

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART

DESCRIPTION:

PARCELS OF LAND BEING LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60, TAMPA AND TARPON SPRINGS LAND CO., PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART AND LYING WITHIN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,300.83 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 129.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET; THENCE CONTINUE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 362.14 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 148.52 FEET; THENCE NORTH 40°00'00" EAST, A DISTANCE OF 132.55 FEET; THENCE SOUTH 71°45'34" EAST, A DISTANCE OF 65.96 FEET; THENCE NORTH 71°48'19" EAST, A DISTANCE OF 86.48 FEET; THENCE NORTH 48°14'29" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 68°48'05" EAST, A DISTANCE OF 91.62 FEET; THENCE NORTH 70°28'28" EAST, A DISTANCE OF 69.19 FEET; THENCE NORTH 30°39'55" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 76°13'22" EAST, A DISTANCE OF 103.45 FEET; THENCE NORTH 25°21'31" EAST, A DISTANCE OF 93.88 FEET; THENCE SOUTH 89°59'44" EAST, A DISTANCE OF 355.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 140.03 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 0.55 FEET; THENCE NORTH 47°26'38" WEST, A DISTANCE OF 163.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 198.85 FEET; THENCE SOUTH 47°26'08" WEST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 107.58 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.89 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 318.00 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 975.95 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.71 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

AND

PARCEL 2

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 142.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST, A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21" WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 116.24 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE POINT OF BEGINNING.

CONTAINING 53.710 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT TLB 174 - PALM HARBOR, L.P., A DELAWARE LIMITED PARTNERSHIP, AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE PROFIT CORPORATION, ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY AND THAT BESIDES THEIR INTEREST THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS INNISBROOK PARCEL L PHASES 1 AND 3; AND THAT THEY HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC"; AND THAT THEY HEREBY DEDICATE A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACTS A, A1 AND A2 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 EASEMENTS SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES 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.

UTILITY EASEMENTS OVER TRACTS A, A1 AND A2 ARE 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.

THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

MAINTENANCE OF THE PRIVATELY OWNED AND OPERATED INFRASTRUCTURE, LOCATED WITHIN THE PRIVATE TRACTS AND PRIVATE EASEMENTS SHOWN HEREON, IS A PRIVATE FUNCTION NEITHER ASSIGNED TO NOR ACCEPTED BY PINELLAS COUNTY, UNLESS OTHERWISE STATED HEREON. THE HOMEOWNER'S ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE HOMEOWNER'S ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

THE PRIVATE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES AS SHOWN HEREON. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE PRIVATE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

FEE SIMPLE IN TRACTS "A", "A1", "A2", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IS HEREBY RESERVED BY THE OWNERS FOR CONVEYANCE TO THE MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE PURPOSES AS SHOWN HEREON.

OWNER: AS TO ALL LOTS AND TRACTS, EXCLUDING TRACT "E"

TLB 174 - PALM HARBOR, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: CAL HEARTHSTONE PBLO GP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
GENERAL PARTNER

BY: Steven C. Porath
STEVEN C. PORATH
AUTHORIZED PERSON

Anusha Rajan
WITNESS

ANUSHA RAJAN
(PRINT NAME)

Ruoxue Schwartz
WITNESS

Ruoxue Schwartz
(PRINT NAME)

OWNERS ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON March 10, 2025, BEFORE ME, Karen S. Hornback, Notary Public
NAME, TITLE

PERSONALLY APPEARED Steven C. Porath, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

Karen S. Hornback
SIGNATURE



(SEAL)

OWNER: AS TO TRACT "E"

TOLL SOUTHEAST LP COMPANY, INC.
A DELAWARE PROFIT CORPORATION

Brian O'Hara
BRIAN O'HARA, DIVISION PRESIDENT

Margie Velez
WITNESS
Margie Velez
(PRINT NAME)

Casey Skanks
WITNESS
Casey Skanks
(PRINT NAME)

OWNERS ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 4th DAY OF March, 2025, BY BRIAN O'HARA, DIVISION PRESIDENT, OF TOLL SOUTHEAST LP COMPANY, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED _____ AS IDENTIFICATION.

Casey Skanks
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH 229106



CONFIRMATION OF ACCEPTANCE:

MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "A1", "A2", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

BY: Todd Ryngala
TODD RYNGALA, AUTHORIZED AGENT

Margie Velez
WITNESS SIGNATURE
Casey Skanks
WITNESS SIGNATURE

Margie Velez
(PRINTED NAME OF WITNESS)
Casey Skanks
(PRINTED NAME OF WITNESS)

ACKNOWLEDGMENT FOR HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 4th DAY OF March, 2025, BY TODD RYNGALA, AUTHORIZED AGENT, OF MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED _____ AS IDENTIFICATION.

Casey Skanks
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH 229106



CERTIFICATE OF APPROVAL OF COUNTY COMMISSIONER:

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 8 DAY OF April, 2025.

APPROVED: [Signature]

Ken Burke, Clerk
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
PINELLAS COUNTY, FLORIDA

BY: DEPUTY CLERK
Ken Burke, Clerk
Pinellas County, Florida

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 147, PAGE(S) 108-116, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 10th DAY OF April, 2025.

Ken Burke
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 I, OF THE FLORIDA STATUTES.

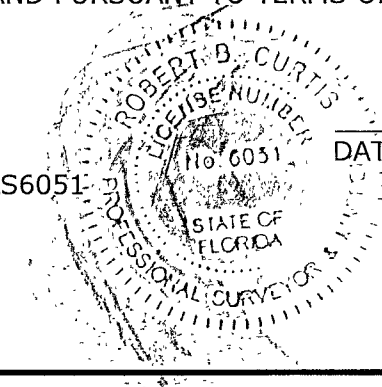
George A. Shimp III
GEORGE A. SHIMP III, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

3/17/2025
DATE

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED AND SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THE PINELLAS COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE 15TH DAY OF JANUARY, 2025, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP(S)), LOT AND TRACT CORNERS, AS SHOWN HEREON HAVE BEEN SET OR WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES 177.091(8) AND 177.091(9) AND PURSUANT TO TERMS OF THE BOND.

Robert B. Curtis
ROBERT B. CURTIS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6051
ARDURRA GROUP, INC.
4921 MEMORIAL HIGHWAY ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
LB 2610



3/13/2025
DATE

SEE SHEET 2 OF 9 FOR KEY MAP

SHEET 1 OF 9

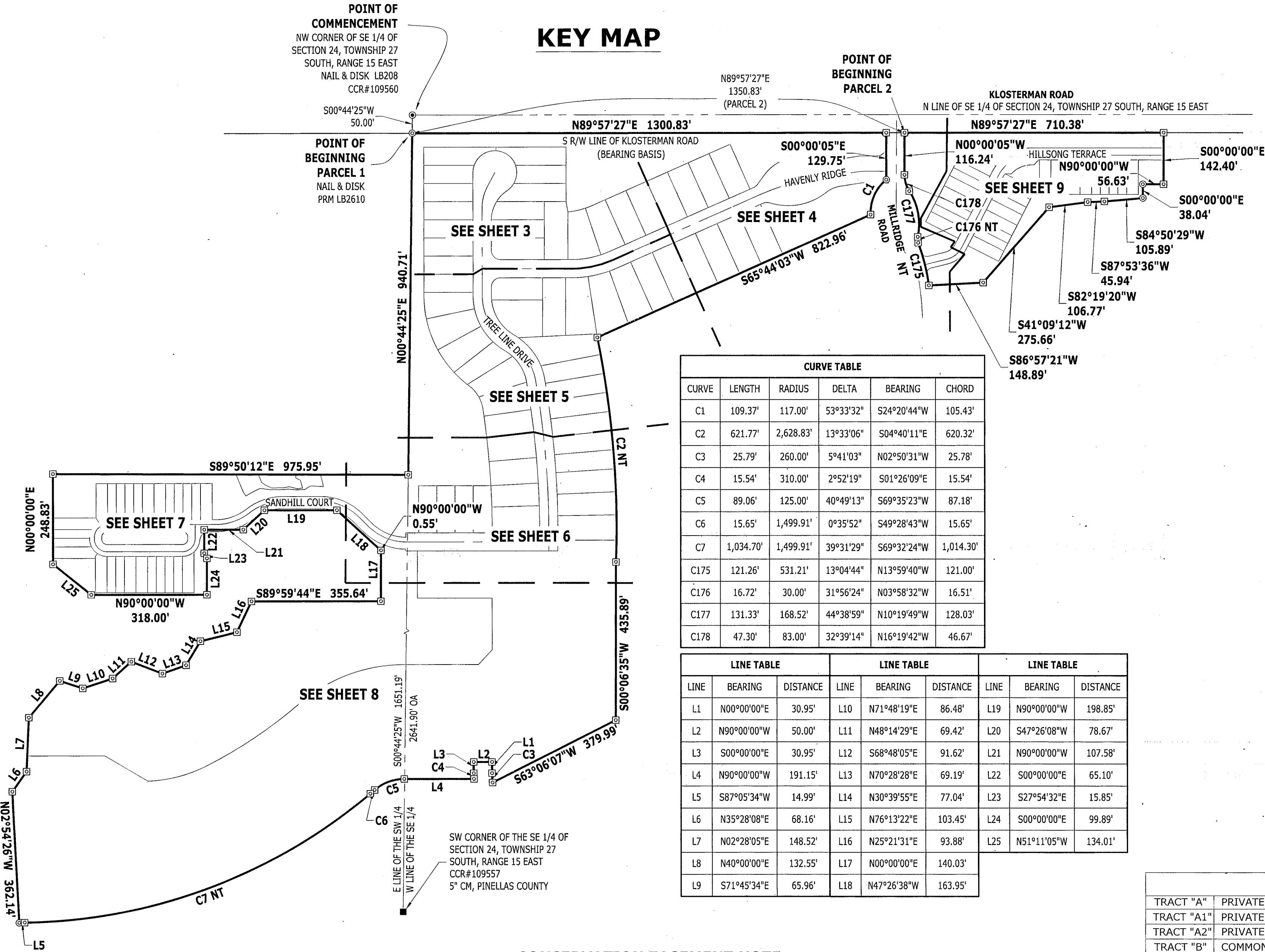


4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART

KEY MAP



PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY, THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, AS BEING N89°57'27"E.
- STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "PINCO P" (PID AL0306) NAD 83(1990).
- 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.
- 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.
- ALL STORM WATER MANAGEMENT FACILITIES, INCLUDING INLETS, PIPES, STRUCTURES AND POND COMPONENTS, AS WELL AS ASSOCIATED PERMITS, ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
- ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
- LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A) FLORIDA POWER CORPORATION EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5632, PAGE 214, OFFICIAL RECORD BOOK 4014, PAGE 1698 B) INGRESS/EGRESS EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 5059, PAGE 1187; OFFICIAL RECORD BOOK 4245, PAGE 1101; OFFICIAL RECORD BOOK 14301, PAGE 1289; OFFICIAL RECORD BOOK 3948, PAGE 588, C) GRADING EASEMENT RECORDED IN OFFICIAL RECORD BOOK 11374, PAGE 381, D) UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4488, PAGE 1730, E) SEWER EASEMENT RECORDED IN OFFICIAL RECORD BOOK 6408, PAGE 793 F) EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 22635, PAGE 718.

TRACT CHART

TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A1"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A2"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "B"	COMMON AREA, PRIVATE DRAINAGE, WALL & UTILITIES, WETLAND CONSERVATION AREA
TRACT "C"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "D"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "E"	COMMON AREA & PRIVATE UTILITIES
TRACT "F"	PRIVATE DRAINAGE
TRACT "G"	FUTURE DEVELOPMENT AREA
TRACT "H"	COMMON AREA AND PRIVATE DRAINAGE
TRACT "I"	COMMON AREA AND PRIVATE DRAINAGE
TRACT "J"	COMMON AREA, PRIVATE WALL, DRAINAGE & UTILITIES
TRACT "K"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES

PLAT LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET NAIL & DISK, PERMANENT CONTROL POINT "ARDURRA PCP LB 2610"
- SET NAIL & DISK "ARDURRA PRM LB2610"
- SET 1/2" IRON ROD W/CAP "LB 2610"
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- OVERALL
- R/W RIGHT-OF-WAY
- ESMT EASEMENT

- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- WE WALL EASEMENT (PRIVATE)
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- CCR CERTIFIED CORNER RECORD
- WCA WETLAND CONSERVATION AREA
- (NR) NON RADIAL LINE
- FPC FLORIDA POWER CORPORATION
- MB BOARD OF COUNTY COMMISSIONERS MINUTE BOOK
- CM CONCRETE MONUMENT
- NT NON-TANGENT

CONSERVATION EASEMENT NOTE:

THE INTENT OF THE EASEMENT AREA IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE (PINELLAS COUNTY):

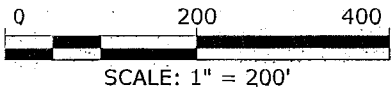
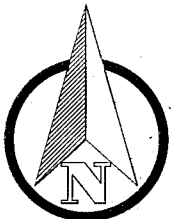
- CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
- EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION.

THE FOLLOWING RIGHTS ARE CONVEYED TO THE GRANTEE (PINELLAS COUNTY) BY THIS EASEMENT:

- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO GRANTOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS, AT THE TIME OF SUCH ENTRY.

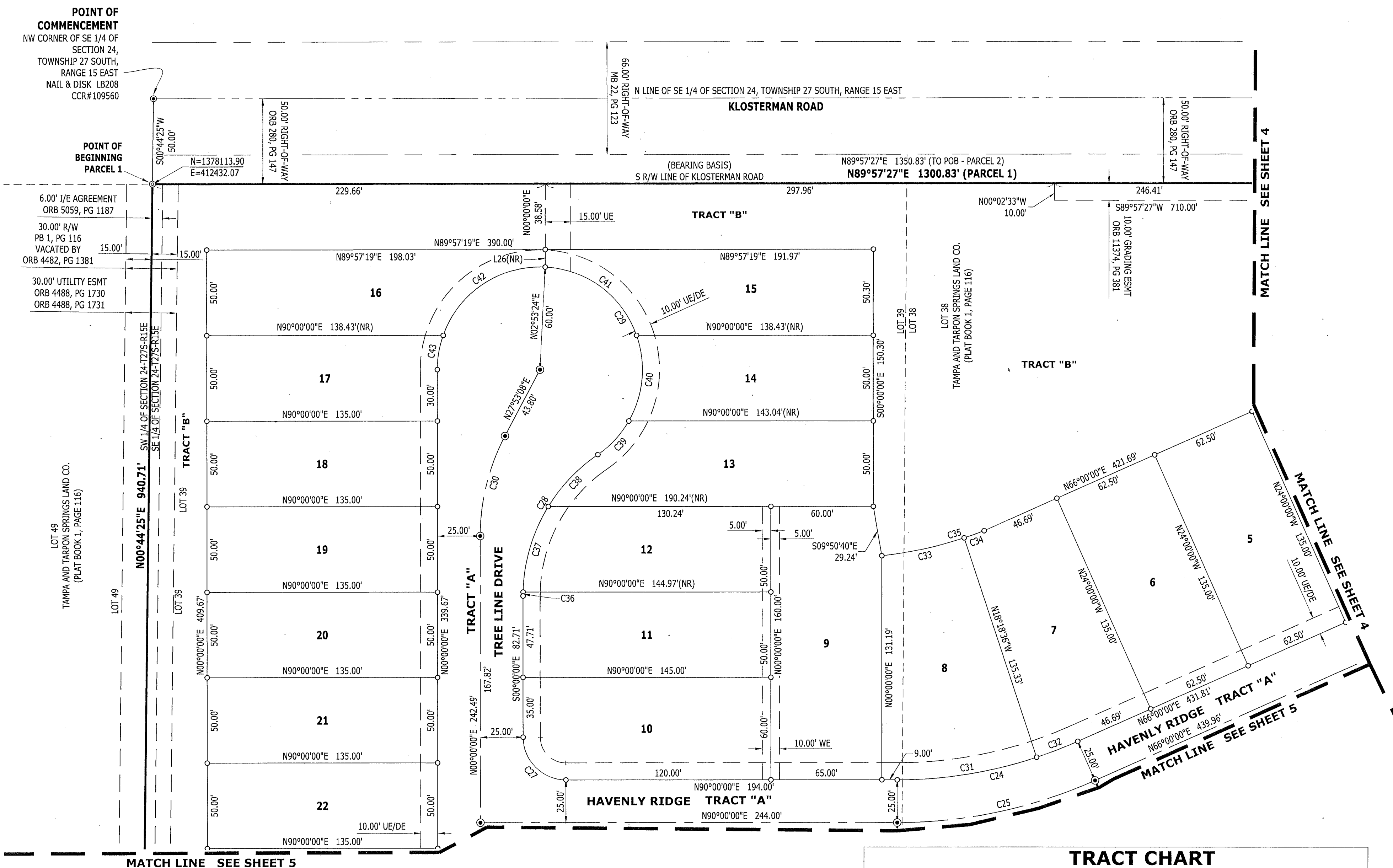


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INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART



CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C24	108.91'	260.00'	24°00'00"	N78°00'00"E	108.11'	C32	25.82'	260.00'	5°41'24"	N68°50'42"E	25.81'	C39	26.99'	60.00'	25°46'16"	N42°53'08"E	26.76'
C25	119.38'	285.00'	24°00'00"	N78°00'00"E	118.51'	C33	49.38'	239.01'	11°50'13"	N77°45'25"E	49.29'	C40	51.81'	60.00'	49°28'16"	N05°15'52"E	50.21'
C27	39.27'	25.00'	90°00'00"	S45°00'00"E	35.36'	C34	12.40'	239.01'	2°58'19"	N70°21'08"E	12.40'	C41	70.83'	60.00'	67°38'20"	N53°17'26"W	66.79'
C28	97.34'	100.00'	55°46'16"	S27°53'08"W	93.54'	C35	61.78'	239.01'	14°48'33"	N76°16'15"E	61.60'	C42	76.88'	60.00'	73°25'07"	S56°10'50"W	71.73'
C29	246.90'	60.00'	235°46'16"	N62°06'52"W	106.07'	C36	2.29'	100.00'	1°18'39"	S00°39'19"W	2.29'	C43	20.39'	60.00'	19°28'16"	S09°44'08"W	20.29'
C30	60.84'	125.00'	27°53'08"	S13°56'34"W	60.24'	C37	52.73'	100.00'	30°12'52"	S16°25'05"W	52.13'						
C31	83.09'	260.00'	18°18'36"	N80°50'42"E	82.74'	C38	42.32'	100.00'	24°14'45"	S43°38'54"W	42.00'						

LINE TABLE		
LINE	BEARING	DISTANCE
L26	N00°00'00"E	10.23'

TRACT CHART	
TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A1"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A2"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "B"	COMMON AREA, PRIVATE DRAINAGE, WALL & UTILITIES, WETLAND CONSERVATION AREA
TRACT "C"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
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TRACT "E"	COMMON AREA & PRIVATE UTILITIES
TRACT "F"	PRIVATE DRAINAGE
TRACT "G"	FUTURE DEVELOPMENT AREA
TRACT "H"	COMMON AREA AND PRIVATE DRAINAGE
TRACT "I"	COMMON AREA AND PRIVATE DRAINAGE
TRACT "J"	COMMON AREA, PRIVATE WALL, DRAINAGE & UTILITIES
TRACT "K"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES

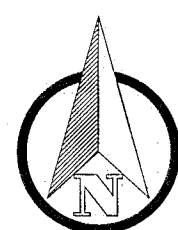
PLAT LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
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- STATE PLANE COORDINATES
- OVERALL
- R/W
- ESMT

- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- WE WALL EASEMENT (PRIVATE)
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- CCR CERTIFIED CORNER RECORD
- WCA WETLAND CONSERVATION AREA
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0 40 80
SCALE: 1" = 40'

SEE SHEET 2 OF 9 FOR KEY MAP

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART

LINE	BEARING	DISTANCE
L85	N76°00'00"E	61.77'
L86	N76°00'00"E	47.62'
L87	N76°00'00"E	47.73'
L92	N76°00'00"E	18.94'
L93	N76°00'00"E	25.17'
L94	S07°16'29"E	56.04'
L95	S07°16'29"E	51.24'
L96	S86°57'21"W	25.07'
L97	N86°57'21"E	31.11'
L103	S59°34'47"E	107.03'
L105	S59°34'47"E	93.69'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	109.37'	117.00'	53°33'32"	S24°20'44"W	105.43'
C8	61.47'	117.00'	30°06'14"	S36°04'23"W	60.77'
C9	62.84'	30.00'	120°01'16"	N38°59'22"W	51.97'
C10	42.64'	83.00'	29°26'03"	S66°16'59"W	42.17'
C11	163.13'	168.52'	55°27'38"	N79°17'47"E	156.83'
C12	21.48'	30.00'	41°01'36"	S86°30'48"W	21.03'
C13	15.71'	30.00'	30°00'00"	N51°00'00"E	15.53'
C14	73.28'	117.00'	35°53'06"	S53°56'33"W	72.09'
C15	37.70'	377.31'	5°43'29"	S74°48'43"W	37.68'
C16	76.77'	114.15'	38°32'07"	N83°12'05"W	75.34'
C17	48.28'	80.00'	34°34'40"	S81°42'40"E	47.55'
C18	37.97'	234.00'	9°17'49"	S85°38'54"W	37.93'
C19	23.64'	15.00'	90°17'51"	N45°08'53"E	21.27'
C20	47.90'	117.00'	23°27'18"	S09°17'37"W	47.56'
C21	157.08'	600.00'	15°00'00"	S73°30'00"W	156.63'
C22	32.45'	200.00'	9°17'49"	S85°38'54"W	32.42'
C156	7.71'	168.52'	2°37'17"	N10°41'02"E	7.71'
C157	7.83'	43.00'	10°26'06"	N70°46'57"E	7.82'
C165	16.54'	43.00'	22°02'08"	N54°32'50"E	16.44'
C166	12.41'	43.00'	16°31'46"	N35°15'53"E	12.36'
C175	121.26'	531.21'	13°04'44"	N13°59'40"W	121.00'
C176	16.72'	30.00'	31°56'24"	N03°58'32"W	16.51'
C177	131.33'	168.52'	44°38'59"	N10°19'49"W	128.03'
C178	47.30'	83.00'	32°39'14"	N16°19'42"W	46.67'
C179	30.93'	531.21'	3°20'10"	S09°07'23"E	30.92'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C180	22.72'	15.00'	86°47'27"	S32°36'16"W	20.61'
C181	22.67'	15.00'	86°35'49"	S60°42'06"E	20.57'
C182	29.03'	531.21'	3°07'50"	N18°58'07"W	29.02'
C183	27.18'	531.21'	2°55'52"	N12°15'24"W	27.17'
C184	34.13'	531.21'	3°40'52"	N15°33'46"W	34.12'
C185	53.88'	63.00'	49°00'00"	N51°30'00"E	52.25'
C186	36.77'	43.00'	49°00'00"	N51°30'00"E	35.66'
C187	65.00'	76.00'	49°00'00"	N51°30'00"E	63.03'
C190	50.43'	117.00'	24°41'46"	S38°46'35"W	50.04'
C222	16.41'	168.52'	5°34'39"	N06°35'04"E	16.40'
C223	107.21'	168.52'	36°27'03"	N14°25'48"W	105.41'

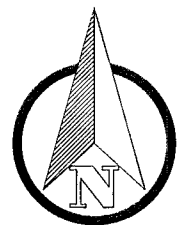
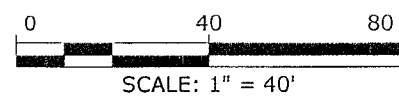
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C167	6.72'	234.00'	1°38'41"	S81°49'20"W	6.72'
C168	10.46'	234.00'	2°33'44"	S83°55'33"W	10.46'
C169	20.79'	234.00'	5°05'24"	S87°45'06"W	20.78'
C170	13.89'	30.00'	26°31'29"	N85°44'15"W	13.76'
C171	20.70'	30.00'	39°31'50"	N52°42'36"W	20.29'
C172	10.22'	30.00'	19°31'34"	N23°10'54"W	10.17'
C173	18.03'	30.00'	34°26'23"	N03°48'04"E	17.76'
C174	45.08'	117.00'	22°04'28"	S08°36'12"W	44.80'
C188	2.82'	117.00'	1°22'50"	S20°19'51"W	2.82'
C189	11.04'	117.00'	5°24'24"	S23°43'28"W	11.04'

TRACT CHART	
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PLAT LEGEND

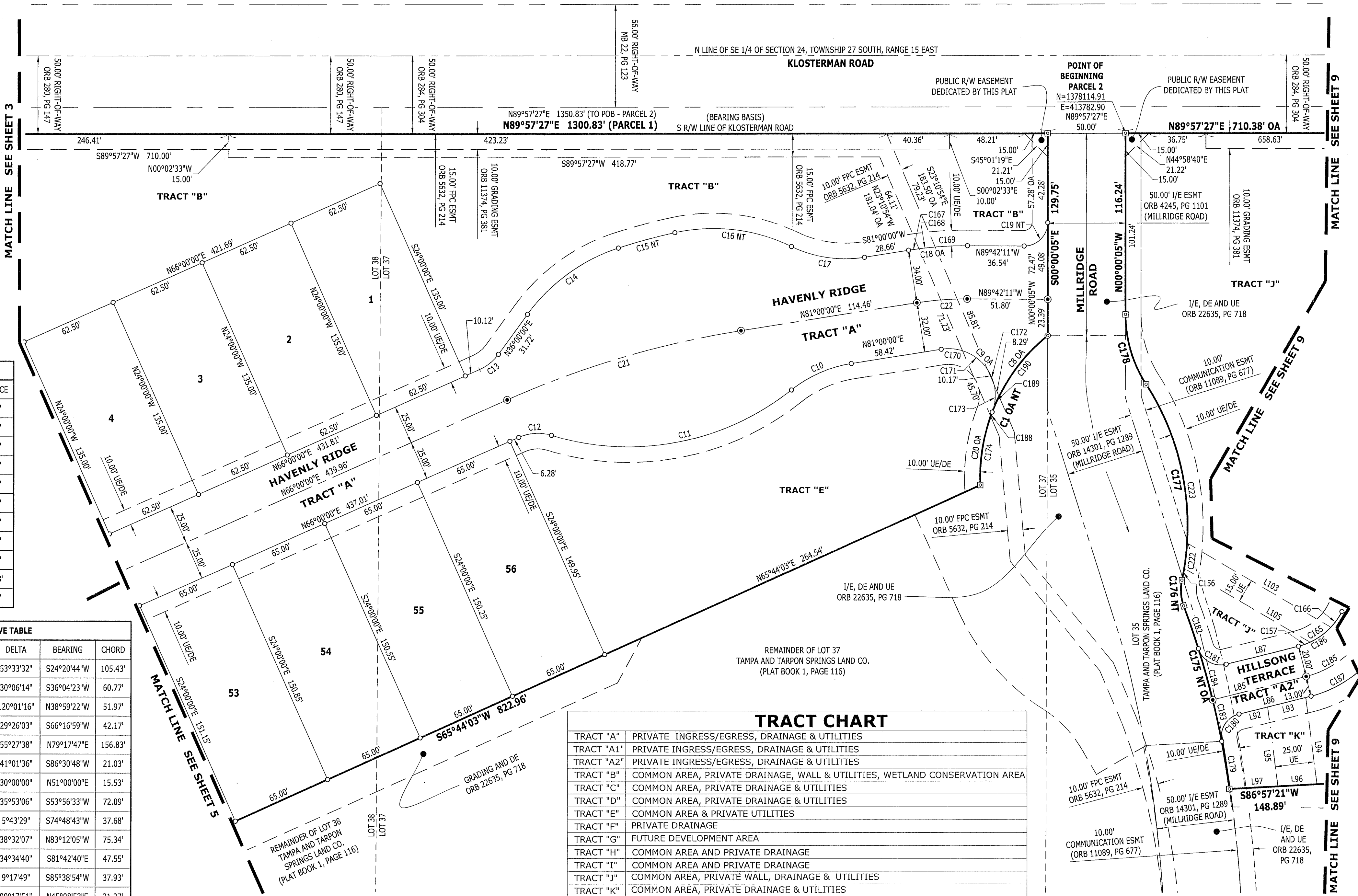
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- EASEMENTS, SIZE AND TYPE AS NOTED
- N=XXXX.XX STATE PLANE COORDINATES
- EA=XXXX.XX OVERALL
- OA RIGHT-OF-WAY
- ESMT EASEMENT

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SEE SHEET 2 OF 9 FOR KEY MAP

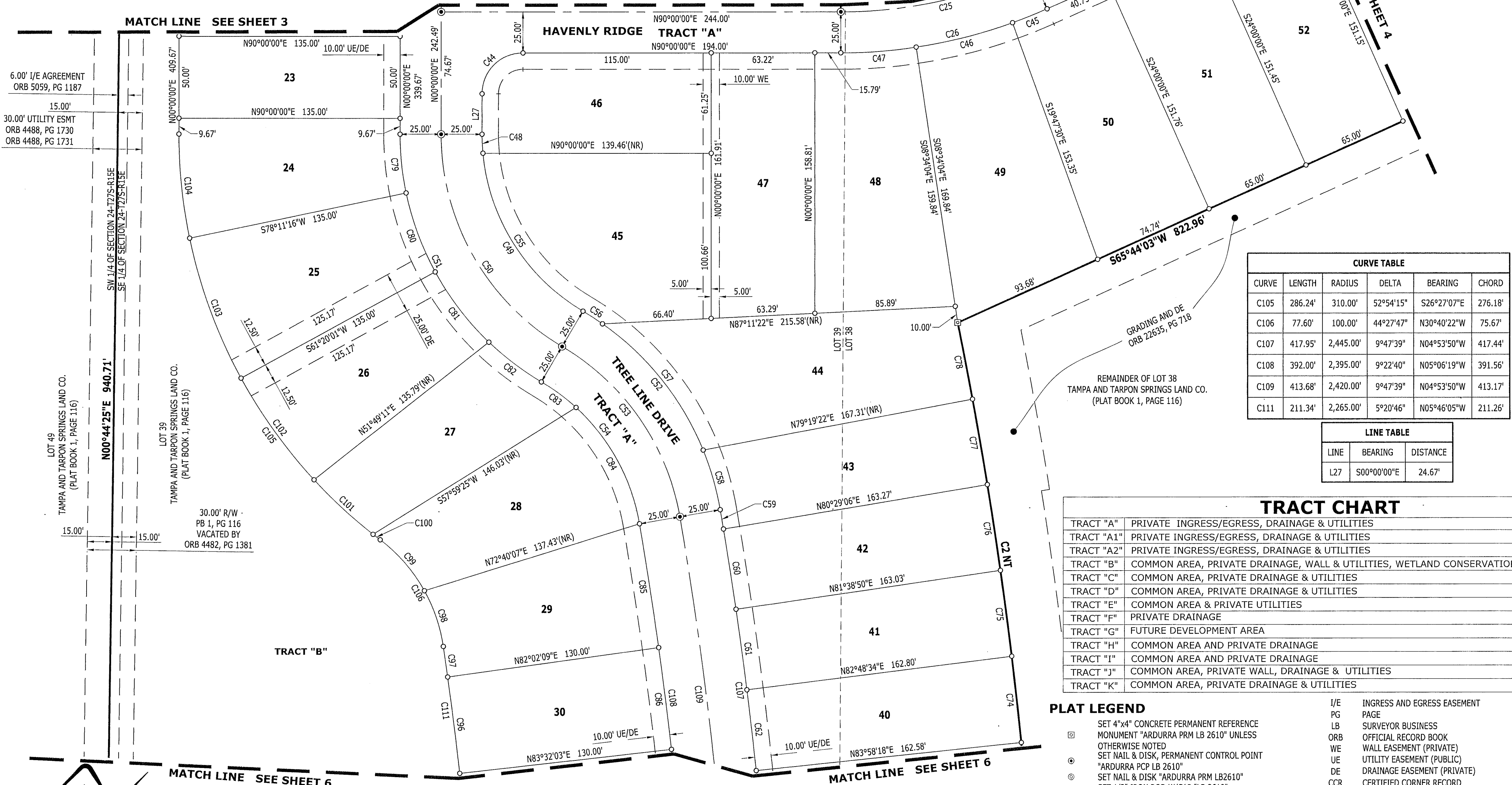
SHEET 4 OF 9



INNISBROOK PARCEL L PHASES 1 AND 3

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CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	621.77'	2,628.83'	13°33'06"	S04°40'11"E	620.32'	C52	152.05'	175.00'	49°46'51"	N34°41'04"W	147.31'	C74	52.90'	2,628.83'	1°09'10"	N06°22'21"W	52.90'	C85	76.50'	2,395.00'	1°49'48"	N08°52'45"W	76.49'
C25	119.38'	285.00'	24°00'00"	N78°00'00"E	118.51'	C53	130.33'	150.00'	49°46'51"	N34°41'04"W	126.27'	C75	52.90'	2,628.83'	1°09'11"	N07°31'32"W	52.90'	C86	62.63'	2,395.00'	1°29'54"	N07°12'54"W	62.62'
C26	129.85'	310.00'	24°00'00"	N78°00'00"E	128.91'	C54	108.60'	125.00'	49°46'51"	N34°41'04"W	105.22'	C76	52.91'	2,628.83'	1°09'11"	N08°40'43"W	52.91'	C96	59.23'	2,265.00'	1°29'54"	N07°12'54"W	59.22'
C44	39.27'	25.00'	90°00'00"	S45°00'00"W	35.36'	C55	118.37'	125.00'	54°15'30"	S32°26'45"E	114.00'	C77	52.91'	2,628.83'	1°09'12"	N09°49'54"W	52.91'	C97	18.86'	2,265.00'	0°28'37"	N08°12'10"W	18.86'
C45	22.77'	310.00'	4°12'30"	N68°06'15"E	22.76'	C56	14.25'	175.00'	4°39'57"	N57°14'31"W	14.25'	C78	47.59'	2,628.83'	1°02'14"	N10°55'37"W	47.59'	C98	36.09'	100.00'	20°40'44"	N18°46'50"W	35.90'
C46	60.73'	310.00'	11°13'26"	N75°49'13"E	60.63'	C57	99.88'	175.00'	32°42'00"	N38°33'33"W	98.53'	C79	36.08'	175.00'	11°48'44"	S05°54'22"E	36.01'	C99	41.51'	100.00'	23°47'03"	N41°00'43"W	41.21'
C47	46.36'	310.00'	8°34'04"	N85°42'58"E	46.31'	C58	37.92'	175.00'	12°24'54"	N16°00'06"W	37.85'	C80	51.48'	175.00'	16°51'15"	S20°14'21"E	51.29'	C100	5.49'	310.00'	1°00'54"	S52°23'48"E	5.49'
C48	11.60'	125.00'	5°18'59"	S02°39'30"E	11.59'	C59	11.91'	2,445.00'	0°16'45"	N09°39'16"W	11.91'	C81	54.14'	175.00'	17°43'38"	S37°31'47"E	53.93'	C101	49.15'	310.00'	9°05'00"	S47°20'51"E	49.09'
C49	129.97'	125.00'	59°34'30"	S29°47'15"E	124.20'	C60	49.60'	2,445.00'	1°09'44"	N08°56'02"W	49.60'	C82	40.26'	175.00'	13°10'54"	S52°59'03"E	40.17'	C102	76.50'	310.00'	14°08'23"	S35°44'10"E	76.31'
C50	155.97'	150.00'	59°34'30"	S29°47'15"E	149.04'	C61	49.60'	2,445.00'	1°09'44"	N07°46'18"W	49.60'	C83	26.31'	125.00'	12°03'38"	N53°32'41"W	26.26'	C103	91.19'	310.00'	16°51'15"	S20°14'21"E	90.86'
C51	181.96'	175.00'	59°34'30"	S29°47'15"E	173.87'	C62	49.60'	2,445.00'	1°09'44"	N06°36'34"W	49.60'	C84	82.29'	125.00'	37°43'12"	N28°39'15"W	80.81'	C104	63.91'	310.00'	11°48'44"	S05°54'22"E	63.80'



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C105	286.24'	310.00'	52°54'15"	S26°27'07"E	276.18'
C106	77.60'	100.00'	44°27'47"	N30°40'22"W	75.67'
C107	417.95'	2,445.00'	9°47'39"	N04°53'50"W	417.44'
C108	392.00'	2,395.00'	9°22'40"	N05°06'19"W	391.56'
C109	413.68'	2,420.00'	9°47'39"	N04°53'50"W	413.17'
C111	211.34'	2,265.00'	5°20'46"	N05°46'05"W	211.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L27	S00°00'00"E	24.67'

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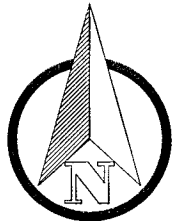
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SEE SHEET 2 OF 9 FOR KEY MAP

ARDURRA
COLLABORATE. INNOVATE. CREATE.

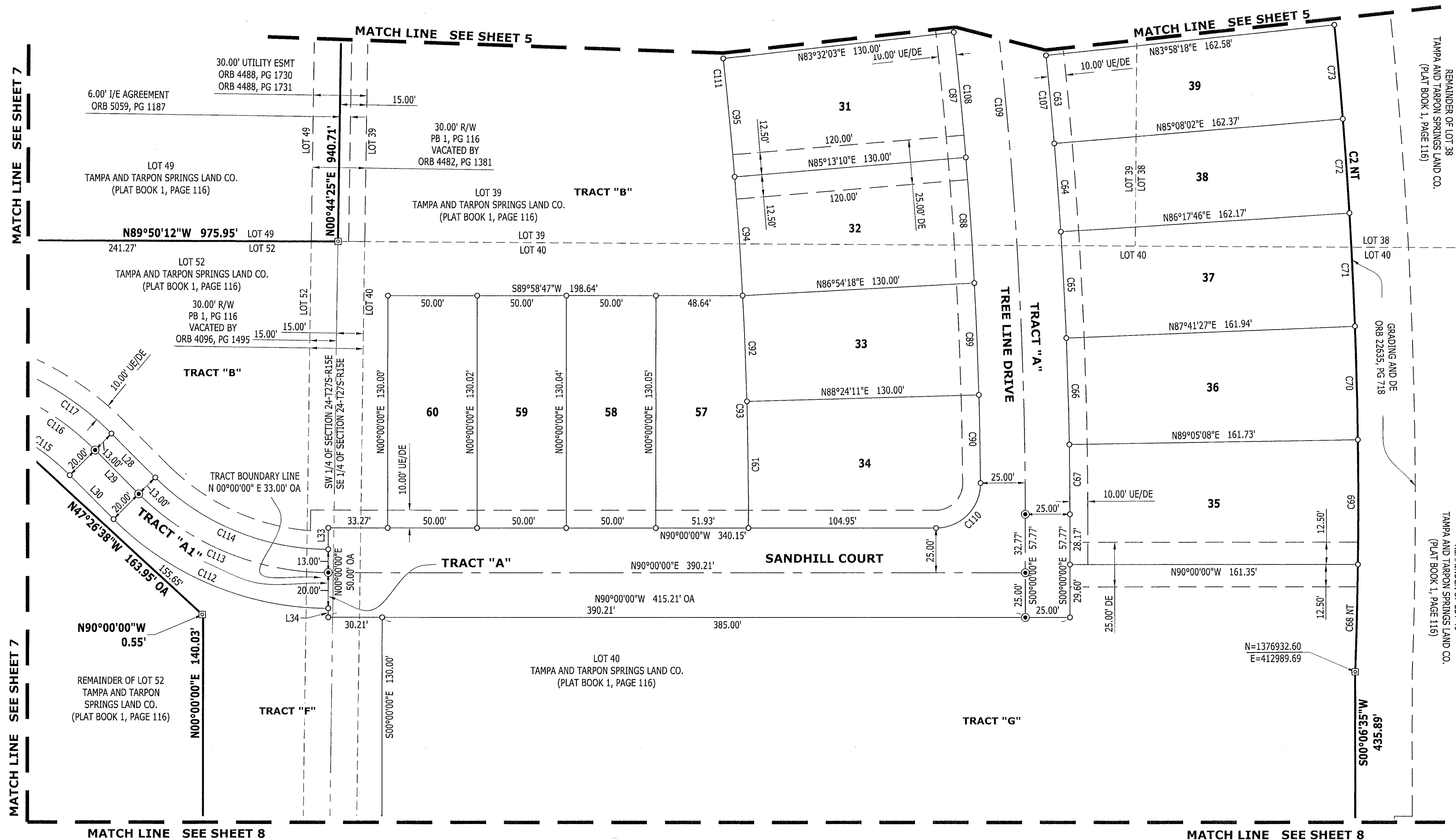
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License #2610

0 40 80
SCALE: 1" = 40'



INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART



CURVE TABLE						CURVE TABLE						CURVE TABLE						LINE TABLE		
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	LINE	BEARING	DISTANCE
C2	621.77'	2,628.83'	13°33'06"	S04°40'11"E	620.32'	C73	52.89'	2,628.83'	1°09'10"	N05°13'11"W	52.89'	C108	392.00'	2,395.00'	9°22'40"	N05°06'19"W	391.56'	L28	S45°00'00"E	34.67'
C63	49.60'	2,445.00'	1°09'44"	N05°26'50"W	49.60'	C87	70.45'	2,395.00'	1°41'07"	N05°37'24"W	70.45'	C109	413.68'	2,420.00'	9°47'39"	N04°53'50"W	413.17'	L29	S45°00'00"E	34.67'
C64	49.60'	2,445.00'	1°09'44"	N04°17'06"W	49.60'	C88	70.45'	2,395.00'	1°41'08"	N03°56'16"W	70.45'	C110	39.45'	25.00'	90°24'59"	N44°47'30"E	35.48'	L30	S45°00'00"E	34.67'
C65	59.51'	2,445.00'	1°23'41"	N03°00'23"W	59.51'	C89	62.63'	2,395.00'	1°29'54"	N02°20'46"W	62.62'	C111	211.34'	2,265.00'	5°20'46"	N05°46'05"W	211.26'	L33	N00°00'00"E	12.00'
C66	59.51'	2,445.00'	1°23'41"	N01°36'42"W	59.51'	C90	49.34'	2,395.00'	1°10'50"	N01°00'24"W	49.34'	C112	133.52'	170.00'	45°00'00"	S67°30'00"E	130.11'	L34	S00°00'00"E	5.00'
C67	39.02'	2,445.00'	0°54'52"	N00°27'26"W	39.02'	C91	70.90'	2,265.00'	1°47'37"	N00°42'00"W	70.90'	C113	117.81'	150.00'	45°00'00"	S67°30'00"E	114.81'			
C68	60.08'	2,628.83'	1°18'34"	N01°27'04"E	60.08'	C92	59.23'	2,265.00'	1°29'54"	N02°20'46"W	59.22'	C114	107.60'	137.00'	45°00'00"	S67°30'00"E	104.86'			
C69	69.78'	2,628.83'	1°31'15"	N00°02'10"E	69.77'	C93	130.13'	2,265.00'	3°17'30"	N01°26'57"W	130.11'	C115	49.20'	130.00'	21°41'07"	N55°50'34"W	48.91'			
C70	63.45'	2,628.83'	1°22'59"	N01°24'57"W	63.45'	C94	66.63'	2,265.00'	1°41'08"	N03°56'16"W	66.63'	C116	117.81'	150.00'	45°00'00"	N67°30'00"W	114.81'			
C71	63.46'	2,628.83'	1°22'59"	N02°47'56"W	63.46'	C95	66.63'	2,265.00'	1°41'07"	N05°37'24"W	66.62'	C117	128.02'	163.00'	45°00'00"	N67°30'00"W	124.75'			
C72	52.89'	2,628.83'	1°09'10"	N04°04'01"W	52.89'	C107	417.95'	2,445.00'	9°47'39"	N04°53'50"W	417.44'									

TRACT CHART	
TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A1"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "A2"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "B"	COMMON AREA, PRIVATE DRAINAGE, WALL & UTILITIES, WETLAND CONSERVATION AREA
TRACT "C"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "D"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "E"	COMMON AREA & PRIVATE UTILITIES
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TRACT "G"	FUTURE DEVELOPMENT AREA
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PLAT LEGEND

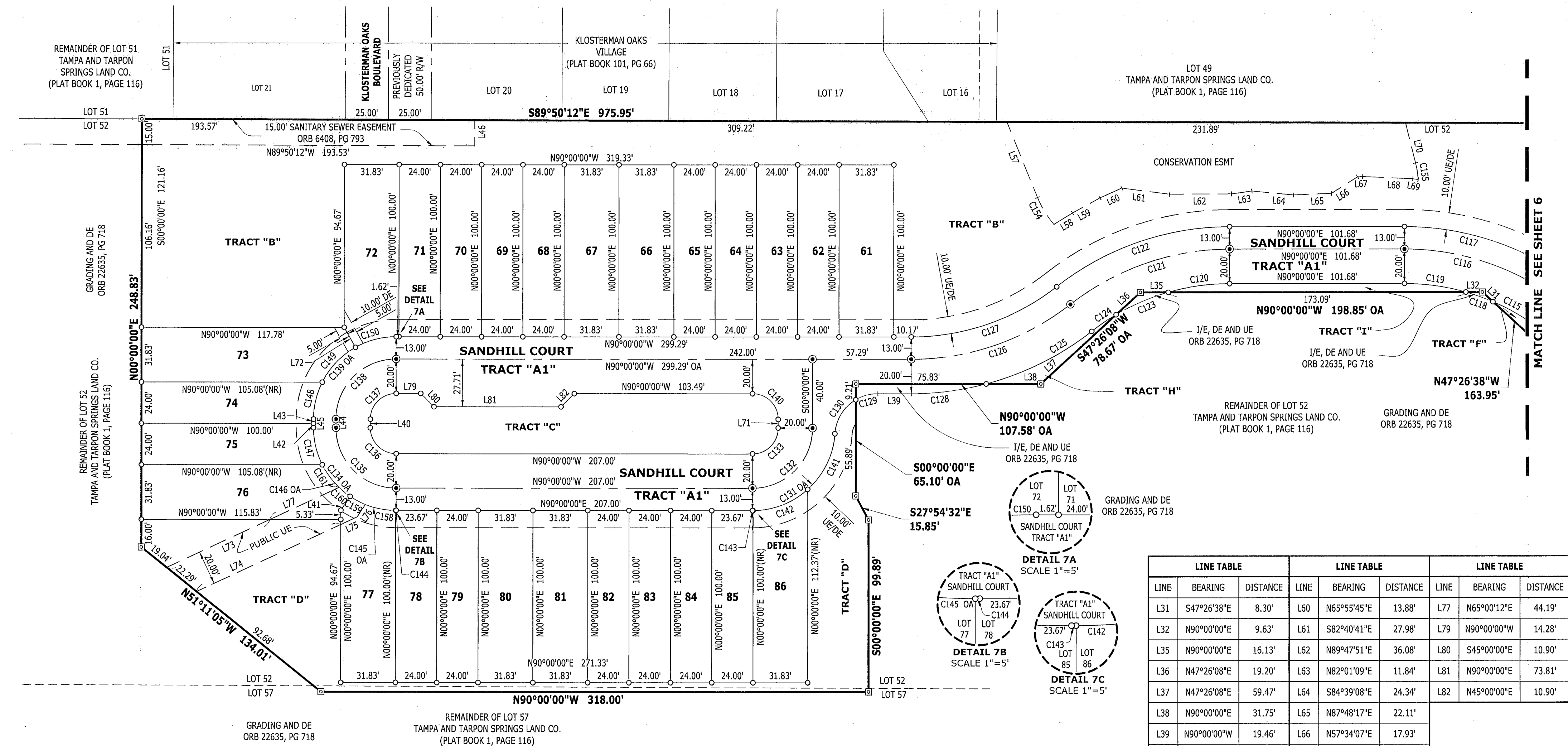
SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
 SET NAIL & DISK, PERMANENT CONTROL POINT
 "ARDURRA PCP LB 2610"
 SET NAIL & DISK "ARDURRA PRM LB 2610"
 SET 1/2" IRON ROD W/CAP "LB 2610"
 EASEMENTS, SIZE AND TYPE AS NOTED
 STATE PLANE COORDINATES
 OVERALL
 RIGHT-OF-WAY
 EASEMENT

I/E INGRESS AND EGRESS EASEMENT
 PG PAGE
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 WE WALL EASEMENT (PRIVATE)
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 WCA WETLAND CONSERVATION AREA
 (NR) NON RADIAL LINE
 FPC FLORIDA POWER CORPORATION
 MB BOARD OF COUNTY COMMISSIONERS MINUTE BOOK
 CM CONCRETE MONUMENT
 NT NON-TANGENT

SEE SHEET 2 OF 9 FOR KEY MAP

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C115	49.20'	130.00'	21°41'07"	N55°50'34"W	48.91'
C116	117.81'	150.00'	45°00'00"	N67°30'00"W	114.81'
C117	128.02'	163.00'	45°00'00"	N67°30'00"W	124.75'
C118	16.73'	130.00'	7°22'20"	N70°22'17"W	16.72'
C119	36.17'	130.00'	15°56'33"	N82°01'44"W	36.06'
C120	36.17'	130.00'	15°56'33"	S82°01'44"W	36.06'
C121	99.72'	150.00'	38°05'21"	S70°57'20"W	97.89'
C122	108.36'	163.00'	38°05'21"	S70°57'20"W	106.37'
C123	33.03'	130.00'	14°33'22"	S66°46'47"W	32.94'
C124	17.22'	130.00'	7°35'26"	S55°42'22"W	17.21'
C125	68.98'	170.00'	23°14'58"	N63°32'08"E	68.51'
C126	99.72'	150.00'	38°05'21"	N70°57'20"E	97.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C127	91.07'	137.00'	38°05'21"	N70°57'20"E	89.41'
C128	44.03'	170.00'	14°50'23"	N82°34'49"E	43.91'
C129	13.47'	25.00'	30°52'24"	S74°33'48"W	13.31'
C130	24.09'	25.00'	55°11'57"	S31°31'37"W	23.16'
C131	72.11'	48.00'	86°04'21"	N46°57'49"E	65.52'
C132	54.98'	35.00'	90°00'00"	N45°00'00"E	49.50'
C133	23.56'	15.00'	90°00'00"	N45°00'00"E	21.21'
C134	75.40'	48.00'	90°00'00"	S45°00'00"E	67.88'
C135	54.98'	35.00'	90°00'00"	S45°00'00"E	49.50'
C136	23.56'	15.00'	90°00'00"	S45°00'00"E	21.21'
C137	23.56'	15.00'	90°00'00"	S45°00'00"W	21.21'
C138	54.98'	35.00'	90°00'00"	S45°00'00"W	49.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C139	75.40'	48.00'	90°00'00"	S45°00'00"W	67.88'
C140	23.56'	15.00'	90°00'00"	N45°00'00"W	21.21'
C141	36.85'	48.00'	43°59'32"	N25°55'25"E	35.96'
C142	34.92'	48.00'	41°40'50"	N68°45'35"E	34.15'
C143	0.34'	48.00'	0°24'00"	N89°48'00"E	0.34'
C144	0.33'	48.00'	0°23'45"	S89°48'07"E	0.33'
C145	28.01'	48.00'	33°25'49"	S72°53'20"E	27.61'
C146	24.77'	48.00'	29°33'49"	S41°23'31"E	24.49'
C147	22.29'	48.00'	26°36'36"	S13°18'18"E	22.09'
C148	22.29'	48.00'	26°36'36"	S13°18'18"W	22.09'
C149	28.36'	48.00'	33°51'23"	S43°32'18"W	27.95'
C150	24.74'	48.00'	29°32'00"	S75°14'00"W	24.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C154	18.31'	57.00'	18°24'16"	S31°18'39"E	18.23'
C155	9.94'	57.00'	9°59'15"	N09°02'37"W	9.92'
C158	17.93'	48.00'	21°24'20"	S78°54'05"E	17.83'
C159	10.07'	48.00'	12°01'29"	S62°11'10"E	10.06'
C160	8.33'	48.00'	9°56'54"	S51°11'59"E	8.32'
C161	16.43'	48.00'	19°36'56"	S36°25'04"E	16.35'

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L31	S47°26'38"E	8.30'	L60	N65°55'45"E	13.88'	L77	N65°00'12"E	44.19'
L32	N90°00'00"E	9.63'	L61	S82°40'41"E	27.98'	L79	N90°00'00"W	14.28'
L35	N90°00'00"E	16.13'	L62	N89°47'51"E	36.08'	L80	S45°00'00"E	10.90'
L36	N47°26'08"E	19.20'	L63	N82°01'09"E	11.84'	L81	N90°00'00"E	73.81'
L37	N47°26'08"E	59.47'	L64	S84°39'08"E	24.34'	L82	N45°00'00"E	10.90'
L38	N90°00'00"E	31.75'	L65	N87°48'17"E	22.11'			
L39	N90°00'00"W	19.46'	L66	N57°34'07"E	17.93'			
L40	S00°00'00"E	5.00'	L67	N87°01'44"E	2.85'			
L41	S33°49'34"W	9.78'	L68	S87°30'36"E	29.46'			
L42	S00°00'00"E	2.50'	L69	S78°47'52"E	3.19'			
L43	S00°00'00"E	2.50'	L70	N14°02'15"W	24.21'			
L44	S00°00'00"E	5.00'	L71	S00°00'00"E	5.00'			
L45	S00°00'00"E	5.00'	L72	N29°32'00"W	13.30'			
L46	S00°09'48"W	15.00'	L73	N65°00'12"E	66.10'			
L57	S22°06'31"E	47.60'	L74	N65°00'12"E	92.28'			
L58	N58°33'40"E	12.66'	L75	N65°00'12"E	10.46'			
L59	N61°10'58"E	18.28'	L76	S33°49'34"W	8.73'			

PLAT LEGEND

- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET NAIL & DISK, PERMANENT CONTROL POINT
- "ARDURRA PCP LB 2610"
- SET NAIL & DISK "ARDURRA PRM LB2610"
- SET 1/2" IRON ROD W/CAP "LB 2610"
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- OA OVERALL
- R/W RIGHT-OF-WAY
- ESMT EASEMENT

- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- WE WALL EASEMENT (PRIVATE)
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- CCR CERTIFIED CORNER RECORD
- WCA WETLAND CONSERVATION AREA
- (NR) NON RADIAL LINE
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- CM CONCRETE MONUMENT
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TRACT CHART

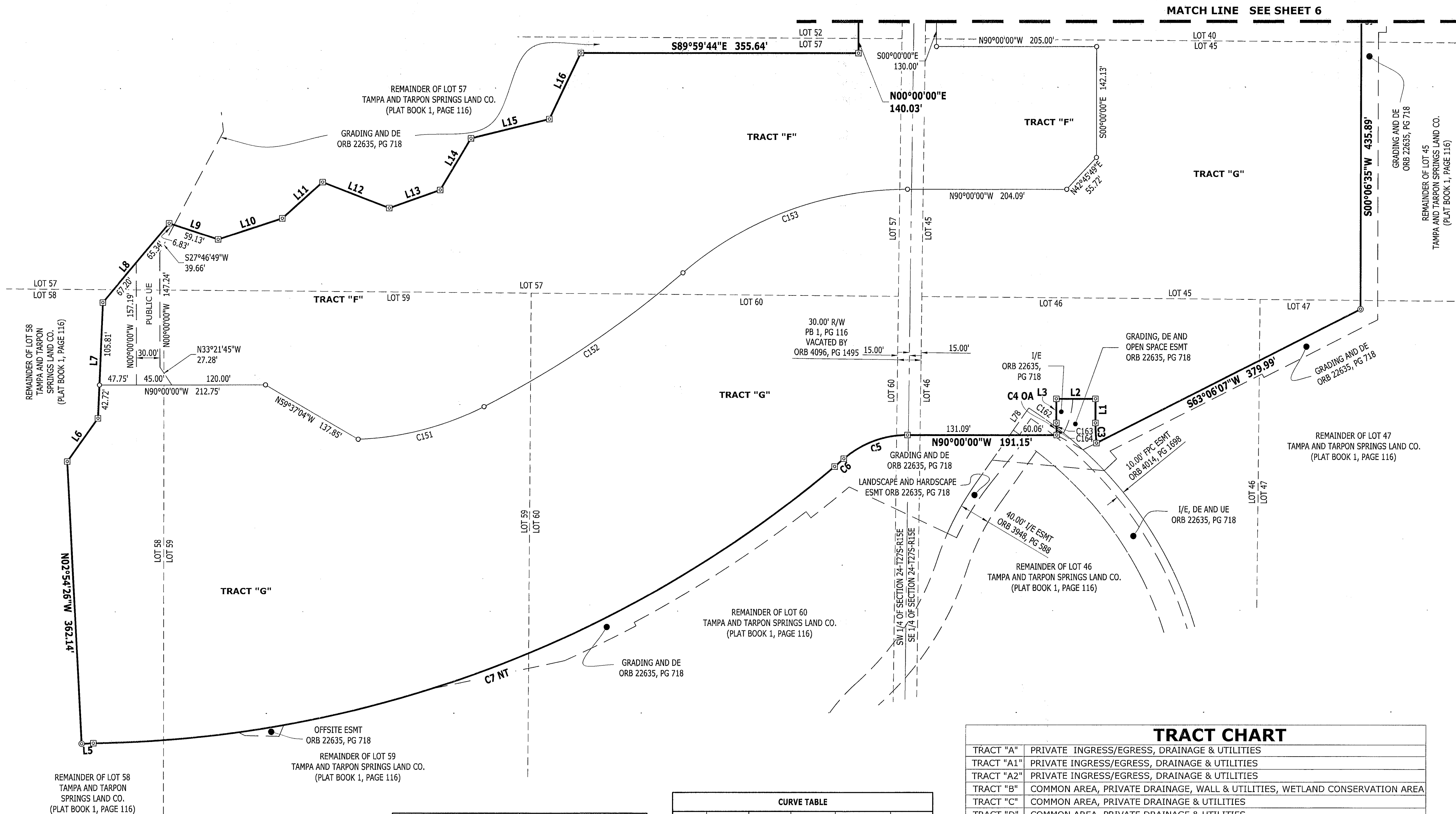
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SEE SHEET 2 OF 9 FOR KEY MAP

SHEET 7 OF 9

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART



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PLAT LEGEND

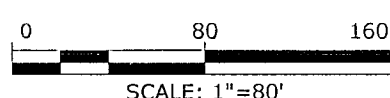
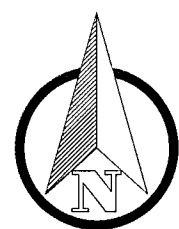
SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED	I/E	INGRESS AND EGRESS EASEMENT
SET NAIL & DISK, PERMANENT CONTROL POINT "ARDURRA PCP LB 2610"	PG	PAGE
SET NAIL & DISK "ARDURRA PRM LB2610"	LB	SURVEYOR BUSINESS
SET 1/2" IRON ROD W/CAP "LB 2610"	ORB	OFFICIAL RECORD BOOK
EASEMENTS, SIZE AND TYPE AS NOTED	WE	WALL EASEMENT (PRIVATE)
STATE PLANE COORDINATES	UE	UTILITY EASEMENT (PUBLIC)
OVERALL	DE	DRAINAGE EASEMENT (PRIVATE)
R/W	CCR	CERTIFIED CORNER RECORD
ESMT	WCA	WETLAND CONSERVATION AREA
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	FPC	FLORIDA POWER CORPORATION
	MB	BOARD OF COUNTY COMMISSIONERS MINUTE BOOK
	CM	CONCRETE MONUMENT
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LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N00°00'00"E	30.95'	L10	N71°48'19"E	86.48'
L2	N90°00'00"W	50.00'	L11	N48°14'29"E	69.42'
L3	S00°00'00"E	30.95'	L12	S68°48'05"E	91.62'
L5	S87°05'34"W	14.99'	L13	N70°28'28"E	69.19'
L6	N35°28'08"E	68.16'	L14	N30°39'55"E	77.04'
L7	N02°28'05"E	148.52'	L15	N76°13'22"E	103.45'
L8	N40°00'00"E	132.55'	L16	N25°21'31"E	93.88'
L9	S71°45'34"E	65.96'	L78	S35°02'00"W	42.43'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C3	25.79'	260.00'	5°41'03"	N02°50'31"W	25.78'
C4	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C5	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C6	15.65'	1,499.91'	0°35'52"	S49°28'43"W	15.65'
C7	1,034.70'	1,499.91'	39°31'29"	S69°32'24"W	1,014.30'
C151	168.04'	385.00'	25°00'29"	N75°26'03"E	166.71'
C152	308.39'	1,285.00'	13°45'02"	N56°03'18"E	307.65'
C153	313.48'	440.00'	40°49'13"	S69°35'24"W	306.89'
C162	43.30'	516.72'	4°48'05"	N54°47'03"W	43.29'
C163	5.75'	310.00'	1°03'46"	S00°31'53"E	5.75'
C164	9.79'	310.00'	1°48'33"	S01°58'02"E	9.79'



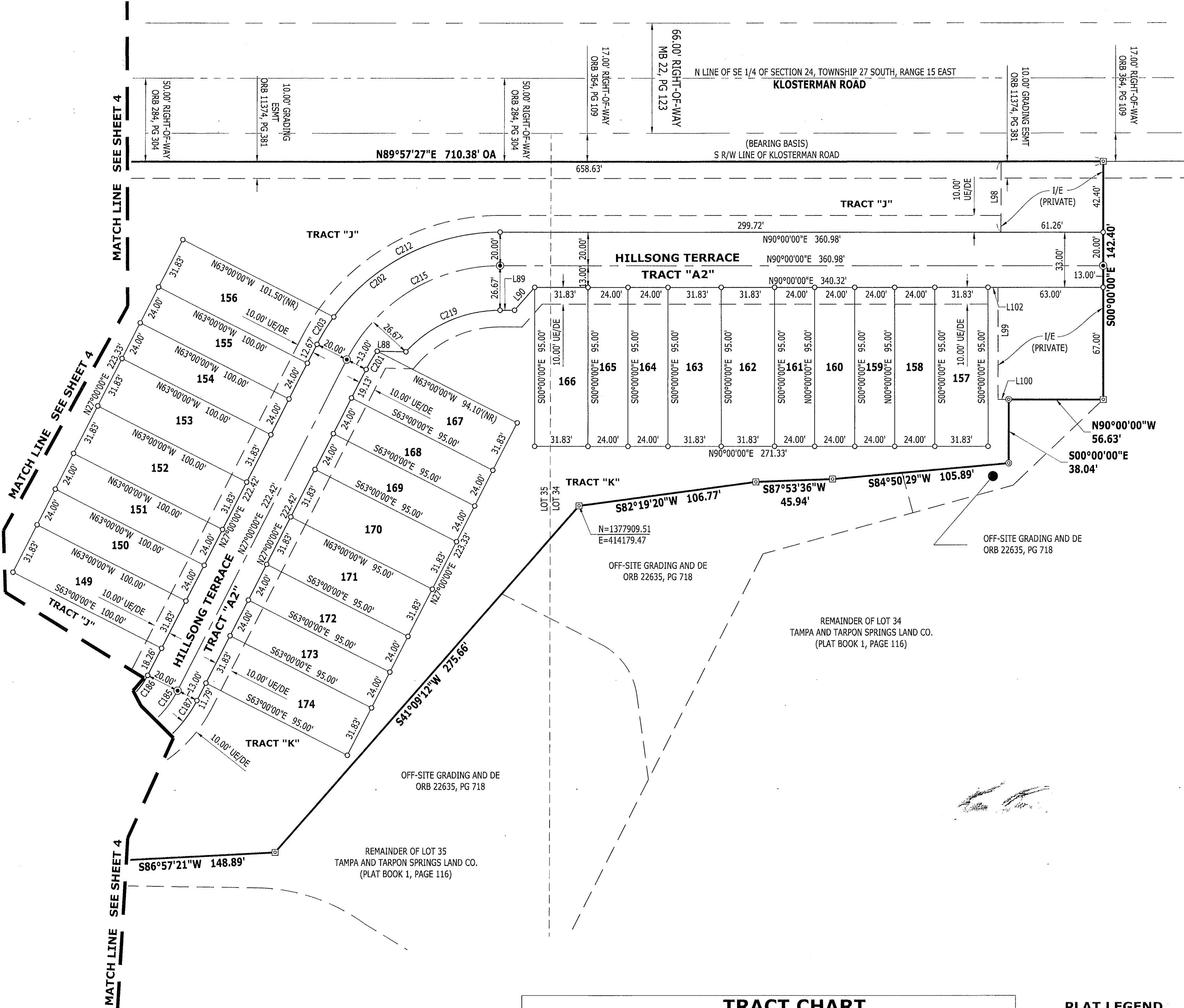
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610



SEE SHEET 2 OF 9 FOR KEY MAP

INNISBROOK PARCEL L PHASES 1 AND 3

BEING A REPLAT OF LOT 39 AND PORTIONS OF LOTS 34, 35, 38, 37, 40, 45, 46, 47, 52, 57, 58, 59, AND 60 IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA ACCORDING TO TAMPA AND TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMALLY A PART



LINE TABLE		
LINE	BEARING	DISTANCE
L88	N88°50'08"W	17.21'
L89	S90°00'00"W	8.62'
L90	S41°21'37"W	18.21'
L98	N00°00'56"W	42.36'
L99	N00°00'00"E	66.99'
L100	N89°53'47"W	6.37'
L102	N90°00'00"E	5.99'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C185	53.88'	63.00'	49°00'00"	N51°30'00"E	52.25'
C186	36.77'	43.00'	49°00'00"	N51°30'00"E	35.66'
C187	65.00'	76.00'	49°00'00"	N51°30'00"E	63.03'
C201	12.74'	90.00'	8°06'44"	S31°03'22"W	12.73'
C202	135.25'	123.00'	63°00'00"	S58°30'00"W	128.53'
C203	19.25'	123.00'	8°57'53"	S31°28'57"W	19.23'
C212	116.00'	123.00'	54°02'07"	S62°58'57"W	111.75'
C215	113.25'	103.00'	63°00'00"	S58°30'00"W	107.63'
C219	63.49'	76.33'	47°39'14"	S66°10'23"W	61.67'

TRACT CHART	
TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
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TRACT "K"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES

PLAT LEGEND

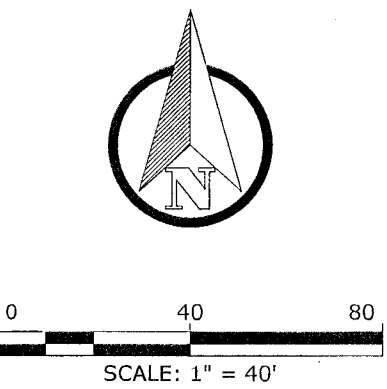
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET NAIL & DISK, PERMANENT CONTROL POINT "ARDURRA PCP LB 2610"
- SET NAIL & DISK "ARDURRA PRM LB2610"
- SET 1/2" IRON ROD W/CAP "LB 2610"
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- OVERALL
- R/W RIGHT-OF-WAY
- ESMT EASEMENT

- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- WE WALL EASEMENT (PRIVATE)
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- CCR CERTIFIED CORNER RECORD
- WCA WETLAND CONSERVATION AREA
- (NR) NON RADIAL LINE
- FPC FLORIDA POWER CORPORATION
- MB BOARD OF COUNTY COMMISSIONERS MINUTE BOOK
- CM CONCRETE MONUMENT
- NT NON-TANGENT



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SEE SHEET 2 OF 9 FOR KEY MAP