

KOTCHMAN ESTATES

BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PLAT OF PINELLAS GROVES, INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION:

Lot 1 in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, LESS the South 30 feet thereof and also LESS that part lying within 50 feet of the survey line of State Road S-694, Section 1551, as said survey line is more particularly described in deed to State of Florida, filed on February 14, 1956 in Deed Book 1579, Page 53 as Clerk's Instrument no. 255452A, Pinellas County Records and the East 25 feet of the North 1/2 of Lot 2, in the Southeast 1/4 of Section 29, Township 30 South, Range 15 East, LESS the South 48.13 feet thereof and also LESS that part lying within 50 feet of the survey line of State Road S-694, Section 1551, as said survey line is more particularly described in order of taking filed on May 21, 1956, in Ct. Ct Book 49, Page 127 as Clerk's Instrument number 278081A, Pinellas County Records, according to the plat of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida.

TOGETHER WITH:

The West 85 feet of the East 110 feet of the North 1/2 of Lot 2 in the Southeast Quarter of Section 29, Township 30 South, Range 15 East, as shown by the plat of Pinellas Groves, Inc., recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, LESS the South 48.13 feet thereof and also LESS that part lying within 50 feet of the survey line of State Road 694 as said survey line is described in order of taking recorded in Ct. Ct. Book 49, page 127 (Clerk's Instrument no. 278081A) Pinellas County Records.

AND LESS AND EXCLUDING:

A triangular tract of land lying within Lot 1, Pinellas Groves Subdivision, in the SE 1/4 of Section 29, Township 30 South, Range 15 East, according to plat thereof as recorded in Plat Book 1, page 55 of the public records of Pinellas County, Florida being further described as follows:

Commencing at the east 1/4 corner of said Section 29, thence N 89 degrees 01'26" west, along the east/west half section line, the same being the centerline of State Road No. 694 (78th Avenue North), a distance of 33.00 feet; thence S 0 degrees, 58' 34" W., 50.00 feet to a Point of Intersection with the south right of way line of said State Road and the west right of way line of 125th Street North for a Point of Beginning; thence S 0 degrees 27' 42" W., along said west right of way line of 125th Street, a distance of 5.00 feet; thence north 65 degrees 03' 09" west., 12.31 feet to a Point of Intersection with the south right of way line of said State Road; thence S 89 degrees 01' 26" E., along said right of way line a distance of 11.20 feet to the Point of Beginning. Containing 0.0006 acres M.O.L., As Public Road Right of Way.

AND ALSO, LESS AND EXCLUDING:

That part of Lot 1, less the north 50 feet and the south 30 feet thereof in the SE 1/4 of Section 29, Township 30 South, Range 15 East, as shown on Plat of Pinellas Groves Subdivision and recorded in Plat Book 1, page 55, public records of Pinellas County, Florida
That lies within 30 feet of the east line of the southeast quarter (SE 1/4) of said Section 29. For Public Right of way.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northeast corner of the Southeast Quarter of Section 29, Township 30 South, Range 15 East, Pinellas County, Florida; thence N 89°00'31" W along the North line of said Southeast Quarter of Section 29, said line also being the survey centerline of State Road No. 694 (Section No. 1551-251), a distance of 29.54 feet; thence S 00°59'29" W, a distance of 50.00 feet to the Northeast corner of those lands described in Official Records Book 4586, Page 1604, Public Records of Pinellas County, Florida, same point being the intersection of the South right-of-way line of said State Road No. 694 and the West right-of-way line of 125th Street North; thence S 00°27'57" W along said West right-of-way line, a distance of 5.00 feet to the POINT OF BEGINNING; thence continue S 00°27'57" W along said West right-of-way line, a distance of 581.79 feet to a point on the North line of the South 30 feet of Lot 1, Pinellas Groves Subdivision, in said Southeast Quarter of Section 29, according to the map or plat thereof as recorded in Plat Book 1, Page 55, of said Public Records; thence N 88°55'57" W along said North line of the South 30 feet, a distance of 303.18 feet to a point on the West line of said Lot 1; thence N 00°29'01" E along said West line, a distance of 351.33 feet to the Northeast corner of the South 48.13 feet of the East 110 feet of the North 1/2 of Lot 2 of said Pinellas Groves Subdivision in said Southeast Quarter of Section 29; thence N 88°58'14" W along the North line of said South 48.13 feet, a distance of 110.00 feet to a point on the West line of said East 110 feet of the North 1/2 of said Lot 2; thence N 00°29'01" E along said West line, a distance of 234.99 feet to a point on the South right-of-way line of said State Road No. 694; thence S 89°00'31" E along said South right-of-way line, a distance of 401.79 feet to the Northwest corner of said lands described in Official Records Book 4586, Page 1604; thence S 65°02'54" E along the Southerly line of said lands, a distance of 12.31 feet to the POINT OF BEGINNING.

Containing 203,604.0 square feet or 4.674 acres, more or less.

DEDICATION:

The undersigned hereby certifies that he is the owner of the hereon described tract of land hereby platted as KOTCHMAN ESTATES and besides his interests therein, there are no outstanding interests in said tract of land, and that the owner does hereby dedicate to the public, all easements designated on the plat as "PUBLIC" or "UTILITY", and further makes the following conveyances, dedications and reservations:

- 1) That he hereby dedicates to the appropriate governmental agency or utility provider, an easement for the use of emergency, utility providers, for ingress/egress, installation and maintenance of facilities therein over that private ingress, egress, drainage and utility easement shown hereon. It is expressly not intended that any right, title and interest easements which are identified as such and shown hereon, be dedicated, granted, conveyed or assigned, except as specifically set forth herein or in any subsequent instrument as might be executed, delivered and recorded by the undersigned.
- 2) The undersigned hereby further grant and reserve unto the Kotchman Estates Homeowners Association, Inc., a not for profit Florida Corporation, its successors, assigns, or legal representatives a perpetual easement over and across that certain private ingress, egress, drainage and utility easement shown hereon for the purpose of constructing, maintaining, repairing and replacing the roadways, sidewalks, and common elements lying therein.
- 3) The undersigned hereby further grants 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, a non-exclusive access easement over the "Private Ingress, Egress, Drainage and Utility Easement" shown hereon, 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.
- 4) The undersigned further grants to the Kotchman Estates Homeowners' Association, Inc., a not for profit Florida corporation, its successors, assigns, or legal representatives, the "Private" easements, as shown hereon, for the benefit of the lots within the subdivision for the purposes as shown hereon.
- 5) Maintenance of the privately owned and operated infrastructure, located within the private easements shown hereon, is a private function neither assigned to nor accepted by Pinellas County, unless otherwise stated hereon. The Homeowners' 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 Declaration of Covenants, Conditions and Restrictions for Kotchman Estates Homeowners' Association, Inc., has been filed as a separate document as Instrument 2023047053, in Official Records Book 22353, pages 302 through 335, with the Clerk of the Circuit Court of Pinellas County, Florida.

Witness
Melanie Almaraz
(Print Name)

Witness
Kristin Hansen
(Print Name)

By: John W. Kotchman
John W. Kotchman
8283 139th Lane
Seminole, Florida 33776

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PINELLAS

I hereby certify that on this 4th day of December, 2023 before me, a notary public in and for said county, by means of physical presence or online notarization, personally appeared John W. Kotchman, known to be the described in and who executed the foregoing dedication, and acknowledged the execution thereof to be his free act and deed for the purposes hereon mentioned.

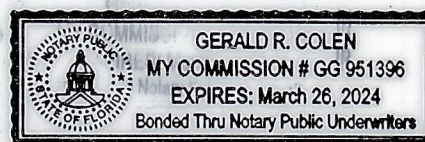
He is personally known to me or has produced _____ as identification.

Witness my hand and official seal at the City of Clearwater, County of Pinellas, State of Florida, the day and year aforesaid.

My commission expires: March 26, 2024

Commission Number: GG 951396

Witness
Gerald R. Colen
NOTARY PUBLIC, State of Florida at Large
Gerald R. Colen
(Print Name)



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.

CONFIRMATION OF ACCEPTANCE:

Kotchman Estates Homeowners' Association, Inc., a not for profit Florida Corporation, joins in the dedication for the purpose of accepting the maintenance of that private ingress, egress, drainage and utility easement and the other private easements shown hereon, situated on this plat.

Kotchman Estates Homeowners' Association, Inc., a not for profit Florida Corporation.

By: John W. Kotchman
John W. Kotchman, President
8283 139th Lane
Seminole, Florida 33776

Witness
Melanie Almaraz
(Print Name)

Witness
Kristin Hansen
(Print Name)

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PINELLAS

I hereby certify that on this 4th day of December, 2023 before me, a notary public in and for said county, by means of physical presence or online notarization, personally appeared John W. Kotchman as President of Kotchman Estates Homeowners Association, Inc., a not for profit Florida Corporation, known to be the described in and who executed the foregoing confirmation of acceptance, and acknowledged the execution thereof to be his free act and deed for the purposes hereon mentioned.

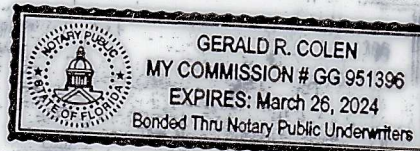
He is personally known to me or has produced _____ as identification.

Witness my hand and official seal at the City of Clearwater, County of Pinellas, State of Florida, the day and year aforesaid.

My commission expires: March 26, 2024

Commission Number: GG 951396

Witness
Gerald R. Colen
NOTARY PUBLIC, State of Florida at Large
Gerald R. Colen
(Print Name)



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 _____, 20____.

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 The State 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 _____, 20____.

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.

Witness
George A Shimp III
GEORGE A SHIMP III
PROFESSIONAL SURVEYOR & MAPPER No. 6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FLORIDA 33765

Witness
12/5/2023
DATE SIGNED

SURVEYOR'S CERTIFICATE:

I, the undersigned surveyor, hereby certify that this property was surveyed and this platted subdivision is a correct representation of the land 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 I, Florida Statutes; and that the permanent reference monuments (PRM's) and lot corners, as shown hereon, have been set as of the date of this certification.

Plat boundary surveyed on the 13th day of January, 2021, having a revision date of the 2nd day of March, 2022.

SHEET 1 OF 2

Witness
Lewis D. Kent
Lewis D. Kent
Florida Professional Surveyor & Mapper
Registration # LS 5520

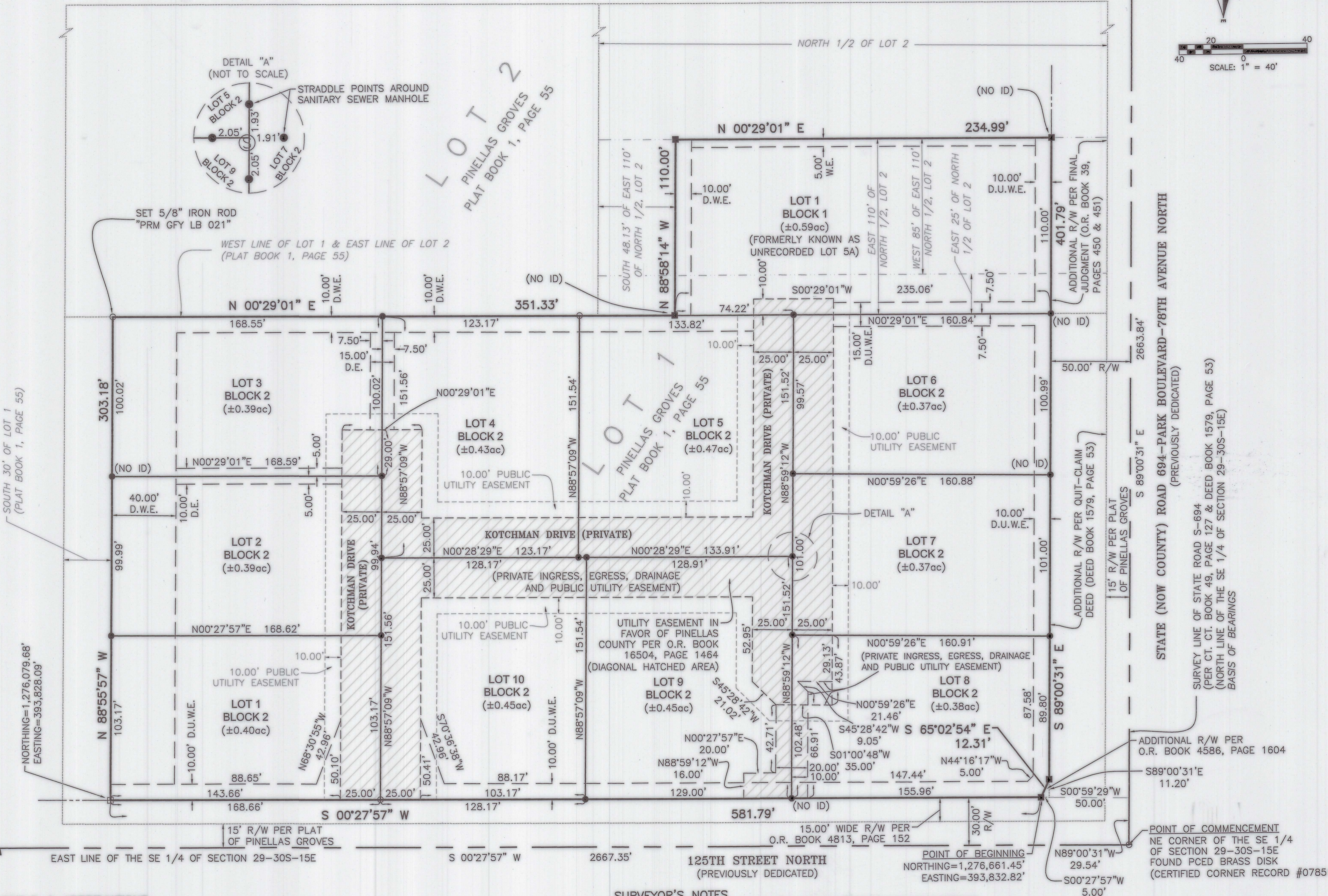
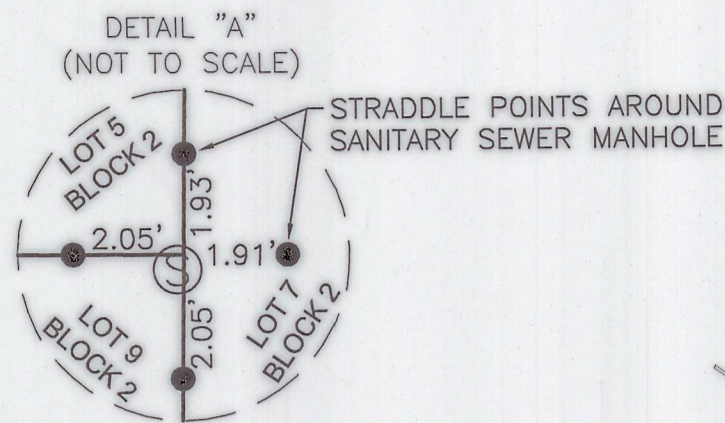
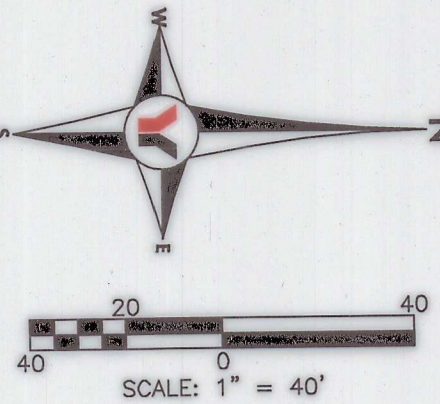
Witness
11/30/23
Date Signed

Witness
George F. Young, Inc. LB 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317

KOTCHMAN ESTATES

BEING A REPLAT OF A PORTION OF LOTS 1 AND 2, SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PLAT OF PINELLAS GROVES, INC., AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

NW CORNER OF THE SE 1/4 OF SECTION 29-30S-15E FOUND PCED BRASS DISK (CERTIFIED CORNER RECORD #078512)



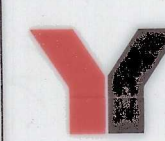
LEGEND & ABBREVIATIONS

■ = Found 4" x 4" Concrete Monument, "PRM LB 7240" unless otherwise noted	ac = Acre
□ = Set 4" x 4" Concrete Monument, "PRM GFY LB021"	CT. CT. = Unknown, assumed to be "Circuit Court"
● = Found 1/2" Iron Rod and Cap or Nail & Disk (in impervious surface) "LB 7240" unless otherwise noted	D.E. = Drainage Easement (Private)
○ = Set 1/2" Iron Rod and Cap or Nail & Disk (in impervious surface) "GFY LB 021"	D.U.W.E. = Drainage, Utility & Wall Easement (Private)
	D.W.E. = Drainage & Wall Easement (Private)
	GFY = George F. Young, Inc.
	ID = Identification
	LB = Licensed Business
	LS = Licensed Surveyor
	No. = Number
	O.R. = Official Records
	PCED = Pinellas County Engineering Division
	PRM = Permanent Reference Monument
	R/W = Right of Way
	W.E. = Wall Easement (Private)

SURVEYOR'S NOTES

1. Basis of Bearings: Bearings shown hereon are based on Grid North as established by the National Ocean Service (NOS) through its program office National Geodetic Survey (NGS), and the North line of the Southeast quarter of Section 29, Township 30 South, Range 15 East, being S 89°00'31" E.
2. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, West Zone, North American datum of 1983, 2011 adjustment (NAD83/2011) as established using the public Florida Department of Transportation's (FDOT) Florida Permanent Reference Network (FPRN) of fixed base stations. All distances shown hereon are in U.S. Survey Feet, grid distances.
3. Platted lands containing 203,604.0 square feet or 4.674 acres, more or less.
4. Platted lands subject to utility easement granted to Pinellas County in Official Records Book 16504, Page 1464 and its limits reside within the diagonal hatched areas as shown hereon.
5. Platted lands subject to a utility easement granted to Duke Energy in Official Records Book 21629, Page 79.
6. Platted lands subject to preliminary deed restrictions for Kotchman Estates Subdivision per Official Records Book 16326, Page 1209 & amended deed restrictions for Kotchman Estates Subdivision per Official Records Book 16409, Page 292.
7. Platted lands subject to the Declaration of Covenants, Conditions and Restrictions for Kotchman Estates Homeowners Association, Inc., per Official Records Book 22353, Page 302.
8. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

SHEET 2 OF

 George F. Young, Inc. LB 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33701
(727) 822-4317