

SEASIDE PARK TOWNHOMES

A REPLAT LOTS 153, 154 AND A PORTION OF LOTS 159 AND 160, HARBOR VIEW #4
AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART
LYING IN THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

SUBDIVISION PLAT
PLAT BOOK: 147 PAGE 85

PROPERTY DESCRIPTION:

LOTS 159 AND 160, LESS ROAD RIGHT-OF-WAY ON THE NORTH, AND ALL OF LOTS 153 AND 154, HARBOR VIEW #4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA AND RUN THENCE N.88°35'05"W. ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 AND ALSO BEING THE CENTERLINE OF PARK BOULEVARD (COUNTY ROAD NUMBER 694) (100 FOOT WIDE PUBLIC RIGHT-OF-WAY) A DISTANCE OF 150.02 FEET TO A POINT; THENCE RUN S.00°45'37"W. A DISTANCE OF 50.05 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF SAID PARK BOULEVARD AND BEING ON THE EAST LINE OF LOTS 154 AND 159, HARBOR VIEW #4, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART FOR A POINT OF BEGINNING; THENCE CONTINUE S.00°45'37"W. ALONG SAID EAST LINE A DISTANCE OF 198.90 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 77TH AVENUE NORTH (30 FOOT WIDE PUBLIC RIGHT-OF-WAY); THENCE RUN N.88°37'53"W. ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET TO A POINT ON THE WEST LINE OF LOTS 153 AND 160 OF SAID PLAT; THENCE RUN N.00°45'37"E. ALONG SAID WEST LINE OF LOTS 153 AND 160 A DISTANCE OF 199.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PARK BOULEVARD; THENCE RUN S.88°35'05"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SEASIDE PARK TOWNHOMES AND BESIDES THEIR INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, EXCEPT FOR THE MORTGAGEE INTERESTS HELD BY DSRs, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DONALD S. SPIEGEL, AND DONALD S. SPIEGEL AND RICHARD C. SPIEGEL AS CO- TRUSTEES OF THE NORTH AMERICAN FLEET SALES, INC. DEFINED BENEFIT PENSION PLAN AND TRUST U/A/D DECEMBER 20, 2006, AND THAT THE OWNERS DO HEREBY MAKE THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

(A) TRACT "A" IS HEREBY RESERVED BY THE DECLARANT FOR CONVEYANCE BY SEPARATE INSTRUMENT TO SEASIDE PARK TOWNHOMES HOA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("ASSOCIATION"), WHICH SHALL THEREAFTER MAINTAIN SUCH TRACT FOR THE PRIVATE BENEFIT OF THE OWNERS OF EACH LOT WITHIN THE SUBDIVISION ("LOT OWNERS"), THEIR SUCCESSORS, ASSIGNS AND INVITEES, FOR PRIVATE INGRESS-EGRESS, DRAINAGE AND UTILITIES PURPOSES. THE PUBLIC AND PRIVATE EASEMENTS OVER IT HAVE BEEN ADDRESSED SEPARATELY IN THE DECLARATION.

WITHOUT LIMITING THE FOREGOING, TRACT "A" MAY ALSO BE UTILIZED FOR IMPROVEMENTS THAT BENEFIT THE COLLECTIVE LOT OWNERS, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES AS PERMITTED AND APPROVED BY PINELLAS COUNTY, FLORIDA. NOTHING HEREIN SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC. IN NO INSTANCE, SHALL TRACT "A" BE UTILIZED FOR (I) THE DEVELOPMENT OF A SINGLE-FAMILY RESIDENCE; (II) IMPROVEMENTS THAT DO NOT BENEFIT THE COLLECTIVE LOT OWNERS; OR (III) CONSTRUCTION THAT WOULD CAUSE THE PROPERTY TO BE IN NON-COMPLIANCE WITH ANY DRAINAGE, SURFACE WATER MANAGEMENT AREA, MINIMUM GREENSPACE, OPEN SPACE, LANDSCAPE, AND TREE PRESERVATIONS REQUIREMENTS.

(B) A PERPETUAL, NON-EXCLUSIVE PRIVATE INGRESS AND EGRESS EASEMENT OVER AND ACROSS TRACT "A" IS HEREBY CREATED AND DEDICATED TO EACH LOT OWNER, AND SHALL EXTEND AND INURE TO THEIR SUCCESSORS, ASSIGNS AND INVITEES, FOR THE PRIVATE RIGHT OF ENJOYMENT AND USE OF SUCH OWNER, WHICH EASEMENT SHALL BE APPURTENANT TO AND PASS WITH TITLE TO THE LOT OF EACH OWNER SUBJECT TO THE RIGHTS OF THE ASSOCIATION AND SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS SET FORTH IN THE DECLARATION.

(C) ALL COMMON IMPROVEMENTS (INCLUDING ANY UNDERGROUND PRIVATE UTILITY INFRASTRUCTURE) CONSTRUCTED OR TO BE CONSTRUCTED WITHIN TRACT "A" OR ANY PRIVATE DRAINAGE, UTILITY, INGRESS-EGRESS EASEMENTS FOR THE BENEFIT OF THE LOT OWNERS ARE HEREBY RESERVED TO THE ASSOCIATION, WHICH SHALL MAINTAIN SUCH IMPROVEMENTS FOR THE BENEFIT OF THE LOT OWNERS, THEIR SUCCESSORS, ASSIGNS AND INVITEES, AS MORE PARTICULARLY SET FORTH IN THE DECLARATION. THIS RESERVATION SHALL NOT APPLY TO PHYSICAL IMPROVEMENTS CONSTRUCTED AND OWNED BY A PRIVATE OR PUBLIC UTILITY COMPANY SERVING THE PROPERTY.

(D) 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.

(E) A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS ALL THOSE AREAS, IF ANY, DEPICTED ON THIS PLAT AS "PRIVATE INGRESS-EGRESS, PRIVATE DRAINAGE AND PUBLIC UTILITIES TRACT" IS HEREBY DEDICATED TO THE ASSOCIATION FOR COMMON DRAINAGE, STORMWATER, POTABLE WATER, AND RELATED IMPROVEMENTS SERVING AND BENEFITING THE LOT OWNERS. NOTHING CONTAINED IN THE FOREGOING PARAGRAPHS SHALL BE CONSTRUED AS A DEDICATION TO THE GENERAL PUBLIC.

(F) NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, NO UTILITY PROVIDER MAY INSTALL IMPROVEMENTS WITHIN LOTS 1-9 WITHOUT EXPRESS PRIOR CONSENT OF THE DECLARANT, OR IF THE DECLARANT IS NO LONGER CAPABLE OF GIVING SUCH CONSENT, THEN WITHOUT PRIOR CONSENT OF THE ASSOCIATION, THIS PRIOR CONSENT DOES NOT APPLY TO ANY PUBLIC UTILITY EASEMENTS THAT MAY LIE WITHIN SAID LOTS 1-9.

(G) 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.

(H) 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.

(I) THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC".

(J) THE PRIVATE DRAINAGE EASEMENT DEPICTED WITHIN LOTS 1 THROUGH 5 IS HEREBY DEDICATED TO THE ASSOCIATION FOR THE BENEFIT OF LOTS 1 THROUGH 5 FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. THE ASSOCIATION SHALL OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE EASEMENT IN ACCORDANCE WITH THE HOA DECLARATION.

OWNERS:

COYLECO, LLC, A FLORIDA LIMITED LIABILITY COMPANY

TRI CITY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

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 25th DAY OF February, 2025.

APPROVED:

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) 85-87, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS 25th DAY OF March, 2025.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: [Signature]
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

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

GEORGE A. SHIMP III
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

1/24/2025
DATE

SURVEYOR'S CERTIFICATE:

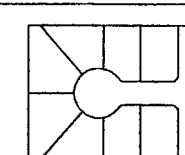
I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLATTED SUBDIVISION, KNOWN AS SEASIDE PARK TOWNHOMES, IS A CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; THAT THE PERMANENT REFERENCE MONUMENTS (PRMS), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

[Signature]
JOHN C. BRENDLA, REGISTERED LAND SURVEYOR
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4601
(LICENSED BUSINESS NO. 760)

JANUARY 17, 2025
DATE

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB
LB 760



4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932

"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"