RESOLUTION 18-31

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

WHEREAS, the plat of the Dunedin Cove 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 18th day of October, 2018.

Julie Ward Bujalski
Mayor

ATTEST:

Denise Kirkpatrick
City Clerk

DUNEDIN COVE

BEING A REPLAT OF LOT 16, HIGHLAND ESTATES, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

LOT 16, HIGHLAND ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, 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 OF AFORESAID HIGHLAND ESTATES; THENCE RUN N 00°08'48" E ALONG THE NORTH SOUTH CENTERLINE OF SAID SECTION 35, ALSO BEING THE EAST LINE OF SAID HIGHLAND ESTATES, 998.43 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 16; THENCE CONTINUE THE FOLLOWING THREE (3) COURSES: 1.) S 71°50'23" W ALONG THE SOUTHERLY LINE OF SAID LOT 16, 134.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LEXINGTON DRIVE 2.) ALONG A CURVE TO THE LEFT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 150.00 FEET, AN ARC OF 80.88 FEET, CHORD BEARING N 29°47'02" W, 60.45 FEET TO THE NORTHERLY LINE OF SAID LOT 16; 3.) N 48°35'32" E, ALONG SAID NORTH LINE, 210.80 FEET TO THE AFORESAID NORTH SOUTH CENTERLINE OF SAID SECTION 35; THENCE N 00°08'48" E, ALONG SAID NORTH SOUTH CENTERLINE, 194.32 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S 89°03'42" E, ALONG SAID NORTH LINE, 667.29 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE S 00°07'35" W, ALONG SAID EAST LINE, 335.12 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE N 89°06'38" W, ALONG SAID SOUTH LINE OF THE NORTH 1/4, 667.40 FEET TO THE AFORESAID NORTH SOUTH CENTERLINE; THENCE S 00°08'48" W, ALONG SAID NORTH SOUTH CENTERLINE, 8.63 FEET FOR THE POINT OF BEGINNING.

CONTAINING 5.498 ACRES MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNER OF THE ABOVE DESCRIBED LAND PLATTED AS "DUNEDIN COVE".

TRACT "A" (INGRESS & EGRESS, DRAINAGE & UTILITY EASEMENT TRACT), TRACT "B" DRAINAGE AND UTILITY EASEMENT TRACT) AND TRACT "C" (DRAINAGE EASEMENT & DRAINAGE AND UTILITY EASEMENT TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO DUNEDIN COVE HOMEOWNERS ASSOCIATION, INC. (HOA), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION). SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

THE OWNER FURTHER DEDICATES, DECLARES AND RESERVES EASEMENTS AS FOLLOWS:

1. TRACT "A" SHALL BE A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE OWNERS OF THE LAND DESCRIBED IN THIS PLAT. THE HOA WILL MAINTAIN TRACT "A" AND IT SHALL NOT BECOME A PART OF THE PUBLIC ROAD SYSTEM OF THE CITY OF DUNEDIN OR PINELLAS COUNTY, FLORIDA. THE OWNER DEDICATES ALL PROVIDERS OF WATER UTILITIES, GAS UTILITIES, ELECTRIC UTILITIES, TELEPHONE UTILITIES, CABLE TELEVISION UTILITIES AND OTHER PUBLIC UTILITIES A NON-EXCLUSIVE EASEMENT OVER, UNDER AND THROUGH TRACT "A" FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING SAID UTILITIES FOR THE BENEFIT OF THE OWNERS OF THE LAND DESCRIBED IN THIS PLAT. THE OWNER DEDICATES TO THE CITY OF DUNEDIN AND ALL PROVIDERS OF EMERGENCY SERVICES, MAIL, SANITATION AND OTHER GOVERNMENTAL OR SIMILAR SERVICES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER TRACT "A" FOR INGRESS AND EGRESS TO PERFORM THEIR OFFICIAL DUTIES AND OBLIGATIONS.

2. TRACT "B" SHALL BE A PERPETUAL DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF DUNEDIN (THE CITY).

3. TRACT "C" SHALL BE A PRIVATE INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE HOA AND A DRAINAGE EASEMENT WHICH INCLUDES A 15' DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE CITY AND THE HOA.

4. A 5 FOOT WIDE DRAINAGE & UTILITY EASEMENT FOR THE BENEFIT OF THE HOA AND THE CITY, ALONG ALL INTERIOR SIDE YARD LOT LINES FOR THE PURPOSE OF MAINTAINING PROPER DRAINAGE FLOW AND THE APPROPRIATE INGRESS AND EGRESS OVER THE LOTS TO ACCESS SUCH EASEMENT.

5. A 15 FOOT WIDE DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE HOA AND THE CITY, ALONG THE SOUTHERLY BOUNDARY OF LOTS 1 THROUGH 11.

6. A 10 FOOT UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS FOR THE BENEFIT OF ALL PROVIDERS OF GAS UTILITIES, ELECTRIC UTILITIES, TELEPHONE UTILITIES, CABLE TELEVISION UTILITIES AND OTHER PUBLIC UTILITIES FOR THE PURPOSE OF INSTALLING, MAINTAINING AND REPAIRING STREET LIGHTS, GAS, TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER PUBLIC UTILITIES INFRASTRUCTURE.

7. A DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE HOA AND THE CITY, ALONG A PORTION OF THE NORTHERLY BOUNDARY OF LOT 19 AS DEPICTED ON THIS PLAT.

8. A DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF THE HOA AND THE CITY, ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF LOT 20 AS DEPICTED ON THIS PLAT.

THE HOA SHALL BE RESPONSIBLE FOR THE ONSITE MAINTENANCE AND OPERATION OF THE STORM WATER MANAGEMENT SYSTEM, THE ROADWAYS AND THE SANITARY SEWER SYSTEM.

FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY FLORIDA, INC. AND THEIR PARENT ENTITY (OR THE ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD AND UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA NOR MAY THE UTILITY EASEMENTS AREA BY PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES, OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

_____
(SIGNATURE OF WITNESS)

_____
(PRINT NAME OF WITNESS)

OWNER: BELLEAIR GRANDE L.P.,
A FLORIDA LIMITED PARTNERSHIP
BY: DEEB FAMILY HOMES, INC.,
A FLORIDA CORPORATION, ITS GENERAL PARTNER
OF BELLEAIR GRANDE L.P.,
A FLORIDA LIMITED PARTNERSHIP

BY: _____
RICHARD J. DEEB, II, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 2018 BY RICHARD J. DEEB, II, AS PRESIDENT OF DEEB FAMILY HOMES, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF BELLEAIR GRANDE L.P., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP AND THE CORPORATION, WHO IS ____ PERSONALLY KNOWN TO ME OR WHO _____ HAS PRODUCED A FLORIDA DRIVER LICENSE AS IDENTIFICATION.

(SEAL)

_____
PRINT NAME: _____
NOTARY PUBLIC FOR STATE OF FLORIDA
MY COMMISSION EXPIRES:

CONFIRMATION OF ACCEPTANCE

DUNEDIN COVE HOMEOWNERS ASSOCIATION, INC. (HOA), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION), HEREBY JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTAINANCE OF TRACTS A, B & C AS SHOWN ON THIS PLAT.

DUNEDIN COVE HOMEOWNERS ASSOCIATION,
INC. (HOA), A FLORIDA NOT FOR PROFIT
CORPORATION, ITS SUCCESSORS
AND/OR ASSIGNS

BY: _____
RICHARD J. DEEB II, PRESIDENT
DUNEDIN COVE HOMEOWNERS
ASSOCIATION, INC

_____
(SIGNATURE OF WITNESS)

_____
(PRINT NAME OF WITNESS)

_____
(SIGNATURE OF WITNESS)

_____
(PRINT NAME OF WITNESS)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2018 AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED RICHARD J. DEEB II, AS PRESIDENT OF DUNEDIN COVE HOMEOWNERS ASSOCIATION, INC. (HOA), A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION), TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, 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. _____

_____
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

_____
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

SHEET 1 OF 3

LAND PRECISION CORPORATION
2653 SUNSET POINT ROAD
CLEARWATER, FL 33759 LB #6168
727-796-2737
FAX 727-796-3526
SURVEYING – MAPPING – PLANNING

DUNEDIN COVE

BEING A REPLAT OF LOT 16, HIGHLAND ESTATES, AS RECORDED IN PLAT BOOK 49, PAGE 45, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE NORTH 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL LYING IN SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

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 _____, 2018, A.D.

_____ JULIE WARD BUJALSKI, MAYOR

_____ THOMAS J. TRASK, CITY ATTORNEY

_____ DENISE M. KIRKPATRICK, CITY CLERK

CERTIFICATE OF APPROVAL OF CITY MANAGER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018, 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.

_____ JENNIFER K. BRAMLEY, CITY MANAGER

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
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 OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK_____ PAGES _____ 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 STATUES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DUNEDIN

_____ DATE: _____
_____ PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER _____
GEORGE F. YOUNG, INC.
LB 02
299 DR. M.L. KING JR. STREET NORTH
ST. PETERSBURG, FL 33701
(727)-822-4317

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT AND SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 FLORIDA STATUTES (F.S.); THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; 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 BEFORE THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS WILL BE SET AS REQUIRED BY LAW

_____ SIGNED THIS DATE

VINCENT E. CORBITT
FLORIDA REGISTERED LAND SURVEYOR #4608
LAND PRECISION CORPORATION
2683 SUNSET POINT ROAD
CLEARWATER, FL 33759 LB #6168
727-796-2737
FAX 727-796-3326

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.

"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."

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.

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DUNEDIN COVE

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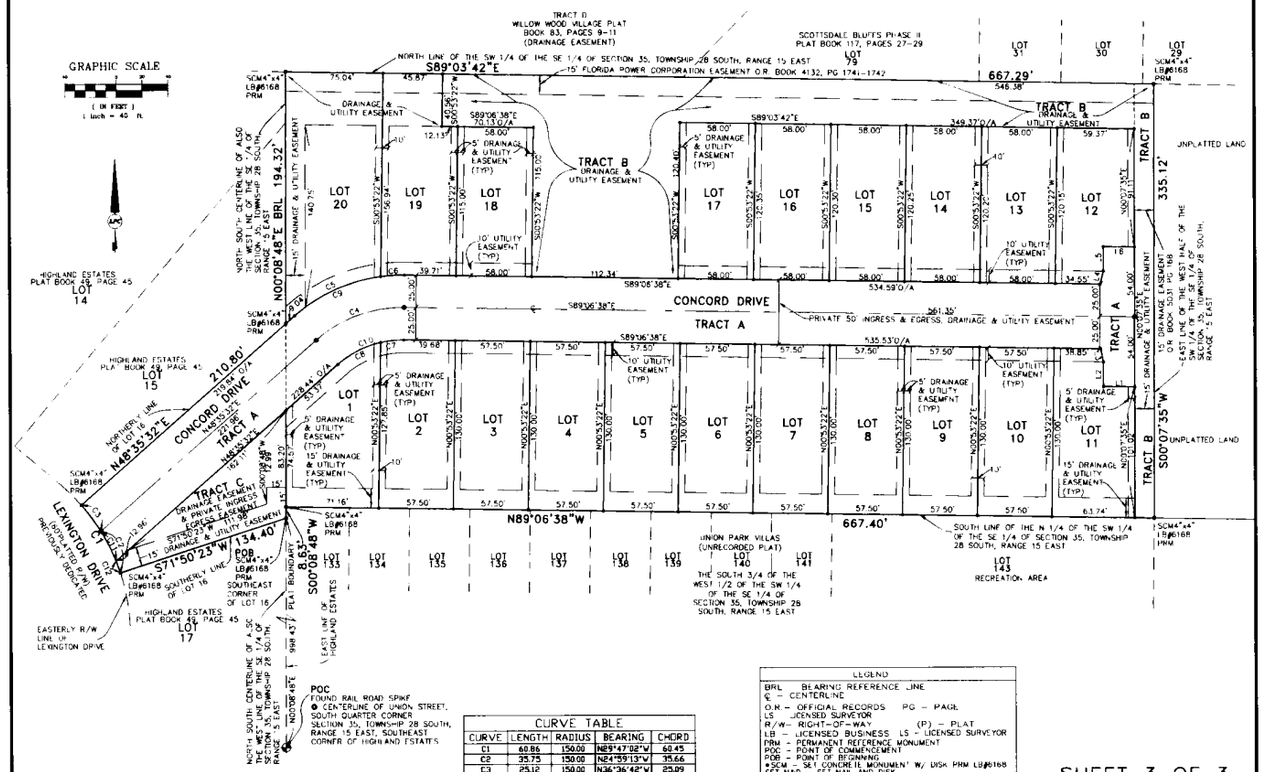

POC
FOUND RAIL ROAD SPIKE
@ CENTERLINE OF UNION STREET, SOUTH QUARTER CORNER SECTION 35, TOWNSHIP 28 SOUTH, RANGE 15 EAST, SOUTHEAST CORNER OF HIGHLAND ESTATES

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.00	N89°06'38"W
L2	19.00	N00°07'35"E
L3	10.26	N12°00'26"W
L4	10.26	S13°46'31"W
L5	19.00	S00°07'35"W
L6	24.00	N89°06'38"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	60.86	150.00	N89°47'02"W	60.45
C2	35.75	150.00	N24°59'13"W	35.66
C3	25.12	150.00	N36°36'48"W	25.09
C4	73.82	100.00	N69°44'27"E	72.16
C5	73.92	125.00	S63°32'03"W	72.85
C6	18.36	125.00	S86°40'58"W	18.34
C7	17.99	75.00	S84°10'01"W	17.95
C8	37.37	75.00	S62°52'06"W	36.99
C9	92.28	125.00	S69°44'27"W	90.20
C10	55.37	75.00	S69°44'27"W	54.12
C11	25.86	150.00	N86°52'35"W	25.83
C12	9.89	150.00	N20°02'54"W	9.89

LEGEND

BRL - BEARING REFERENCE LINE
℄ - CENTERLINE
O.R. - OFFICIAL RECORDS PG - PAGE
LS - LICENSED SURVEYOR
R/W - RIGHT-OF-WAY (P) - PLAT
LB - LICENSED BUSINESS LS - LICENSED SURVEYOR
PRM - PERMANENT REFERENCE MONUMENT
POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
●SCM - SET CONCRETE MONUMENT W/ DISK PRM LB#6168
SET N&D - SET NAIL AND DISK
●- QUARTER SECTION CORNER
● SRC SET 1 1/2" REBAR & CAP LB#6168
POL - POINT ON LINE
FCM - FOUND CONCRETE MONUMENT
PCP - PERMANENT CONTROL POINT
O/A - OVERALL
(D) - DEED
PB - PLAT BOOK
FND FOUND
N&D NAIL & DISK
●- PCP - PERMANENT CONTROL POINT LB#6168
(TYP) TYPICAL

SHEET 3 OF 3

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