORNER  
OF SECTION 35-28-15

TYPE OF PLAN: SITE PLAN  
DATE OF SURVEY: 7-20-18  
CERTIFIED TO: DEEB FAMILY HOMES

**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: DEED BEARING OF N00°08'48"E, ALONG THE NORTH SOUTH CENTERLINE OF SECTION 35, 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. 12103C00107H, DATED MAY 17, 2005

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE.

NO. 5875  
STATE OF FLORIDA

David L. Davis  
P.S.M. 15875

July 23, 2018  
Date of Signature

PROJECT NUMBER:  
**18013**

FILE: 18103-L9-ENDY.DWG

CHECKED BY: CMDTY

SHEET NO.  
**1 OF 1**

**SITE PLAN**

**LOT 9**

LEXINGTON ESTATES (AKA 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: cmt or tw@davrisinc.com

DEED NORTH

CONCORD DRIVE  
(50' R/W)

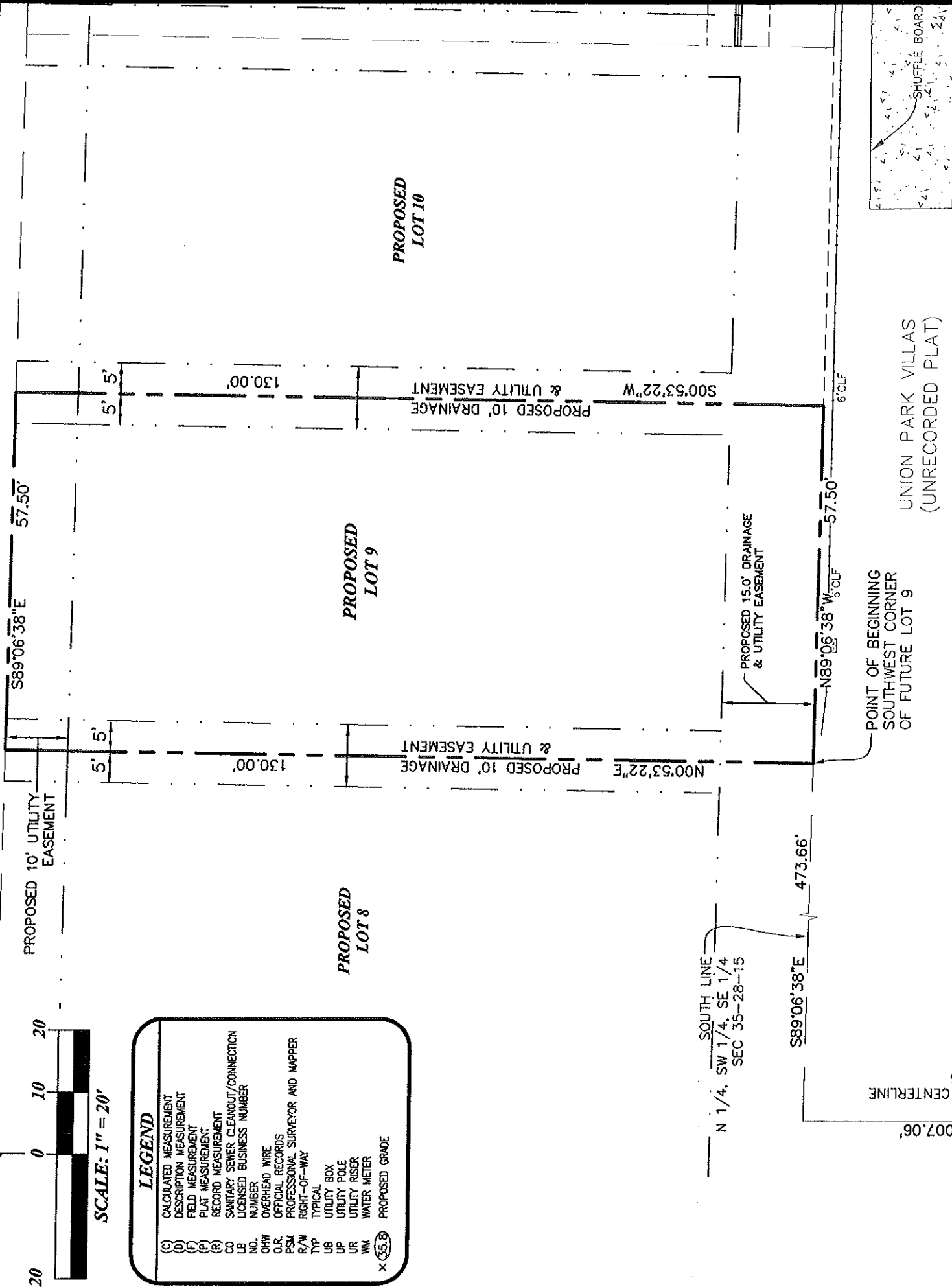
17



**LEGEND**

- (C) CALCULATED MEASUREMENT
- (D) DESCRIPTION MEASUREMENT
- (E) FIELD MEASUREMENT
- (F) PLAT MEASUREMENT
- (G) RECORD MEASUREMENT
- (H) SANITARY SEWER CLEANOUT/CONNECTION
- CB LICENSED BUSINESS NUMBER
- LN 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
- PROPOSED GRADE

× 5/8



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

**LEGAL DESCRIPTION:**

LOT 9, LEXINGTON ESTATES, 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, 1007.06 FEET TO THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 35; THENCE ALONG THE SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 35; S89°06'38"E, 473.66 FEET TO THE POINT OF BEGINNING; THENCE N00°53'22"E, 130.00 FEET; THENCE S89°06'38"E 57.50 FEET; THENCE S00°53'22"W, 130.00 FEET TO THE SAID SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE ALONG SAID SOUTH LINE OF THE NORTH QUARTER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, N89°06'38"W, 57.50 FEET TO THE POINT OF BEGINNING.

POINT OF COMMENCEMENT  
SOUTH QUARTER CORNER  
OF SECTION 35-28-15

TYPE OF SURVEY: LEGAL & SKETCH  
DATE OF SURVEY: 7-20-18  
CERTIFIED TO: DEEB FAMILY HOMES

- SURVEYOR'S NOTES:**
1. THIS 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 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 NORTH SOUTH CENTERLINE OF SECTION 35, 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 SURVEY IS NON-TRANSFERABLE.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE

NO. 5675  
David J. York  
PSM #5875

July 23, 2018  
Date of Signature

PROJECT NUMBER:  
18013

FILE: 18103-L9-ENDY.DWG

CHECKED BY: CM DTY

SHEET NO.  
1 OF 1

**LEGAL AND SKETCH  
LOT 9**

LEXINGTON ESTATES (AKA DUNEDIN COVE)  
DUNEDIN, FLORIDA



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