

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF N 89°56'26" E FOR THE NORTH BOUNDARY LINE OF MAJESTIC OAKS REPLAT.
3. OUTDOOR AIR CONDITIONING UNIT WILL BE COMPLETELY SCREENED ON ALL FOUR SIDES BY LANDSCAPING.
4. THE ELEVATIONS SHOWN HEREON WERE TAKEN FROM THE CONSTRUCTION PLANS FOR MAJESTIC OAKS, PREPARED BY REGENCY DESIGN & ENGINEERING, INC., PROJECT NO. 29-12, DATED 10-31-13.
5. THE BUILDER IS RESPONSIBLE TO PLANT 6 TREES, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS FOR THE CITY OF CLEARWATER, 2 1/2" CAL. 10' HT FLORIDA GRADE #1. THE BUILDER IS CURRENTLY WORKING ON A MASTER LANDSCAPE PLAN TO PLANT TREES IN THE COMMON AREAS AND TO ADD STREET TREES BETWEEN THE SIDEWALK AND THE BACK OF CURB. BOTH THE COMMON AREA TREES AND THE NEW STREET PLANTINGS WILL BE REVIEWED FOR CREDIT TOWARDS THE TREE REQUIREMENT ON EACH LOT. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY WILL BE CONTINGENT ON THE FINAL APPROVAL OF THE COMMON AREA LANDSCAPE PLAN AND THE NEW LANDSCAPE REQUIREMENTS SET FORTH FOR THIS PARTICULAR LOT.
6. INLET PROTECTION WILL BE PROVIDED PER CITY STANDARDS.

SKETCH OF

LOT 13, MAJESTIC OAKS REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 139, PAGES 74 THROUGH 77 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

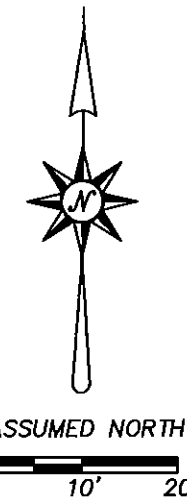
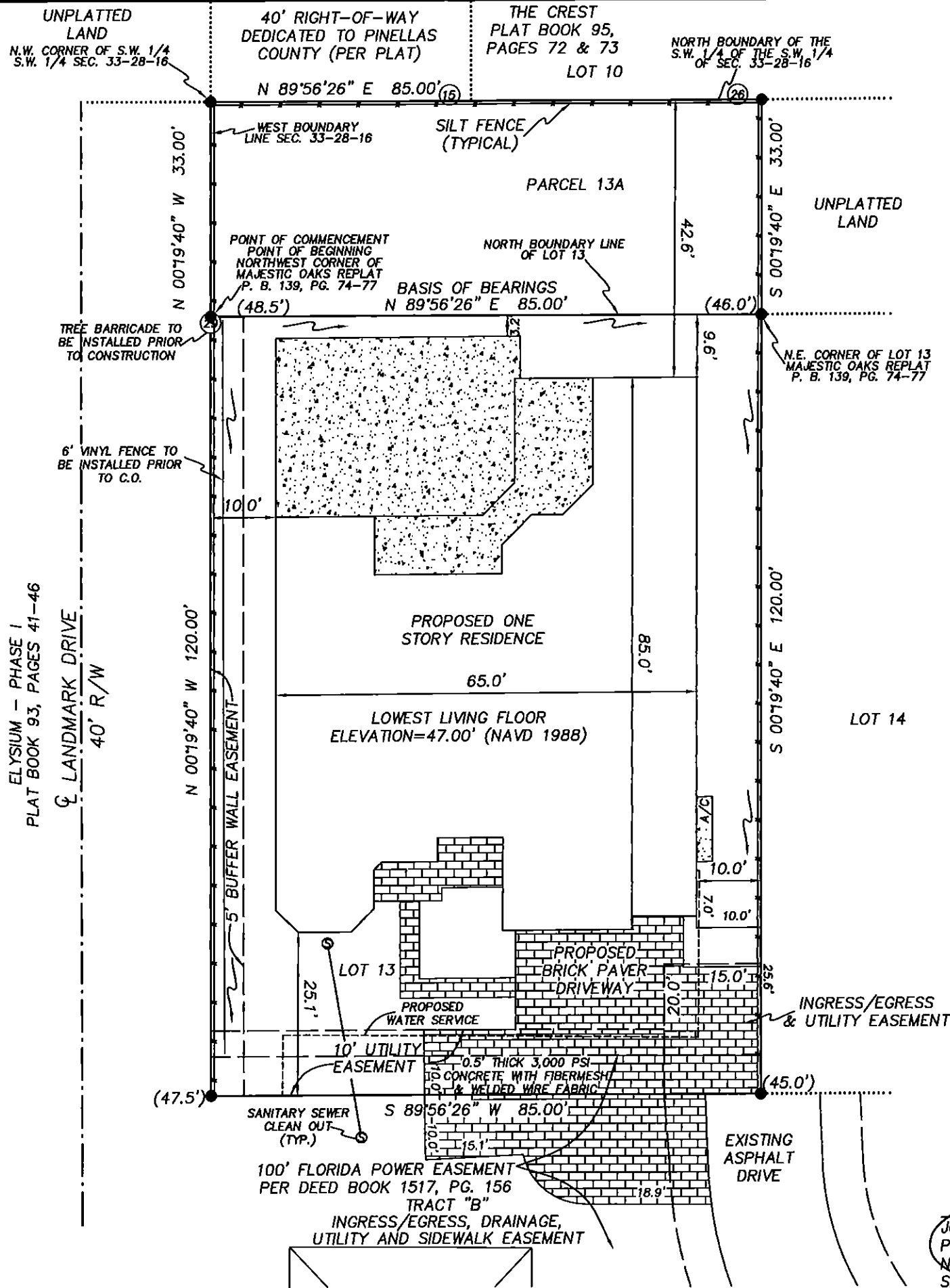
AND ALSO

PARCEL 13A

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF MAJESTIC OAKS REPLAT, PLAT BOOK 139, PAGES 74 THROUGH 77. SAID POINT ALSO BEING A POINT ON THE WEST BOUNDARY OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY AND THE POINT OF BEGINNING, THENCE ALONG THE WEST BOUNDARY LINE OF SAID SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, N 00°19'40" W, A DISTANCE OF 33.00 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, N 89°56'26" E, A DISTANCE OF 85.00 FEET; THENCE LEAVING SAID NORTH BOUNDARY LINE OF SAID SECTION 33, S 00°19'40" E, A DISTANCE OF 33.00 FEET TO THE NORTHEAST CORNER OF LOT 13 OF SAID MAJESTIC OAKS REPLAT; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 13, S 89°56'26" W, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,805 SQUARE FEET - 0.06 ACRES MORE OR LESS.



LEGEND

- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- ⊙ = CENTERLINE
- (TYP.) = TYPICAL
- [Stippled] = CONCRETE
- [Brick pattern] = BRICK PAVERS
- P.B. = PLAT BOOK
- PG. = PAGE
- (x.xx') = PROPOSED ELEVATION
- = DRAINAGE FLOW ARROW
- R/W = RIGHT-OF-WAY
- Ⓢ = OAK TREE - DIAMETER IN INCHES

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

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

J. S. Robbins 5-27-15
 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: 150014
 FOR: DEEB FAMILY HOMES, LTD.
 DATE OF SKETCH: MAY 27, 2015