

VILLAS OF SOUTH PALM

A REPLAT OF A PART OF BLOCKS T AND U, HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 6701, PAGES 1171 THROUGH 1173, AND A PART OF THE VACATED RIGHT-OF-WAY OF CANAL STREET, ALL PER THE PLAT OF GRAND BAY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

A parcel of land lying within the Southwest 1/4 of Section 11, Township 28 South, Range 15 East, Pinellas County, Florida, formerly known as a part of Block U and a part of Block T, and a part of the vacated right-of-way of Canal Street, all as shown on the Plat of Grand Bay, Florida, recorded in Plat Book 4, Page 13, of the Public Records of Pinellas County, Florida, said part of Block U and the East portion of Block T, and interior right of way known as Canal Street lying East of Alternate U.S. 19 having been vacated per Official Records Book 6701, Pages 1171 through 1173, together with that 20 foot strip of land formerly being a part of the right-of-way of U.S. Highway Alternate 19 (State Road Number 595) vacated per Official Records Book 19003, Pages 1469 through 1472, all being of the Public Records of Pinellas County, Florida, and being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 11, Township 28 South, Range 15 East; thence N00°12'29"E, along the East line of the Southwest 1/4 of said Section 11, 1333.08 feet to the North right-of-way line of Jeter Street and the POINT OF BEGINNING; said point also being the Southeast corner of lot 11, block U of said plat of GRAND BAY, FLORIDA; thence N89°57'15"W, along the North right-of-way line of Jeter Street, 378.41 feet to a point on the Easterly right-of-way line of U.S. Highway Alternate 19; thence along said Easterly right-of-way line N24°15'14"E, 374.86 feet; thence S65°40'07"E, 20.00 feet; thence N24°45'06"E, 85.92 feet to a point on the South boundary of that certain parcel of land described in Official Records Book 15093, Page 1530, and Official Records of Pinellas County, Florida, lying between the right-of-way line of U.S. Highway Alternate 19 and the South boundary line; thence S71°52' feet to a point on the East line of the Southwest 1/4 of said Section 11; thence along said East line, S00°10'39"W, 411.56 feet to the POINT OF BEGINNING. Containing 2.67 acres more or less.

DEDICATION:

The undersigned hereby certifies that ST. ANTHONY'S DEVELOPMENT COMPANY, LLC, a Florida Limited Liability Company is the owner of the herein described property and that besides their interests therein there are no outstanding interests in said property which is hereby platted and dedicated to the public use of the State of Florida, and that the property is being platted and dedicated to the public use of the State of Florida, subject to the following dedications and other matters affecting the property:

(A) Tract "A" and Tract "G" (South Palm Way) are private ingress, egress, drainage and utility tracts, are hereby conveyed in Fee Simple to the VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC. ("Association"), an existing or to be created Florida not-for-profit corporation its successors and/or assigns. Said Tract shall be for the benefit of the owners of each lot within the subdivision and shall be maintained by said Association. Nothing herein shall be construed as a dedication to the general public.

(B) Tract "B", a private drainage, wall, and common area tract, Tract "C", a private utility tract and common area, Tract "D", a private utility tract and common area, Tracts "E" and "F", private recreation and common areas, are hereby conveyed in Fee Simple to the VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC. ("Association"). An existing or to be created Florida not-for-profit corporation its successors and/or assigns. Said Tracts shall be for the benefit of the owners of each lot within the subdivision and shall be maintained by said Association. Nothing herein shall be construed as a dedication to the general public. Notwithstanding the foregoing, no utility proprietary installation improvements within tracts "A" through "F" shall be made or maintained by the Association if the improvements are no longer capable of giving such consent, then without prior consent of the Association.

(C) A Non-Exclusive access easement over Tract "A", Tract "G" and the private ingress, egress drainage and utility easement for South Palm Way is hereby dedicated to Pinellas County Government and providers of Law Enforcement, Fire Emergency, Emergency Medical, Mail, Package delivery, Solid waste sanitation and other similar governmental and Quasi-Governmental services for ingress and egress for the performance of their official duties when serving the Lots and Tracts within this Subdivision.

(D) A non-exclusive perpetual easement over and across the common areas is hereby created and dedicated to each lot owner, and shall extend and inure to its successors, assigns and invitees, for the private right of enjoyment and use of such tracts, which easement shall be appurtenant to and pass with title to the lot of each owner subject to the rights of the association and such other matters as set forth in the declaration including, but not limited to, the assignment and limited use of parking spaces, storage areas, and entryways.

(E) All physical improvements to be constructed within the common areas for the benefit of the lot owners are hereby reserved by the declarant to the Association, which shall thereafter maintain such improvements for the benefit of the lot owners, their successors, assigns and invitees, as set forth in the declaration. This reservation and future conveyance shall not apply to physical improvements constructed and owned by a private or public utility serving the property.

(F) The Public Right-of-Way easement along Jeter Street is hereby dedicated to the Public.

(G) The private easements shown herein are hereby dedicated to the VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC. ("Association"), an existing or to be created Florida not-for-profit corporation its successors and/or assigns. Said easements shall be for the benefit of the owners of each lot within the subdivision and shall be maintained by said Association. Nothing herein shall be construed as a dedication to the general public.

(H) The VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, an existing or to be created Florida not-for-profit corporation its successors and/or assigns shall be responsible for the maintenance of the exterior main entry stairs of each unit which lies within any easement, right-of-way, or common area.

PLAT PREPARED BY
ARCPPOINT
Surveying and Mapping, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LA 7283
2389 Knoll Drive, Spring Hill, FL 34608
Phone:(352) 683-7722 Fax:(352) 683-0995

CONFIRMATION OF ACCEPTANCE:

VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC., accepts Fee Simple ownership of Tracts A, B, C, D, E, F and G of this Plat and also accepts maintenance of the private roads, as well as the Private Access, Private Ingress/Egress, Private Utility and Private Drainage Easements as well as Tracts "A" thru "G" and including all common areas and access tracts situated on this plat.

VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC.

By: _____
Paul Bakkalapulo
President

Witness: _____
Signature _____ Printed Name _____
Signature _____ Printed Name _____
Signature _____ Printed Name _____

ACKNOWLEDGMENT OF HOMEOWNERS ASSOCIATION:

State of Florida }
County of Pinellas } S.S.

I hereby certify that on this _____ day of _____, 2019, before me, a notary public in and for said county, personally appeared Paul Bakkalapulo, President of VILLAS OF SOUTH PALM HOMEOWNERS ASSOCIATION, INC. to me known to be the person described in and who executed the foregoing and severally acknowledges the execution thereof to be his own free and voluntary act and deed and such officer for the purposes and relation mentioned. Witness my hand and Official Seal at the state of Florida, County of Pinellas

My Commission Expires: _____ Commission No. _____
State of Florida

Signature of Notary Public _____ Print Name of Notary Public
State of Florida _____ and Place Stamp or Seal Here

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

State of Florida }
County of Pinellas } S.S.

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 _____, 2019.

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 } S.S.

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 Florida pertaining to maps or plats, and that this Plat has been filed for record in Plat Book _____, Pages _____ of the Public Records of Pinellas County, Florida, this _____ day of _____, 2019.

Attest: Ken Burke
Clerk of Pinellas County, Florida

by: _____
Deputy Clerk (signature) _____ (printed name)

CERTIFICATE OF CONFORMITY BY REVIEWING SURVEYOR:

I hereby certify that pursuant to Chapter 177.08(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 & Mapper No. 6137
Pinellas County Survey and Mapping Division
Department of Public Works
2221 U.S. Highway 19 North
Clearwater, Florida 33765

Date: _____

Date of P.R.M., P.C.P. & Lot Corner Installation: September 03, 2018

Scott M. Osborne, P.S.M. LS #6028
Florida Professional Surveyor and Mapper
ArcPoint Surveying & Mapping, LLC. LB #7223
2389 Knoll Drive, Spring Hill, Florida 34608

VILLAS OF SOUTH PALM
SHEET 1 OF 4

VILLAS OF SOUTH PALM

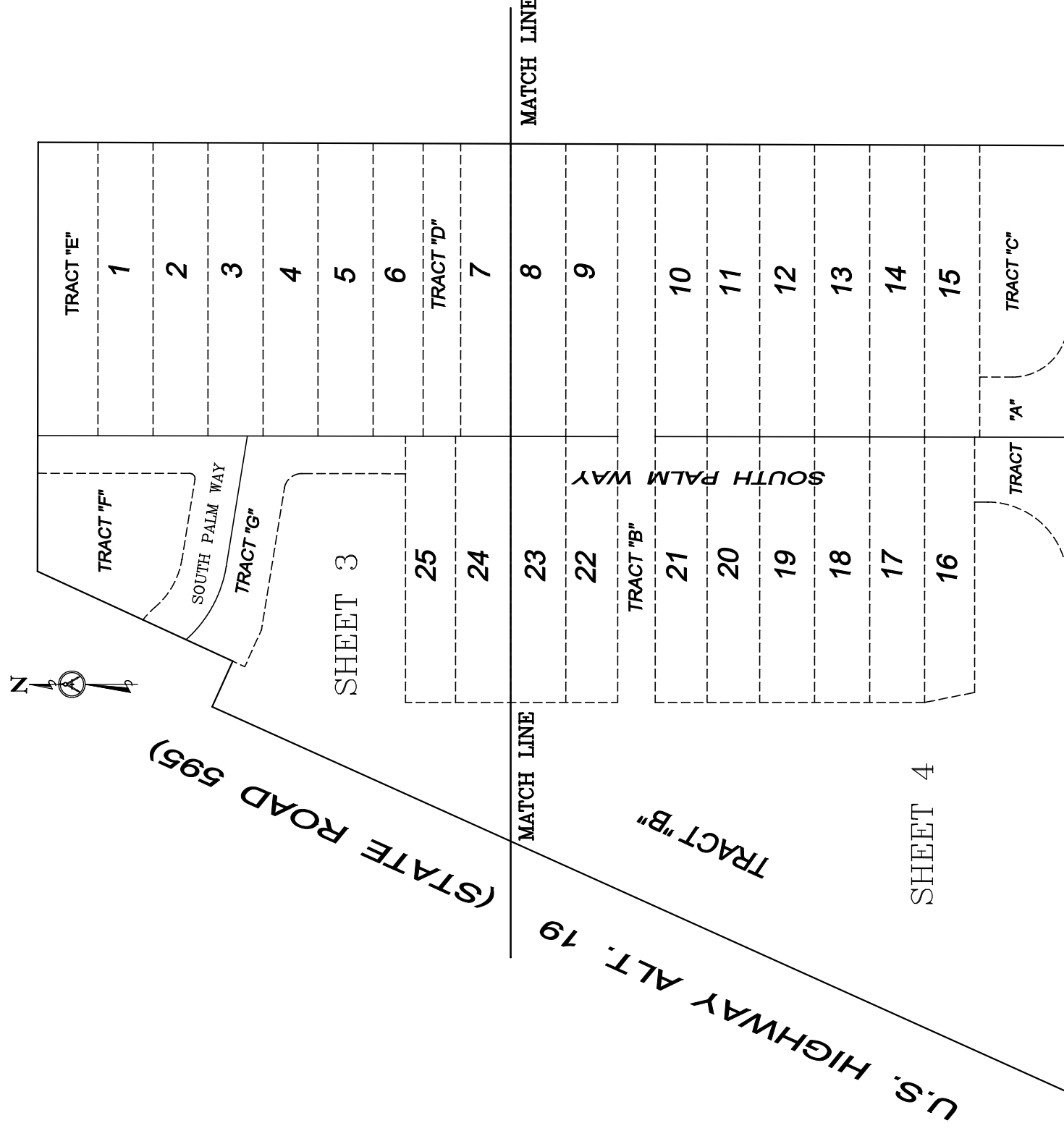
A REPLAT OF A PART OF BLOCKS T AND U, HAVING BEEN VACATED PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 6701, PAGES 1171 THROUGH 1173, AND A PART OF THE VACATED RIGHT-OF-WAY OF CANAL STREET, ALL PER THE PLAT OF GRAND BAY, FLORIDA, RECORDED IN PLAT BOOK 4, PAGE 13, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary line of DAVENTRY SQUARE, UNITS 3-4, being S00°10'39"W as shown on the plat recorded in P.B. 87, P.C. 94 and P.B. 92, P.G. 10 of the public records of Pinellas County, Florida
- Printed dimensions shown on the plat supersede scaled dimensions. There may be items drawn out of scale to graphically show their location.
- Subdivision Plots by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding.
- 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 that cable television services are provided, the utility 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.
- The lands shown hereon being subject to Easement recorded in O.R. book 6696, page 638, Public Records of Pinellas County, Florida in Favor of Florida Power Corporation. This Easement is blanket in nature.
- The lands shown hereon being subject to Easement recorded in O.R. book 14706, page 1280 public records of Pinellas County, Florida in Favor of Verizon Florida, Inc. This Easement is blanket in nature.
- The lands shown hereon being subject to Easement recorded in O.R. book 14733, page 112 public records of Pinellas County, Florida in Favor of Progress Energy, a Florida Corporation. This Easement is blanket in nature.

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 plat or record. The plat is subject to all applicable laws and additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

SHEET INDEX MAP

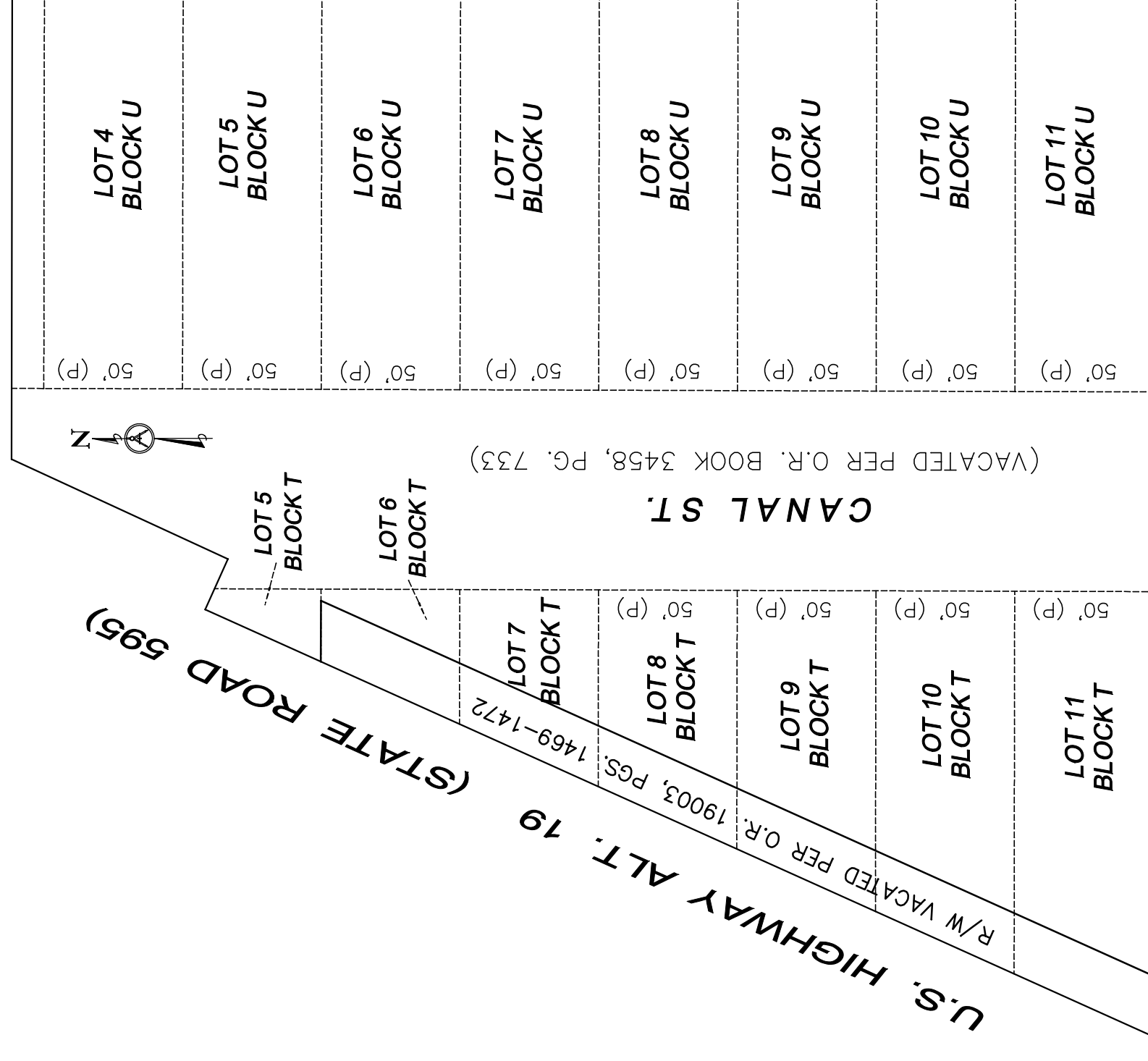


JETER STREET

** NOT TO SCALE **

DETAIL MAP

** NOT TO SCALE **

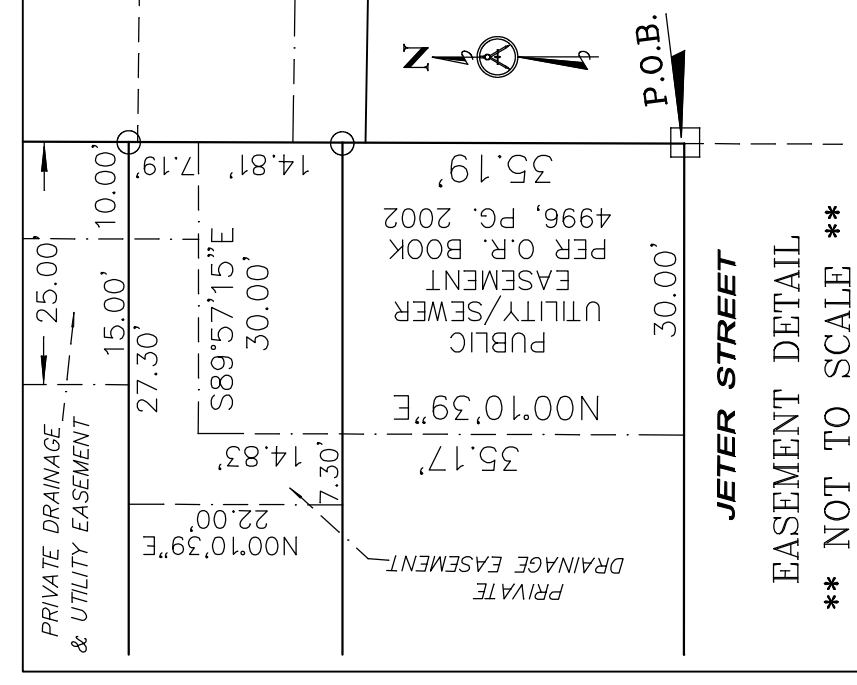


JETER STREET

DETAIL MAP OF VACATED LOTS & RIGHT-OF-WAYS
PER RESOLUTION IN
O.R. BOOK 6701, PAGES 1171-1173

ABBREVIATIONS LEGEND

- SET PERMANENT REFERENCE MONUMENT 4x4CM LB #7223
- FOUND PERMANENT REFERENCE MONUMENT, SIZE & TYPE AS SHOWN
- SET LOT or TRACT CORNER 1/2" IRON ROD LB #7223
- △ SET PERMANENT CONTROL POINT PK NAIL & DISK LB #7223
- ▲ FOUND PERMANENT REFERENCE MONUMENT, NAIL & DISK #1034
- SW = SOUTHWEST
- SE = SOUTHEAST
- NW = NORTHWEST
- NE = NORTHEAST
- E = EAST
- N = NORTH
- S = SOUTH
- W = WEST
- SF = SQUARE FEET
- AC = ACRES(S)
- CB = CHORD BEARING
- R = RECORD OR DEED
- FM = FIELD MEASURED
- "NB" = NOT RADIAL
- PG = PAGE NUMBER
- CM = CONCRETE MONUMENT
- SEC = SECTION
- TWP = TOWNSHIP
- RNG = RANGE
- R/W = RIGHT-OF-WAY
- PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT
- FOOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.T. = POINT OF TANGENCY
- PK = PARKER KALON
- CL = CENTERLINE
- ESMT = EASEMENT
- LB = LICENSED SURVEYING BUSINESS
- LS = LICENSED SURVEYOR
- O.R. = OFFICIAL RECORDS BOOK
- SEC = SECTION
- D.S.C.A. = LANDS OF DAVENTRY SQUARE COMMUNITY ASSOCIATION, INC.



PLAT PREPARED BY:

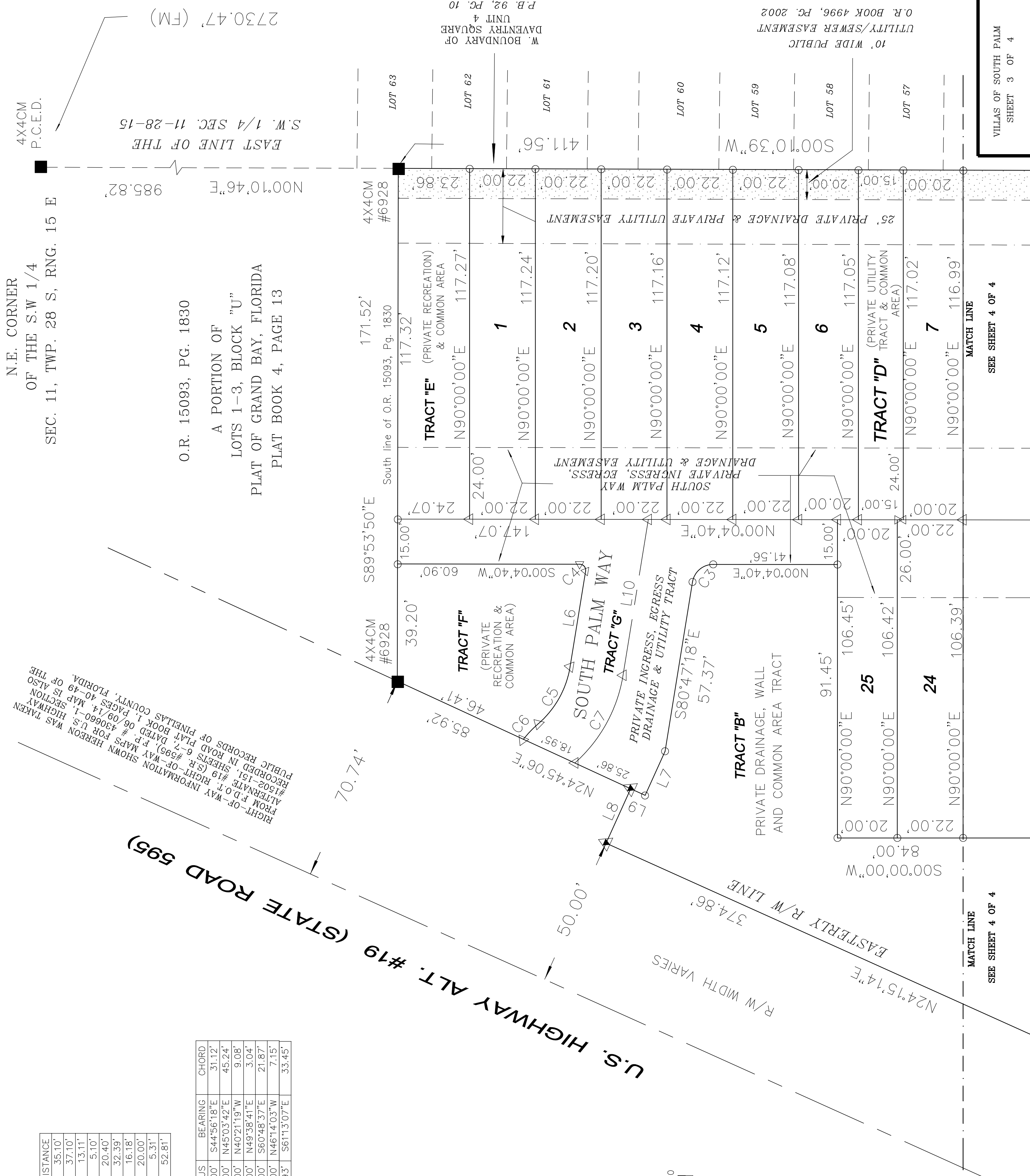
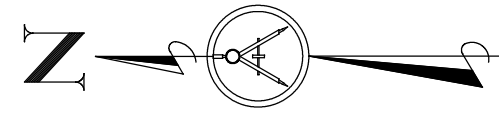
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NUM	BEARING	DISTANCE
L1	S00°04'40"W	35.10'
L2	S00°04'40"W	37.10'
L3	N00°04'40"E	13.11'
L4	N00°04'40"E	5.10'
L5	N11°15'36"W	20.40'
L6	S80°47'18"E	32.39'
L7	S65°40'00"E	16.18'
L8	S65°40'00"E	20.00'
L9	N24°45'06"E	5.31'
L10	S80°47'18"E	52.81'

NUM	DELTA	ARC	RADIUS	BEARING	CHORD
C1	90°01'54"	34.57'	22.00'	S44°56'18"E	31.12'
C2	89°58'06"	50.25'	32.00'	N45°03'42"E	45.24'
C3	80°51'58"	9.88'	7.00'	N40°21'19"W	9.08'
C4	90°08'02"	3.46'	2.00'	N49°38'41"E	3.04'
C5	39°57'48"	22.32'	32.00'	S60°48'37"E	21.87'
C6	10°48'03"	7.16'	38.00'	N46°14'03"W	7.15'
C7	39°08'48"	34.11'	49.93'	S61°13'07"E	33.45'



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VILLAS OF SOUTH PALM
 SHEET 3 OF 4

SEE SHEET 4 OF 4

SEE SHEET 4 OF 4

RIGHT-OF-WAY INFORMATION SHOWN HEREON WAS TAKEN FROM P.D.'s, RIGHT-OF-WAY MAPS FOR U.S. HIGHWAY ALT. #19 (R.R. #993) P.P. #43060-1, MAP IS ALSO RECORDED IN ROAD PLAT BOOK 1, PAGES 40-49 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

N.E. CORNER
 OF THE S.W 1/4
 SEC. 11, TWP. 28 S, RNG. 15 E

EAST LINE OF THE
 S.W. 1/4 SEC. 11-28-15
 2730.47' (FM)

O.R. 15093, PG. 1830
 A PORTION OF
 LOTS 1-3, BLOCK "U"
 PLAT OF GRAND BAY, FLORIDA
 PLAT BOOK 4, PAGE 13

W. BOUNDARY OF
 DAVENPORT SQUARE
 UNIT 4
 P.B. 92, PG. 10

10' WIDE PUBLIC
 UTILITY/SEWER EASEMENT
 O.R. BOOK 4996, PG. 2002

SEE SHEET 3 OF 4

