

MARTINS GLEN SUBDIVISION

A REPLAT OF A PORTION THE EAST 1/2 OF THE WEST 1/2 OF FARM 7, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, ALL LYING IN SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF FARM 7, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, ALSO BEING DESCRIBED AS A PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF SAID FARM 7, PINELLAS FARMS; THENCE N00°20'38"E, ALONG THE WEST BOUNDARY OF SAID EAST 1/2 OF THE WEST 1/2 OF FARM 7, A DISTANCE OF 33.00 FEET TO THE NORTH RIGHT-OF-WAY OF 46th AVENUE NORTH; THENCE S89°45'26"E, ALONG SAID NORTH RIGHT-OF-WAY OF 46th AVENUE NORTH, A DISTANCE OF 11.72 FEET TO THE POINT OF BEGINNING; THENCE N00°23'39"E, A DISTANCE OF 628.22 FEET TO THE SOUTH RIGHT-OF-WAY OF 48th AVENUE NORTH; THENCE S89°44'49"E, ALONG SAID SOUTH RIGHT-OF-WAY OF 48th AVENUE NORTH, A DISTANCE OF 152.96 FEET; THENCE S00°20'35"W, A DISTANCE OF 628.19 FEET TO AFORESAID NORTH RIGHT-OF-WAY OF 46th AVENUE NORTH; THENCE N89°45'26"W, ALONG SAID NORTH RIGHT-OF-WAY OF 46th AVENUE NORTH, A DISTANCE OF 153.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 96,268 SQUARE FEET OR 2.21 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, AND THAT BESIDES ITS INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY, OTHER THAN THOSE SHOWN OR NOTED ON THIS PLAT, WHICH IS HEREBY PLATTED AS MARTINS GLEN SUBDIVISION, AND THAT IT DEDICATES TO PINELLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND TO THE PUBLIC IN GENERAL, ALL STREETS, PUBLIC EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT. THE PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED BY AND WILL BE MAINTAINED BY HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. FOR THE BENEFIT OF ALL THE LOTS WITHIN THE SUBDIVISION.

OWNER: HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA

[Signature]
MICHAEL SUTTON
CHIEF EXECUTIVE OFFICER

[Signature]
WITNESS SIGNATURE

Sarah I. Arnold
PRINTED NAME OF WITNESS

[Signature]
WITNESS SIGNATURE

Kelly Ordes
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF FEBRUARY, 2017, BY MICHAEL SUTTON, AS CHIEF EXECUTIVE OFFICER OF HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

[Signature]
NOTARY SIGNATURE

Amy P. Meek
PRINTED NAME OF NOTARY
Comm# GG008676
EXPIRES 7.20.2020

NOTARY STAMP OR SEAL



CONFIRMATION OF ACCEPTANCE

HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON THE PLAT KNOWN AS MARTINS GLEN SUBDIVISION.

HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC., A CORPORATION EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA

[Signature]
MICHAEL SUTTON
CHIEF EXECUTIVE OFFICER

[Signature]
WITNESS SIGNATURE

Sarah I. Arnold
PRINTED NAME OF WITNESS

[Signature]
WITNESS SIGNATURE

Kelly Ordes
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

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[Signature]
NOTARY SIGNATURE

Amy P. Meek
PRINTED NAME OF NOTARY
Comm# GG008676
EXPIRES 7.20.2020

NOTARY STAMP OR SEAL



CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED SEPTEMBER 3, 2013, RECORDED ON SEPTEMBER 11, 2013 IN O.R. BOOK 18155, PAGE 1911, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS MODIFIED AND RECORDED ON JULY 21, 2016 IN O.R. BOOK 19273, PAGE 1570, 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.

PINELLAS COUNTY, IN CARE OF THE AFFORDABLE HOUSING PROGRAM ADMINISTRATOR

BY: _____ WITNESS SIGNATURE

NAME: _____ PRINTED NAME OF WITNESS

TITLE: _____ WITNESS SIGNATURE

PRINTED NAME OF WITNESS

ACKNOWLEDGMENT AS TO MORTGAGEE

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

NOTARY SIGNATURE

PRINTED NAME OF NOTARY

NOTARY STAMP OR SEAL

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA } S.S.
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

ATTEST: KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA } S.S.
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF 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 _____, 20____.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

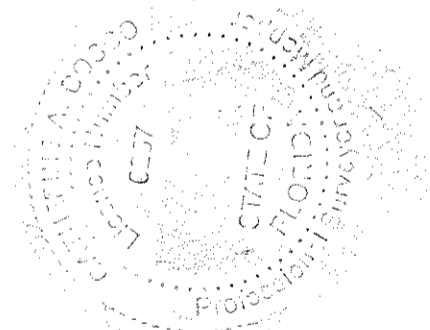
BY: _____
DEPUTY CLERK

CERTIFICATE OF CONFORMITY

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO PINELLAS COUNTY.

[Signature]
DATE: 02/24/2017

CATHERINE A. BOSCO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6257
GEORGE F. YOUNG, INC. (L.B. 021)
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FLORIDA 33701
(727) 822-4317



SURVEYOR'S CERTIFICATE

I, GEORGE A. SHIMP III, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON JANUARY 9, 2017, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND THE LOT CORNERS HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

[Signature]
DATE: 2/24/17

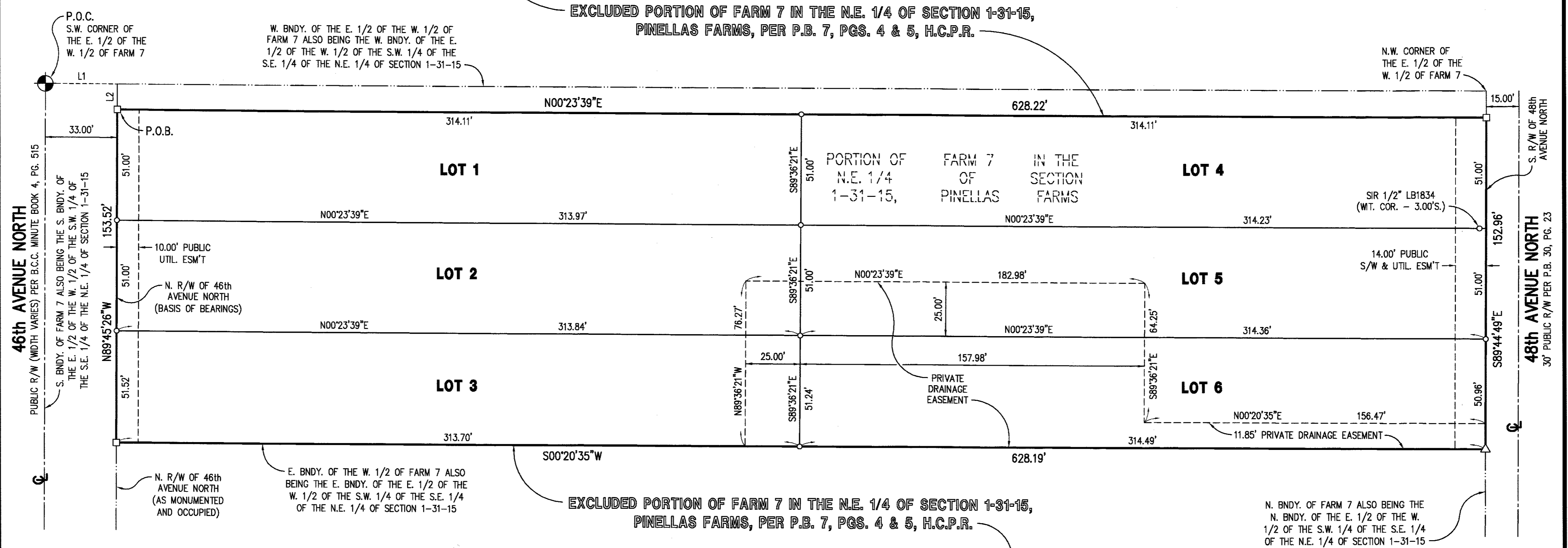
GEORGE A. SHIMP III
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6137
GEORGE A. SHIMP II & ASSOCIATES, INC. (L.B. 1834)
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
(727) 784-5496



GEORGE A SHIMP II
and ASSOCIATES, INC.
LAND SURVEYING and PLANNING
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256
L.B. No. 1834

MARTINS GLEN SUBDIVISION

A REPLAT OF A PORTION THE EAST 1/2 OF THE WEST 1/2 OF FARM 7, IN THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, ALL LYING IN SECTION 1, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.



SURVEYOR'S NOTES

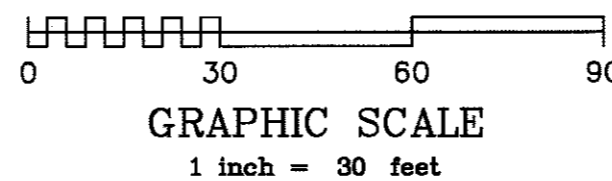
1.) THE BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY OF 46th AVENUE NORTH, WHICH BEARS N89°45'26\"W, AS ESTABLISHED FROM N.G.S. CONTINUOUSLY OPERATING REFERENCE STATIONS (C.O.R.S.) "FORT MYERS CORRS ARP", "BARTOW CORRS ARP" AND "ZEPHYRHILLS CORRS ARP" USING THE ONLINE POSITIONING USER SERVICE (O.P.U.S.) ON APRIL 24, 2013, AND IS IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

2.) UTILITY EASEMENT NOTE: 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.

3.) 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.

4.) THE LAND USE RESTRICTION AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 18180, PAGE 787, AS AMENDED IN OFFICIAL RECORDS BOOK 19512, PAGE 2034, AFFECTS THE PLATTED PROPERTY (DOES NOT CONTAIN ANY PLOTTABLE MATTERS).

5.) THE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 18923, PAGE 1831, AFFECTS THE PLATTED PROPERTY. SAID EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTED HEREON.



LINE	BEARING	DISTANCE
L1	N00°20'38\"E	33.00'
L2	S89°45'26\"E	11.72'

LEGEND

- - SET 4"x4" CONCRETE MONUMENT LB# 1834 PERMANENT REFERENCE MONUMENT (P.R.M.)
- △ - SET NAIL AND DISK LB# 1834 PERMANENT REFERENCE MONUMENT (P.R.M.)
- - SET 1/2" IRON ROD & CAP LB# 1834 LOT CORNER

- BCC - BOARD OF COUNTY COMMISSIONERS
- BNDY. - BOUNDARY
- CL - CENTERLINE
- ESM'T - EASEMENT
- H.C.P.R. - HILLSBOROUGH COUNTY PUBLIC RECORDS
- INC. - INCORPORATED
- LB. - LAND SURVEYING BUSINESS
- NO. - NUMBER
- P.B. - PLAT BOOK
- PG(S) - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- SIR - SET IRON ROD
- S/W - SIDEWALK
- UTIL - UTILITY
- WIT. COR. - WITNESS CORNER

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