

PIRATE'S COVE



CITRUS COUNTY, FLORIDA

APPLICATION FOR APPROVAL OF A DEVELOPMENT AGREEMENT

ATTACHMENT 5 *SURVEY*

Bruce McLaughlin Consulting Services, Inc
Indian Rocks Beach, Florida
(727) 595-7634

C:\AtWork\Citrus\Decker\Development Agreement\Attachment 5.wpd

December 22, 2012

Revised

Printed December 22, 2012

R. Bruce McLaughlin
Member, American
Institute of
Certified Planners
Registration 3051

NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) DATED 11-06-1998, THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "V14" (EL. 13) LOCATED ON COMMUNITY PANEL NO. 120063 0200B.

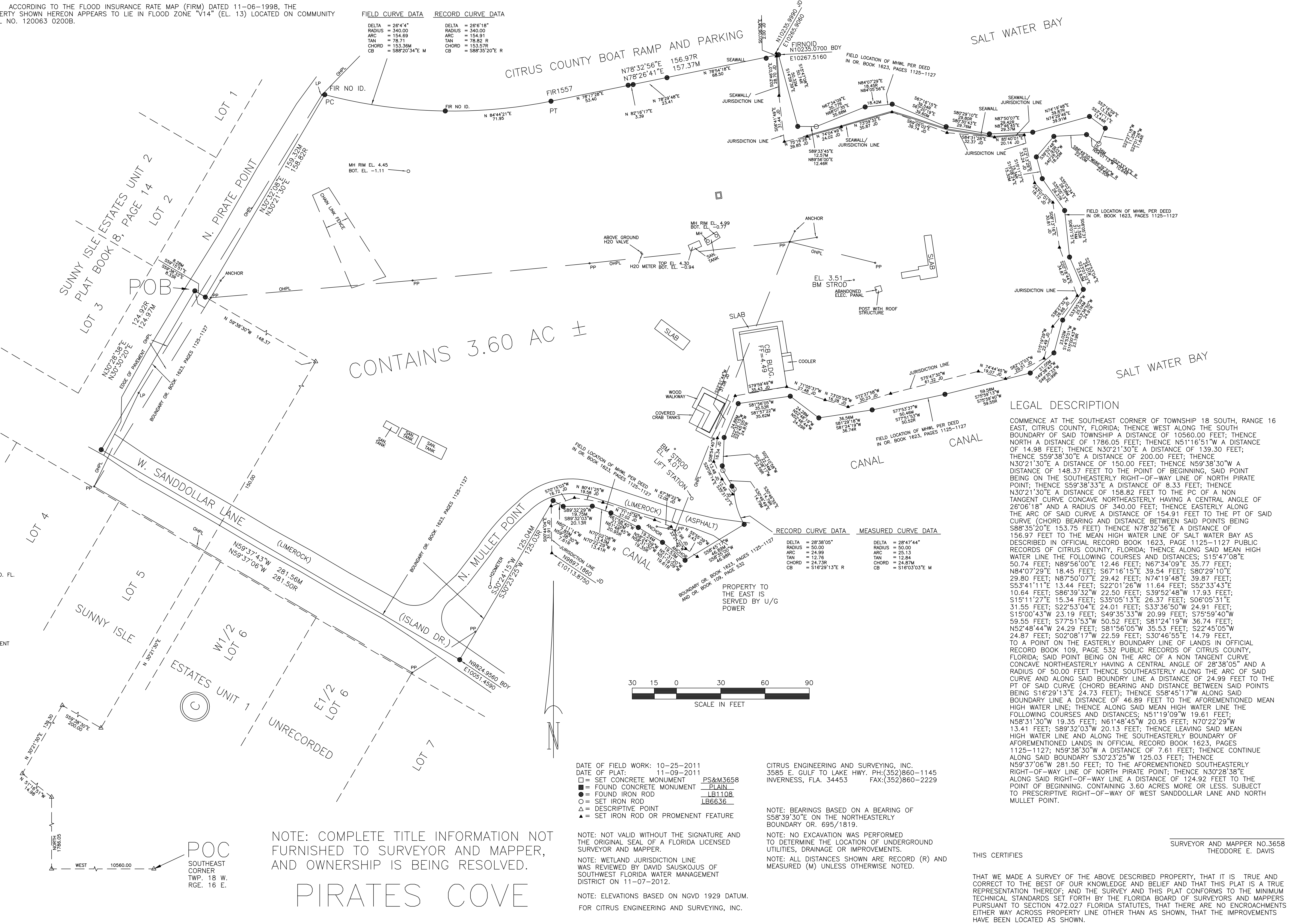
ABBREVIATIONS

- A ARC LENGTH
- A/C AIR CONDITIONER
- ACCP ASPHALT COATED CORRUGATED METAL PIPE
- ADD'N ADDITION
- ALUM ALUMINUM
- ASPH ASPHALT
- AVE AVENUE
- BL BASE LINE
- BLK BLOCK
- BLVD BOULEVARD
- BM BENCH MARK
- BDY BOUNDARY
- BOTT BOTTOM
- CALC CALCULATED
- CB CHORD BEARING
- CL CENTERLINE
- C-L CHAIN LINK
- CM CONCRETE MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- COR CORNER
- COV COVERED
- CR COUNTY ROAD
- C/S CONCRETE SLAB
- CRT COURT
- CULV CULVERT
- D DEED
- DB DEED BOOK
- DIST DISTANCE
- DOT DEPARTMENT OF TRANSPORTATION
- DR DRAINAGE RETENTION AREA
- DRA DRAINAGE RIGHT OF WAY
- D/W DRIVEWAY
- E EAST
- ELEC ELECTRIC
- EL ELEVATION
- ENCL ENCLOSURE
- ESMT EASEMENT
- FCM FOUND CONCRETE MONUMENT
- FD FINISHED FLOOR
- FF FIRE HYDRANT
- FH FOUND IRON PIPE
- FIR FOUND IRON ROD
- FL FLOW LINE
- FLD FIELD MEASURED
- F FOUND NAIL
- FDN GARAGE
- GDE GRADE
- GD GROUND
- GOV'T GUY WIRE
- GW HORIZONTAL HEADWALL
- HWL HIGH WATER LINE
- HWY HIGHWAY
- IE INVERT ELEVATION
- L LENGTH
- LS LAND SURVEYOR BUSINESS LIGHT POLE PROFESSIONAL SURVEYOR AND MAPPER
- LT MASONRY
- M MEASURED DISTANCE/BEARING
- MH MANHOLE
- MKR MARKER
- MIN MEAN
- MOL MORE OR LESS
- MSL MEAN SEA LEVEL
- N NORTH
- N&D NAIL AND DISK
- NAVD NORTH AMERICAN VERTICAL DATUM
- NE NORTHWEST
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NO NUMBER
- NW NORTHWEST
- OHPL OVERHEAD POWERLINE OFFICIAL RECORD
- P PARCEL
- PAT PATIO
- PB PLAT BOOK
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT PUBLIC RECORDS OF CITRUS CO. FL.
- PE PEDESTAL
- PG PAGE
- PI POINT OF INTERSECTION
- PK PARKER KALON NAIL
- PL PROPERTY LINE
- PLTR PLANTER
- PM POWER METER
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PP POWER POLE
- PHPD PHONE PEDESTAL
- PRM PERMANENT REFERENCE MONUMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PWR POWER
- R RECORD BY PLAT OR DEED
- RAD RADIAL
- RCP REINFORCED CONCRETE PIPE
- RES RESIDENCE
- RET RETENTION/RETAINING RANGE
- R/W RIGHT OF WAY
- S SOUTH
- SAN SANITARY
- SCM SET CONCRETE MONUMENT
- SCN SCREEN
- SE SOUTHEAST
- SEC SECTION
- SEW SEWER
- SIP SET IRON PIPE
- SIR SET IRON ROD
- SN SET NAIL
- SP SCREEN PORCH
- SR STATE ROAD
- SRD STATE ROAD DEPARTMENT
- ST STREET
- STA STATION
- STM STORM STRUCTURE
- STR STRUCTURE
- STY STORY
- S/D SUBDIVISION
- SW SOUTHWEST
- T TANGENT
- TOB TOP OF BANK
- TOS TOP OF SLOPE
- TBM TEMPORARY BENCH MARK
- TEL TELEPHONE
- TR TRACT/TRAIL
- TRANS TRANSFORMER
- TV TELEVISION
- TWP TOWNSHIP
- UGD UNDERGROUND UNRECORDED
- U/R UTILITY
- V VERTICAL
- VAR VARIES
- W WEST
- W/M WITH WATER METER
- WM WATER MAIN
- WV WATER VALVE

FIELD CURVE DATA RECORD CURVE DATA

DELTA = 26'4"4" RADIUS = 340.00 ARC = 154.69 TAN = 78.71 CHORD = 153.36M CB = S88'20'34"E M

DELTA = 26'6"18" RADIUS = 340.00 ARC = 154.91 TAN = 78.82 R CHORD = 153.57R CB = S88'35'20"E R



CONTAINS 3.60 AC ±

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF TOWNSHIP 18 SOUTH, RANGE 16 EAST, CITRUS COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID TOWNSHIP A DISTANCE OF 10560.00 FEET; THENCE NORTH A DISTANCE OF 1786.05 FEET; THENCE N51°16'51"W A DISTANCE OF 14.98 FEET; THENCE N30°21'30"E A DISTANCE OF 139.30 FEET; THENCE S59°38'30"E A DISTANCE OF 200.00 FEET; THENCE N30°21'30"E A DISTANCE OF 150.00 FEET; THENCE N59°38'30"W A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE S59°38'33"E A DISTANCE OF 8.33 FEET; THENCE N30°21'30"E A DISTANCE OF 158.92 FEET TO THE P.C. OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 26°06'18" AND A RADIUS OF 340.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 154.91 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S88'32'03"E 153.75 FEET) THENCE N78°32'56"E A DISTANCE OF 156.97 FEET TO THE MEAN HIGH WATER LINE OF SALT WATER BAY AS DESCRIBED IN OFFICIAL RECORD BOOK 1623, PAGE 1125-1127 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; S15°47'08"E 50.74 FEET; N89°56'00"E 12.46 FEET; N67°34'09"E 35.77 FEET; N84°07'29"E 18.45 FEET; S67°16'15"E 39.54 FEET; S80°29'10"E 29.80 FEET; N87°50'07"E 29.42 FEET; N74°19'48"E 39.87 FEET; S53°41'11"E 13.44 FEET; S22°01'26"W 11.64 FEET; S52°33'43"E 10.64 FEET; S86°39'32"W 22.50 FEET; S39°52'48"W 17.93 FEET; S15°11'27"E 15.34 FEET; S35°05'37"E 26.37 FEET; S06°05'31"E 31.55 FEET; S22°53'04"E 24.01 FEET; S33°36'50"W 24.91 FEET; S15°00'43"W 23.19 FEET; S49°35'33"W 20.99 FEET; S75°59'40"W 59.55 FEET; S77°51'53"W 50.52 FEET; S81°24'19"W 36.74 FEET; N52°48'44"W 24.29 FEET; S81°56'05"W 35.53 FEET; S22°45'05"W 24.87 FEET; S02°08'17"W 22.59 FEET; S30°46'55"E 14.79 FEET, TO A POINT ON THE EASTERLY BOUNDARY LINE OF LANDS IN OFFICIAL RECORD BOOK 109, PAGE 532 PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; SAID POINT BEING ON THE ARC OF A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 28°38'05" AND A RADIUS OF 50.00 FEET THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID BOUNDARY LINE A DISTANCE OF 24.99 FEET TO THE PT OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S16°29'13"E 24.73 FEET); THENCE S58°45'17"W ALONG SAID BOUNDARY LINE A DISTANCE OF 46.89 FEET TO THE AFOREMENTIONED MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES AND DISTANCES; N51°19'09"W 19.61 FEET; N58°31'30"W 19.35 FEET; N61°48'45"W 20.95 FEET; N70°22'29"W 13.41 FEET; S89°32'03"W 20.13 FEET; THENCE LEAVING SAID MEAN HIGH WATER LINE AND ALONG THE SOUTHEASTERLY BOUNDARY OF AFOREMENTIONED LANDS IN OFFICIAL RECORD BOOK 1623, PAGES 1125-1127; N59°38'30"W A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID BOUNDARY S30°23'25"W 125.03 FEET; THENCE N59°37'08"W 281.50 FEET; TO THE AFOREMENTIONED SOUTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PIRATE POINT; THENCE N30°28'38"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 124.92 FEET TO THE POINT OF BEGINNING, CONTAINING 3.60 ACRES MORE OR LESS. SUBJECT TO PRESCRIPTIVE RIGHT-OF-WAY OF WEST SANDDOLLAR LANE AND NORTH MULLETT POINT.

DATE OF FIELD WORK: 10-25-2011
 DATE OF PLAT: 11-09-2011

□ = SET CONCRETE MONUMENT PS&M3658
 ■ = FOUND CONCRETE MONUMENT PLAIN
 ● = FOUND IRON ROD LB1108
 ○ = SET IRON ROD LB6636
 ▲ = DESCRIPTIVE POINT

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTE: WETLAND JURISDICTION LINE WAS REVIEWED BY DAVID SAUSKOJUS OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ON 11-07-2012.

NOTE: ELEVATIONS BASED ON NGVD 1929 DATUM. FOR CITRUS ENGINEERING AND SURVEYING, INC.

CITRUS ENGINEERING AND SURVEYING, INC.
 3585 E. GULF TO LAKE HWY. PH:(352)860-1145
 INVERNESS, FLA. 34453 FAX:(352)860-2229

NOTE: BEARINGS BASED ON A BEARING OF S58°39'30"E ON THE NORTHEASTERLY BOUNDARY OR. 695/1819.

NOTE: NO EXCAVATION WAS PERFORMED TO DETERMINE THE LOCATION OF UNDERGROUND UTILITIES, DRAINAGE OR IMPROVEMENTS.

NOTE: ALL DISTANCES SHOWN ARE RECORD (R) AND MEASURED (M) UNLESS OTHERWISE NOTED.

THIS CERTIFIES

SURVEYOR AND MAPPER NO.3658
 THEODORE E. DAVIS

THAT WE MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY, THAT IT IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT THIS PLAT IS A TRUE REPRESENTATION THEREOF; AND THE SURVEY AND THIS PLAT CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINE OTHER THAN AS SHOWN, THAT THE IMPROVEMENTS HAVE BEEN LOCATED AS SHOWN.

CITRUS ENGINEERING AND SURVEYING, INC.
 CONSTRUCTION SURVEYS · MORTGAGE SURVEYS · LAND SURVEYING

3585 E. GULF TO LAKE HIGHWAY
 INVERNESS, FLORIDA 34453
 (352) 860-1145 FAX (352) 860-2229

| NO. | DATE | REVISIONS | APP'D BY |
|-----|------------|--|----------|
| 1 | 11-10-2011 | BOUNDARY DIMENSIONS, AND MINOR REVISIONS TO BOUNDARY LINE, REMOVE EASEMENT | |
| 2 | 11-11-2011 | BOUNDARY DIMENSIONS REDUCED TEXT SIZE, ADDED POWER POLES S, SIDE, AND H2O VALVE | |
| 3 | 9-21-2012 | WETLAND JURISDICTION LINE WITH DIMENSIONS, LEGAL DESCRIPTION | |
| 4 | 11-27-2012 | REVISED WETLAND JURISDICTION LINE/ DELETED 4 POINTS, ADDED 6 POINTS, SEC. 34 TO 35 | |

DRAWING NAME: PIRATES/CDG COORDINATE GEOMETRY FILE NAME: PIRATES/CGD TECHNICIAN NAME: TED

A BOUNDARY AND JURISDICTIONAL
 WETLAND SURVEY
 FOR
 GEORGE H. DECKER

OF PARCEL KNOWN AS
 PIRATE'S COVE IN
 SEC. 35, T18S, R16E

| | | | |
|----------------|------------|--------|--------|
| JOB NO. | 11-8165 | SHT. | 1 |
| FIELD BOOK NO. | 026/18-25 | OF | 1 |
| DATE | 11/09/2011 | SCALE: | 1"=30' |
| | | PE | 1/1773 |