

NORTH POINT OF PALM HARBOR

A REPLAT OF TRACT "C" SKINNER – BRANDENBURG REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A REPLAT OF BLOCK 11, MAP OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND FILED FOR RECORD IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, AND ALL OF THE VACATED IOWA AVENUE RIGHT-OF-WAY LYING BETWEEN NINTH STREET AND THE PINELLAS TRAIL, ALL BEING LOCATED IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT "C" SKINNER – BRANDENBURG REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND BLOCK 11, MAP OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND FILED FOR RECORD IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, AND ALL OF THE VACATED IOWA AVENUE RIGHT-OF-WAY LYING BETWEEN NINTH STREET AND THE PINELLAS TRAIL, ALL BEING LOCATED IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHEAST ¼ NORTH 89°41'10" WEST, A DISTANCE OF 1,383.75 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 20703, PAGE 1113 OF THE PUBLIC RECORDS OF SAID COUNTY FOR A POINT OF BEGINNING; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) 679.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 925.00 FEET, A CENTRAL ANGLE OF 42°03'54" AND A CHORD OF 663.96 FEET, WHICH BEARS, SOUTH 21°18'47" EAST; (2) SOUTH 00°27'32" EAST, A DISTANCE OF 31.64 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°41'15" WEST, A DISTANCE OF 399.36 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL NORTH 00°20'03" WEST, A DISTANCE OF 653.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF SAID NORTHEAST ¼ OF SAID SECTION; THENCE ALONG SAID NORTH BOUNDARY LINE SOUTH 89°41'10" EAST, A DISTANCE OF 161.59 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.91 ACRES MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS NORTH POINT OF PALM HARBOR AND BESIDES ITS 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", AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

LEGAL TITLE TO TRACT "A" (PRIVATE INGRESS/EGRESS, DRAINAGE AND UTILITY TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE NORTH POINT OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE HOMEOWNERS ASSOCIATION). SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

OWNER DOES FURTHER GRANT A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT "A" 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.

OWNER DOES FURTHER DEDICATE A UTILITY EASEMENT OVER TRACT "A" 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.

LEGAL TITLE TO TRACT "B" (PRIVATE RECREATION TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

LEGAL TITLE TO TRACT "C" (PRIVATE DRAINAGE & COMMON AREA TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

LEGAL TITLE TO TRACT "D" (PRIVATE DRAINAGE, WALL AND LANDSCAPE BUFFER TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

LEGAL TITLE TO TRACT "E" (PRIVATE DRAINAGE TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

LEGAL TITLE TO TRACT "F" (CONSERVATION TRACT) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE HOMEOWNERS ASSOCIATION. SAID TRACT SHALL BE FOR THE BENEFIT OF THE INDIVIDUAL OWNERS AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

THE CONSERVATION EASEMENT OVER SAID TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

THE PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION. SAID EASEMENTS ARE FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR DRAINAGE AND SHALL BE MAINTAINED BY SAID HOMEOWNERS ASSOCIATION.

OWNER WILL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS SHOWN HEREON WHICH WERE BUILT FOR THE BENEFIT OF THE DEVELOPMENT. NOTWITHSTANDING THE FOREGOING, THE LOCAL GOVERNMENT(S) WITH JURISDICTION OVER THE DEVELOPMENT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PRIVATE DRAINAGE EASEMENTS AND TRACTS "A", "C" AND "E", DEPICTED HEREON, TO MAINTAIN THE PRIVATELY CONSTRUCTED, OPERATED AND MAINTAINED DRAINAGE FACILITIES THAT CONVEY OFF-SITE STORMWATER ACROSS THE DEVELOPMENT. THE FOREGOING DOES NOT IMPOSE AND SHOULD NOT BE CONSTRUED AS IMPOSING ANY AFFIRMATIVE OBLIGATIONS OR DUTIES UPON THE LOCAL GOVERNMENT(S).

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 PUBLIC UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INSURE TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

OWNER:

GGR NORTH POINT, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

George C. Zutes
GEORGE C. ZUTES
PRESIDENT

Justin Findlay
WITNESS

Liz Higgins
WITNESS

Justin Findlay
WITNESS NAME PRINTED

Liz Higgins
WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 18th DAY OF Jan, 2021, BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION PERSONALLY APPEARED GEORGE C. ZUTES, PRESIDENT OF GGR NORTH POINT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY, 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 HEREUNTO SET MY HAND AND SEAL ON THE BELOW DATE.

Janmy Lyman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

DATE
1-18-21

CONFIRMATION OF ACCEPTANCE

NORTH POINT OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C", "D", "E", AND "F" AND ALL OF THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

NORTH POINT OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION

BY: George C. Zutes
GEORGE C. ZUTES PRESIDENT

Justin Findlay
WITNESS

Liz Higgins
WITNESS

Justin Findlay
WITNESS NAME PRINTED

Liz Higgins
WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS 18th DAY OF Jan, 2021, BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION PERSONALLY APPEARED GEORGE C. ZUTES, PRESIDENT OF NORTH POINT OF PALM HARBOR HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

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

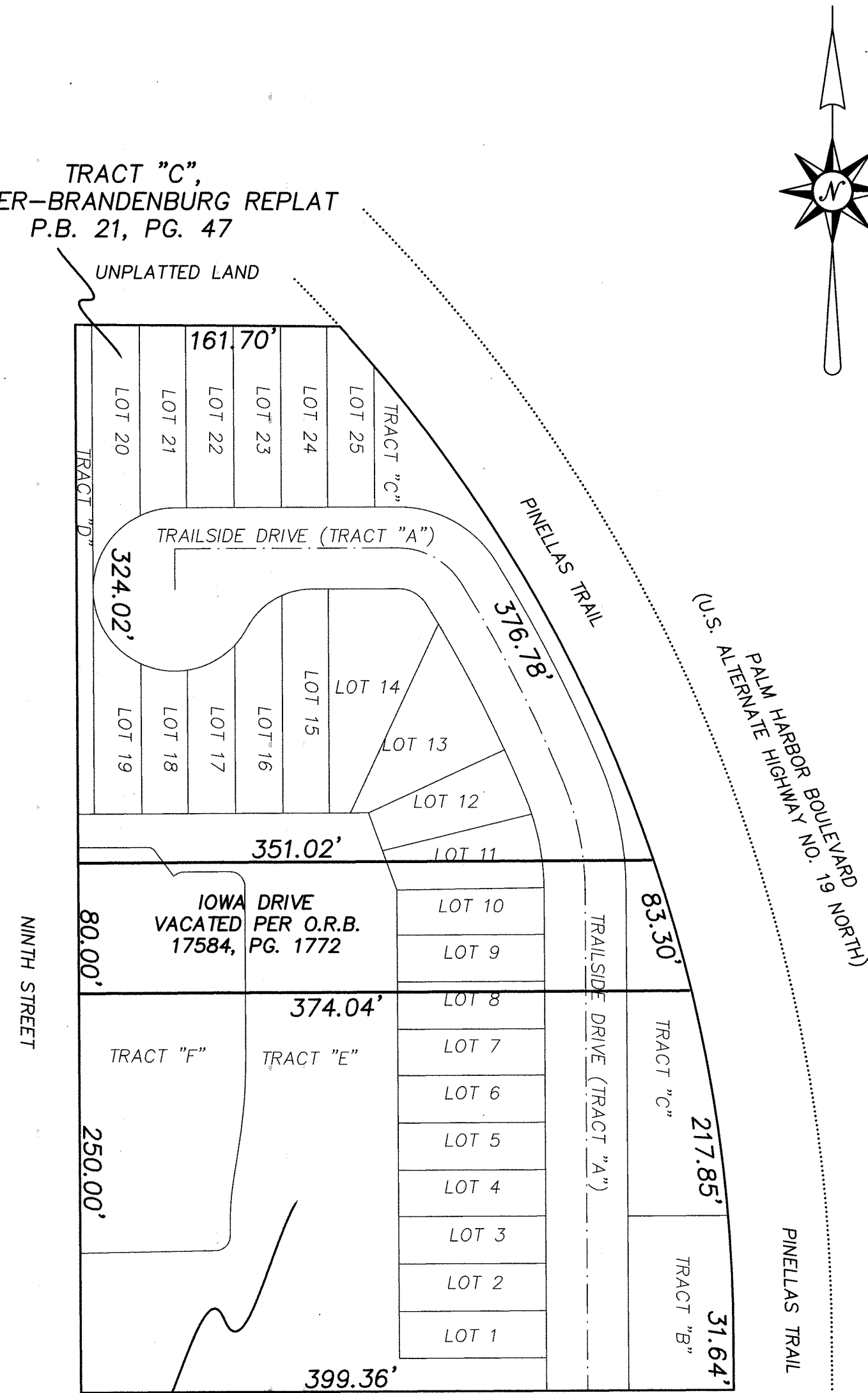
Janmy Lyman
NOTARY PUBLIC STATE OF FLORIDA AT LARGE

DATE
CC 155007
Exp: 10/26/21

NORTH POINT OF PALM HARBOR

A REPLAT OF TRACT "C" SKINNER - BRANDENBURG REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A REPLAT OF BLOCK 11, MAP OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND FILED FOR RECORD IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, AND ALL OF THE VACATED IOWA AVENUE RIGHT-OF-WAY LYING BETWEEN NINTH STREET AND THE PINELLAS TRAIL, ALL BEING LOCATED IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

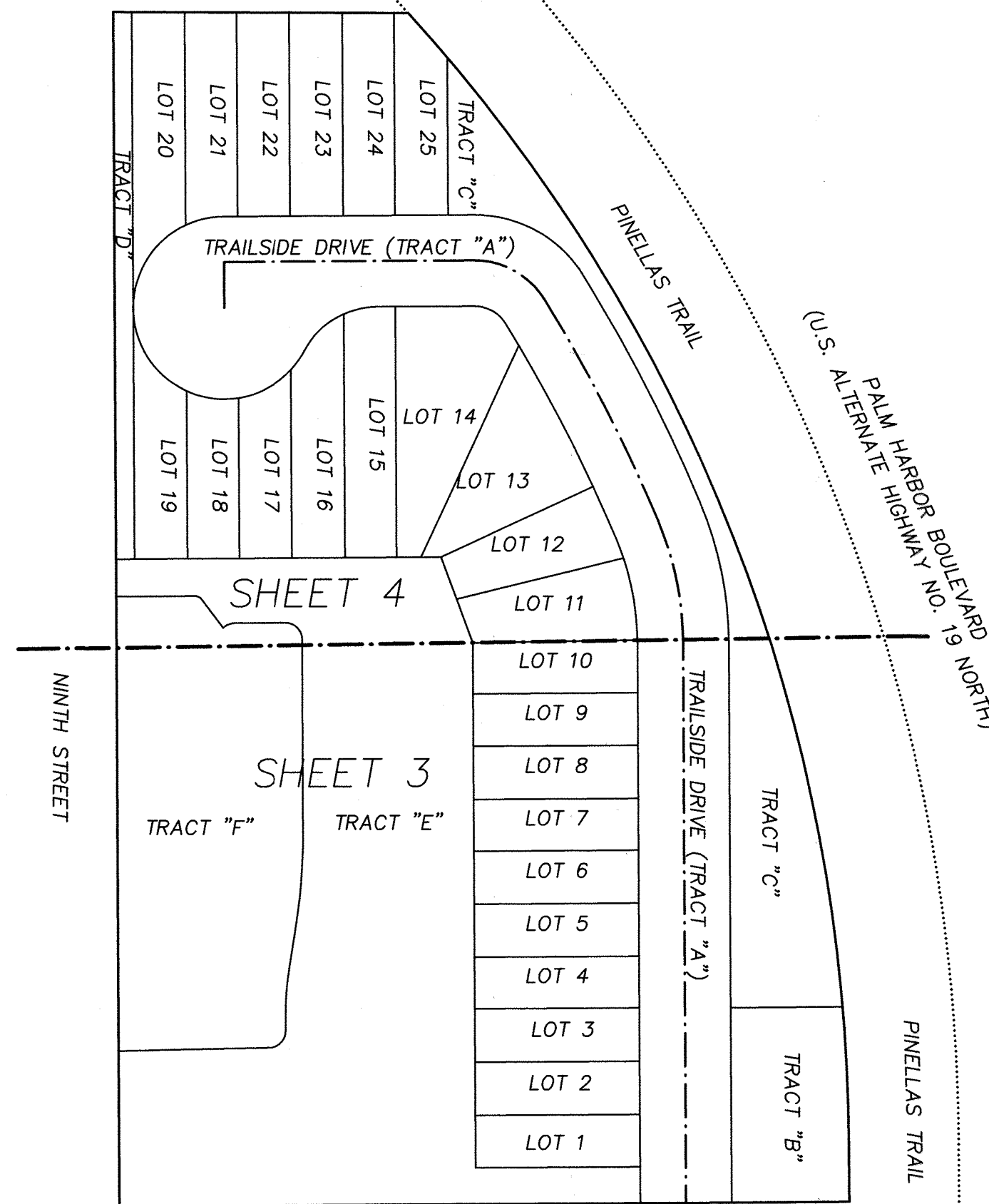
TRACT "C",
SKINNER-BRANDENBURG REPLAT
P.B. 21, PG. 47



BLOCK 11
MAP OF SUTHERLAND FLORIDA
H.P.B. 1, PG. 1, PUBLIC
RECORDS OF PINELLAS COUNTY,
FLORIDA

DETAIL MAP
ORIGINAL PLATTED BLOCK AND TRACT
NOT TO SCALE

UNPLATTED LAND



SHEET INDEX MAP
NOT TO SCALE

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 _____, 2021.

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 _____ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2021.

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 1, OF THE FLORIDA STATUTES.

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

1/28/2021
DATE

SURVEYOR'S CERTIFICATE

I, JON S. ROBBINS, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY 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. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND THE LOT AND TRACT CORNERS, AS INDICATED HEREON, WILL BE SET PER THE REQUIREMENTS OF FLORIDA STATUTE AND PURSUANT TO THE TERMS OF THE BOND.

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

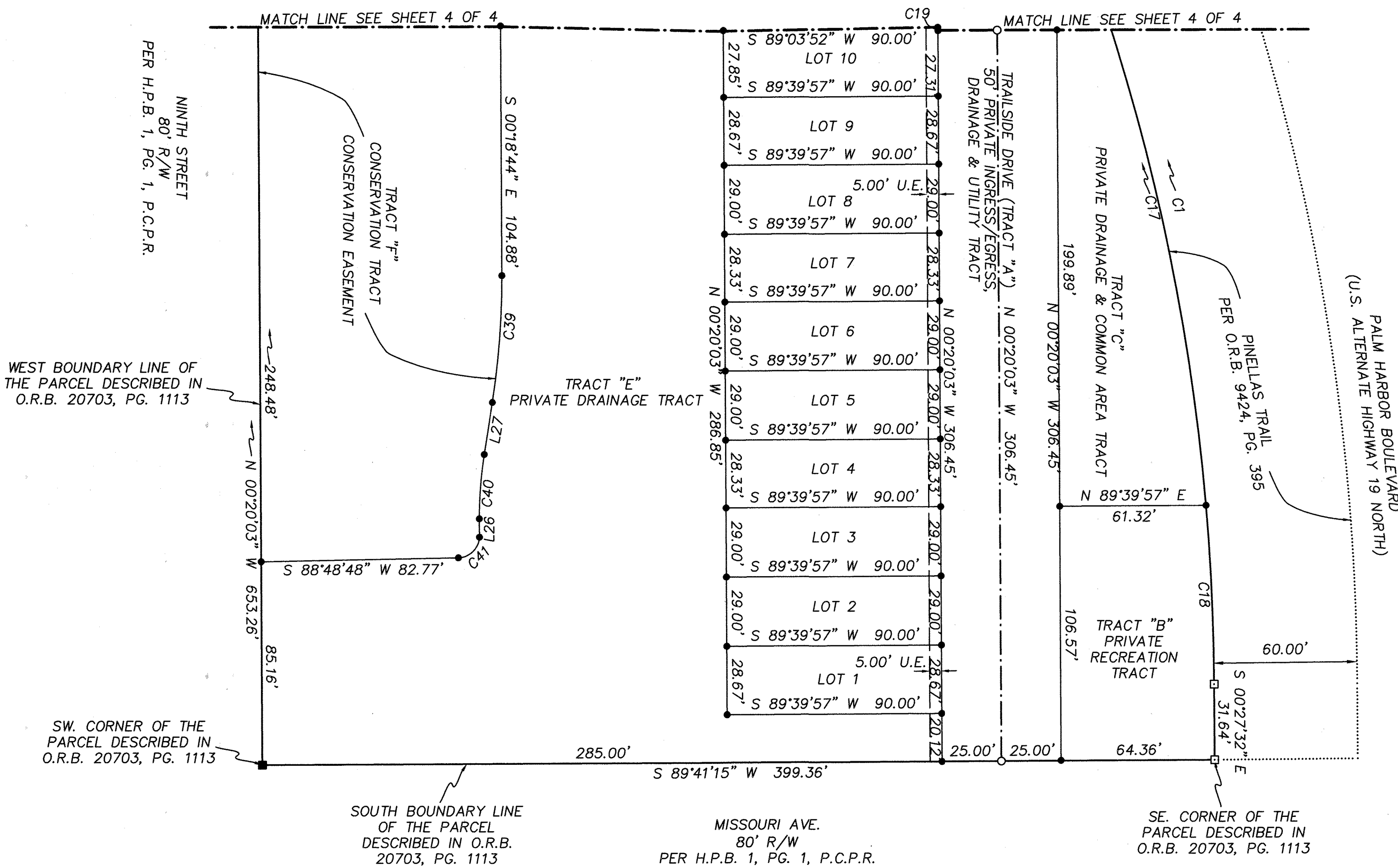
1-18-21
DATE

NORTH POINT OF PALM HARBOR

A REPLAT OF TRACT "C" SKINNER - BRANDENBURG REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A REPLAT OF BLOCK 11, MAP OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND FILED FOR RECORD IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, AND ALL OF THE VACATED IOWA AVENUE RIGHT-OF-WAY LYING BETWEEN NINTH STREET AND THE PINELLAS TRAIL, ALL BEING LOCATED IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGEND

- PG. = PAGE
 - SEC. = SECTION
 - O'ALL = OVERALL
 - P.B. = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - LB. = LICENSED BUSINESS
 - P.O.B. = POINT OF BEGINNING
 - U.E. = PUBLIC UTILITY EASEMENT
 - D.E. = PRIVATE DRAINAGE EASEMENT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R.B. = OFFICIAL RECORDS BOOK
 - C.C.R. = CERTIFIED CORNER RECORD
 - H.P.B. = HILLSBOROUGH PLAT BOOK
 - P.C.P. = PERMANENT CONTROL POINT
 - P.C.P.R. = PINELLAS COUNTY PUBLIC RECORDS
- INDICATES PERMANENT REFERENCE MONUMENT. SET 4" X 4" CONCRETE MONUMENT MARKED: P.R.M., L.B.- 6734
 - INDICATES LOT/TRACT CORNER OR CHANGE IN DIRECTION. SET 5/8" IRON ROD & CAP MARKED PRECISION LB 6734
 - INDICATES PERMANENT CONTROL POINT. SET MAG NAIL & DISK P.C.P. LB 6734
 - INDICATES FOUND 4"X4" CONCRETE MONUMENT MARKED PRM PLS 4965



NOTES

1. EASEMENTS ARE SHOWN THUS ----- AND THUS ===== AND ARE FOR THE PURPOSE STATED.
2. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 89°41'10" WEST FOR THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.
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. 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.
5. 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.
6. 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):

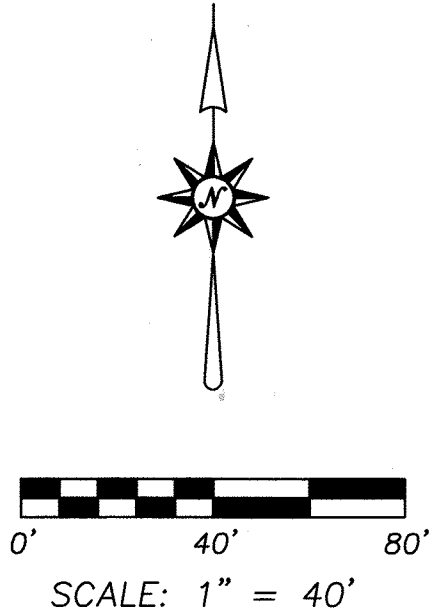
 - A. CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
 - B. CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
 - C. THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
 - D. PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
 - E. EXCAVATION OR OTHER REMOVAL OF MATERIAL.
 - F. USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
 - G. 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:

 - A. 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.

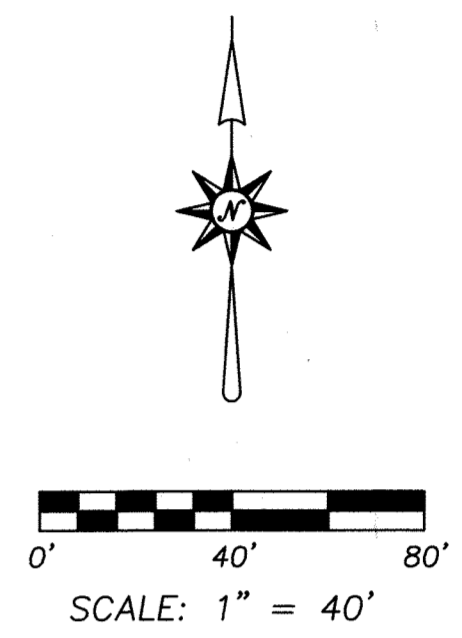
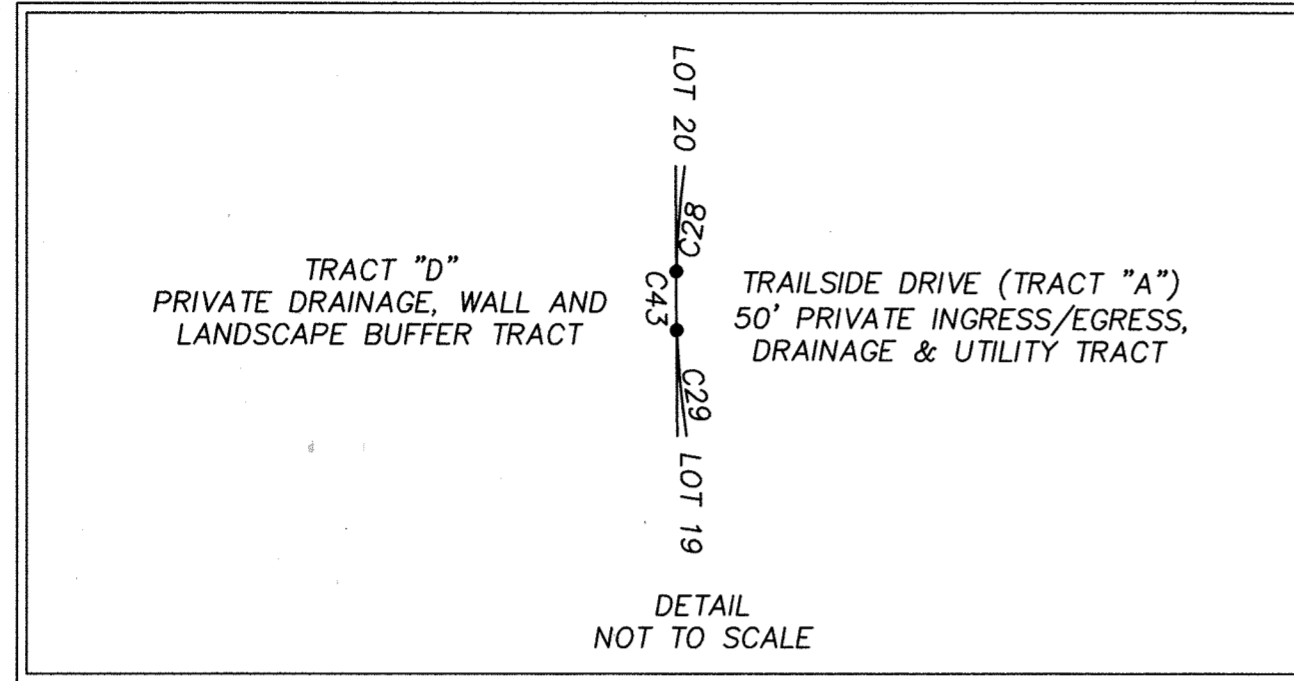
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42°03'54"	925.00'	679.11'	663.96'	N 21°18'47" W
C17	35°25'38"	925.00'	571.95'	562.88'	N 22°38'31" W
C18	4°38'51"	925.00'	75.03'	75.01'	N 02°36'16" W
C19	0°34'03"	150.00'	1.49'	1.49'	N 00°37'04" W
C39	9°13'33"	332.00'	53.46'	53.40'	N 04°18'03" E
C40	9°13'33"	168.00'	27.05'	27.02'	N 04°18'03" E
C41	89°07'32"	9.00'	14.00'	12.63'	S 44°15'02" W

LINE	BEARING	DISTANCE
L26	N 00°18'44" W	7.36'
L27	N 08°54'50" E	22.03'

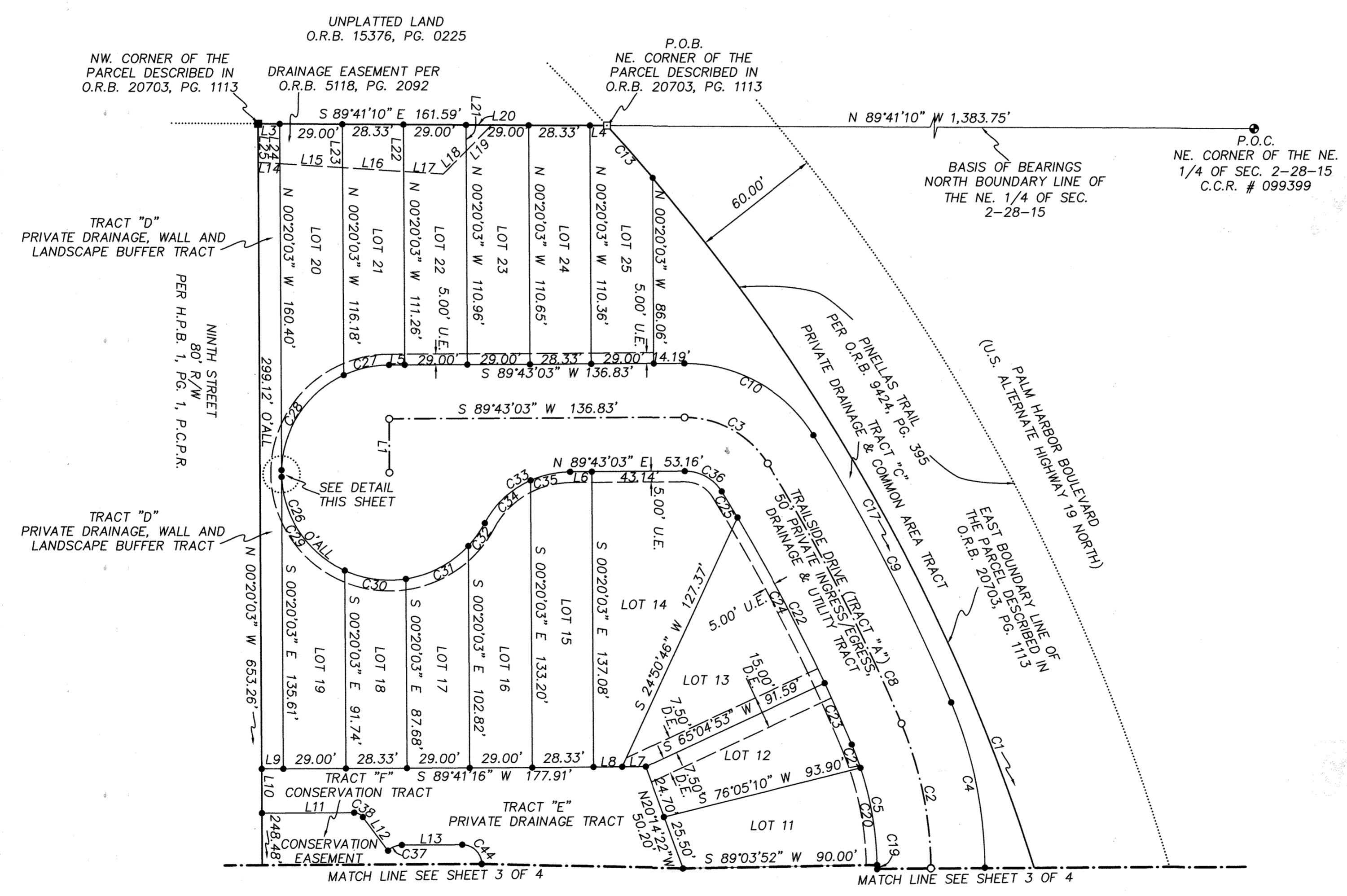


NORTH POINT OF PALM HARBOR

A REPLAT OF TRACT "C" SKINNER - BRANDENBURG REPLAT AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 47 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND A REPLAT OF BLOCK 11, MAP OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR HILLSBOROUGH COUNTY, FLORIDA, ON MARCH 29, 1888, OF WHICH PINELLAS COUNTY, FLORIDA, WAS FORMERLY A PART, AND FILED FOR RECORD IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, AND ALL OF THE VACATED IOWA AVENUE RIGHT-OF-WAY LYING BETWEEN NINTH STREET AND THE PINELLAS TRAIL, ALL BEING LOCATED IN SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



SEE SHEET 3 OF 4 FOR NOTES AND LEGEND



LINE	BEARING	DISTANCE
L1	S 00°16'57" E	25.00'
L3	S 89°41'10" E	10.00'
L4	S 89°41'10" E	7.92'
L5	S 89°43'03" W	7.31'
L6	N 89°43'03" E	10.02'
L7	S 89°41'16" W	10.97'
L8	S 89°41'16" W	13.28'
L9	S 89°41'16" W	10.00'
L10	S 00°20'03" E	20.50'
L11	N 89°41'15" E	42.72'
L12	S 36°50'35" E	19.52'
L13	N 89°41'16" E	28.00'
L14	S 86°22'55" E	10.02'
L15	S 86°22'55" E	29.07'
L16	S 86°22'55" E	28.40'
L17	S 86°22'55" E	18.42'
L18	N 44°44'20" E	15.00'
L19	N 44°44'20" E	16.76'
L20	N 89°41'10" W	11.86'
L21	S 00°20'03" E	11.97'
L22	S 00°20'03" E	21.62'
L23	S 00°20'03" E	19.98'
L24	S 00°20'03" E	18.31'
L25	S 00°20'03" E	17.73'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42°03'54"	925.00'	679.11'	663.96'	N 21°18'47" W
C2	22°30'18"	175.00'	68.74'	68.30'	N 11°35'12" W
C3	58°41'23"	45.00'	46.09'	44.11'	N 60°56'15" W
C4	22°30'18"	200.00'	78.56'	78.05'	S 11°35'12" E
C5	22°30'18"	150.00'	58.92'	58.54'	S 11°35'12" E
C8	8°45'13"	890.00'	135.97'	135.84'	N 27°12'58" W
C9	8°45'13"	915.00'	139.79'	139.66'	S 27°12'58" E
C10	58°41'23"	70.00'	71.70'	68.61'	S 60°56'16" E
C13	1°59'24"	925.00'	32.13'	32.13'	S 41°21'02" E
C17	35°25'38"	925.00'	571.95'	562.88'	N 22°38'04" W
C19	0°34'03"	150.00'	1.49'	1.49'	N 00°37'04" W
C20	17°31'01"	150.00'	45.86'	45.68'	S 09°39'36" E
C21	4°25'14"	150.00'	11.57'	11.57'	S 20°37'44" E
C22	8°45'13"	865.00'	132.15'	132.03'	S 27°12'58" E
C23	2°03'15"	865.00'	31.01'	31.01'	N 23°51'59" W
C24	5°45'42"	865.00'	86.98'	86.95'	S 27°46'27" E
C25	0°56'16"	865.00'	14.16'	14.16'	N 31°07'26" W
C26	24°43'35"	50.00'	210.95'	85.84'	S 31°08'44" E
C27	24°51'28"	50.00'	21.69'	21.52'	S 77°17'19" W
C28	63°28'24"	50.00'	55.39'	52.60'	S 33°07'23" W
C29	63°28'24"	50.00'	55.39'	52.60'	N 33°47'29" W
C30	33°15'44"	50.00'	29.03'	28.62'	S 82°09'33" E
C31	38°11'01"	50.00'	33.32'	32.71'	S 62°07'05" W
C32	15°02'06"	50.00'	13.12'	13.08'	S 35°30'31" W
C33	61°43'35"	45.00'	48.48'	46.17'	S 58°51'16" W
C34	37°43'01"	45.00'	29.62'	29.09'	S 46°50'59" W
C35	24°00'34"	45.00'	18.86'	18.72'	S 77°42'46" W
C36	58°41'23"	20.00'	20.49'	19.60'	N 60°56'16" W
C37	45°00'00"	9.00'	7.07'	6.89'	N 67°11'16" E
C38	53°28'08"	5.00'	4.67'	4.50'	S 63°34'39" E
C43	3°26'27"	50.00'	3.00'	3.00'	S 00°20'03" E
C44	90°00'00"	9.00'	14.14'	12.73'	S 45°18'44" E

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