

JULLEE ESTATES

BEING A REPLAT OF A PORTION OF BLOCK 121, TOWN OF SUTHERLAND AS RECORDED IN PLAT BOOK H1, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

THAT PORTION OF BLOCK 121, TOWN OF SUTHERLAND AS RECORDED IN PLAT BOOK H1, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 121, TOWN OF SUTHERLAND AS RECORDED IN PLAT BOOK H1, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF 19TH STREET S00°14'05"E, 181.50 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID LINE N89°43'43"E, 599.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF 20TH STREET; THENCE ALONG SAID LINE S00°18'41"E, 384.05 FEET; THENCE LEAVING SAID LINE N89°26'24"W, 600.18 FEET TO THE EAST RIGHT-OF-WAY LINE OF 19TH STREET; THENCE ALONG SAID LINE N00°14'05"W, 375.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.229 ACRES, MORE OR LESS

DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS JULLEE ESTATES AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGE INTEREST HELD BY FLAGSHIP BANK A FLORIDA BANKING CORPORATION, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC" AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

1) TRACT A (PRIVATE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY TRACT) SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, TRACT A SHALL BE FOR THE BENEFIT OF THE LOT OWNERS.

(A) A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A IS HEREBY GRANTED TO PINELLAS COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC OR QUASI-PUBLIC DUTIES. SAID EASEMENT SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSE AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR QUASI-PUBLIC ENTITIES.

(B) A UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS AND TRACTS WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS AND TRACTS.

2) TRACT B (PRIVATE DRAINAGE AND FENCE TRACT) SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC. TRACT B SHALL BE A PRIVATE DRAINAGE AND FENCE TRACT FOR THE BENEFIT OF THE LOT OWNERS, FOR THE MAINTENANCE OF THEIR DRAINAGE AND FLOODPLAIN MITIGATION AREAS WITHIN TRACT B.

3) PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION. SAID PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

OWNER

GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: MICHAEL A. WILLENBACHER, PRESIDENT

Jessica Ferrans
WITNESS SIGNATURE
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 4 DAY OF MAY, 2022 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: JANUARY 30, 2026

COMMISSION NO. HH 221721

Justin Ferrans
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Justin Ferrans
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CERTIFICATE OF MORTGAGEE

FLAGSHIP BANK, A FLORIDA BANKING CORPORATION, AS MORTGAGE UNDER A CERTAIN MORTGAGE RECORDED IN O.R. BOOK 20803, PAGE 1978 AND MODIFIED BY MORTGAGE MODIFICATION AND SPREADING AGREEMENT RECORDED IN O.R. BOOK 21887, PAGE 1952, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED RIGHTS-OF-WAY AND EASEMENT AREAS SHALL SURVIVE AND BE ENFORCEABLE.

FLAGSHIP BANK, A FLORIDA BANKING CORPORATION

BY: JAMES P. NELSON, PRESIDENT

Jessica Ferrans
WITNESS SIGNATURE
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
WITNESS NAME PRINTED

ACKNOWLEDGMENT (CERTIFICATE OF MORTGAGEE)

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 4 DAY OF MAY, 2022 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED JAMES P. NELSON, PRESIDENT OF FLAGSHIP BANK, A FLORIDA BANKING CORPORATION, PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: JANUARY 30, 2026

COMMISSION NO. HH 221721

Justin Ferrans
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Justin Ferrans
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CONFIRMATION OF ACCEPTANCE

JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS A AND B AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: TIMOTHY LAWRENCE, PRESIDENT

Jessica Ferrans
WITNESS SIGNATURE
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 4 DAY OF MAY, 2022 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED TIMOTHY LAWRENCE, PRESIDENT OF JULLEE ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: JANUARY 30 2026

COMMISSION NO. HH 221721

Justin Ferrans
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Justin Ferrans
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

NOTES

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 19TH STREET, BEING ASSUMED AS N00°14'05"W.

2. 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.

3. 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.

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS DAY OF _____, 2022.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: DEPUTY CLERK

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 _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS DAY OF _____, 2022.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

GEORGE A SHIMP III
PROFESSIONAL SURVEYOR AND MAPPER No. 6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

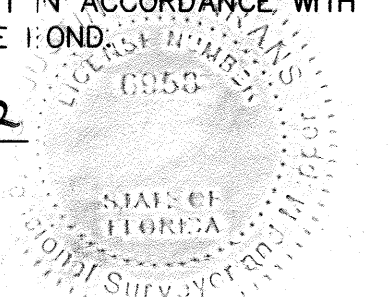
DATE

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLAT SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SURVEYED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS, AS SHOWN HEREON, WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE 177.091(9) AND PURSUANT TO THE TERMS OF THE FOUND.

Justin Ferrans
BY: JUSTIN D. FERRANS
PROFESSIONAL SURVEYOR & MAPPER NO. 6958
POLARIS ASSOCIATES, INC.
LICENSED BUSINESS NO. 6113

5-4-22
DATE



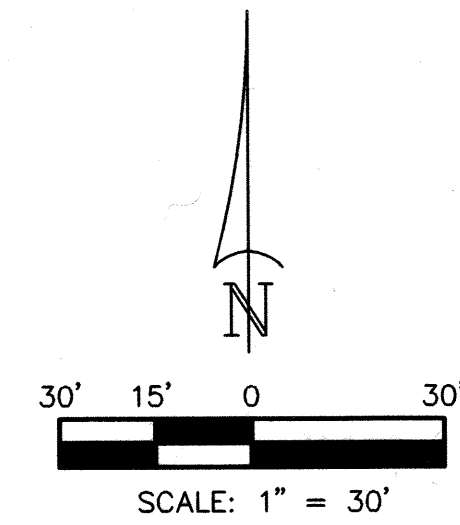
POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BLVD. SUITE D
CLEARWATER, FLORIDA 33765
PH (727) 461-6113 FX (727)-461-6669
POLARIS JN: 5158-01 SHEET 1 OF 2

JULLEE ESTATES

BEING A REPLAT OF A PORTION OF BLOCK 121, TOWN OF SUTHERLAND AS RECORDED IN PLAT BOOK H1, PAGE 1, OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGEND	
⊙	SET NAIL & DISK LB 6113 (PCP)
○	SET 1/2" IRON ROD & CAP LB#6113
□	SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
■	FOUND CONCRETE MONUMENT STAMPED AS NOTED
CCR	CERTIFIED CORNER RECORD
COR	CORNER
FCM	FOUND CONCRETE MONUMENT
LB	LICENSED BUSINESS NUMBER
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
SCM	SET CONCRETE MONUMENT
SND	SET NAIL & DISK



MAP OF SUTHERLAND PB H1, PG 1
19TH STREET
(60' RIGHT-OF-WAY)

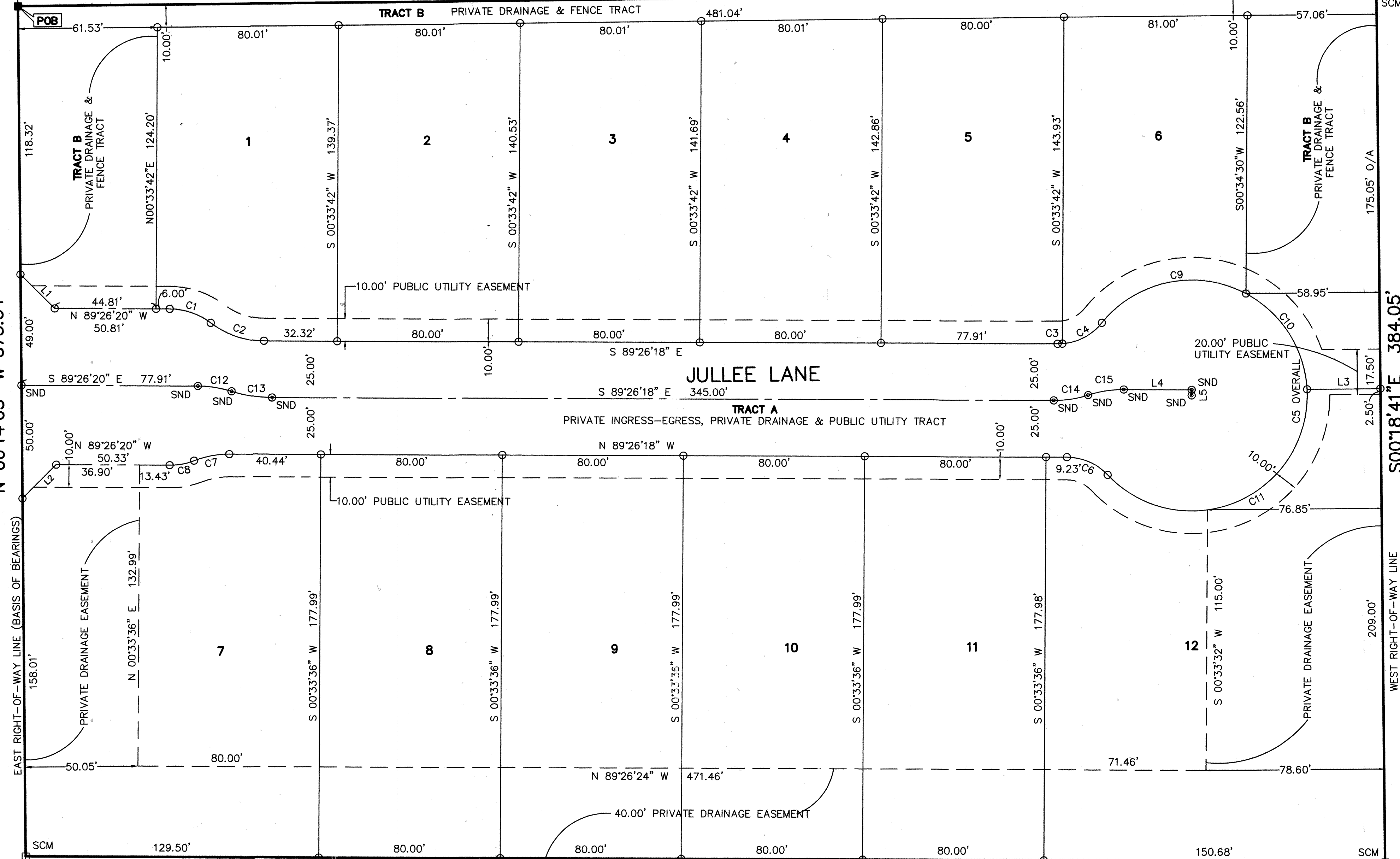
N 00°14'05" W 375.34'

POC
NW COR, BLOCK 121
FCM 4"x4"
LB 6928

FCM 4"x4"
LB 6928
PRM NOT STAMPED IN FIELD

PORTION OF BLOCK 121, TOWN OF SUTHERLAND
PLAT BOOK H1, PAGE 1

N89°43'43"E 599.61'



PORTION OF BLOCK 121, TOWN OF SUTHERLAND
PLAT BOOK H1, PAGE 1

SOUTH BOUNDARY OF BLOCK 121
S 89°26'24" E 600.18'

MAP OF SUTHERLAND PB H1, PG 1
20TH STREET
(60' RIGHT-OF-WAY)
(UNIMPROVED, NOT OPEN)

S00°18'41" E 384.05'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S44°50'12"E	21.36
L2	S45°09'47"W	21.07
L3	S89°41'19"W	32.42
L4	S89°26'18"E	29.95
L5	SOUTH	2.50

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	30.00	19.45	S70°51'56"E	19.11	37°08'50"
C2	39.00	25.28	S70°51'55"E	24.84	37°08'48"
C3	25.00	2.09	N88°09'45"E	2.09	4°47'54"
C4	25.00	20.30	N62°30'17"E	19.74	46°31'01"
C5	51.00	247.12	S01°56'28"E	67.17	277°37'31"
C6	25.00	20.21	N66°17'00"W	19.66	46°18'36"
C7	42.00	15.89	S79°43'30"W	15.79	21°40'24"

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C8	28.73	10.87	S79°43'32"W	10.80	21°40'16"
C9	51.00	70.36	N78°46'00"E	64.91	79°02'28"
C10	51.00	52.43	S32°15'48"E	50.15	58°53'56"
C11	51.00	124.34	S67°01'43"W	95.75	139°41'08"
C12	50.00	15.13	S80°46'04"E	15.08	17°20'29"
C13	60.00	18.16	S80°46'04"E	18.09	17°20'29"
C14	48.00	15.40	N81°22'15"E	15.33	18°22'52"
C15	50.00	16.04	N81°22'15"E	15.97	18°22'52"

POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BLVD. SUITE D
 CLEARWATER, FLORIDA 33765
 PH (727) 461-6113 FX (727)-461-6669
 POLARIS JN: 5158-01 SHEET 2 OF 2