

BELLEAIR GRANDE

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 15 EAST, OF PINELLAS COUNTY FLORIDA. LESS AND EXCEPT THE NORTH 400 FEET THEREOF AND LESS AND EXCEPT THE SOUTH 50 FEET THEREOF.

RECORDED IN OFFICIAL RECORDS BOOK 18967, PAGE 1319 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 4, BELLEAIR GROVE FIRST ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF SAID BELLEAIR GROVE FIRST ADDITION AND THE EAST BOUNDARY LINE OF BELLEAIR GROVE AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 45, PAGE 22 OF SAID PUBLIC RECORDS NORTH 00°21'15" EAST, A DISTANCE OF 860.27 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 11758, PAGE 1650 OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL AND THE SOUTH BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 11758, PAGE 2362 AND OFFICIAL RECORDS BOOK 14080, PAGE 1281 OF SAID PUBLIC RECORDS SOUTH 89°15'50" EAST, A DISTANCE OF 330.35 FEET, TO THE SOUTHEAST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 14080, PAGE 1281, SAID POINT LYING ON THE WEST BOUNDARY LINE OF OAKADIA GROVES UNIT III, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 57, PAGE 6 OF SAID PUBLIC RECORDS; THENCE ALONG SAID WEST BOUNDARY LINE AND THE WEST BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 09623, PAGE 1877 AND OFFICIAL RECORDS BOOK 18176, PAGE 1265, SOUTH 00°17'28" WEST A DISTANCE OF 859.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 18176, PAGE 1265, SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD AS IT IS NOW ESTABLISHED; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 89°19'48" WEST, A DISTANCE OF 331.29 FEET TO THE POINT OF BEGINNING.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE ABOVE DESCRIBED LAND PLATTED AS BELLEAIR GRANDE.

TRACT "A" (PRIVATE INGRESS, EGRESS, DRAINAGE AND UTILITY TRACT), TRACT "B" (PRIVATE LANDSCAPE, DRAINAGE AND UTILITY TRACT), AND TRACT "C" (PRIVATE LANDSCAPE, DRAINAGE AND UTILITY TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE BELLEAIR GRANDE OF CLEARWATER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE ASSOCIATION). SAID TRACTS SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID ASSOCIATION.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO PINELLAS COUNTY, FLORIDA (THE COUNTY) A PERPETUAL EASEMENT OVER AND ACROSS ALL OF TRACT "A" FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND POLICE PROTECTION, AND EMERGENCY MEDICAL SERVICES.

THE PRIVATE DRAINAGE AND UTILITY EASEMENTS ARE FOR THE BENEFIT OF THE OWNERS OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION AND SHALL BE MAINTAINED BY THE BELLEAIR GRANDE HOMEOWNERS ASSOCIATION, INC.

OWNER SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON, NOTWITHSTANDING THE FOREGOING, THE COUNTY SHALL HAVE THE RIGHT AT ALL TIMES TO ENTER UPON THE DRAINAGE EASEMENTS AND ALL OTHER EASEMENTS DEPICTED HEREON TO MAINTAIN THE IMPROVEMENTS THEREON, PROVIDED, HOWEVER, THAT THE FOREGOING SHALL NOT BE CONSTRUED TO IMPOSE ANY AFFIRMATIVE OBLIGATIONS OR DUTIES UPON THE COUNTY.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE PUBLIC AND ALL APPROPRIATE UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION, AND OTHER PUBLIC UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

OWNER

BELLEAIR GRANDE, L.P.
A FLORIDA LIMITED PARTNERSHIP BY: RIVER CROSSING DEVELOPMENT CO., INC. ITS GENERAL PARTNER

Richard J. Deeb, II
RICHARD J. DEEB, II
PRESIDENT

Duane A. Kortas
DUANE A. KORTAS
WITNESS

Lisa Polcastri
LISA POLCASTRI
WITNESS

Duane A. Kortas
DUANE A. KORTAS
WITNESS NAME PRINTED

Lisa Polcastri
LISA POLCASTRI
WITNESS NAME PRINTED

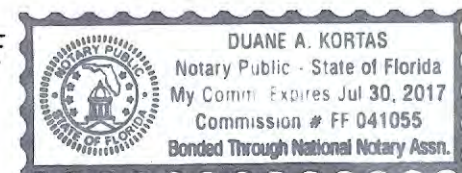
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 11th DAY OF November 2016, BEFORE ME PERSONALLY APPEARED RICHARD J. DEEB, II, PRESIDENT OF BELLEAIR GRANDE, L.P., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF SAID PARTNERSHIP BY: RIVER CROSSING DEVELOPMENT CO., INC. ITS GENERAL PARTNER, ON BEHALF OF SAID PARTNERSHIP. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL ON THE BELOW DATE.

Duane A. Kortas
DUANE A. KORTAS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



11/11/2016
DATE

PRECISION SURVEYING & MAPPING, INC.
7710 MASSACHUSETTS AVENUE, NEW PORT RICHEY, FLORIDA 34653
PHONE 727-841-8414
LB NO. 6734

CERTIFICATE OF MORTGAGE

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED NOVEMBER 3, 2015, RECORDED IN O.R. BOOK 18976 PAGE(S) 1978 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

KIMBERLY M. DEEB TRUST

Thomas P. Deeb
BY: THOMAS P. DEEB - TRUSTEE

Duane A. Kortas
DUANE A. KORTAS
WITNESS

Lisa Polcastri
LISA POLCASTRI
WITNESS

Duane A. Kortas
DUANE A. KORTAS
WITNESS NAME PRINTED

Lisa Polcastri
LISA POLCASTRI
WITNESS NAME PRINTED

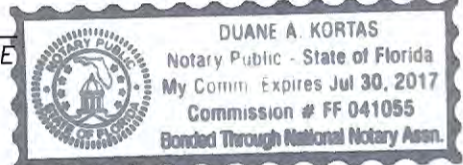
ACKNOWLEDGMENT AS MORTGAGEE

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 10th DAY OF November 2016, BEFORE ME PERSONALLY APPEARED THOMAS P. DEEB, TRUSTEE OF THE KIMBERLY M. DEEB TRUST, ON BEHALF OF SAID TRUST, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL ON THE BELOW DATE.

Duane A. Kortas
DUANE A. KORTAS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



11/10/2016
DATE

CERTIFICATE OF MORTGAGE

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED OCTOBER 19, 2015, RECORDED IN O.R. BOOK 18967 PAGE(S) 1333 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

GBU VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY AND THROUGH ITS MANAGING MEMBERS"

BY: COASTAL BAY PROPERTIES
A FLORIDA LIMITED LIABILITY COMPANY

Gene Lanton
BY: GENE LANTON, MANAGING MEMBER

Peter Pascucci
PETER PASCUCCI
WITNESS

Duane A. Kortas
DUANE A. KORTAS
WITNESS NAME PRINTED

Peter Pascucci
PETER PASCUCCI
WITNESS NAME PRINTED

Duane A. Kortas
DUANE A. KORTAS
WITNESS NAME PRINTED

ACKNOWLEDGMENT AS MORTGAGEE

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 11th DAY OF November 2016, BEFORE ME PERSONALLY APPEARED GENE LANTON, MANAGING MEMBER, ON BEHALF OF COASTAL BAY PROPERTIES, LLC, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING MORTGAGE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL ON THE BELOW DATE.

Duane A. Kortas
DUANE A. KORTAS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



11/11/2016
DATE

CONFIRMATION OF ACCEPTANCE

BELLEAIR GRANDE OF CLEARWATER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, JOIN IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B" AND "C" AS SHOWN ON THIS PLAT.

BELLEAIR GRANDE OF CLEARWATER HOMEOWNERS ASSOCIATION, INC.

Richard J. Deeb, II
BY: RICHARD J. DEEB II - PRESIDENT

Duane A. Kortas
DUANE A. KORTAS
WITNESS

Lisa Polcastri
LISA POLCASTRI
WITNESS

Duane A. Kortas
DUANE A. KORTAS
WITNESS NAME PRINTED

Lisa Polcastri
LISA POLCASTRI
WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 11th DAY OF November 2016, BEFORE ME PERSONALLY APPEARED RICHARD DEEB, PRESIDENT OF BELLEAIR GRANDE OF CLEARWATER HOME OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF I HERETO SET MY HAND AND SEAL ON THE BELOW DATE.

Duane A. Kortas
DUANE A. KORTAS
NOTARY PUBLIC STATE OF FLORIDA AT LARGE



11/11/2016
DATE

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS ___ DAY OF ___ 2016.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ___ DAY OF ___ 2016.

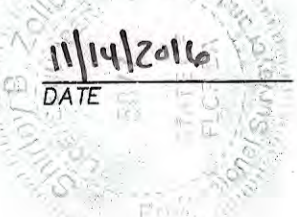
KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY IN ACCORDANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES.

Shirley B. Zeller
SHIRLEY B. ZELLER, P.S.M.
FLORIDA REGISTRATION NUMBER 5877
PUBLIC WORKS DEPARTMENT
SURVEY & MAPPING DIVISION
PINELLAS COUNTY, FLORIDA



SURVEYOR'S CERTIFICATE

I, JON S. ROBBINS, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFIES THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND AMENDMENTS THEREOF. CERTIFY THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

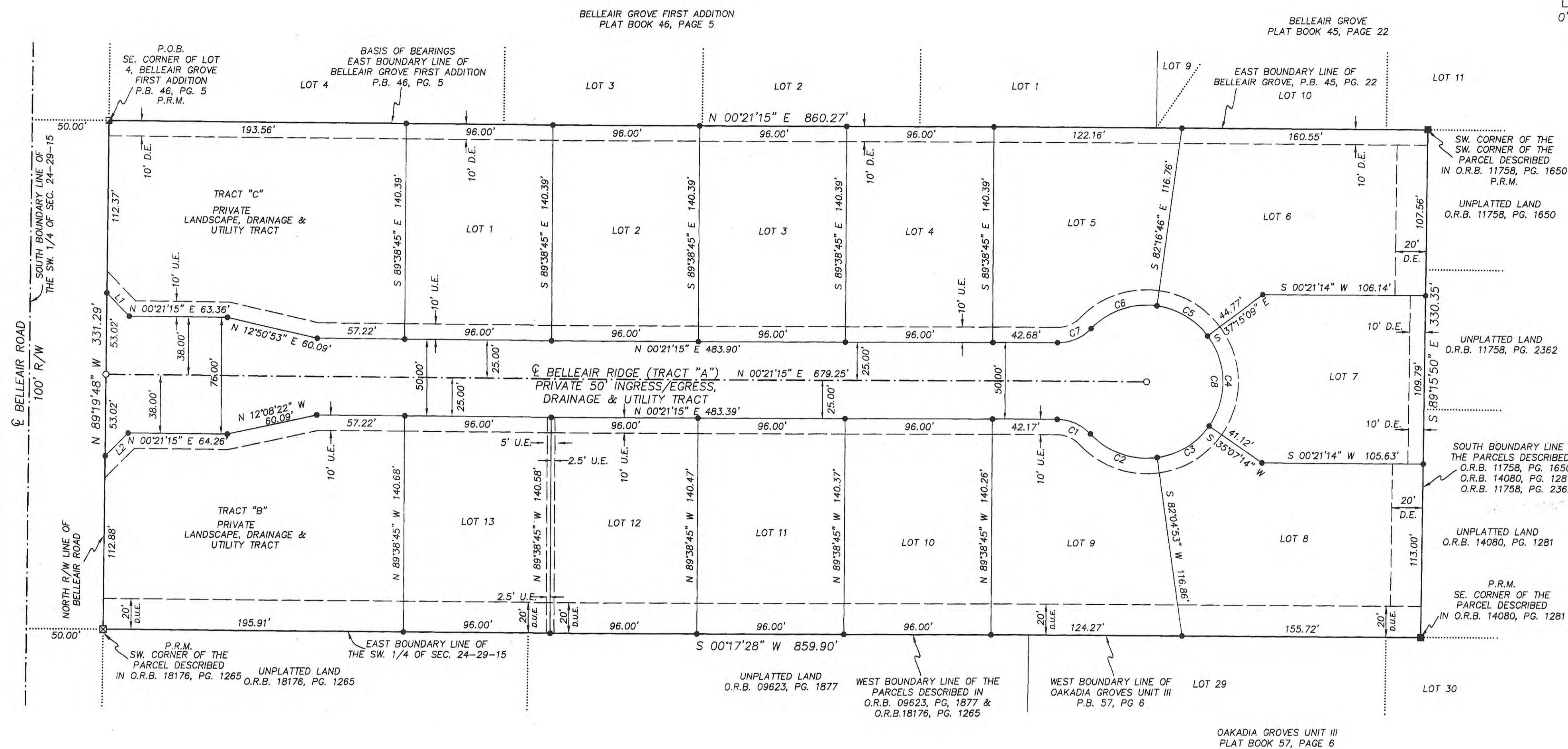
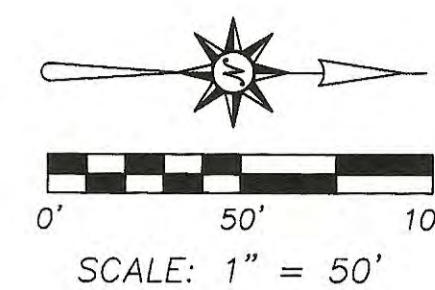
PRECISION SURVEYING & MAPPING, INC.
7710 MASSACHUSETTS AVENUE
NEW PORT RICHEY, FLORIDA 34653
CERTIFICATE OF AUTHORIZATION NO. LB-6734

Jon S. Robbins
JON S. ROBBINS
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4452.

11-10-16
DATE

BELLEAIR GRANDE

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	46°34'24"	30.00'	24.39'	23.72'	S 23°38'16" W
C2	54°50'20"	50.00'	47.86'	46.05'	S 19°30'05" W
C3	46°57'23"	50.00'	40.98'	39.84'	S 31°23'57" E
C4	72°22'15"	50.00'	63.16'	59.04'	N 88°56'02" E
C5	45°01'36"	50.00'	39.29'	38.29'	N 30°14'03" E
C6	53°56'13"	50.00'	47.07'	45.35'	N 19°14'47" W
C7	46°34'03"	30.00'	24.39'	23.72'	N 22°55'25" W
C8	273°07'47"	50.00'	238.36'	68.75'	S 89°38'45" E

LINE	BEARING	DISTANCE
L1	N 45°31'36" E	21.18'
L2	N 44°25'36" W	21.32'

NOTES

- EASEMENTS ARE SHOWN THUS \equiv AND THUS \equiv AND ARE FOR THE PURPOSE STATED.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 00°21'15" EAST, FOR THE EAST BOUNDARY LINE OF BELLEAIR GROVE FIRST ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- 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 SIDE LOT LINES ARE RADIAL TO THE FRONT AND/OR THE REAR LOT LINE UNLESS NOTED BY (N.R.) WHICH INDICATES A SIDE LOT LINE BEING NON-RADIAL.
- 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.
- THE PERMANENT CONTROL POINTS AND LOT/TRACT CORNERS SHOWN HEREON HAVE BEEN BONDED AND SHALL BE SET PRIOR TO THE EXPIRATION OF THE BOND.

LEGEND

- PG. = PAGE
- P.B. = PLAT BOOK
- N.R. = NOT RADIAL
- R/W = RIGHT-OF-WAY
- LB. = LICENSED BUSINESS
- P.O.B. = POINT OF BEGINNING
- D.E. = PRIVATE DRAINAGE EASEMENT
- D.U.E. = PRIVATE DRAINAGE & UTILITY EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- U.E. = PRIVATE UTILITY EASEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C.P. = PERMANENT CONTROL POINT
- ☒ INDICATES FOUND NAIL & DISK P.R.M. LB 7652 IN MITERED END SECTION.
- INDICATES LOT/TRACT CORNER OR CHANGE IN DIRECTION TO BE SET IN ACCORDANCE WITH FLORIDA STATUTES. SEE GENERAL NOTE NO. 6.
- INDICATES PERMANENT CONTROL POINT. SET MAG NAIL & DISK P.C.P. LB 6734. SEE GENERAL NOTE NO. 6.
- INDICATES FOUND 4"x4" CONCRETE MONUMENT NO I.D.
- INDICATES FOUND 4"x4" CONCRETE MONUMENT MARKED LB-7652 EBI