

# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

### LEGAL DESCRIPTION:

LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, AS RECORDED IN PLAT BOOK 14, PAGE 12 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A PORTION OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF LOT 4, BLOCK II OF SAID PLEASANT VALLEY ADDITION TO TARPON SPRINGS; THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 4: S.64°22'29"E., 124.97 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 4; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE, ALONG THE EASTERLY BOUNDARY LINE OF LOTS 4, 5, AND 6, BLOCK II OF SAID PLEASANT VALLEY ADDITION TO TARPON SPRINGS, S.25°15'54"W., 113.06 FEET TO THE SOUTHEASTERLY MOST CORNER OF SAID LOT 6, BLOCK II; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, S.00°14'54"W., 15.79 FEET TO THE NORTH BOUNDARY LINE OF TRACT 61 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION; THENCE ALONG SAID NORTH BOUNDARY LINE, S.89°45'06"E., 37.50 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11692, PAGE 1199 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG SAID EASTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES: (1) S.00°12'34"E., 74.90 FEET, (2) THENCE S.85°38'19"E., 0.56 FEET, (3) THENCE S.09°11'17"E., 256.64 FEET, (4) THENCE S.89°47'10"E., 269.70 FEET TO THE NORTHEAST CORNER OF TRACT 64 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EAST BOUNDARY LINE OF SAID TRACT 64, S.00°14'03"E., 970.61 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 64; THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG THE SOUTH BOUNDARY LINE OF TRACTS 63 AND 64 OF SAID TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, N.89°29'37"W., 940.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 63; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG THE WEST BOUNDARY LINE OF SAID TRACT 63, N.00°52'38"W., 401.35 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF FRED MARQUIS PINELLAS TRAIL (AKA ATLANTIC COAST LINE RAILROAD) SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,789.65 FEET, A CENTRAL ANGLE OF 05°25'51", AND A CHORD BEARING AND DISTANCE OF N.27°54'20"E., 548.57 FEET; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES: (1) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 548.78 FEET TO THE END OF SAID CURVE; (2) THENCE N.25°13'23"E., 449.11 FEET; (3) THENCE N.24°43'11"E., 17.29 FEET; (4) THENCE N.25°17'27"E., 172.26 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 21.52 ACRES, MORE OR LESS.

### DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT HP CAPITAL GROUP 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS HARBOR LANDING AND BESIDES ITS INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, EXCEPT FOR THE MORTGAGEE INTEREST HELD BY OCP VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND D.R. HORTON, INC., A DELAWARE 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 UTILITY TRACT) AS SHOWN HEREON IS HEREBY CONVEYED IN FEE SIMPLE TO THE HARBOR LANDING NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, (THE "HOA"), AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOA FOR THE BENEFIT OF THE LOT OWNERS.

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 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.

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.

A PUBLIC SIDEWALK EASEMENT OVER THAT PORTION OF TRACT "A" SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC.

2. TRACT "B" AND TRACT "D" (PRIVATE COMMON AREA, LANDSCAPING, DRAINAGE AND UTILITY TRACT) AS SHOWN HEREON ARE HEREBY CONVEYED IN FEE SIMPLE TO THE HOA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOA FOR THE BENEFIT OF THE LOT OWNERS.

3. THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE HOA FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. SAID PRIVATE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOA FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

4. TRACT "C" (CONSERVATION TRACT), AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE HOA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE HOA FOR THE BENEFIT OF THE LOT OWNERS.

A CONSERVATION EASEMENT OVER TRACT "C" IS HEREBY DEDICATED TO PINELLAS COUNTY, AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

5. 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 NOT ACCEPTED BY PINELLAS COUNTY, UNLESS OTHERWISE STATED HEREON. THE HOMEOWNER'S ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE HOMEOWNERS' ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

HP CAPITAL GROUP 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: HP CAPITAL MANAGERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER.

BY: [Signature]  
FRED HEMMER, AS MANAGER  
[Signature]  
Angelo Cappelli  
WITNESS SIGNATURE  
Angelo Cappelli  
WITNESS PRINTED NAME

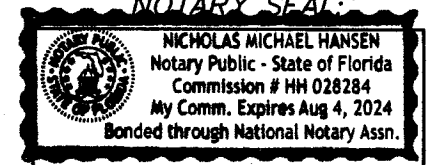
[Signature]  
WITNESS SIGNATURE  
Dina Paneque  
WITNESS PRINTED NAME

### ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA  
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29 DAY OF March, 2024, BY FRED HEMMER, AS MANAGER OF HP CAPITAL MANAGERS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO DID TAKE AN OATH.

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
PRINT NAME: Nicholas Hansen



### MORTGAGEE'S CONSENT TO PLAT:

OCP VENTURES, LLC A FLORIDA LIMITED LIABILITY COMPANY BY: OCREF MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER, BY: OSPREY CRE FUNDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER, BY: CRE CAPITAL, LLC A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER, AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED MARCH 30, 2023, RECORDED IN O.R. BOOK 22395, PAGES 2516 THROUGH 2535, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 22690 PAGE 1112, DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

### MORTGAGEE'S CONSENT TO PLAT:

D.R. HORTON, INC. A DELAWARE CORPORATION, AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED MARCH 30, 2023, RECORDED IN O.R. BOOK 22395, PAGE 2548 THROUGH 2556, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 22690, PAGE 1115, DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

### CONFIRMATION OF ACCEPTANCE

HARBOR LANDING NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C" AND "D" AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

HARBOR LANDING NEIGHBORHOOD ASSOCIATION, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: [Signature]  
CHRIS HEMMER, PRESIDENT  
[Signature]  
Angelo Cappelli  
WITNESS SIGNATURE  
Angelo Cappelli  
WITNESS PRINTED NAME

[Signature]  
WITNESS SIGNATURE  
Dina Paneque  
WITNESS PRINTED NAME

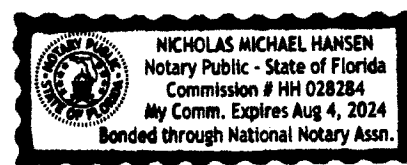
### ACKNOWLEDGMENT

STATE OF Florida  
COUNTY OF Pinellas

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 29 DAY OF March, 2024 BY CHRIS HEMMER AS PRESIDENT OF HARBOR LANDING NEIGHBORHOOD ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO  IS PERSONALLY KNOWN TO ME OR  HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29 DAY OF March, 2024

[Signature]  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: Aug 4, 2024



### NOTES:

- BEARINGS AS SHOWN ARE ASSUMED BASED ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, AS BEING, S.00°14'03"E.
- 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.
- A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- IN THE ABSENCE OF A SPECIFIC PERMIT FROM PINELLAS COUNTY, DIRECT ACCESS TO THE PINELLAS TRAIL SHALL NOT BE PERMITTED.

### 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.

### 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 29 DAY OF May, 2024.

APPROVED: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: [Signature]  
DEPUTY CLERK



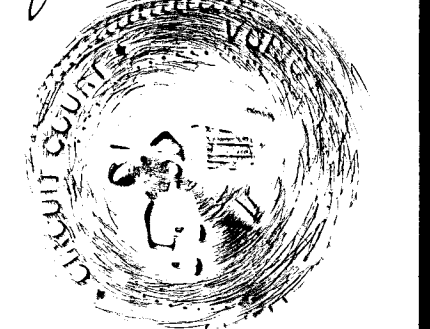
### CERTIFICATE OF APPROVAL OF COUNTY CLERK:

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 147, PAGE(S) 31-37, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 9 DAY OF May, 2024.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: [Signature]  
DEPUTY CLERK



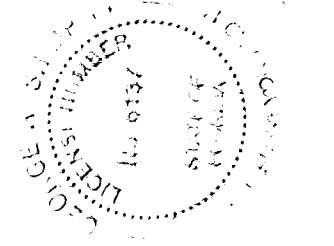
### CERTIFICATE OF CONFORMITY:

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.

[Signature]  
GEORGE A. SHIMP III

4/8/2024  
DATE

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

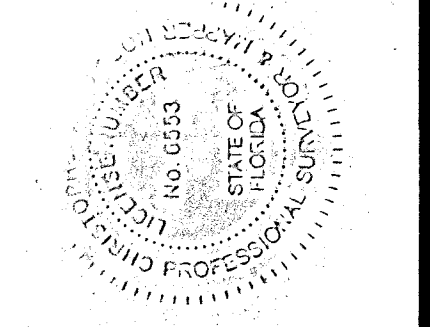


### SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS PLAT, PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT AND THE SURVEY DATA HEREON, COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PINELLAS COUNTY LAND DEVELOPMENT CODE, AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET BEFORE THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS (PCP'S) AND THE LOT AND TRACT CORNERS WILL BE SET AS REQUIRED BY LAW.

JCH CONSULTING GROUP, INC (Licensed Business Number LB8071)  
426 S.W. 15TH STREET  
OCALA, FLORIDA 34471

[Signature] 3/29/24  
CHRISTOPHER J. HOWSON (LICENSE NO. LS 6553)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



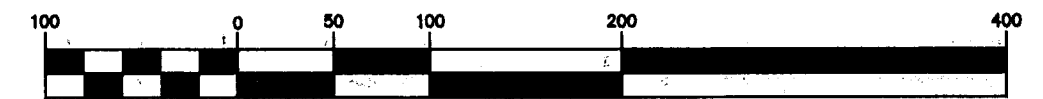
**JCH**  
CONSULTING GROUP, INC.  
LAND AND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE: (352) 405-1482 FAX: (888) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - LB, 8071

# HARBOR LANDING

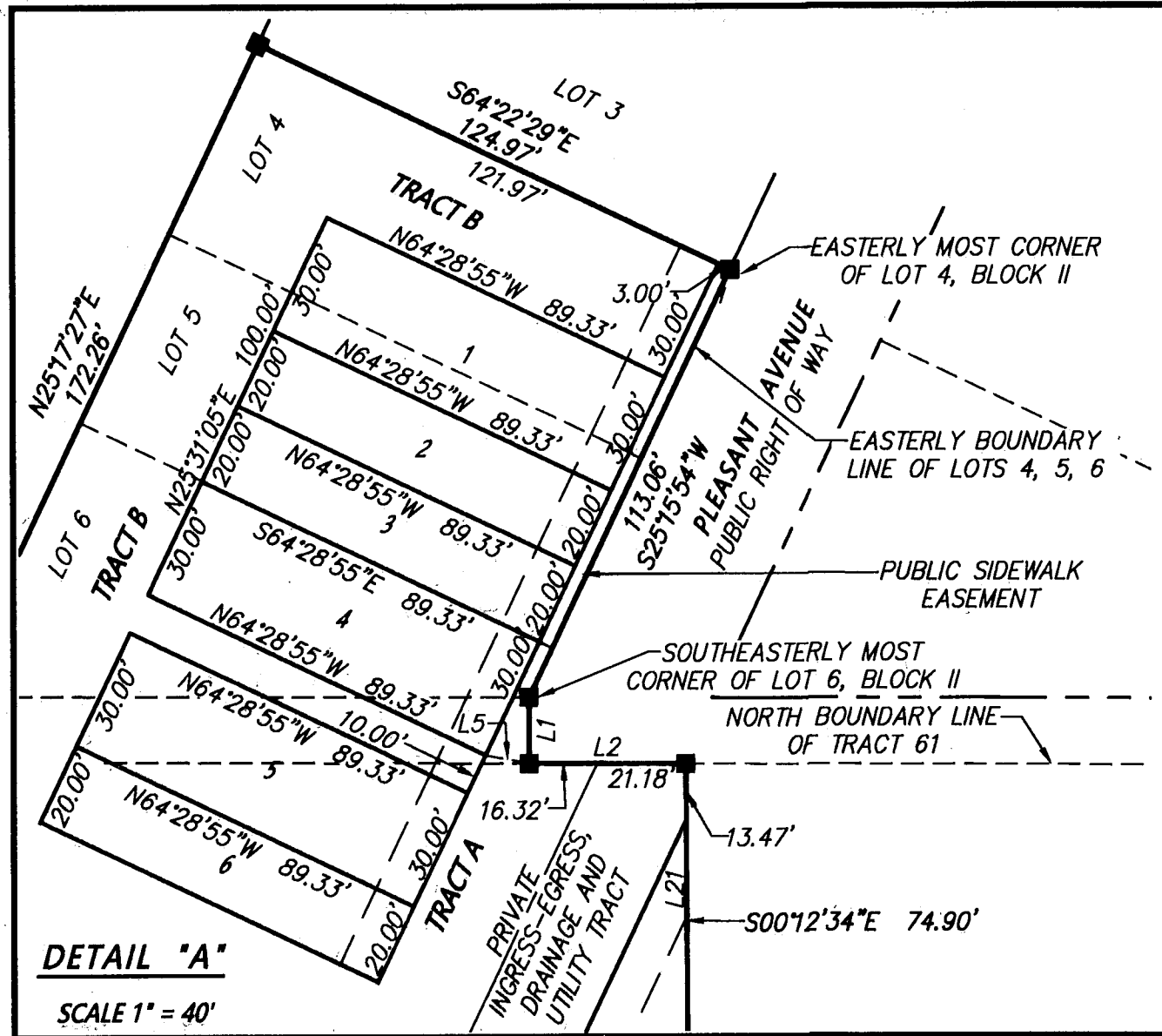
A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

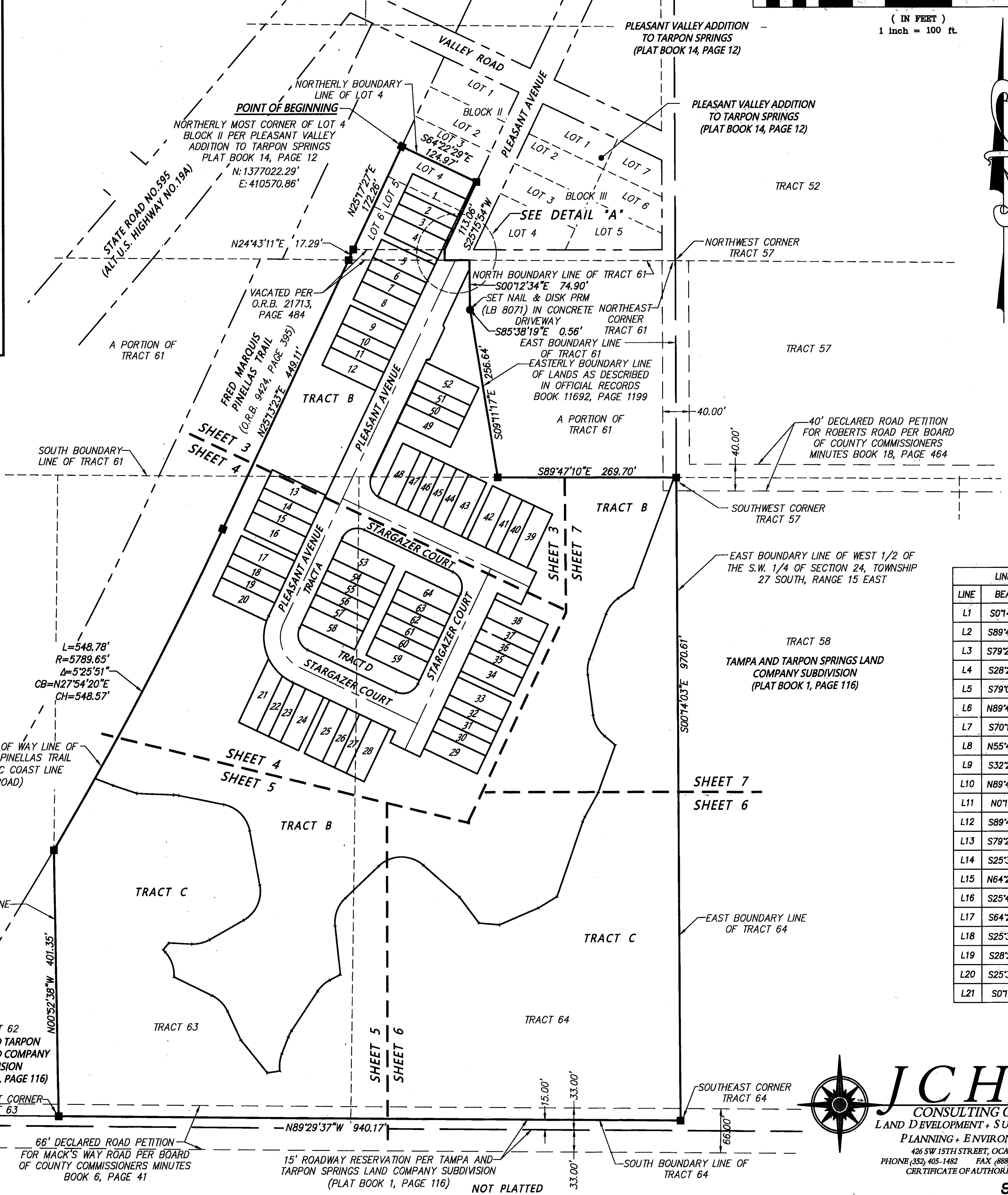


DETAIL "A"  
SCALE 1" = 40'

### LEGEND

UNLESS OTHERWISE NOTED

- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ALT = ALTERNATE
- NO. = NUMBER
- AKA = ALSO KNOWN AS
- (NR.) = NOT RADIAL
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
- (D) = BY DEED
- (C) = CALCULATED
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- ID = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = PERMANENT REFERENCE MONUMENT  
SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
- ⊙ = PERMANENT CONTROL POINT  
SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
- ⊙ = PERMANENT REFERENCE MONUMENT  
SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
- ⊙ = PERMANENT CONTROL POINT  
SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°14'54"W	15.79
L2	S89°45'06"E	37.50
L3	S79°29'27"W	4.95
L4	S28°27'16"E	4.95
L5	S79°00'44"E	10.58
L6	N89°44'49"W	23.84
L7	S70°10'05"E	26.71
L8	N55°49'10"W	10.50
L9	S32°27'46"E	20.45
L10	N89°45'06"E	10.00
L11	N0°14'54"E	15.79
L12	S89°45'06"E	10.00
L13	S79°29'27"W	4.95
L14	S25°31'05"W	15.04
L15	N64°28'55"W	9.96
L16	S25°49'03"W	35.48
L17	S64°28'55"E	10.15
L18	S25°31'05"W	11.99
L19	S28°27'16"E	4.95
L20	S25°31'05"W	67.81
L21	S0°12'34"E	23.04

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071



# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

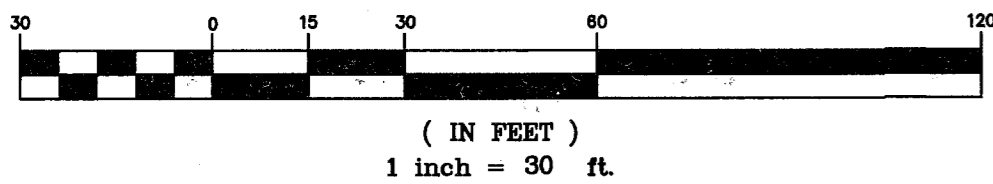
FRED MARQUIS PINELLAS TRAIL  
(O.R.B. 9424, PAGE 395)

N24°43'11"E 17.29'

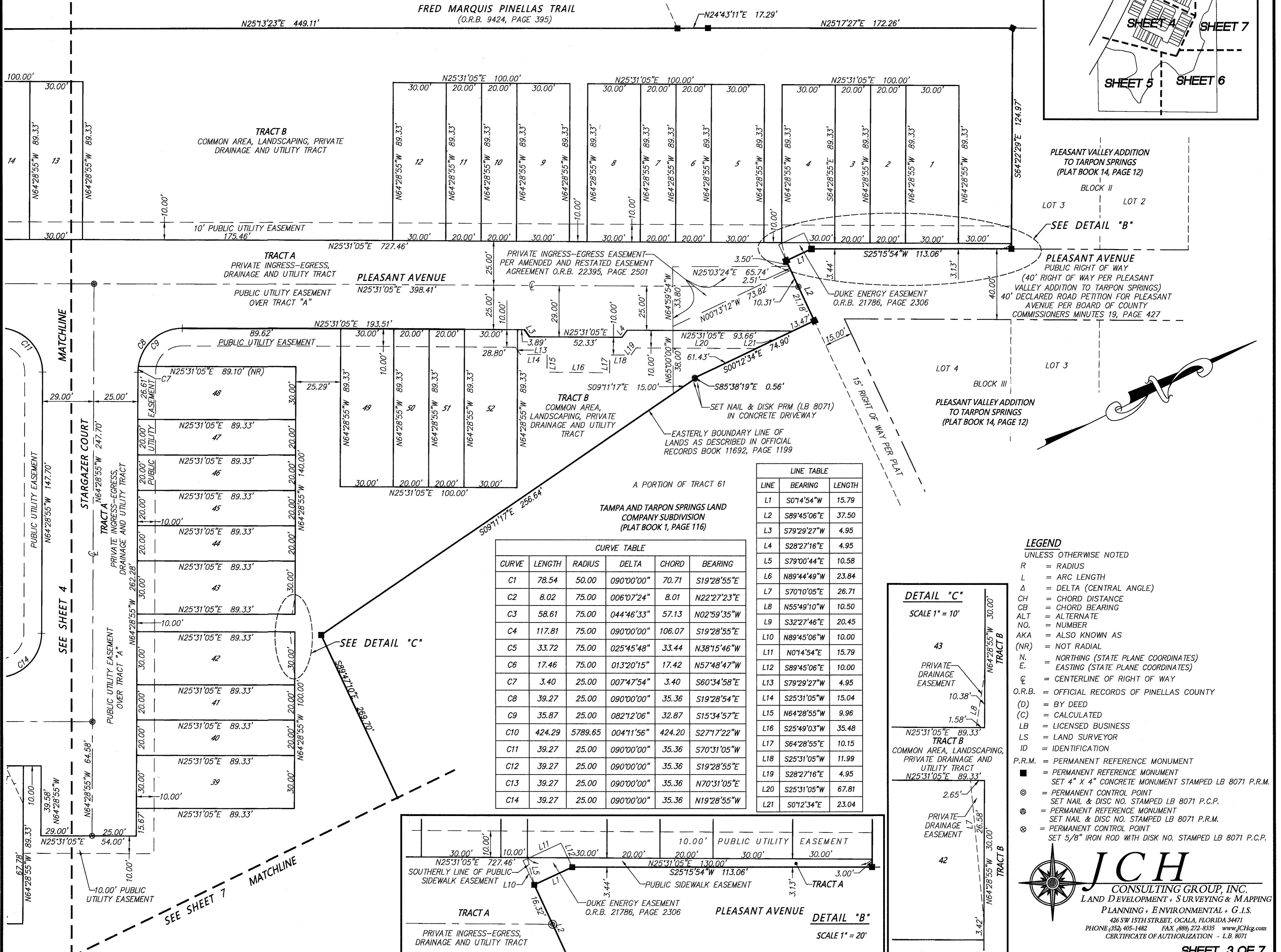
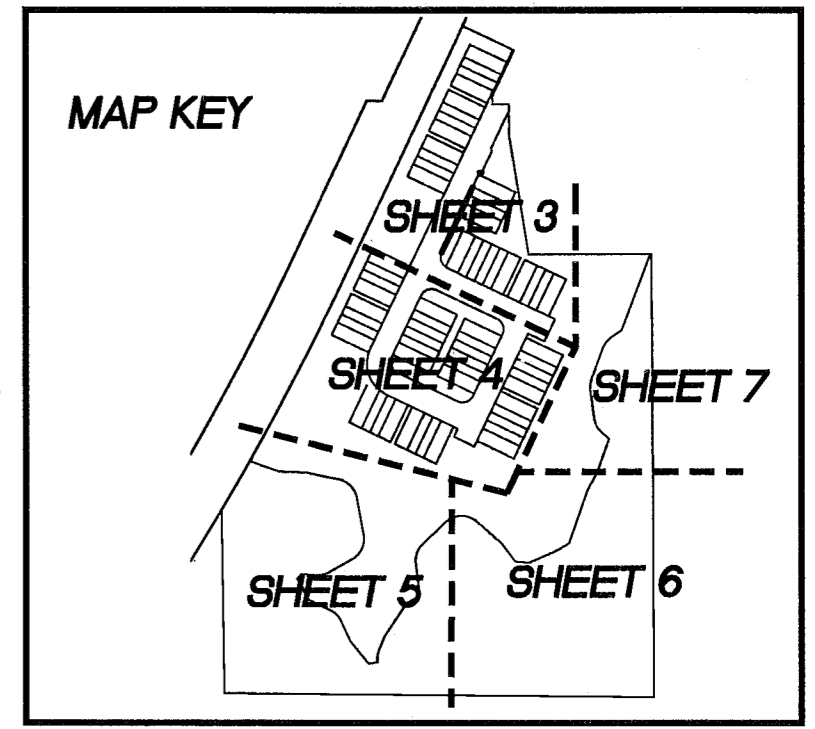
N25°17'27"E 172.26'

N25°13'23"E 449.11'

GRAPHIC SCALE



MAP KEY



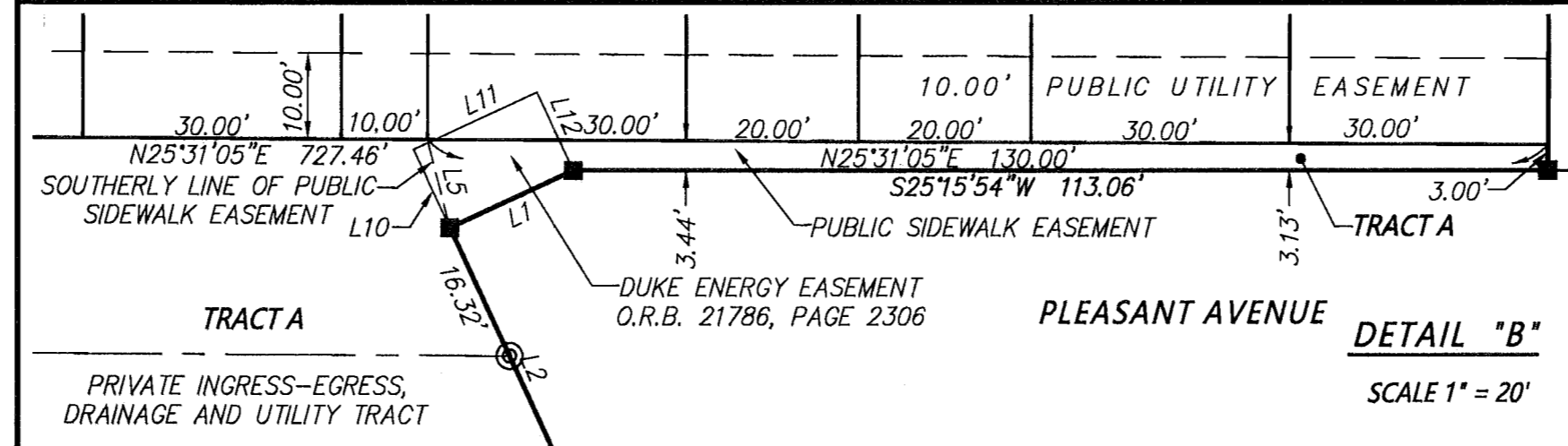
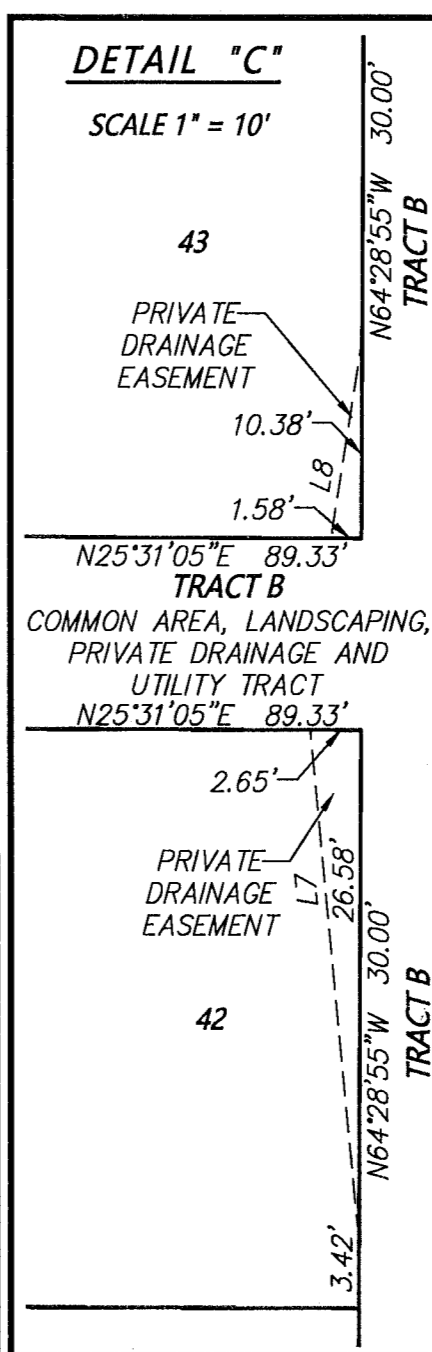
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	S19°28'55"E
C2	8.02	75.00	006°07'24"	8.01	N22°27'23"E
C3	58.61	75.00	044°46'33"	57.13	N02°59'35"W
C4	117.81	75.00	090°00'00"	106.07	S19°28'55"E
C5	33.72	75.00	025°45'48"	33.44	N38°15'46"W
C6	17.46	75.00	013°20'15"	17.42	N57°48'47"W
C7	3.40	25.00	007°47'54"	3.40	S60°34'58"E
C8	39.27	25.00	090°00'00"	35.36	S19°28'54"E
C9	35.87	25.00	082°12'06"	32.87	S15°34'57"E
C10	424.29	5789.65	004°11'56"	424.20	S27°17'22"W
C11	39.27	25.00	090°00'00"	35.36	S70°31'05"W
C12	39.27	25.00	090°00'00"	35.36	S19°28'55"E
C13	39.27	25.00	090°00'00"	35.36	N70°31'05"E
C14	39.27	25.00	090°00'00"	35.36	N19°28'55"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S01°4'54"W	15.79
L2	S89°45'06"E	37.50
L3	S79°29'27"W	4.95
L4	S28°27'16"E	4.95
L5	S79°00'44"E	10.58
L6	N89°44'49"W	23.84
L7	S70°10'05"E	26.71
L8	N55°49'10"W	10.50
L9	S32°27'46"E	20.45
L10	N89°45'06"W	10.00
L11	N01°4'54"E	15.79
L12	S89°45'06"E	10.00
L13	S79°29'27"W	4.95
L14	S25°31'05"W	15.04
L15	N64°28'55"W	9.96
L16	S25°49'03"W	35.48
L17	S64°28'55"E	10.15
L18	S25°31'05"W	11.99
L19	S28°27'16"E	4.95
L20	S25°31'05"W	67.81
L21	S01°2'34"E	23.04

- LEGEND**  
UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ALT = ALTERNATE
  - NO. = NUMBER
  - AKA = ALSO KNOWN AS
  - (NR) = NOT RADIAL
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - ☉ = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
  - (D) = BY DEED
  - (C) = CALCULATED
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - ID = IDENTIFICATION
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
  - ⊗ = PERMANENT REFERENCE MONUMENT SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
  - ⊗ = PERMANENT CONTROL POINT SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

FRED MARQUIS PINELLAS TRAIL  
(O.R.B. 9424, PAGE 395)

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

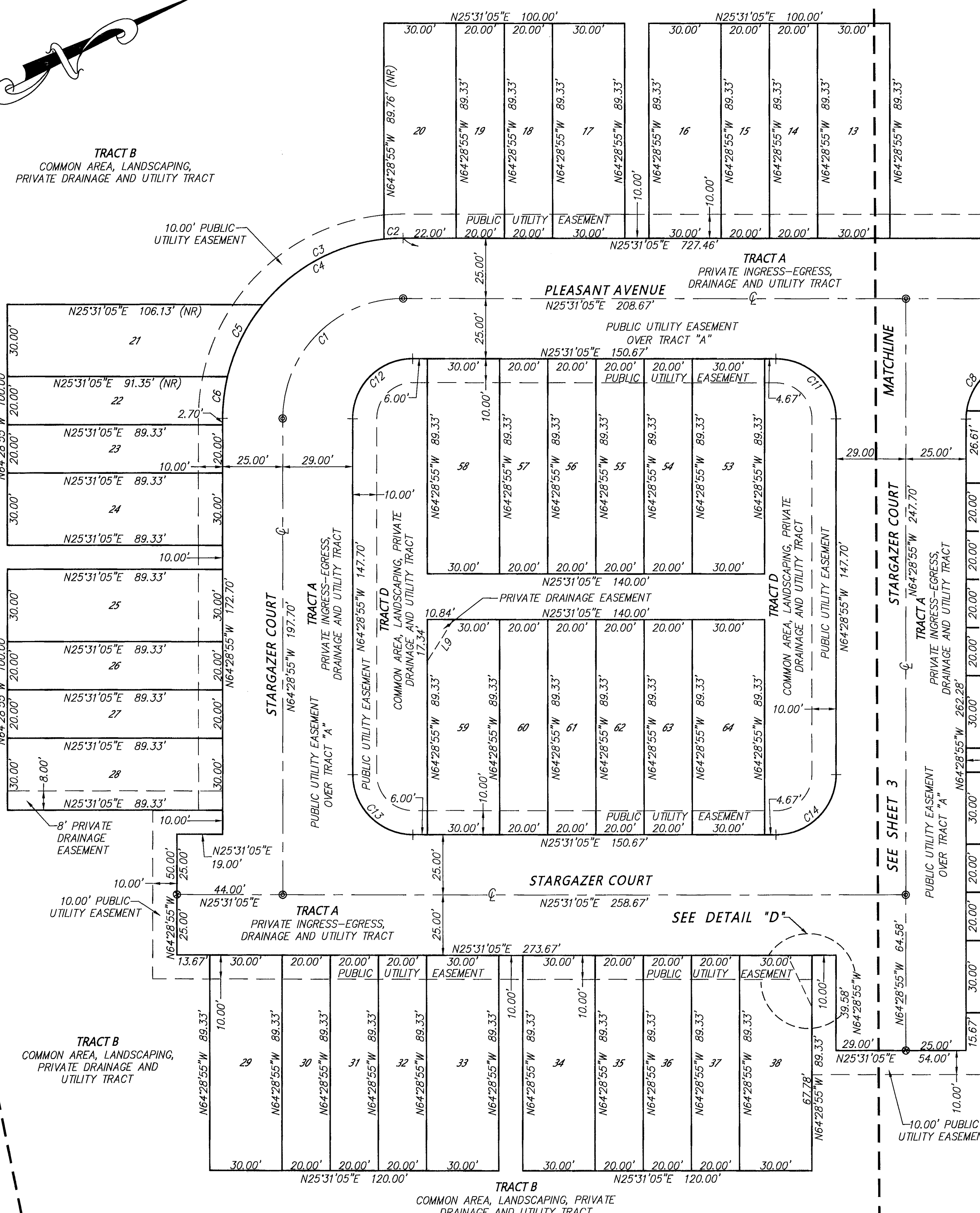
L=548.78'  
R=5789.65'  
Δ=5°25'51"  
CB=N27°54'20"E  
CH=548.57'

### LEGEND

- UNLESS OTHERWISE NOTED
- R = RADIUS
- L = ARC LENGTH
- Δ = DELTA (CENTRAL ANGLE)
- CH = CHORD DISTANCE
- CB = CHORD BEARING
- ALT = ALTERNATE
- NO. = NUMBER
- AKA = ALSO KNOWN AS
- (NR) = NOT RADIAL
- N. = NORTHING (STATE PLANE COORDINATES)
- E. = EASTING (STATE PLANE COORDINATES)
- ℄ = CENTERLINE OF RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
- (D) = BY DEED
- (C) = CALCULATED
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- ID = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
- ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
- ⊗ = PERMANENT REFERENCE MONUMENT SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
- ⊗ = PERMANENT CONTROL POINT SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.

LINE	BEARING	LENGTH
L1	S0°14'54"W	15.79
L2	S89°45'06"E	37.50
L3	S79°29'27"W	4.95
L4	S28°27'16"E	4.95
L5	S79°00'44"E	10.58
L6	N89°44'49"W	23.84
L7	S70°10'05"E	26.71
L8	N55°49'10"W	10.50
L9	S32°27'46"E	20.45
L10	N89°45'06"W	10.00
L11	N0°14'54"E	15.79
L12	S89°45'06"E	10.00
L13	S79°29'27"W	4.95
L14	S25°31'05"W	15.04
L15	N64°28'55"W	9.96
L16	S25°49'03"W	35.48
L17	S64°28'55"E	10.15
L18	S25°31'05"W	11.99
L19	S28°27'16"E	4.95
L20	S25°31'05"W	67.81
L21	S0°12'34"E	23.04

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	S19°28'55"E
C2	8.02	75.00	006°07'24"	8.01	N22°27'23"E
C3	58.61	75.00	044°46'33"	57.13	N02°59'35"W
C4	117.81	75.00	090°00'00"	106.07	S19°28'55"E
C5	33.72	75.00	025°45'48"	33.44	N38°15'46"W
C6	17.46	75.00	013°20'15"	17.42	N57°48'47"W
C7	3.40	25.00	007°47'54"	3.40	S60°34'58"E
C8	39.27	25.00	090°00'00"	35.36	S19°28'54"E
C9	35.87	25.00	082°12'06"	32.87	S15°34'57"E
C10	424.29	5789.65	004°11'56"	424.20	S27°17'22"W
C11	39.27	25.00	090°00'00"	35.36	S70°31'05"W
C12	39.27	25.00	090°00'00"	35.36	S19°28'55"E
C13	39.27	25.00	090°00'00"	35.36	N70°31'05"E
C14	39.27	25.00	090°00'00"	35.36	N19°28'55"W



SEE SHEET 5

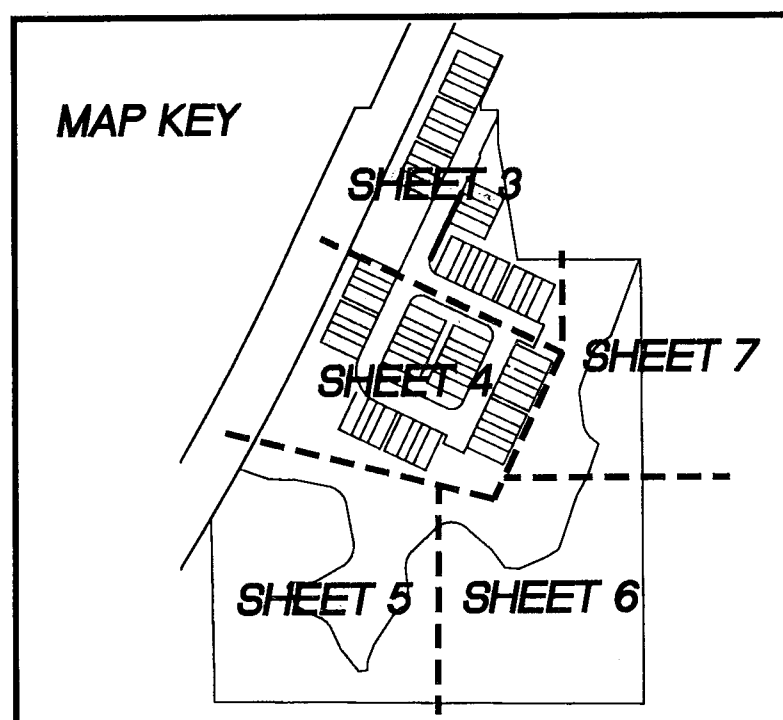
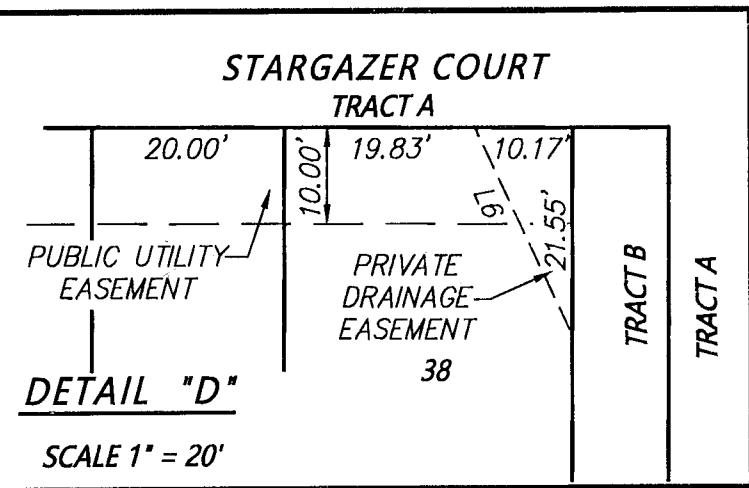
MATCHLINE

MATCHLINE

SEE SHEET 3

MATCHLINE

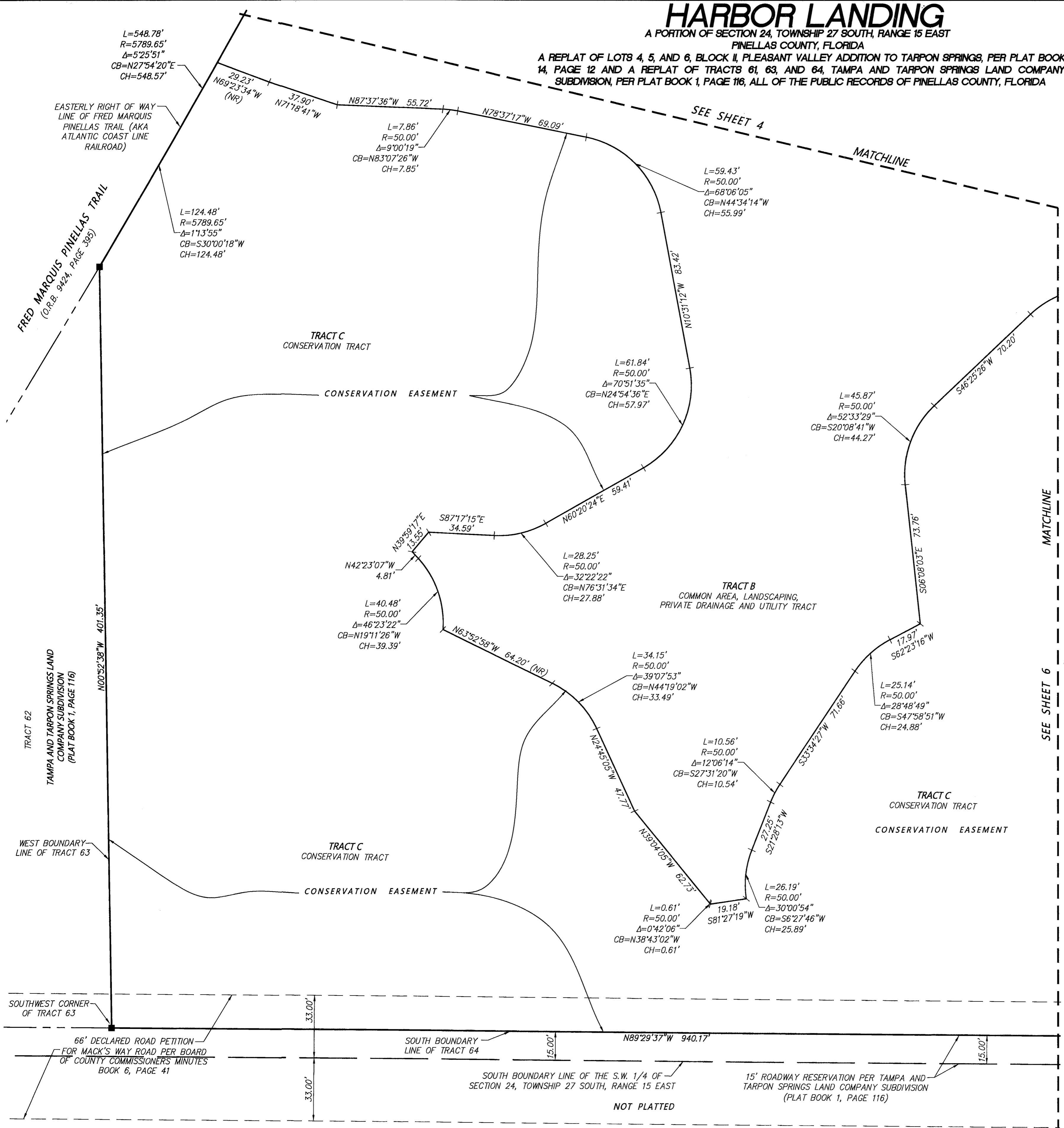
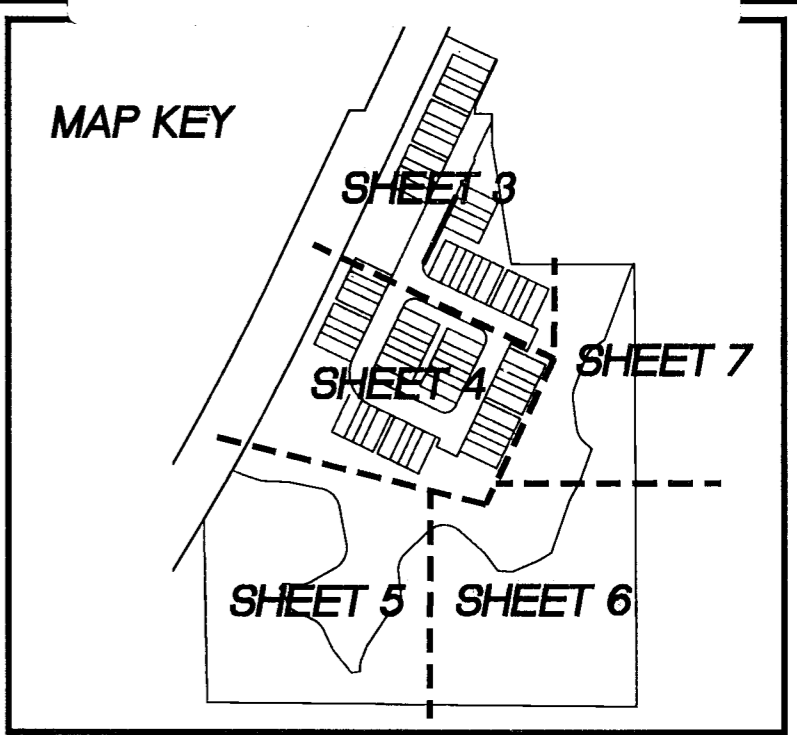
SEE SHEET 7



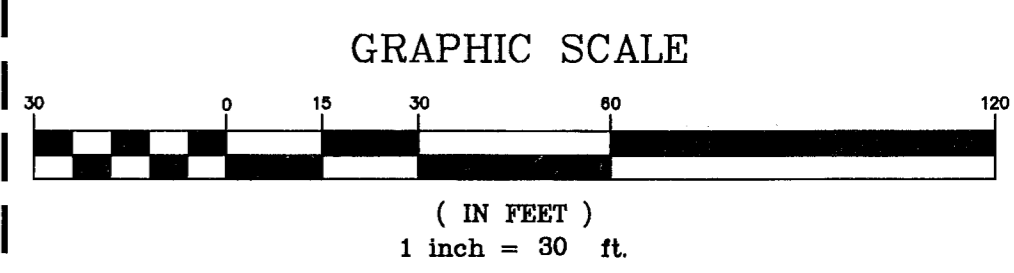
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (889) 272-8335 www.JCHgroup.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA  
A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



- LEGEND**  
UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ALT = ALTERNATE
  - NO. = NUMBER
  - AKA = ALSO KNOWN AS
  - (NR) = NOT RADIAL
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - ☉ = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
  - (D) = BY DEED
  - (C) = CALCULATED
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - ID = IDENTIFICATION
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
  - ⊗ = PERMANENT REFERENCE MONUMENT SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
  - ⊗ = PERMANENT CONTROL POINT SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	78.54	50.00	090°00'00"	70.71	S19°28'55"E
C2	8.02	75.00	006°07'24"	8.01	N22°27'23"E
C3	58.61	75.00	044°46'33"	57.13	N02°59'35"W
C4	117.81	75.00	090°00'00"	106.07	S19°28'55"E
C5	33.72	75.00	025°45'48"	33.44	N38°15'46"W
C6	17.46	75.00	013°20'15"	17.42	N57°48'47"W
C7	3.40	25.00	007°47'54"	3.40	S60°34'58"E
C8	39.27	25.00	090°00'00"	35.36	S19°28'54"E
C9	35.87	25.00	082°12'06"	32.87	S15°34'57"E
C10	424.29	5789.65	004°11'56"	424.20	S27°17'22"W
C11	39.27	25.00	090°00'00"	35.36	S70°31'05"W
C12	39.27	25.00	090°00'00"	35.36	S19°28'55"E
C13	39.27	25.00	090°00'00"	35.36	N70°31'05"E
C14	39.27	25.00	090°00'00"	35.36	N19°28'55"W

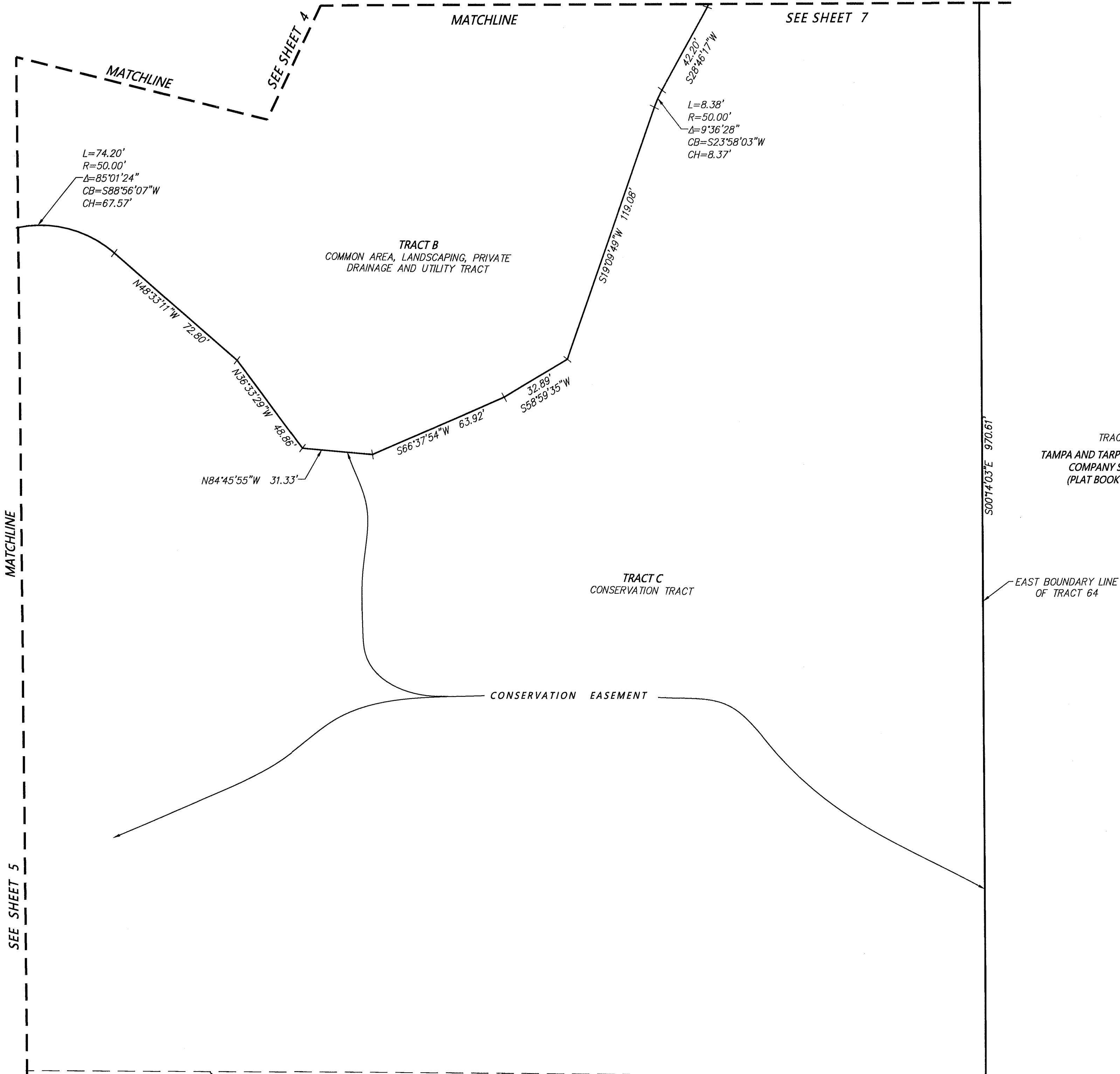
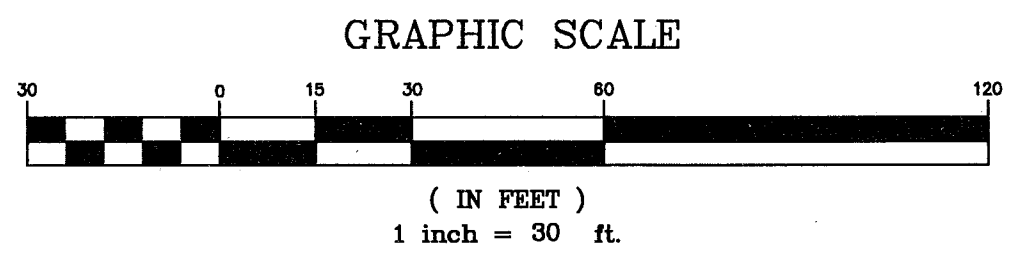
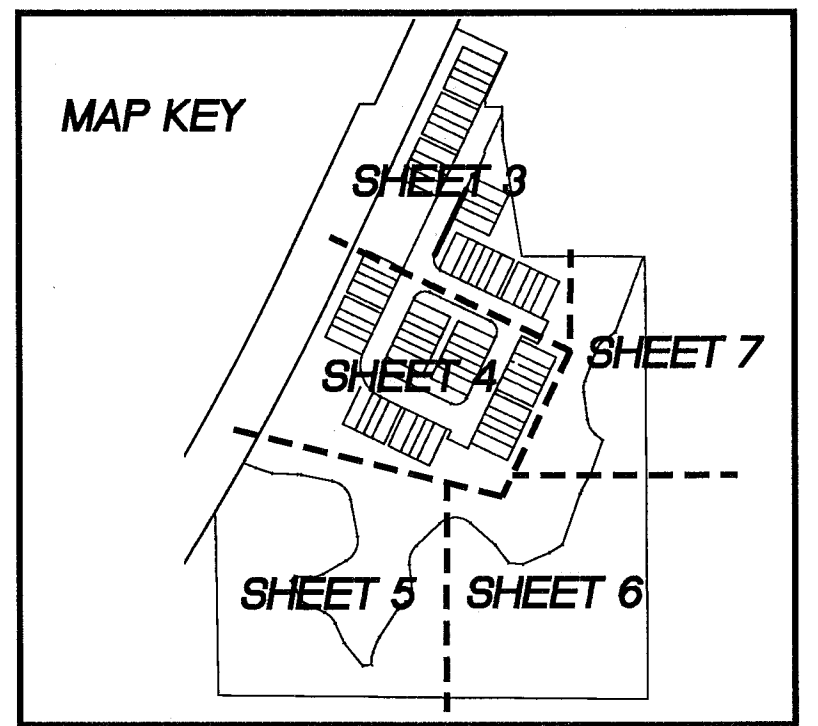
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHgroup.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071



# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



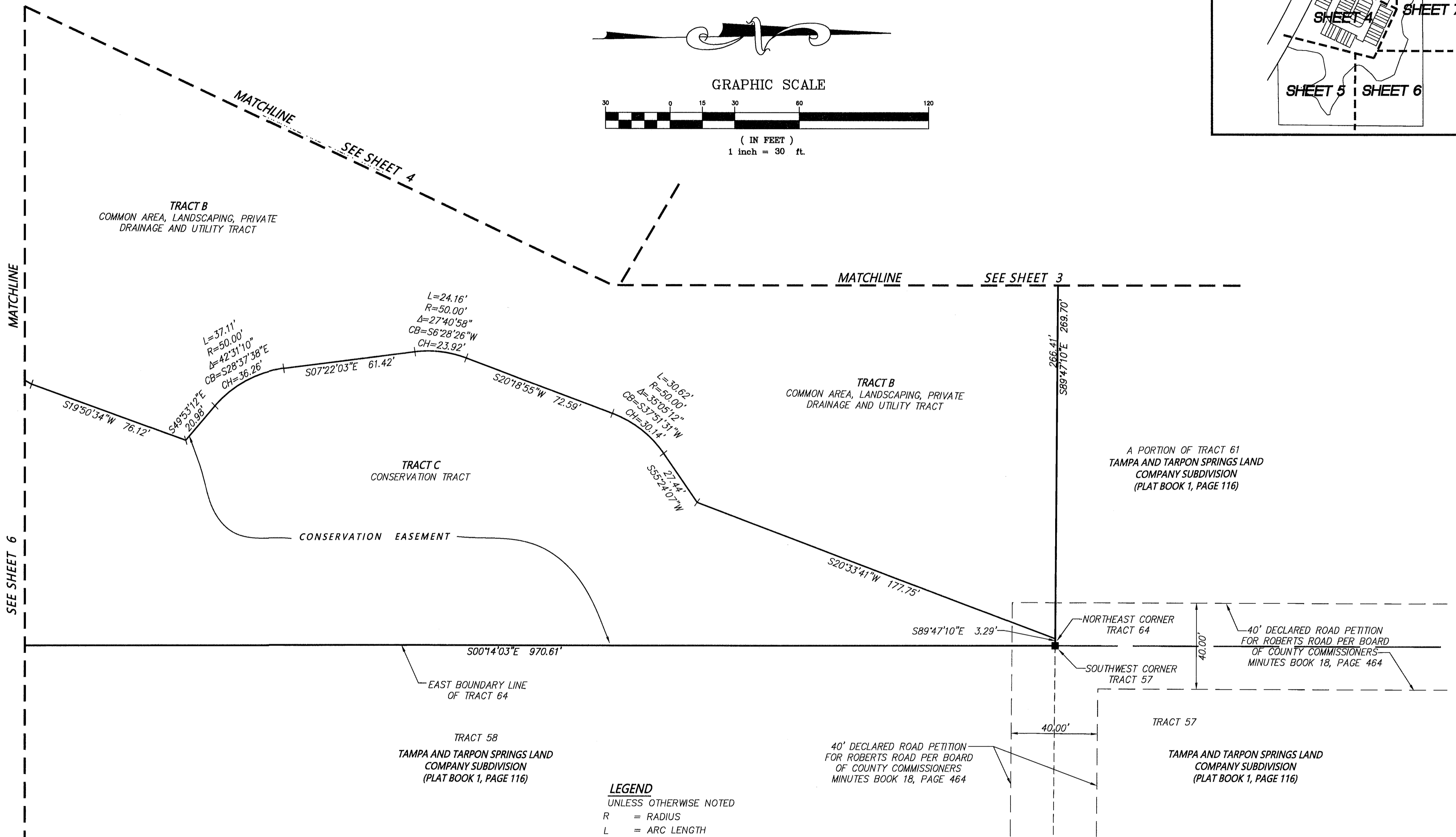
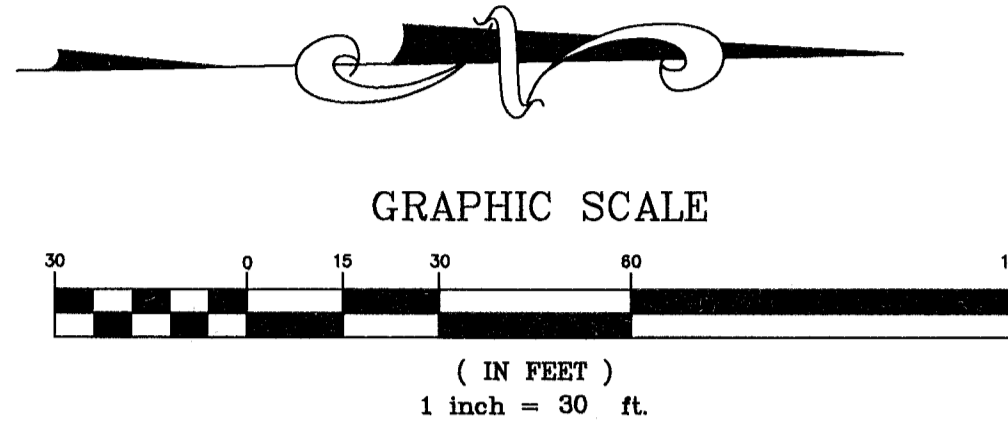
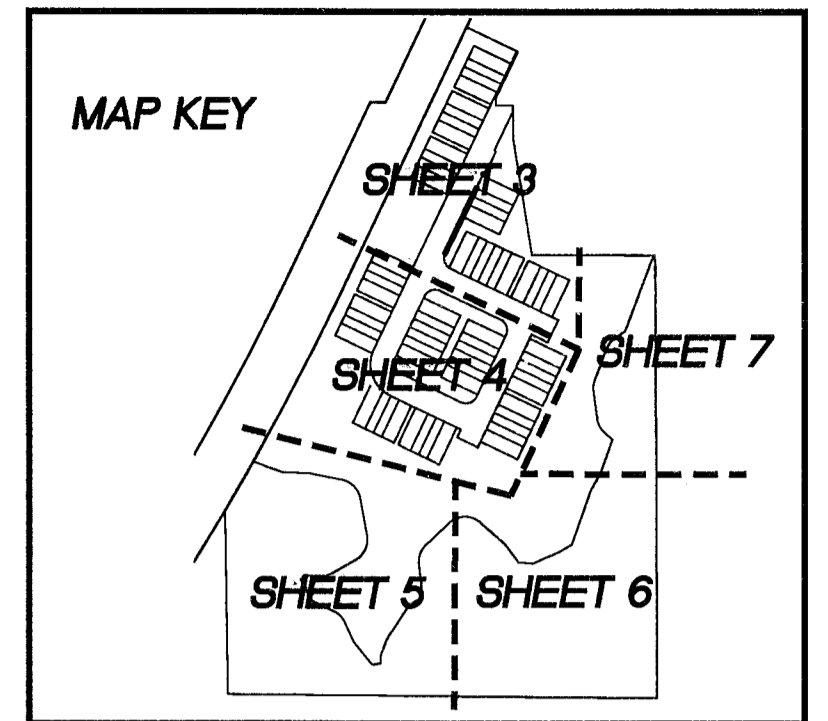
- LEGEND**  
UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ALT = ALTERNATE
  - NO. = NUMBER
  - AKA = ALSO KNOWN AS
  - (NR) = NOT RADIAL
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - ℄ = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
  - (D) = BY DEED
  - (C) = CALCULATED
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - ID = IDENTIFICATION
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
  - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
  - ⊗ = PERMANENT REFERENCE MONUMENT SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
  - ⊗ = PERMANENT CONTROL POINT SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING + MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHeg.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

# HARBOR LANDING

A PORTION OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
PINELLAS COUNTY, FLORIDA

A REPLAT OF LOTS 4, 5, AND 6, BLOCK II, PLEASANT VALLEY ADDITION TO TARPON SPRINGS, PER PLAT BOOK 14, PAGE 12 AND A REPLAT OF TRACTS 61, 63, AND 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, PER PLAT BOOK 1, PAGE 116, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



**LEGEND**

- UNLESS OTHERWISE NOTED
- R = RADIUS
  - L = ARC LENGTH
  - Δ = DELTA (CENTRAL ANGLE)
  - CH = CHORD DISTANCE
  - CB = CHORD BEARING
  - ALT = ALTERNATE
  - NO. = NUMBER
  - AKA = ALSO KNOWN AS
  - (NR) = NOT RADIAL
  - N. = NORTHING (STATE PLANE COORDINATES)
  - E. = EASTING (STATE PLANE COORDINATES)
  - CL = CENTERLINE OF RIGHT OF WAY
  - O.R.B. = OFFICIAL RECORDS OF PINELLAS COUNTY
  - (D) = BY DEED
  - (C) = CALCULATED
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - ID = IDENTIFICATION
  - P.R.M. = PERMANENT REFERENCE MONUMENT
    - = PERMANENT REFERENCE MONUMENT SET 4" X 4" CONCRETE MONUMENT STAMPED LB 8071 P.R.M.
    - ⊙ = PERMANENT CONTROL POINT SET NAIL & DISC NO. STAMPED LB 8071 P.C.P.
    - ⊗ = PERMANENT REFERENCE MONUMENT SET NAIL & DISC NO. STAMPED LB 8071 P.R.M.
    - ⊘ = PERMANENT CONTROL POINT SET 5/8" IRON ROD WITH DISK NO. STAMPED LB 8071 P.C.P.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT + SURVEYING & MAPPING  
PLANNING + ENVIRONMENTAL + G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHog.com  
CERTIFICATE OF AUTHORIZATION - L.B. 8071