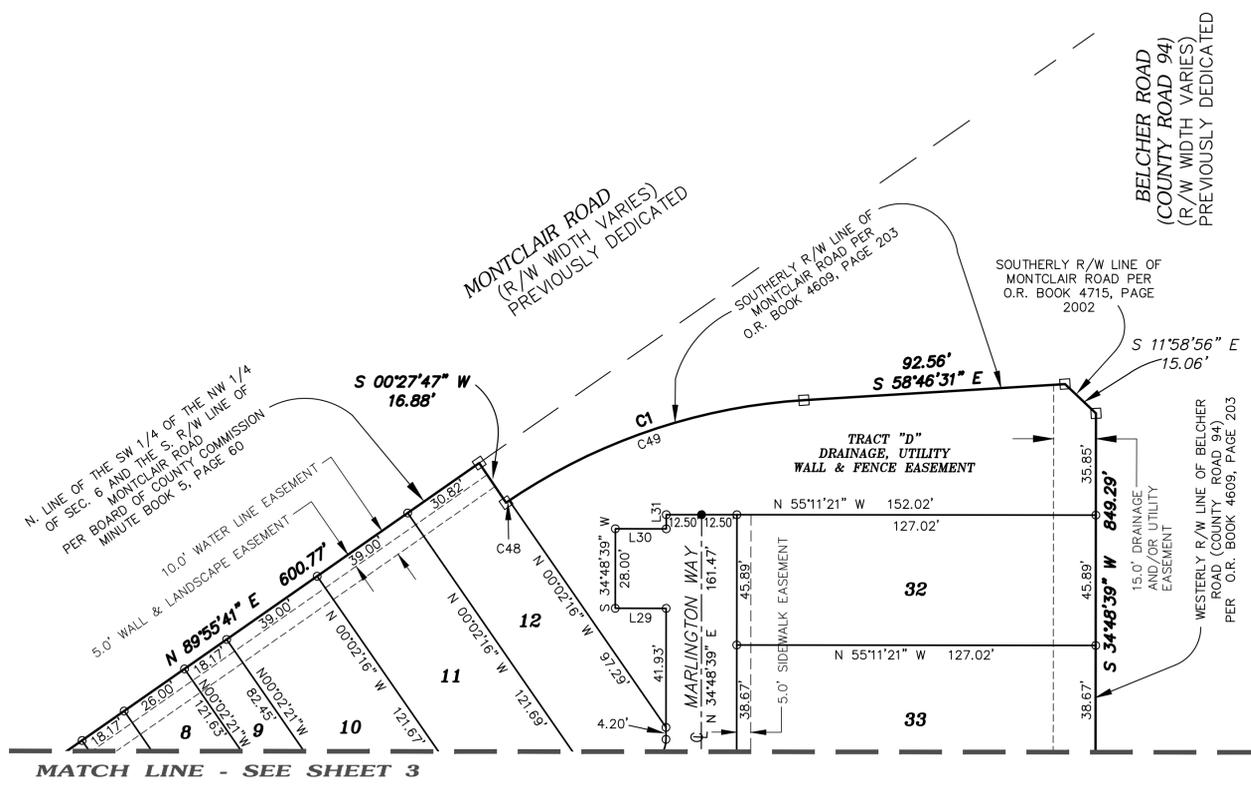
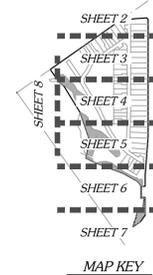
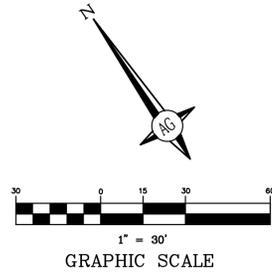


MONTCLAIR LAKE TOWNHOMES - PHASE 1

A SUBDIVISION OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



- ABBREVIATIONS AND SYMBOL LEGEND**
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 - O/A = OVERALL
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 - P.C.P. = PERMANENT CONTROL POINT
 - P.O.B. = POINT OF BEGINNING
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 - S.C.M. = SET CONCRETE MONUMENT
 - S.I.R. = SET IRON ROD
 - S.N.D. = SET NAIL & DISK

 - = LOT CORNER - S.I.R. 1/2"
"ARCTURUS GROUP LB 8069"
 - = P.C.P. - S.N.D.
"ARCTURUS GROUP PCP LB 8069"
 - = P.R.M. - S.C.M. 4"x 4"
"ARCTURUS GROUP PRM LB 8069"

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C1	210.00'	112.75'	S74°09'22"E	111.40'
C48	210.00'	1.32'	N89°21'23"W	1.32'
C49	210.00'	111.42'	N73°58'31"W	110.12'

LINE TABLE		
LINE	LENGTH	BEARING
L29	18.00'	N55°11'21"W
L30	18.00'	N55°11'21"W
L31	5.00'	N34°48'39"E

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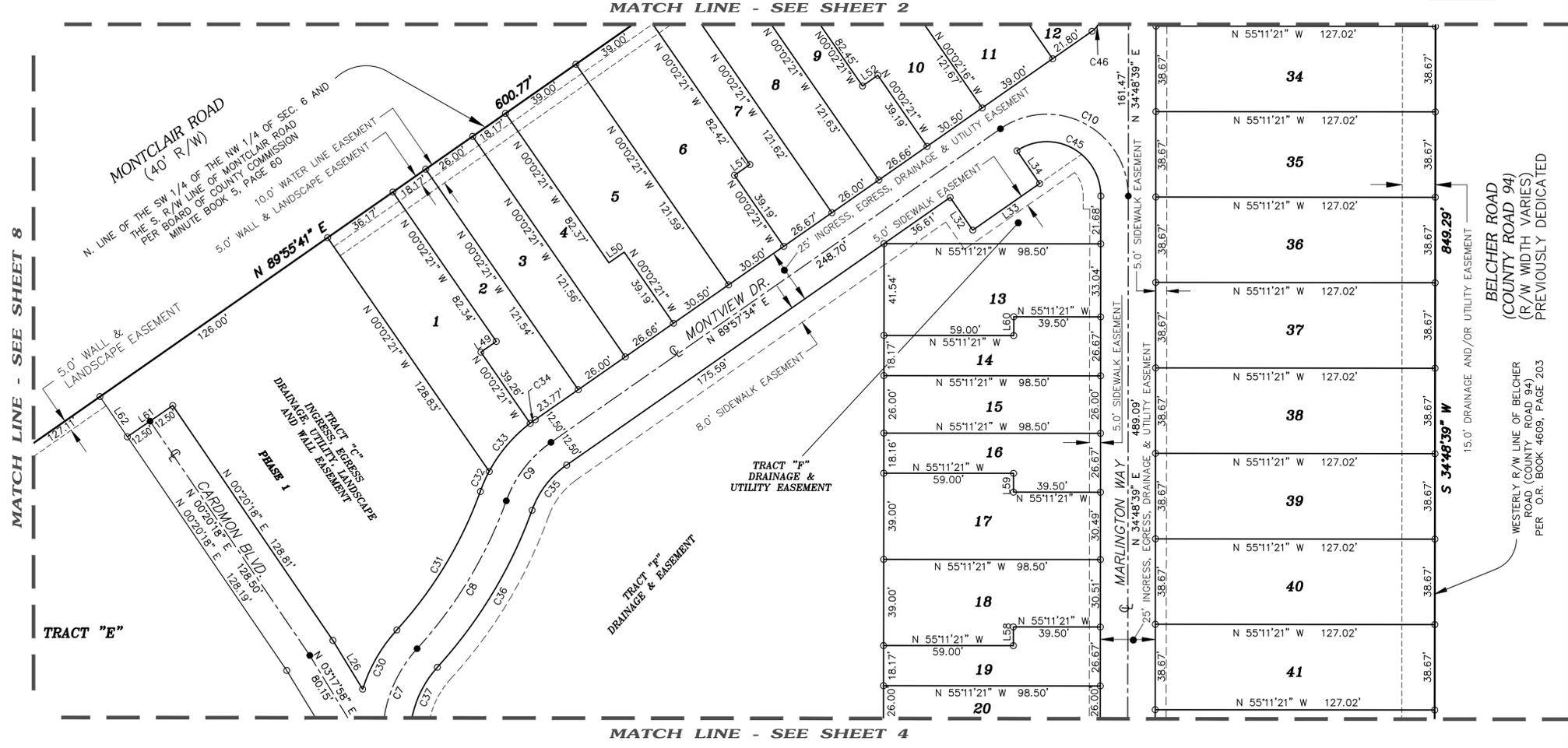
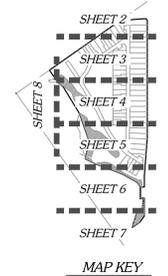
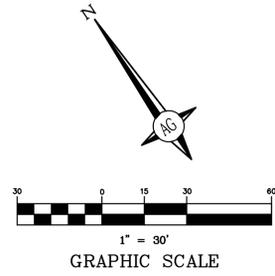
SHEET 2 OF 8

ARCTURUS GROUP, LLC

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691
727-940-8888 FAX 727-940-3548
CERTIFICATE OF AUTHORIZATION LB 8069

MONTCLAIR LAKE TOWNHOMES - PHASE 1

A SUBDIVISION OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



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"ARCTURUS GROUP PCP LB 8069"
 - = P.R.M. - S.C.M. 4" x 4"
"ARCTURUS GROUP PRM LB 8069"

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C7	59.65'	77.04'	S40°18'01"W	71.80'
C8	198.62'	78.70'	N65°56'59"E	78.19'
C9	55.00'	33.94'	S72°16'44"W	33.41'
C10	37.00'	80.63'	N27°36'53"W	65.59'
C30	72.15'	31.24'	S64°53'50"W	31.00'
C31	186.12'	73.75'	N65°56'59"E	73.27'
C32	67.50'	9.94'	S58°48'56"W	9.93'
C33	67.50'	28.82'	S75°15'54"W	28.60'
C34	67.50'	10.55'	N46°26'08"E	9.34'
C35	42.50'	26.23'	S72°16'44"W	25.82'
C36	211.12'	83.65'	N65°56'59"E	83.11'
C37	47.15'	60.90'	S40°18'01"W	56.75'
C45	24.50'	52.89'	N27°01'49"W	43.20'
C46	9.50'	9.14'	N62°23'07"E	8.80'

LINE TABLE		
LINE	LENGTH	BEARING
L26	25.86'	N03°17'58"E
L32	18.00'	N00°02'26"W
L33	37.00'	S89°57'34"W
L34	17.99'	N00°02'26"W
L49	8.50'	N89°57'39"E
L50	8.50'	N89°57'39"E
L51	8.50'	N89°57'39"E
L52	8.50'	N89°57'39"E
L58	8.50'	N34°48'39"E
L59	8.51'	N34°48'39"E
L60	8.50'	N34°48'39"E
L61	25.00'	S89°36'43"E
L62	22.03'	N00°20'18"E

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SHEET 3 OF 8

ARCTURUS GROUP, LLC

CIVIL ENGINEERS - PLANNERS - SURVEYORS

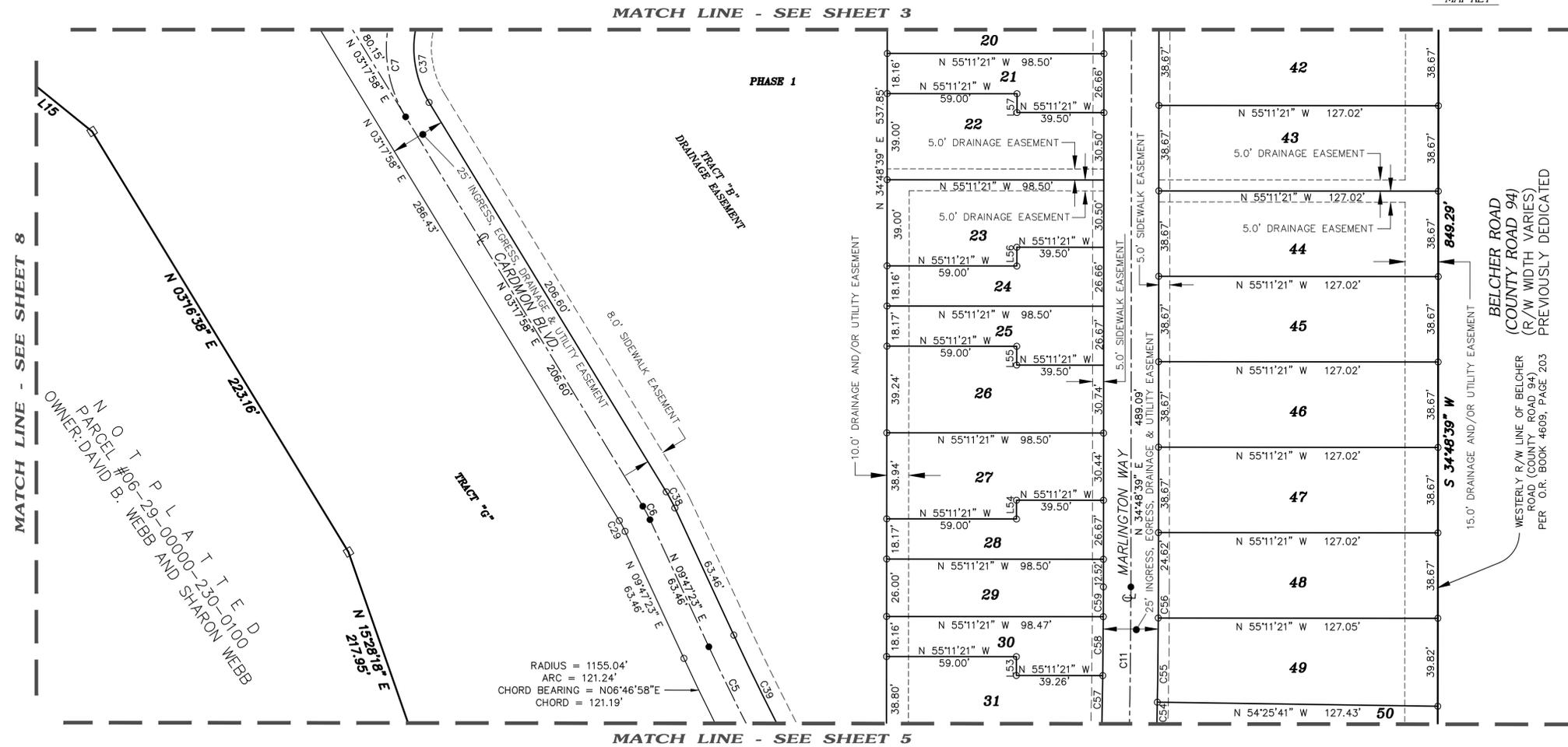
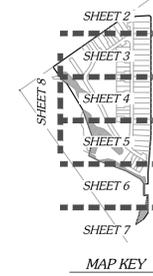
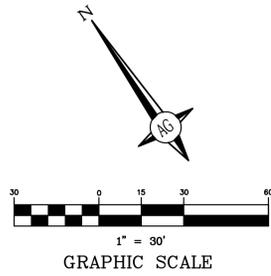
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691

727-940-8888 FAX 727-940-3549

CERTIFICATE OF AUTHORIZATION LB 8069

MONTCLAIR LAKE TOWNHOMES - PHASE 1

A SUBDIVISION OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



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- = LOT CORNER - S.I.R. 1/2"
"ARCTURUS GROUP LB 8069"
- = P.C.P. - S.N.D.
"ARCTURUS GROUP PCP LB 8069"
- = P.R.M. - S.C.M. 4"x 4"
"ARCTURUS GROUP PRM LB 8069"

CURVE TABLE

CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C5	1142.54'	119.93'	S06°46'58"W	119.87'
C6	61.00'	6.91'	N06°32'41"E	6.91'
C7	59.65'	77.04'	S40°18'01"W	71.80'
C11	3388.00'	204.28'	N36°32'18"E	204.25'
C29	48.50'	5.49'	N06°32'41"E	5.49'
C37	47.15'	60.90'	S40°18'01"W	56.75'
C38	73.50'	8.33'	N06°32'41"E	8.32'
C39	1130.04'	56.38'	S08°21'38"W	56.37'
C54	3400.50'	38.18'	N36°00'43"E	38.18'
C55	3400.50'	38.13'	N35°22'08"E	38.13'
C56	3400.50'	14.05'	N34°55'46"E	14.05'
C57	3375.50'	32.40'	N35°46'03"E	32.40'
C58	3375.50'	26.67'	N35°15'58"W	26.67'
C59	3375.50'	13.48'	N34°55'31"E	13.48'

LINE TABLE

LINE	LENGTH	BEARING
L15	46.91'	N16°25'32"W
L53	8.51'	N34°48'39"E
L54	8.50'	N34°48'39"E
L55	8.50'	N34°48'39"E
L56	8.50'	N34°48'39"E
L57	8.51'	N34°48'39"E

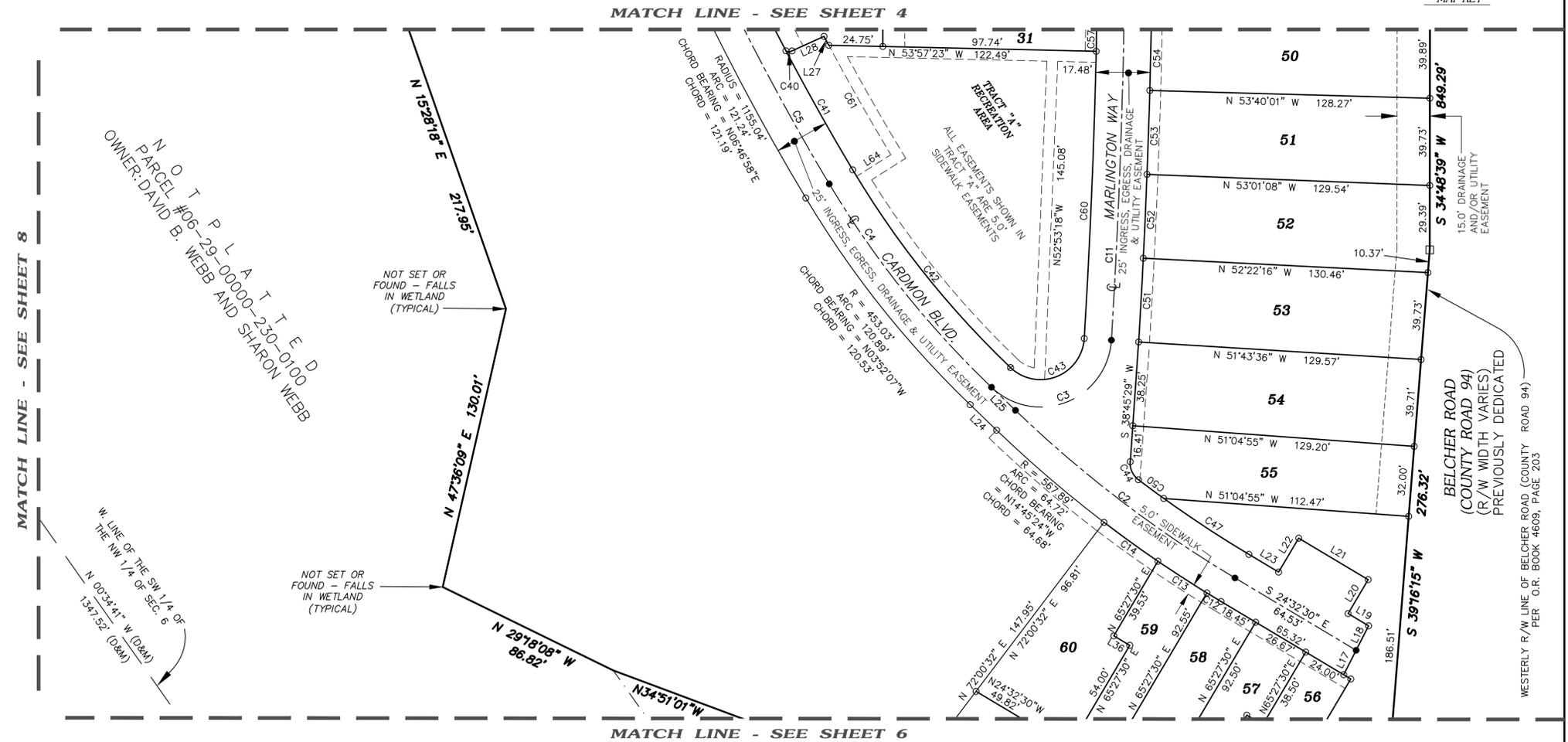
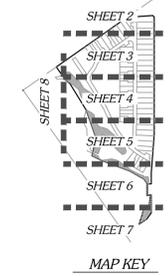
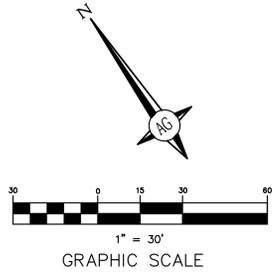
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SHEET 4 OF 8

ARCTURUS GROUP, LLC
 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34891
 727-940-8888 FAX 727-940-3549
 CERTIFICATE OF AUTHORIZATION LB 8069

MONTCLAIR LAKE TOWNHOMES - PHASE 1

A SUBDIVISION OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



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 "ARCTURUS GROUP PCP LB 8069"

□ = P.R.M. - S.C.M. 4"x 4"
 "ARCTURUS GROUP PRM LB 8069"

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C2	555.39'	126.50'	S18°01'01"E	126.23'
C3	32.50'	73.88'	S76°36'47"E	58.97'
C4	440.53'	117.55'	S03°52'07"E	117.20'
C5	1142.54'	119.93'	S06°46'58"W	119.87'
C11	3388.00'	204.28'	N36°32'18"E	204.25'
C12	567.89'	7.55'	S24°09'42"E	7.55'
C13	567.89'	26.69'	S22°26'04"E	26.68'
C14	567.89'	30.40'	S19°33'17"E	30.39'
C40	3.00'	2.95'	S54°56'20"E	2.84'
C41	1130.04'	62.24'	S05°21'12"W	62.23'
C42	428.03'	115.91'	S03°58'55"E	115.55'
C43	20.00'	45.38'	S76°44'36"E	36.25'
C44	9.50'	9.41'	S10°15'46"W	9.03'
C47	542.89'	46.67'	S22°04'59"E	46.59'

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C50	542.89'	14.39'	N18°51'52"W	14.39'
C51	3400.50'	38.16'	N37°56'39"E	38.16'
C52	3400.50'	38.26'	N37°18'01"E	38.26'
C53	3400.50'	38.26'	N36°39'21"E	38.26'
C54	3400.50'	38.18'	N36°00'43"E	38.18'
C57	3375.50'	32.40'	N35°46'03"E	32.40'
C60	3375.50'	130.99'	N37°08'39"E	130.98'
C61	1102.87'	57.42'	S84°54'38"E	57.42'

LINE TABLE		
LINE	LENGTH	BEARING
L17	12.52'	S61°51'08"W
L18	12.52'	N61°51'08"E
L19	10.92'	N24°32'30"W
L20	18.00'	N65°27'30"E
L21	37.00'	N24°32'30"W
L22	18.00'	S65°27'30"W
L23	15.83'	N24°32'30"W
L24	16.78'	N11°29'30"W
L25	15.20'	N11°29'30"W
L27	4.57'	N06°41'59"E
L28	16.03'	N79°34'54"W
L36	8.50'	N24°32'30"W
L64	18.50'	N02°28'50"E

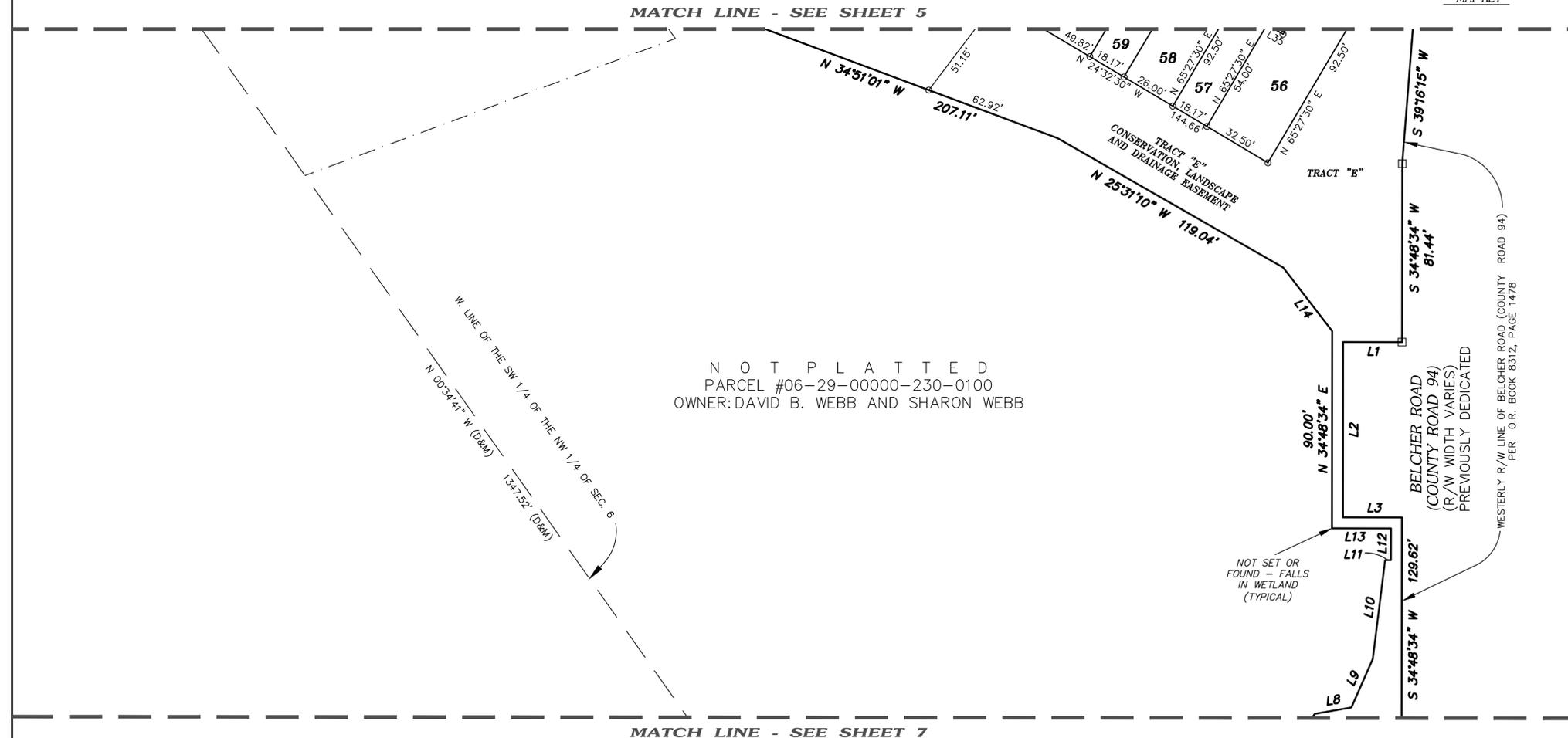
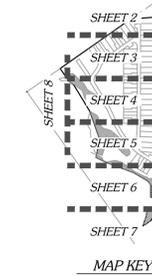
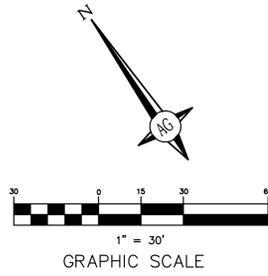
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SHEET 5 OF 8

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 CIVIL ENGINEERS - PLANNERS - SURVEYORS
 2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34681
 727-940-8888 FAX 727-940-3549
 CERTIFICATE OF AUTHORIZATION LB 8069

MONTCLAIR LAKE TOWNHOMES - PHASE 1

A SUBDIVISION OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



NOT PLATTED
 PARCEL #06-29-00000-230-0100
 OWNER: DAVID B. WEBB AND SHARON WEBB

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"ARCTURUS GROUP PRM LB 8069"

LINE TABLE		
LINE	LENGTH	BEARING
L1	27.00'	N55°11'26"W
L2	80.00'	S34°48'34"W
L3	27.00'	S55°11'26"E
L8	17.00'	S65°03'37"E
L9	24.23'	N58°38'47"E
L10	45.45'	N41°52'55"E
L11	2.64'	S55°11'27"E
L12	14.46'	N34°48'34"E
L13	27.00'	N55°11'26"W
L14	36.68'	N03°03'00"W
L35	8.50'	N24°32'30"W

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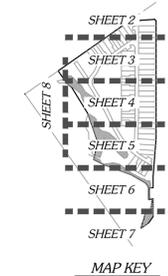
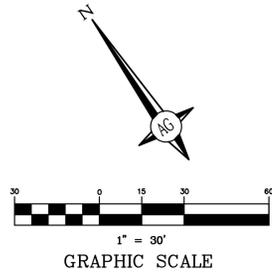
SHEET 6 OF 8

ARCTURUS GROUP, LLC

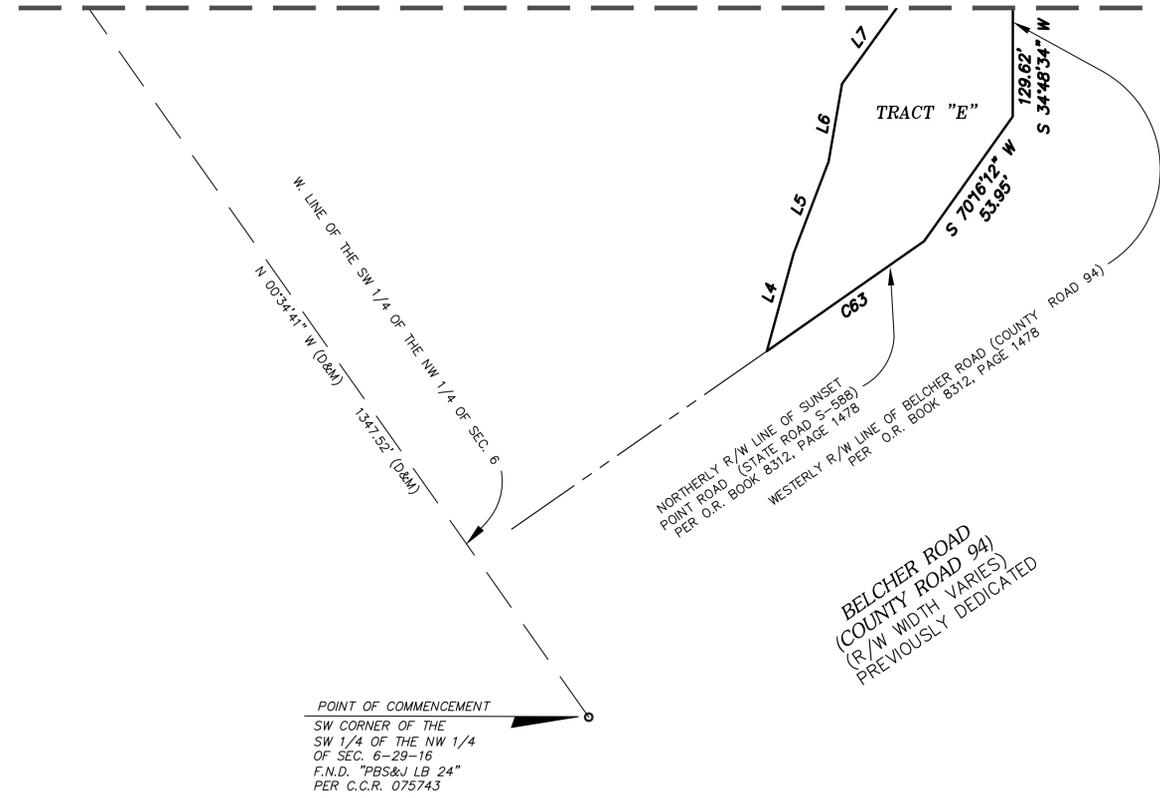
CIVIL ENGINEERS - PLANNERS - SURVEYORS
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MONTCLAIR LAKE TOWNHOMES - PHASE 1

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MATCH LINE - SEE SHEET 6



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- = P.R.M. - S.C.M. 4"x 4"
"ARCTURUS GROUP PRM LB 8069"

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD BEARING	CHORD
C63	34120.10'	67.80'	S89°54'28"W	67.80'

LINE TABLE		
LINE	LENGTH	BEARING
L4	35.77'	N50°10'18"E
L5	34.61'	N55°37'03"E
L6	27.73'	N44°39'02"E
L7	35.22'	N70°38'26"E

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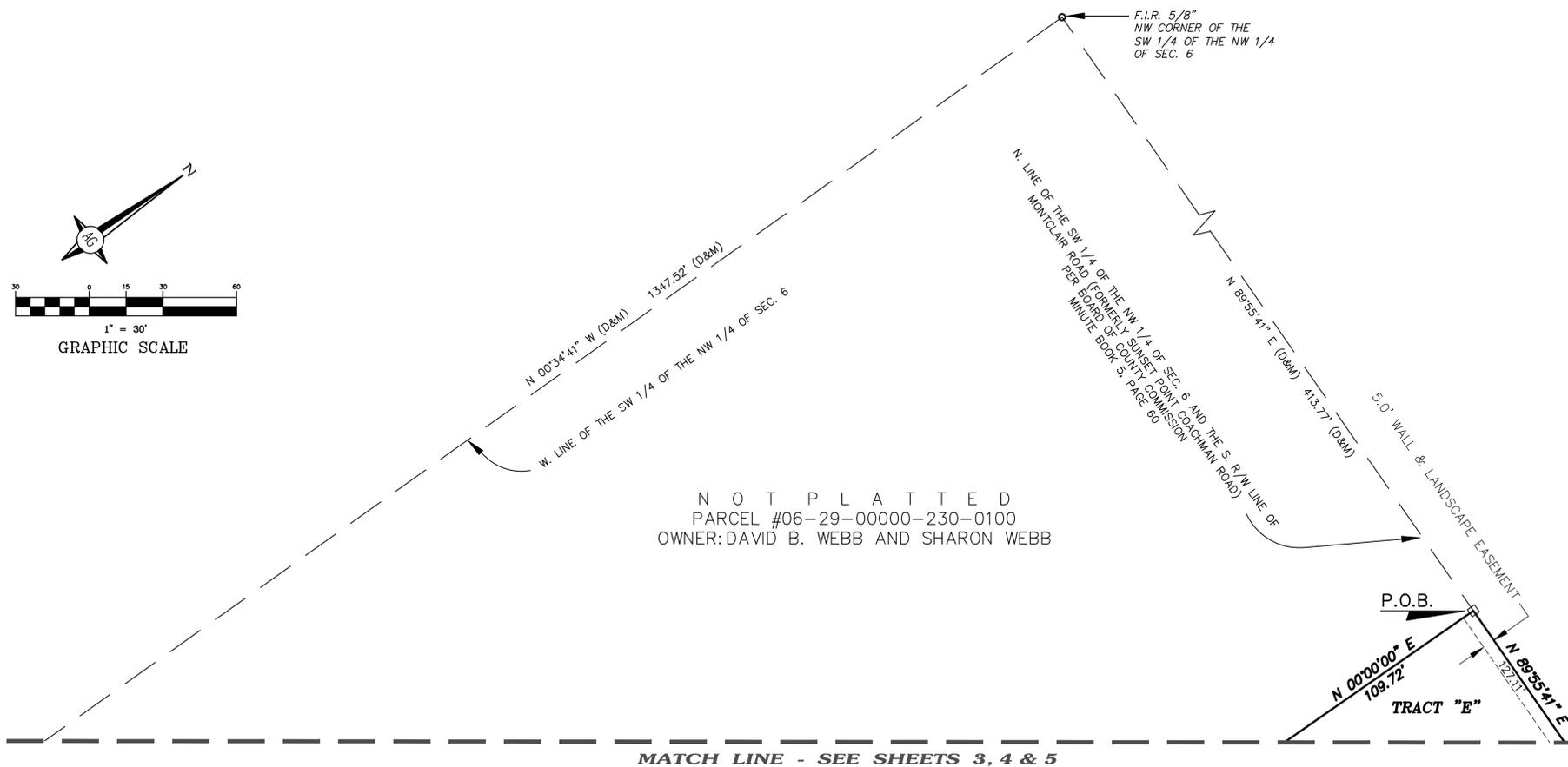
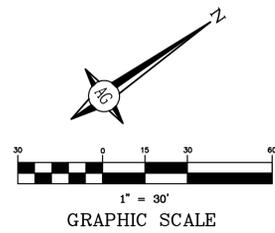
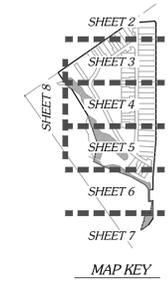
SHEET 7 OF 8

ARCTURUS GROUP, LLC

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691
727-940-8888 FAX 727-940-3549
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| □ | = | P.R.M. - S.C.M. 4"x 4"
"ARCTURUS GROUP PRM LB 8069" |

NOTICE: This plat as recorded in its graphic form, is the official depiction of the subdivided lands described hereon 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.

SHEET 8 OF 8

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CERTIFICATE OF AUTHORIZATION LB 8069