

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.
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

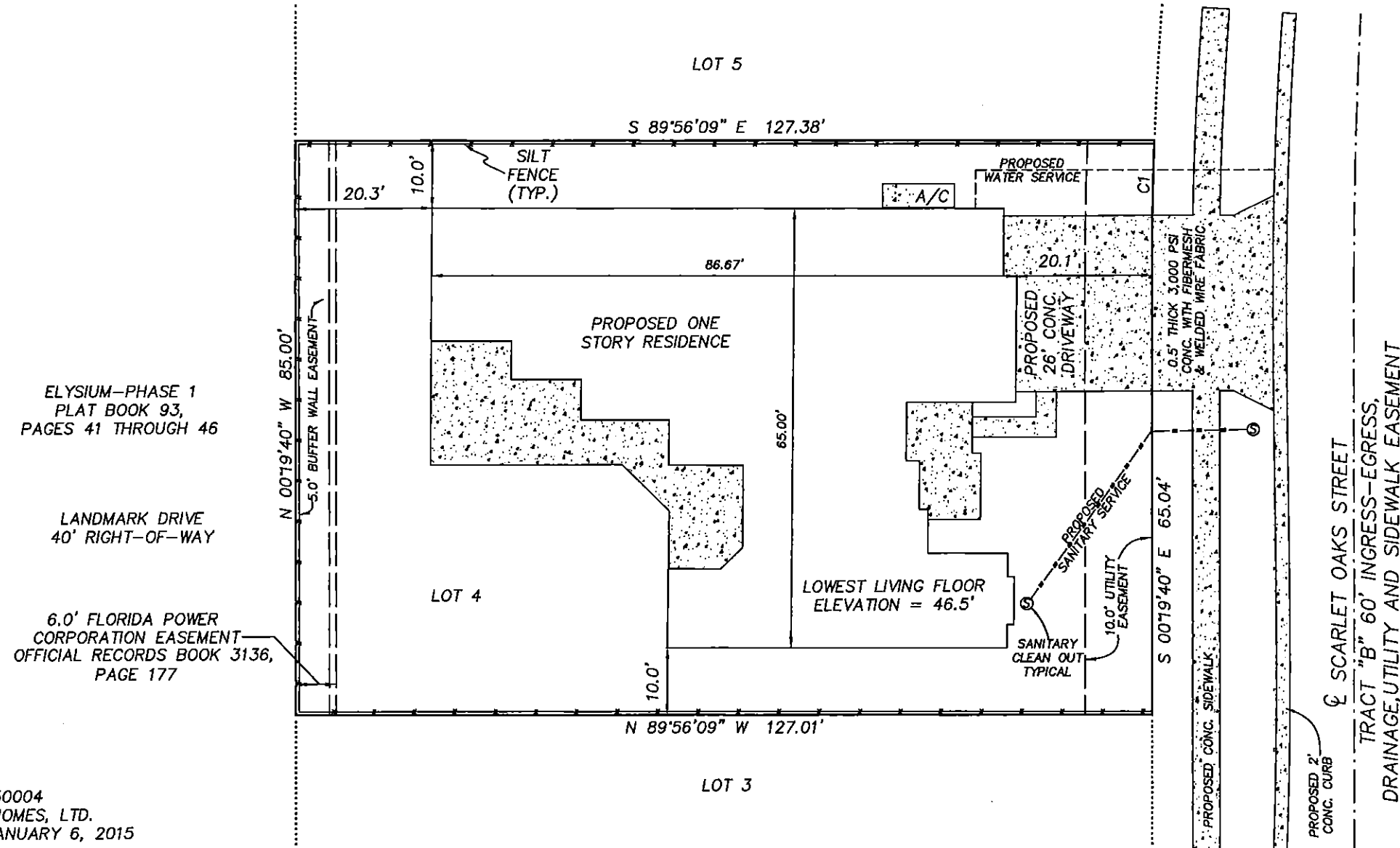
LOT 4, MAJESTIC OAKS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 139, PAGES 3 THROUGH 6 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



ASSUMED NORTH
0' 10' 20'

LEGEND

- RNG. = RANGE
- SEC. = SECTION
- CONC. = CONCRETE
- TWP. = TOWNSHIP
- ⊕ = CENTERLINE
- (TYP.) = TYPICAL
- [Stippled Box] = CONCRETE
- (x.xx') = PROPOSED ELEVATION
- = DRAINAGE FLOW ARROW



ELYSIUM-PHASE 1
PLAT BOOK 93,
PAGES 41 THROUGH 46

LANDMARK DRIVE
40' RIGHT-OF-WAY

6.0' FLORIDA POWER
CORPORATION EASEMENT
OFFICIAL RECORDS BOOK 3136,
PAGE 177

⊕ SCARLET OAKS STREET
TRACT "B" 60' INGRESS-EGRESS,
DRAINAGE, UTILITY AND SIDEWALK EASEMENT

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

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

WORK ORDER NO: 150004
FOR: DEEB FAMILY HOMES, LTD.
DATE OF SKETCH: JANUARY 6, 2015

JON S. ROBBINS
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.