

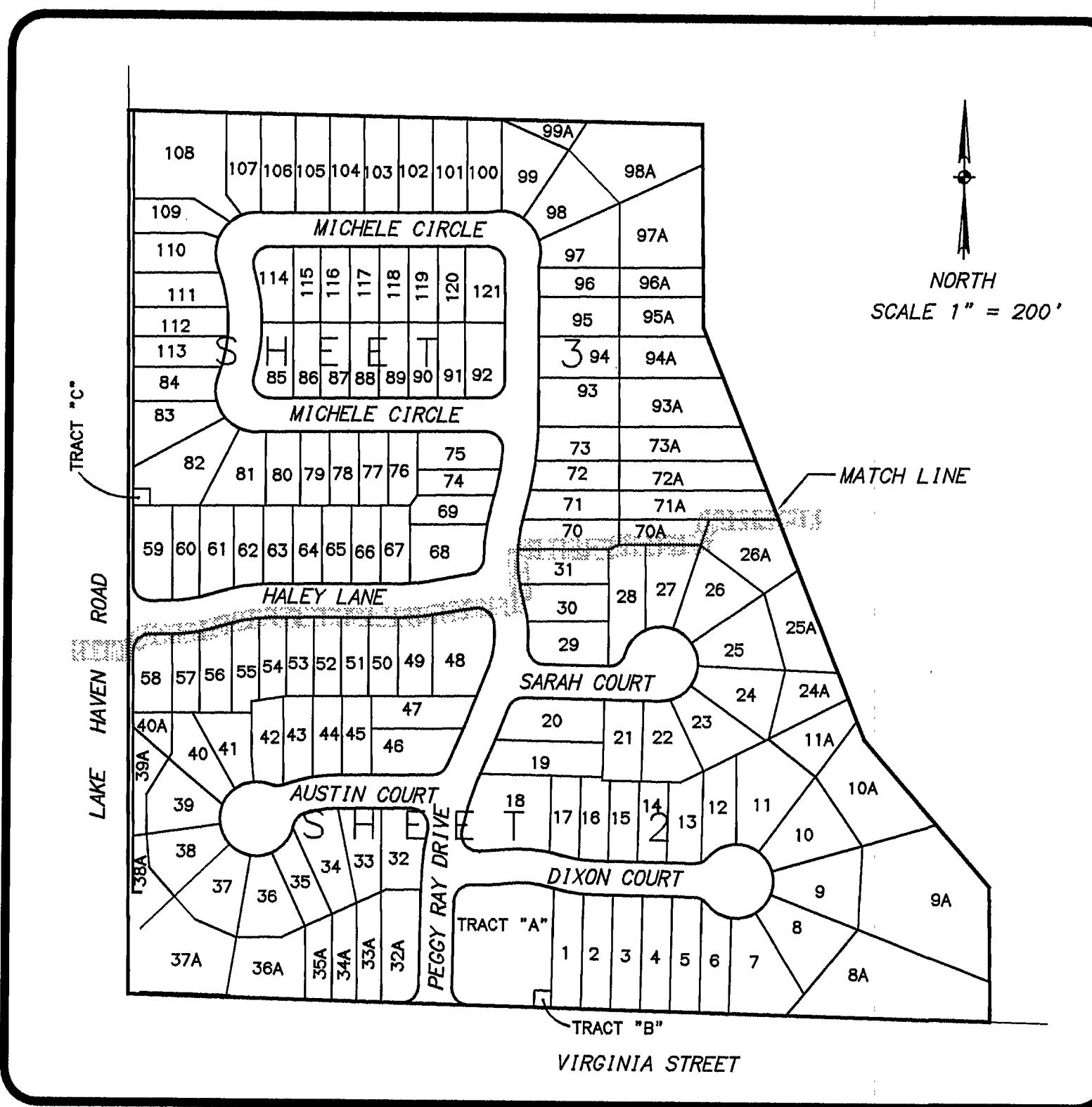
Y J B G J J J A B B S S J J G
BEING A PLAT OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26,
CITY OF DUNEDIN, PINELLAS COUNTY, TOWNSHIP 28 SOUTH, RANGE 15 EAST
FLORIDA

DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26 AND RUN ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N 88°30'13" W, A DISTANCE OF 680.55 FEET; THENCE LEAVING SAID BOUNDARY AND RUN N 00°48'06" W, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING SEVEN (7) COURSES: 1) N 88°30'13" W, 1280.54 FEET; 2) N 00°24'27" W, 1308.04 FEET; 3) S 88°59'56" E, 850.94 FEET; 4) S 00°48'06" E, 300.00 FEET; 5) S 21°51'12" E, 656.59 FEET; 6) S 40°48'06" E, 286.48 FEET; 7) S 00°48'06" E, 200.36 FEET; TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINS 30.9146 ACRES, MORE OR LESS.

NOTES:

- BEARINGS REFERENCED TO THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST BEING N 88°30'13" W (ASSUMED).
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- NO VEHICULAR ACCESS WILL BE PERMITTED FROM LOTS 58 TO 37A TO LAKE HAVEN ROAD AND FROM LOTS 37A TO 8A ON VIRGINIA STREET.
- ALL RETENTION PONDS, PARK AREAS, CONCRETE RETAINING WALLS, WOODEN BOARDWALK WITHIN RIGHT-OF-WAY OF LAKE HAVEN ROAD, RETAINING WALLS AND WELLS AROUND TREES, AND LOT 18, PARK AREA, WILL BE MAINTAINED BY VIRGINIA CROSSING HOMEOWNERS ASSOCIATION.
- NO VEHICULAR ACCESS WILL BE PERMITTED FROM LOTS ABUTTING LAKE HAVEN ROAD AND VIRGINIA STREET.
- NO VEHICULAR ACCESS WILL BE PERMITTED TO LAKE HAVEN ROAD FROM LOTS 108 TO 59.
- ALL PLATTED UTILITY 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 SAID 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.
- ALL DIMENSIONS SHOWN ARE IN FEET. THOSE DIMENSIONS SHOWN IN EVEN FEET OR TENTHS OF FEET ARE DIMENSIONED TO THE HUNDREDTH OF A FOOT. EXAMPLE: 25' = 25.00' AND 7.5' = 7.50'
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), #4086 SET.
□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND WITH NO NUMBERS SHOWN.
• DENOTES PERMANENT CONTROL POINT (P.C.P.), #4086 SET.



SITE AND SHEET INDEX MAP

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

JAMES F. JULIAN *James Julian* Sept 17, 1998
NAME (PRINTED) SIGNATURE DATE
FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 4362

"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."

LEGEND

D&U	DRAINAGE AND UTILITY
SBE	SETBACK EXCEPTION
CDUE	UNOBSTRUCTED BY DEED
	COVENANT DRAINAGE/
	UTILITY EASEMENT
ESM'T.	EASEMENT
R/W	RIGHT-OF-WAY
(R)	RADIAL LINE
(N/R)	NONRADIAL LINE
Q	CENTERLINE



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 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 (P.R.M.'S) HAVE BEEN SET BEFORE THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET AS REQUIRED BY LAW.
MICHAEL BAKER ASSOCIATES, INC. DATE: Sept 17, 1998

MICHAEL J. BAKER
FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 4086