RESOLUTION 18-17

A RESOLUTION OF THE CITY OF DUNEDIN, FLORIDA, ACCEPTING PUBLIC EASEMENTS AND OTHER DEDICATIONS IN THE PLAT OF THE MIRA VISTA TOWNHOMES SUBDIVISION; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the plat of the Mira Vista Townhomes Subdivision was heretofore approved by the City Commission of the City of Dunedin, Florida, and shall be recorded in the Public Records of Pinellas County, Florida; and

WHEREAS, by said plat the easement dedications shown thereon were revised to distinguish those dedicated to the public and those reserved for common use by the property owners; now, therefore,

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. That the City does hereby accept the dedication of all easements and other dedications reflected on the plat.

Section 2. That this Resolution shall become effective immediately upon final passage, adoption and upon review and approval of the City Manager for consistency between the dedications and notations on the plat.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 23rd day of August, 2018.

Julie Ward Bujalski
Mayor

ATTEST:

Denise Kirkpatrick
City Clerk

AERIAL OF SITE - MIRA VISTA TOWNHOMES

MIRA VISTA TOWNHOMES

A RE-PLAT OF LOT 27, L.H. MALONE'S SUBDIVISION, LESS ROAD-RIGHT-OF-WAY FOR S.R. 595, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 27, L.H. MALONE'S SUBDIVISION, LESS ROAD RIGHT-OF-WAY FOR S.R. 595, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA AND THENCE RUN SOUTH 00°40'40" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SECTION, A DISTANCE OF 1124.44 FEET; THENCE LEAVING SAID LINE, NORTH 89°08'30" WEST A DISTANCE OF 260.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27 FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°08'30" WEST, A DISTANCE OF 256.82 FEET TO THE EAST RIGHT-OF-WAY OF BAYSHORE BOULEVARD; THENCE NORTH 03°32'23" WEST, ALONG SAID EAST RIGHT-OF-WAY OF BAYSHORE BOULEVARD, A DISTANCE OF 100.05 FEET; THENCE SOUTH 89°19'39" EAST ALONG THE NORTH BOUNDARY OF SAID LOT 27, A DISTANCE OF 270.71 FEET; THENCE SOUTH 04°23'45" WEST ALONG THE EAST BOUNDARY OF SAID LOT 27, ALSO BEING THE WEST BOUNDARY OF THE PINELLAS TRAIL, A DISTANCE OF 100.83 FEET TO THE POINT OF BEGINNING.

DEDICATION:

NEW VISIONS FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY (HEREINAFTER REFERRED TO AS THE "OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS " MIRA VISTA TOWNHOMES", AND DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER DOES HEREBY GRANT, CONVEY AND DEDICATE TO THE CITY OF DUNEDIN, FLORIDA, AND PINELLAS COUNTY, FLORIDA, A PERPETUAL NON-EXCLUSIVE EASEMENT OVER AND ACROSS ALL PRIVATE STREETS, RIGHTS OF WAY, DRIVEWAYS, AND INGRESS/EGRESS EASEMENTS FOR ANY AND ALL GOVERNMENT PURPOSES INCIDENTAL HERETO; NOTWITHSTANDING THE FOREGOING, EXCEPT AS EXPRESSLY PROVIDED TO THE CONTRARY ON THIS PLAT, NO STREETS, DRIVEWAYS, ALLEYS, EASEMENTS, RIGHTS-OF-WAY OR PUBLIC AREAS SHOWN ON THIS PLAT SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC.

2. MIRA VISTA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS (HEREINAFTER REFERRED TO AS THE "ASSOCIATION") SHALL BE RESPONSIBLE FOR MAINTENANCE AND OPERATION OF THE PRIVATE INGRESS/EGRESS/DRAINAGE AND UTILITY EASEMENT SHOWN HEREON, AND SUCH EASEMENT SHALL BE MAINTAINED AND OPERATED FOR THE USE AND BENEFIT OF THE INDIVIDUAL LOT OWNERS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, HEIRS AND LEGAL OR PERSONAL REPRESENTATIVES.

3. THE OWNER HEREBY GRANTS TO ALL PROVIDERS OF FIRE, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT OVER AND UPON THE PRIVATE INGRESS/EGRESS/DRAINAGE AND UTILITY EASEMENT SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES. EXCEPT AS SPECIFICALLY PROVIDED TO THE CONTRARY IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MIRA VISTA TOWNHOMES, AS DULY AMENDED FROM TIME TO TIME, ALL IMPROVEMENTS WITHIN THE PRIVATE INGRESS/EGRESS/DRAINAGE AND UTILITY EASEMENT SHOWN HEREON (INCLUDING, WITHOUT LIMITATION, DRIVEWAYS, RIGHTS OF WAY, ROADWAYS AND STORMWATER, IRRIGATION AND RETENTION FACILITIES, AND OPEN SPACES) ARE PRIVATE AND SHALL BE MAINTAINED AND OPERATED BY THE ASSOCIATION FOR THE USE AND BENEFIT OF THE INDIVIDUAL LOT OWNERS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, HEIRS AND LEGAL OR PERSONAL REPRESENTATIVES.

4. THE OWNER FURTHER DOES HEREBY GRANT, CONVEY, WARRANT AND DEDICATE TO THE CITY OF DUNEDIN, FLORIDA, AND PINELLAS COUNTY, FLORIDA, A NON-EXCLUSIVE FLOW-THROUGH EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. IN THE EVENT THE OWNER OR ASSOCIATION, AS APPROPRIATE, FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS/FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY OF DUNEDIN, FLORIDA, AND PINELLAS COUNTY, FLORIDA, SHALL EACH HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF WATER.

5. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY OF DUNEDIN, FLORIDA, AND PINELLAS COUNTY, FLORIDA, AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE PRIVATE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND TO ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

6. OWNER RESERVES UNTO ITSELF, AND ITS GRANTEES, SUCCESSORS, AND ASSIGNS, A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE PRIVATE UTILITY EASEMENTS OVER AND ACROSS ALL LOTS AS SHOWN ON THE PLAT. SAID NON-EXCLUSIVE EASEMENTS ARE FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28), FLORIDA STATUTES.

7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SPECIFICALLY INCLUDING, WITHOUT LIMITATION, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MIRA VISTA TOWNHOMES AND THE EXHIBITS ATTACHED THERETO, ALL AS DULY AMENDED FROM TIME TO TIME.

NEW VISIONS FLORIDA, LLC
A FLORIDA LIMITED LIABILITY COMPANY

_____ WITNESS SIGNATURE

_____ PRINTED WITNESS NAME

_____
DENNIS CALVALCANTI MP

_____ WITNESS SIGNATURE

_____ PRINTED WITNESS NAME

ACKNOWLEDGEMENT AS TO DEDICATION:

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY DENNIS CAVALCANTI, AS MANAGER, ON BEHALF OF NEW VISIONS FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS AND ITS FREE ACT AND DEED FOR THE PURPOSES SET FORTH THEREIN; WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION: AND WHO DID (DID NOT) TAKE AN OATH.

MY COMMISSION EXPIRES: _____ COMMISSION NO._____

_____ _____
SIGNATURE OF NOTARY PRINTED NAME

CERTIFICATE OF MORTGAGEE:

THE UNDERSIGNED, AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED MAY 5, 2016, RECORDED IN O.R. BOOK 19183, PAGES 323 THROUGH 331, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

CENTENNIAL BANK

BY: KELLI COMBS

_____
SIGNATURE:

TITLE: VICE PRESIDENT

_____ WITNESS

_____ PRINTED NAME OF WITNESS

_____ WITNESS

_____ PRINTED NAME OF WITNESS

ACKNOWLEDGMENT AS TO MORTGAGEE:

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS___DAY OF_____, 2018 BY KELLI COMBS, VICE PRESIDENT OF CENTENNIAL BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

MY COMMISSION EXPIRES: _____ COMMISSION NO._____

_____ _____
NOTARY SIGNATURE PRINTED NAME

CONFIRMATION OF ACCEPTANCE:

MIRA VISTA HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE EASEMENTS SHOWN ON THIS PLAT.

MIRA VISTA HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATON NOT FOR PROFIT

BY: _____
PRESIDENT SIGNATURE

_____ WITNESS SIGNATURE

_____ PRINTED WITNESS NAME

_____ WITNESS SIGNATURE

_____ PRINTED WITNESS NAME

ACKNOWLEDGMENT OF ACCEPTANCE:

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.
I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____ 2018, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED_____ _____, AS PRESIDENT OF MIRA VISTA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS,
THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NO._____

_____ _____
NOTARY SIGNATURE PRINTED NAME

CERTIFICATE OF APPROVAL OF CITY COMMISSION:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

BY: _____ BY: _____
JULIE WARD BUJALSKI, MAYOR THOMAS J. TRASK, CITY ATTORNEY

BY: _____
DENISE M. KIRKPATRICK, CITY CLERK

CERTIFICATE OF APPROVAL OF CITY MANAGER:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____; PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, WITHIN ONE MONTH FROM THE DATE OF THIS APPROVAL.

BY: _____
JENNIFER K. BRAMLEY, CITY MANAGER

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA) S.S.
COUNTY OF PINELLAS)

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK____ PAGE(S)_____ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____DAY OF_____, 2018.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO CITY OF DUNEDIN.

_____ DATE: _____
_____PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER _____
GEORGE F. YOUNG, INC.
L.B. 021
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FLORIDA 33701
(727) 822-4317

SURVEYOR'S CERTIFICATE:

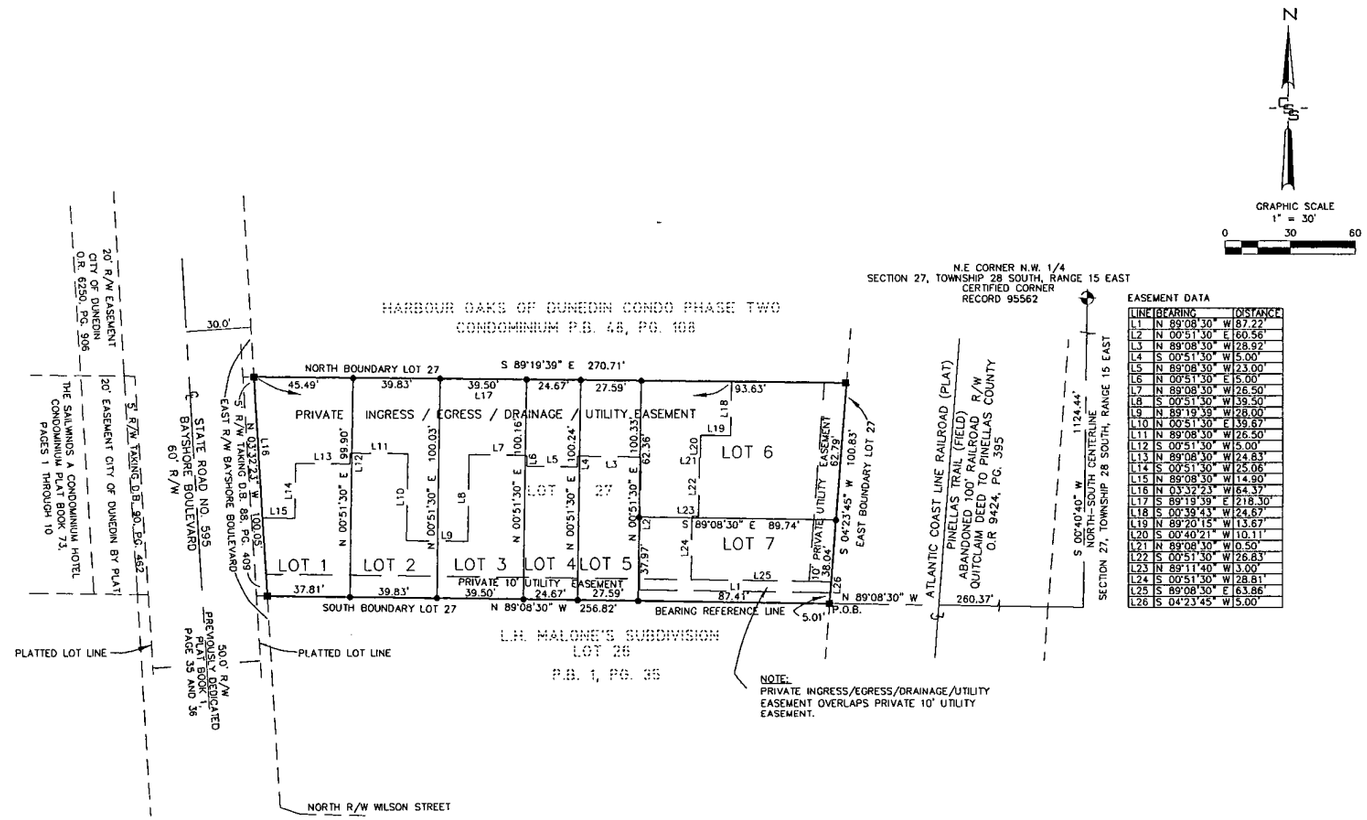
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES; THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY 177.091 FLORIDA STATUTES; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET AND THAT LOT CORNERS WILL BE SET AS REQUIRED BY LAW. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

_____ _____
GUY D. HALE, PSM DATE
FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER # 4626
COMPLETE SURVEYING SOLUTIONS, LLC
406 SO. ARCTURAS AVENUE SUITE ONE, CLEARWATER, FLORIDA 33765
TELEPHONE: (727) 734-4266

COMPLETE SURVEYING SOLUTIONS LLC
L.B. 8221
406 SO. ARCTURAS AVE.
SUITE ONE
CLEARWATER, FL 33765
(727) 734-4266

MIRA VISTA TOWNHOMES

A RE-PLAT OF LOT 27, L.H. MALONE'S SUBDIVISION, LESS ROAD-RIGHT-OF-WAY FOR S.R. 595, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 35 AND 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LYING IN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA



EASEMENT DATA

LINE	BEARING	DISTANCE
L1	N 89°08'30" W	87.22'
L2	N 00°51'30" E	60.56'
L3	N 89°08'30" W	28.92'
L4	S 00°51'30" W	5.00'
L5	N 89°08'30" W	23.00'
L6	N 00°51'30" E	15.00'
L7	N 89°08'30" W	26.50'
L8	S 00°51'30" W	39.50'
L9	N 89°19'39" W	28.00'
L10	N 00°51'30" E	39.67'
L11	N 89°08'30" W	26.50'
L12	S 00°51'30" W	5.00'
L13	N 89°08'30" W	24.83'
L14	S 00°51'30" W	25.06'
L15	N 89°08'30" W	14.90'
L16	N 03°32'23" W	64.37'
L17	S 89°19'39" E	218.30'
L18	S 00°39'43" W	24.67'
L19	N 89°20'15" W	13.67'
L20	S 00°40'27" W	10.11'
L21	N 89°08'30" W	10.50'
L22	S 00°51'30" W	26.83'
L23	N 89°11'40" W	3.00'
L24	S 00°51'30" W	28.81'
L25	S 89°08'30" E	63.86'
L26	S 04°23'45" W	5.00'

1. THE BASIS OF BEARING ARE ASSUMED AND REFERENCED TO THE SOUTH BOUNDARY, BEARING N 89°08'30" W.

2. "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

LEGEND

℄	= CENTERLINE.	P.O.B.	= POINT OF BEGINNING
■	= P.R.M. SET, L.B. 8221	R/W	= RIGHT-OF-WAY
P.R.M.	= PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT	P.B.	= PLAT BOOK
●	= LOT CORNER 18" IRON ROD & CAP L.B. 8221	PG.	= PAGE
NO	= NUMBER	O.R.	= OFFICIAL RECORD BOOK
L.B.	= LICENSED BUSINESS	D.B.	= DEED BOOK

NOTE:
ALL ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO THE CITY, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF DUNEDIN, FOR MAINTENANCE OR IMPROVEMENT OF SUCH ROADS, STREETS AND UTILITIES.

COMPLETE SURVEYING SOLUTIONS LLC
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