~~PRECISION~~ SURVEYING & MAPPING, INC.

SEC. 33, TWP. 28 S., RNG. 16 E.

GENERAL NOTES

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN ARE BASED ON THE RIGHT-OF-WAY LINE ADJACENT TO THE PARCEL AS SHOWN ON THE RECORDED PLAT REFERENCED IN THE PROPERTY DESCRIPTION.
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 AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
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.

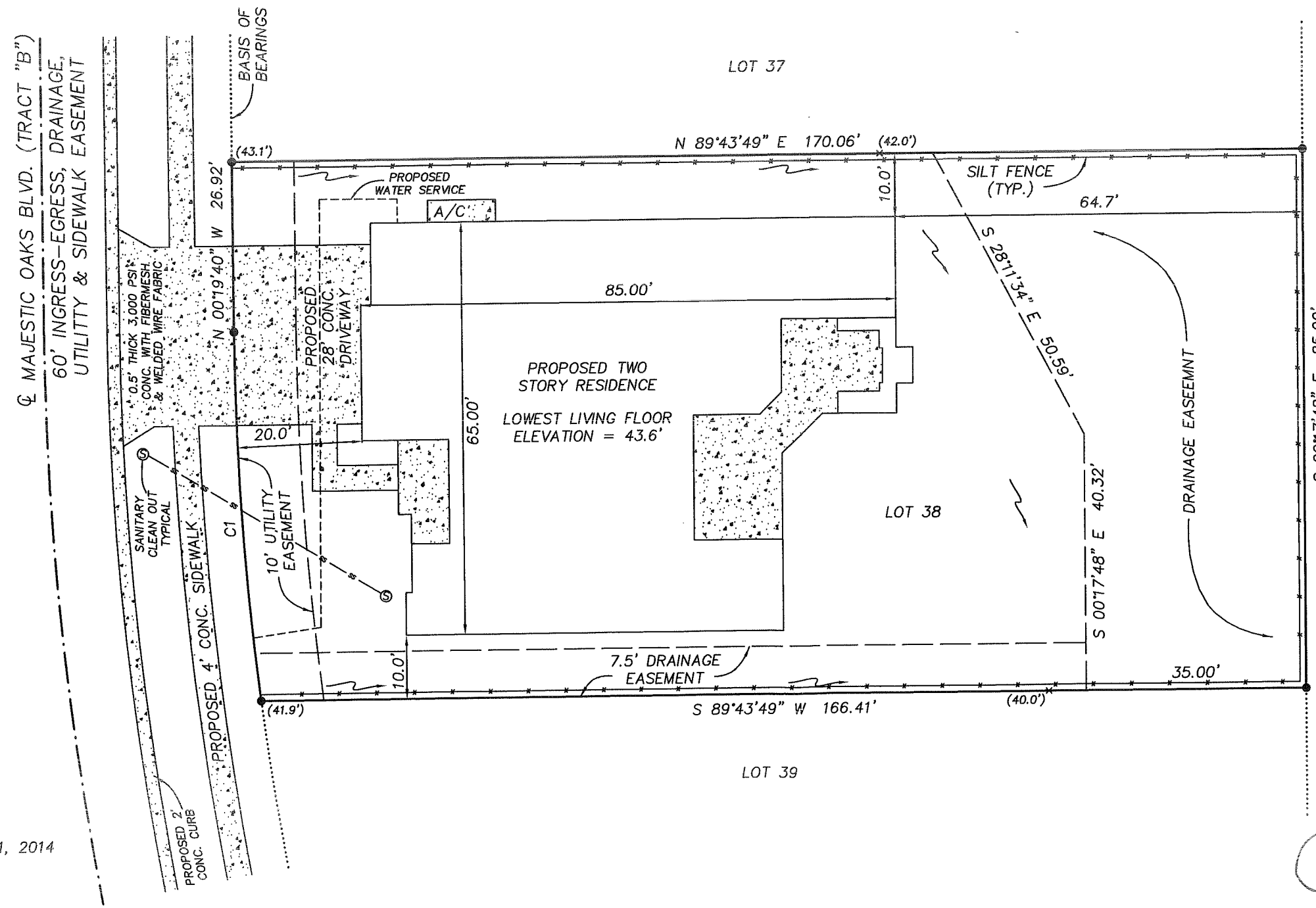
SKETCH OF

LOT 38, MAJESTIC OAKS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 139, PAGES 3 THROUGH 6 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	07°05'55"	470.00'	58.23'	58.19'	N 03°52'37" W

ASSUMED NORTH

0' 10' 20'



LEGEND

RNG. = RANGE
SEC. = SECTION
CONC. = CONCRETE
TWP. = TOWNSHIP
℄ = CENTERLINE
(TYP.) = TYPICAL
= CONCRETE
(X.XX') = PROPOSED ELEVATION
= DRAINAGE FLOW ARROW

~~PRECISION~~ SURVEYING & MAPPING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB-6734
5223 HUNTERS RIDGE DRIVE
NEW PORT RICHEY, FLORIDA 34655
727-841-8414

WORK ORDER NO: 140059
FOR: DEEB FAMILY HOMES
DATE OF SKETCH: JUNE 11, 2014

6-11-14

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.

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

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