

**CITRUS COUNTY LAND DEVELOPMENT CODE  
ATLAS AMENDMENT APPLICATION**

Application No.: \_\_\_\_\_ Date: \_\_\_\_\_  
\* Written Authorization is required if Applicant is different than Owner.

|  |  |
|--|--|
| <b>Applicant*</b>  | <b>Property Owner</b>                                      |
| Name: <u>Robert Bruce McLaughlin</u>                       | Name: <u>George H. Decker</u>                              |
| Address: <u>900 GULF BLVD., #303</u>                       | Address: <u>P.O. Box 784</u>                               |
| City: <u>INDIAN ROCKS BEACH, FL 33785</u>                  | City: <u>Kodak</u>   |
| State: <u>Florida</u> Zip: <u>33785</u>                    | State: <u>TN</u> Zip: <u>37764</u>                         |
| Home No.: <u>727-595-7634</u> Cell No.: _____              | Home No.: <u>865-712-0117</u> Cell No: <u>865-712-0117</u> |
| Work No.: <u>727-595-7634</u> Fax No.: <u>727-593-9581</u> | Work No.: _____ Fax No: <u>865-933-1049</u>                |
| Email: <u>BruceSandy@aol.com</u>                           | Email: <u>deckercoin@aol.com</u>                           |

**Property Description:** Section 34 Township 18 South Range 16 East  
Legal Description- SEE ATTACHED  
Subdivision: Unrecorded Sunny Isles Estates Unit I Lot(s): N/A;Meets & Bounds Block/Parcel N/A;Meets & Bounds  
Alternate Key # SRL ATTACHED Parcel ID- SEE ATTACHED  
Acreage + 3.60

X Amendment to Future Land Use map Amendment to the Land Development code Atlas From CLN To CLC  
Amendment to a Previously Approved Planned Development Previous Application No \_\_\_\_\_

**Is this hearing being requested as a result of a Code Violation Notice?** Yes \_\_\_\_\_ No x  
If "Yes", explain on a separate sheet and attach a copy of the Notice of Violation

**Applicant Request(s):** See Attached

**Directions to Property:** See Attached

**The Applicant is:** \_\_\_\_\_ Owner of Tract \_\_\_\_\_ Agent for Property Owner  
\_\_\_\_\_ One-Owner Among Several \_\_\_\_\_ Other (specify)

I am aware that if the property cannot be located using information from the submitted application this application may be rescheduled to a later hearing date. I also understand that a sign must be placed (and marking flags may be placed) on the Property by the Land Development Division at least seven days prior to the scheduled meeting  
I understand that approval for the proposed use shown hereon does not in any way relieve me of the responsibility of observing and complying with any deed restrictions applicable to the subject property  
I hereby authorize Citrus County or its agents to enter upon the property, which is the subject of this application and the date of the hearing thereon, at any time between the hours of 8:00 AM and 5 00 PM for the purpose of gathering any information relevant to this application  
**I DO HEREBY SWEAR THAT THE INFORMATION CONTAINED HEREIN AND THE ATTACHMENTS HERETO ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.**

Signature \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Robert Bruce McLaughlin who is personally known to me or provided \_\_\_\_\_ as identification and who did not take an oath

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Seal

\_\_\_\_\_  
Notary Public - State of Florida

**For Staff Use Only**

Date: \_\_\_\_\_  
Time: \_\_\_\_\_  
Initials: \_\_\_\_\_

ATF: \_\_\_\_\_  
QTR: \_\_\_\_\_  
LUD: \_\_\_\_\_

GFLUM Des: \_\_\_\_\_  
FZ: \_\_\_\_\_

Toll Free (352) 489-2120 TTY (352) 527-5312

**SUPPLEMENTAL INFORMATION  
 FOR ATLAS AMENDMENT APPLICATION  
 (TO BE SUPPLIED BY THE APPLICANT)**

**RESIDENTIAL**

**SINGLE FAMILY RESIDENTIAL**

**MULTIFAMILY**

|                          |       |       |
|--------------------------|-------|-------|
| Well                     | _____ | _____ |
| Septic                   | _____ | _____ |
| Central Water            | _____ | _____ |
| Central Sewer            | _____ | _____ |
| Regional Water           | _____ | _____ |
| Regional Sewer           | _____ | _____ |
| Number of Dwelling Units | _____ | _____ |

**NON-RESIDENTIAL**

|                              |         |
|------------------------------|---------|
| well                         | _____   |
| Septic                       | X _____ |
| Central Water                | X _____ |
| Central Sewer                | _____   |
| Regional Water               | _____   |
| Regional Sewer               | _____   |
| Size of Structure (Sq. Feet) | _____   |

**MAJOR SECTIONS FOR CONSIDERATIONS**

(Applicant shall check if item is addressed in the submittal)

**LDC SECTION**

**YES**

**NO**

|      |   |         |         |
|------|---|---------|---------|
| 3100 | Accessory Uses and Structures                           | _____   | X _____ |
| 3501 | Surface Water Protection                                | X _____ | _____   |
| 3520 | Floodplain Protection (if applicable)                   | _____   | X _____ |
| 3560 | Endangered and Threatened Species<br>Habitat Protection | _____   | X _____ |
| 3570 | Historical and/or Archeological Area Protection         | _____   | X _____ |
| 4900 | Groundwater and Wellhead Protection                     | _____   | X _____ |
| 5100 | Landscaping and Tree Preservation                       | X _____ | _____   |
| 5550 | Required Buffers  | X _____ | _____   |
| 5735 | Canopy and Tree Lined Scenic Roads Protection           | _____   | X _____ |
| 6000 | Stormwater Management                                   | X _____ | _____   |
| 7100 | Transportation Access Management                        | X _____ | _____   |
| 7200 | Off-Street Parking and Loading                          | X _____ | _____   |
| 9000 | Signs   | X _____ | _____   |

FILING REQUIREMENTS FOR ATLAS AMENDMENT APPLICATIONS

- 1 - Completed application (additional sheets may be added if more space is needed)
- 2. Applicable filing fee as required by Resolution adopted by the Board of County Commissioners The applicant will also be billed for advertising and postage fees, to be billed at a later date In accordance with the requirements of the Citrus County Land Development Code (Ord 2012-06 as amended), the applicant is responsible for payment of all costs for public notification of the application review These costs include notification of abutting property owners by mail and advertising in a newspaper of general circulation Applicants shall be billed actual costs incurred for public notification **No application shall be processed for final adoption until all fees are paid.**
- 3. Proof of ownership and legal description of property (tax notice or deed may suffice)
- 4. Site plan (**DRAWN TO SCALE**), which shall be no smaller than one inch equals 200 feet on a minimum of an 8 1/2 x 11 sheet. **If the site plans and/or booklets are larger than 8 x 11, 30 copies will need to be submitted.** Include North arrow to indicate orientation. **SITE PLANS SHALL SHOW THE FOLLOWING INFORMATION:**
  - A. Lot area and percentage of lot covered (impervious surface ratio)
  - B. Driveway access location and parking space arrangement included in the site plan.
  - C. All rights-of-way and easements adjacent to and crossing subject property
  - D. All water courses, water bodies, jurisdictional wetlands. and floodplains The mean high water line (tidal) or line of ordinary high water (non-tidal) must be shown wheri determining waterfront setbacks.
  - E. Proposed or existing potable water/well and waste disposal system/septic
  - F. Existing and proposed location of building/structures including heights and separation.
  - G All setbacks between building/structures and property lines/waterbodies/jurisdictional wetlands.
  - H. Any walls or fences -give location, height., and material type
  - I. Existing and proposed stormwater management systems including proposed or existing swales and/or berms.
  - J. Proposed stormwater management systems.
  - K. Fire hydrant - give location (if provided).
  - L Signs - give location, size, and height (as applicable)
  - M. Loading - give location and dimensions (as; applicable)
- 5. "Letter of Authorization", if applicant is other than owner (form provided)
- 6. Written directions to the property from Department of Development Services office
- 7. Signed "Appeal Notice" (form provided).
- 8 Flood Zone designation including base flood elevation.
- 9. A survey, no more than one year old or re-certified by the original surveyor no more than one year prior to the application date- (NOT applicable for residential applications)

**I HEREBY ACKNOWLEDGE THAT FAILURE TO SUBMIT THE ABOVE INFORMATION ALONG WITH THE RETURN OF THIS FORM, AND/OR THAT THE INFORMATION SUBMITTED IS INSUFFICIENT FOR REVIEW MAY DELAY PROCESSING CAUSING THE APPLICATION TO BE SCHEDULED TO A LATER HEARING DATE. APPLICATIONS FOUND INCOMPLETE WILL BE RETURNED TO THE APPLICANT.**

Return this application to:  
**CITRUS COUNTY LAND DEVELOPMENT DIVISION**  
3600 W. Sovereign Path, Suite 141  
Lecanto, FL 34461

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**PIRATE'S COVE  
CITRUS COUNTY**

**ATTACHMENTS TO DEVELOPMENT APPROVAL REQUESTS**

1. Legal Description
2. AltKey and Parcel IDs
3. Project Description
4. Directions to Property
5. Site Plan
6. Written Authorization
7. Signed Appeal Notice
8. Survey

September 21, 2012

A LEGAL DESCRIPTION FOR  
GEORGE H. DECKER OF  
PIRATES COVE IN SECTION 34,  
TOWNSHIP 18 SOUTH, RANGE 16  
EAST, CITRUS COUNTY, FLORIDA

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 158.82 FEET TO THE PC 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°35'20"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°05'13"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 BOUNDRY 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"E 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°37'06"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 MULLET POINT.

DECKER PURCHASE HISTORY

1107Purch  
12/22/12  
Page 1

| ALT<br>KEY | PCL<br>NO. (1) | STREET<br>NO. | STREET       | DATE  | GRANTOR | GRANTEE | AMOUNT    | O.R.<br>BOOK | PAGE  |
|------------|----------------|---------------|--------------|-------|---------|---------|-----------|--------------|-------|
| 1004012    | 0050           | 360           | Mullet Point | 05/03 | Pardue  | Decker  | \$300,000 | 1623         | 1125  |
| 1004055    | 0113           | 379           | Mullet Point | 06/04 | Chavous | Decker  | \$30,000  | 1791         | 715 ) |
| 1004047    | 0112           | 381           | Mullet Point | 06/04 | Chavous | Decker  | \$30,000  | 1791         | 715 ) |
| 1004021    | 0101           | 398           | Pirate Point | 06/04 | Chavous | Decker  | \$30,000  | 1791         | 715 ) |
| 1004039    | 0111           | 383           | Pirate Point | 10/04 | Beville | Decker  | \$40,000  | 1773         | 638   |
| 1004063    | 0120           | 371           | Pirate Point | 08/04 | Pardue  | Decker  | \$35,000  | 1764         | 2234  |
| 1004071    | 0121           | 13965         | W Sanddollar | 01/12 | Pardue  | Decker  | \$10      | 2459         | 491   |

(1) All parcel numbers: R34 18S16E 2B0A0

## PIRATE'S COVE

### PROJECT DESCRIPTION

The maximum commercial density which may be constructed on the Development Parcel for the purposes of compliance with the Citrus County Land Development Code is 88,512 building square feet (MOL) of CLC land uses comprising a 33 unit resort condominium, a restaurant of approximately 2,612 square feet of indoor seating, 1,055 square feet of outdoor seating and approximately 5,359 square feet of ancillary resort space as reflected on the Site Plan Submitted with this Application.

The Coastal Lakes Commercial uses reflected on the Site Plan are governed by the LDC standards in effect at the time of the Effective Date. The permissible maximum height shall be fifty (50) feet. There is no required phasing schedule for completion of the Development. The timing of future construction shall be controlled by Pirate's Cove.



Trip to:

**398 N Pirate Pt**

Crystal River, FL 34429-5102

20.24 miles / 37 minutes



**3600 W Sovereign Path, Lecanto, FL 34461-7727**



1. Start out going **southeast** on **W Sovereign Path** toward **Saunders Way**. [Map](#) **0.09 Mi**  
0.09 Mi Total



2. **W Sovereign Path** becomes **Saunders Way**. [Map](#) **0.4 Mi**  
0.4 Mi Total



3. Turn **right** onto **S Lecanto Hwy**. [Map](#) **1.3 Mi**  
1.7 Mi Total



4. Turn **right** onto **W Grover Cleveland Blvd**. [Map](#) **5.4 Mi**  
W Grover Cleveland Blvd is 0.5 miles past Trail 10A  
If you reach S Halo Hills Ter you've gone about 0.2 miles too far  
7.1 Mi Total



5. Turn **right** onto **S Suncoast Blvd / US-19 N / US-98 N**. [Map](#) **3.6 Mi**  
S Suncoast Blvd is just past S Pittsburgh Ave  
Publix Super Market is on the corner  
If you are on W Halls River Rd and reach W Fishbowl Dr you've gone about 0.5 miles too far  
10.7 Mi Total



6. Turn **left** onto **W Ozello Trl**. [Map](#) **9.4 Mi**  
W Ozello Trl is 0.1 miles past W Kimberly Ct  
If you reach W Penn Dr you've gone about 0.3 miles too far  
20.1 Mi Total



7. Turn **right** onto **W Sanddollar Ln**. [Map](#) **0.05 Mi**  
20.2 Mi Total



8. Take the 1st **left** onto **N Pirate Pt**. [Map](#) **0.06 Mi**  
If you reach N Mullet Loop you've gone a little too far  
20.2 Mi Total



9. **398 N PIRATE PT** is on the **right**. [Map](#)  
Your destination is just past Mullet Ct  
If you reach the end of N Pirate Pt you've gone a little too far



**398 N Pirate Pt, Crystal River, FL 34429-5102**



Total Travel Estimate: **20.24 miles - about 37 minutes**



©2012 MapQuest - Portions ©2012 NAVTEQ | [Terms](#) | [Privacy](#)

©2012 MapQuest, Inc. Use of directions and maps is subject to the MapQuest Terms of Use. We make no guarantee of the accuracy of their content, road conditions or route usability. You assume all risk of use. [View Terms of Use](#)



**AUTHORIZATION**

**APPLICATION REQUEST: (check one)**

Variance     Conditional Use     Minor Subdivision     Lot Reconfiguration  
 Plat Vacation     Street Vacation     Comprehensive Plan Amendment  
 Atlas Amendment     Other (specify): \_\_\_\_\_

**LEGAL DESCRIPTION OF PROPERTY:** See Attached

Section 34    Township 18    Range 16    Alternate Key # See Attached.

Lot/Parcel N/A: Metes and Bounds    Block N/A: Metes and Bounds

Subdivision Unrecorded Sunny Isles Estates Unit 1

I, George H. Decker, owner of the above described property,  
(Name of Owner)

authorize Robert Bruce McLaughlin of Bruce McLaughlin Consulting Services, Inc. to  
(Name of Representative) (Name of Business)

serve as agent on my behalf for the purpose of making application for the proposed request. No further authorization is expressed or implied, than that which is described herein.

SIGNATURE: *George H. Decker*  
(Signature of Owner)

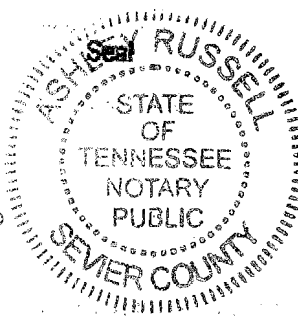
STATE OF FLORIDA TN  
COUNTY OF GIBRUS Sevier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared George Decker who is personally known to me or provided TNDL 080035707 as identification and who did not take an oath.

WITNESS my hand and official seal this 31<sup>st</sup> day of October 2012

Ashley Russell  
Printed Name  
*Ashley Russell*  
Notary Public - State of Florida TN

exp 5/4/15





**Board of County Commissioners**  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
LAND DEVELOPMENT DIVISION  
3600 W. Sovereign Path, Suite 141  
Lecanto, FL 34461  
Telephone: (352) 527-5239 Fax (352) 527-5428  
Toll Free (352) 489-2120 TTY (352) 527-5312

### APPEAL NOTICE

I, the undersigned, understand that the actions of the Citrus County Planning and Development Commission and/or the Board of County Commissioners are subject to Quasi-judicial proceedings which provide for parties in opposition to intervene, cross-examine and/or provide expert witnesses in regard to your application. Further, the actions of the Planning Development Commission and/or the Board of County Commissioners is subject to appeal within 30 days of said action. Appeals of decisions of the Planning and Development Commission and/or the Board of County Commissioners quasi-judicial actions shall be as required by law.

Signature: Robert M. [Signature]

Date: 11/20/12



## **NOTICE**

### **INFORMATION REQUIRED FOR ALL APPLICATIONS**

It is the policy of the Board of County Commissioners to require complete and sufficient applications prior to setting of a public hearing date. The application you submit to the Land Development Division (LDD) must include a completed application with proof of ownership, authorization by owner (as applicable), necessary fees, legal description, site plan, and any additional information identified by the LDD as deemed necessary to review and prepare a written findings report and recommendation to the Planning and Development Commission and/or the Board of County Commissioners. Such information may include, but is not limited to, boundary survey, master plan of development, biological survey, tree preservation plan, landscape plan, historical/archeological survey, wetland boundary delineation, line of mean annual flood or ordinary high water line, parking study, transportation facilities analysis, drainage facilities analysis, public school facilities analysis, public facilities (water/wastewater) analysis, level of service compliance, and other agency approvals. **Applications deemed incomplete will be returned to the applicant.**

Once the application is deemed complete, the LDD shall make a determination as to the sufficiency of the information contained in the application for the purpose of review and to prepare a findings report and recommendation to the Planning and Development Commission and/or the Board of County Commissioners. You will be notified in writing as to the sufficiency status of your application. If your application is deemed insufficient, such application shall be held in abeyance until such time as the required information is received by the LDD. If you fail to provide the information requested by the LDD within 120 days of notification, or within a time agreed upon by the applicant and the LDD, the application shall be considered withdrawn. When the LDD determines that the application information is sufficient to review, then the public hearing date will be set. Formal notification of hearing dates will be mailed to you.

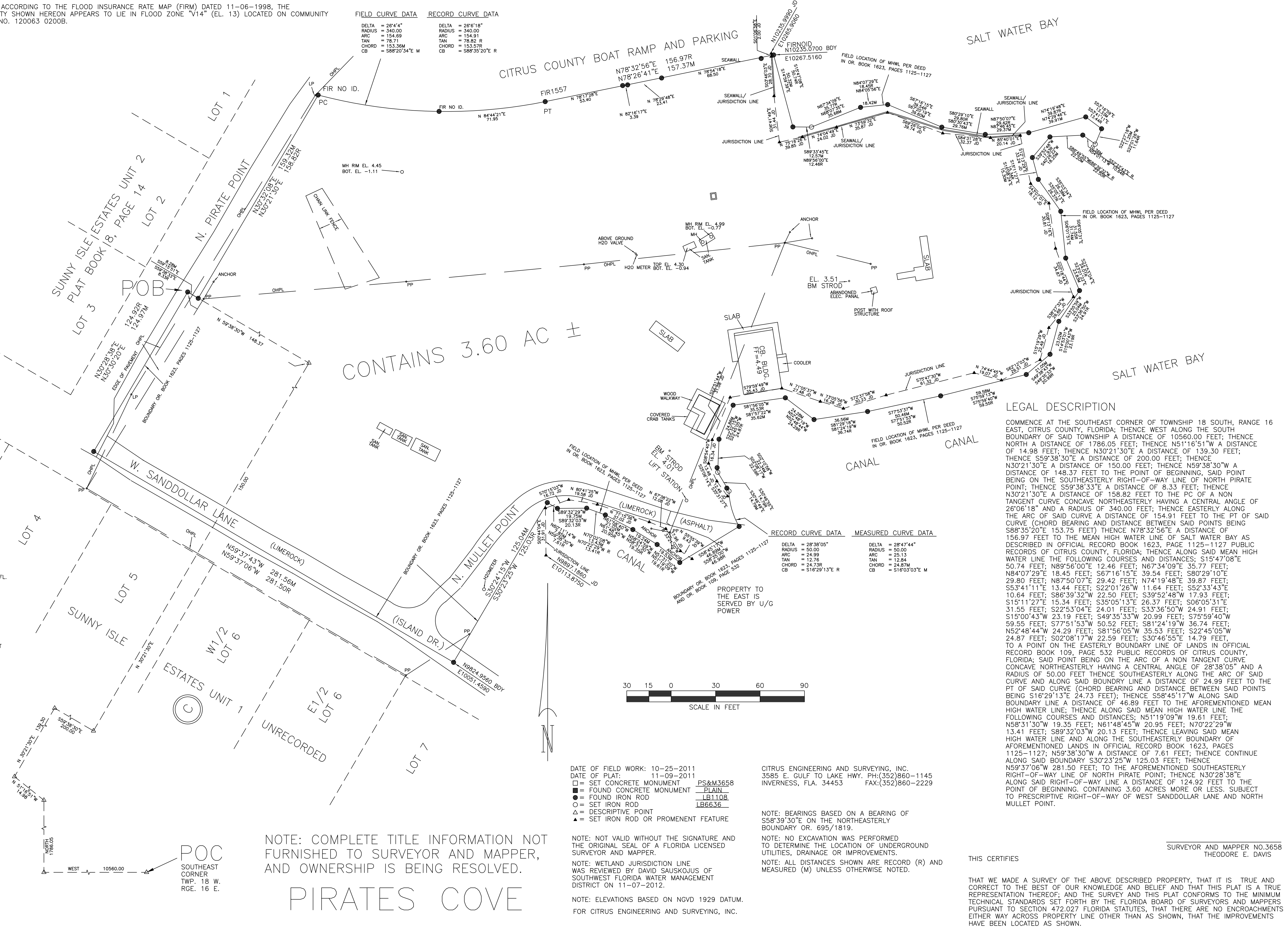
You may request that the LDD arrange a conference to discuss requirements for information in accordance with the adopted standards and criteria of the Citrus County Land Development Code and the Citrus County Comprehensive Plan. A determination of sufficiency by the LDD does not necessarily indicate that the LDD or other reviewing agencies agree with the information and conclusions presented in the application, nor does it constitute a determination for positive findings for recommendation by the Department to the Planning and Development Commission and/or the Board of County Commissioners.

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 TOE 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"       | DELTA             | = 26°6'18"      |
| RADIUS           | = 340.00        | RADIUS            | = 340.00        |
| ARC              | = 154.69        | ARC               | = 154.91        |
| TAN              | = 78.71         | TAN               | = 78.82 R       |
| CHORD            | = 153.36M       | CHORD             | = 153.57R       |
| CB               | = S88°20'34"E M | 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 N5°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 PC 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 MULLET 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  
 SET IRON ROD OR PROMINENT FEATURE

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.

NOTE: COMPLETE TITLE INFORMATION NOT FURNISHED TO SURVEYOR AND MAPPER, AND OWNERSHIP IS BEING RESOLVED.

PIRATES COVE

THIS CERTIFIES

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.

SURVEYOR AND MAPPER NO.3658  
 THEODORE E. DAVIS

DESIGNED: [ ] DRAWN: [ ] CHECKED: [ ] D.C.:

**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  
 FIELD BOOK NO. OZ6/18-25  
 DATE: 11/09/2011  
 SCALE: 1"=30'

SHEET 1 OF 1  
 1/1773