

SEMINOLE OAKS

A REPLAT OF A PORTION OF LOT 25, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA SECTION 20, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DESCRIPTION:

A PORTION OF LOT 25, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 20; THENCE N.00°15'27"E., 314.28 FEET ALONG THE WESTERLY BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20; THENCE S.89°03'44"E., 33.12 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ANTILLES DRIVE AND THE POINT OF BEGINNING; THENCE N.00°14'48"E., 351.09 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE NORTHERLY BOUNDARY LINE OF SAID LOT 25; THENCE S.89°02'45"E., 299.63 FEET ALONG SAID NORTHERLY BOUNDARY LINE TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE S.00°13'47"W., 350.81 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 25; THENCE N.89°08'02"W., 299.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.41 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY WHICH IS HEREBY PLATTED AS "SEMINOLE OAKS"; AND THAT IT DEDICATES TO PINELLAS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND TO THE PUBLIC IN GENERAL, A 10' PUBLIC SIDEWALK/DRAINAGE/UTILITY EASEMENT SHOWN ON THIS PLAT. THE PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENTS SHOWN HEREON ARE NOT DEDICATED TO THE GENERAL PUBLIC AT LARGE, BUT ARE RESERVED BY THE OWNER, HEIRS, SUCCESSORS, AND ASSIGNS AND WILL BE MAINTAINED BY THE SEMINOLE OAKS HOMEOWNERS ASSOCIATION, INC. FOR THE BENEFIT OF ALL THE LOTS WITHIN THE SUBDIVISION. THE OWNER GRANTS OVER THE PRIVATE DRAINAGE, PRIVATE SIDEWALK AND PRIVATE UTILITY EASEMENTS TO ALL PROVIDERS OF TELEPHONE UTILITIES, ELECTRIC UTILITIES, CABLE TELEVISION UTILITIES AND OTHER PUBLIC UTILITIES AS SELECTED BY THE OWNER, A NON-EXCLUSIVE EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SAID UTILITIES. THE OWNER GRANTS TO DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, d/b/a DUKE ENERGY, A TEN FOOT WIDE EASEMENT AREA LYING FIVE FEET ON EACH SIDE OF DUKE ENERGY'S FACILITIES TO BE INSTALLED AT MUTUALLY AGREEABLE LOCATIONS UNDER, OVER, ACROSS AND THROUGH THE PRIVATE DRAINAGE, PRIVATE SIDEWALK AND PRIVATE UTILITY EASEMENTS TO ACCOMMODATE PRESENT AND FUTURE DEVELOPMENT, WITH SAID EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19109, PAGES 1815 THROUGH 1820. THE OWNER FURTHER HEREBY DEDICATES A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE DRAINAGE EASEMENTS, PRIVATE SIDEWALK EASEMENTS AND PRIVATE UTILITY EASEMENTS AS SHOWN HEREIN FOR THE USE OF EMERGENCY SERVICE PROVIDERS, UTILITY PROVIDERS, AND GOVERNMENTAL AGENCIES FOR OFFICIAL BUSINESS ONLY. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE AND INTEREST IN ANY 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.

CONSENT TO PLAT:

WELLS FARGO BANK, AS MORTGAGEE(S) UNDER CERTAIN CORRECTED AMENDED, RESTATED AND CONSOLIDATED MASTER MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 1, 2011, IN O.R. BOOK 18128 PAGE 61, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; SUPPLEMENTAL MORTGAGE DATED DECEMBER 23, 2015, IN O.R. BOOK 19031 PAGE 1588, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND SUPPLEMENTAL MORTGAGE DATED FEBRUARY 24, 2016, IN O.R. BOOK 19098 PAGE 1380, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 19660, PAGE 1766, DOES JOIN IN AND CONSENT 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.

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.

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

CONFIRMATION OF ACCEPTANCE:

SEMINOLE OAKS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

SEMINOLE OAKS HOMEOWNERS ASSOCIATION, INC.

BY: _____
NATE BEAUREGARD
PRESIDENT, SEMINOLE OAKS
HOMEOWNERS ASSOCIATION, INC.

WITNESS SIGNATURE
Claudia Blali
WITNESS SIGNATURE

WITNESS (PRINT NAME)
CLAUDIA BLALI
WITNESS (PRINT NAME)

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 _____ PAGE(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 20__.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

ACKNOWLEDGMENT:

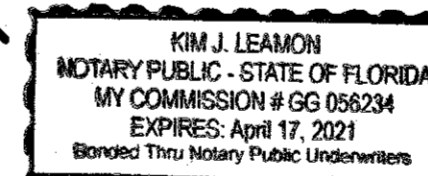
STATE OF FLORIDA
COUNTY OF PINELLAS

THIS IS TO CERTIFY, THAT ON June 14, 2017 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED NATE BEAUREGARD, PRESIDENT OF SEMINOLE OAKS HOMEOWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
GG056234
COMMISSION #

Kim J Leamon
PRINTED NAME
April 17, 2021
MY COMMISSION EXPIRES



OWNER:

WEEKLEY HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
SHAD TOME, AREA PRESIDENT, WEEKLEY HOMES, LLC

WITNESS SIGNATURE
V. Adam Smith
WITNESS (PRINT NAME)

WITNESS SIGNATURE
Claudia Blali
WITNESS SIGNATURE
CLAUDIA BLALI
WITNESS (PRINT NAME)



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

THIS IS TO CERTIFY, THAT BEFORE ME THIS 14th DAY OF June, 2017 BY AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED SHAD TOME, AREA PRESIDENT OF WEEKLEY HOMES, LLC, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
GG056234
COMMISSION #

Kim J Leamon
PRINTED NAME
April 17, 2021
MY COMMISSION EXPIRES

CERTIFICATE OF CONFORMITY

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO PINELLAS COUNTY.

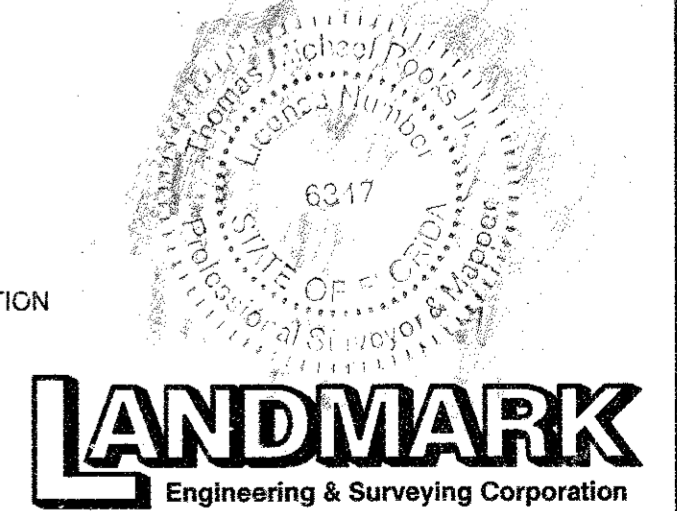
GREGORY S. NIPPER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS5683
GEORGE F. YOUNG, INC.
L.B. 021
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURGH, FLORIDA 33701
(727) 822-4317

CERTIFICATE OF SURVEYOR:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) AND LOT CORNERS WERE SET ON THE 9TH DAY OF JUNE, 2017, AS SHOWN HEREON.

THOMAS MICHAEL ROOKS JR., PSM 6347
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

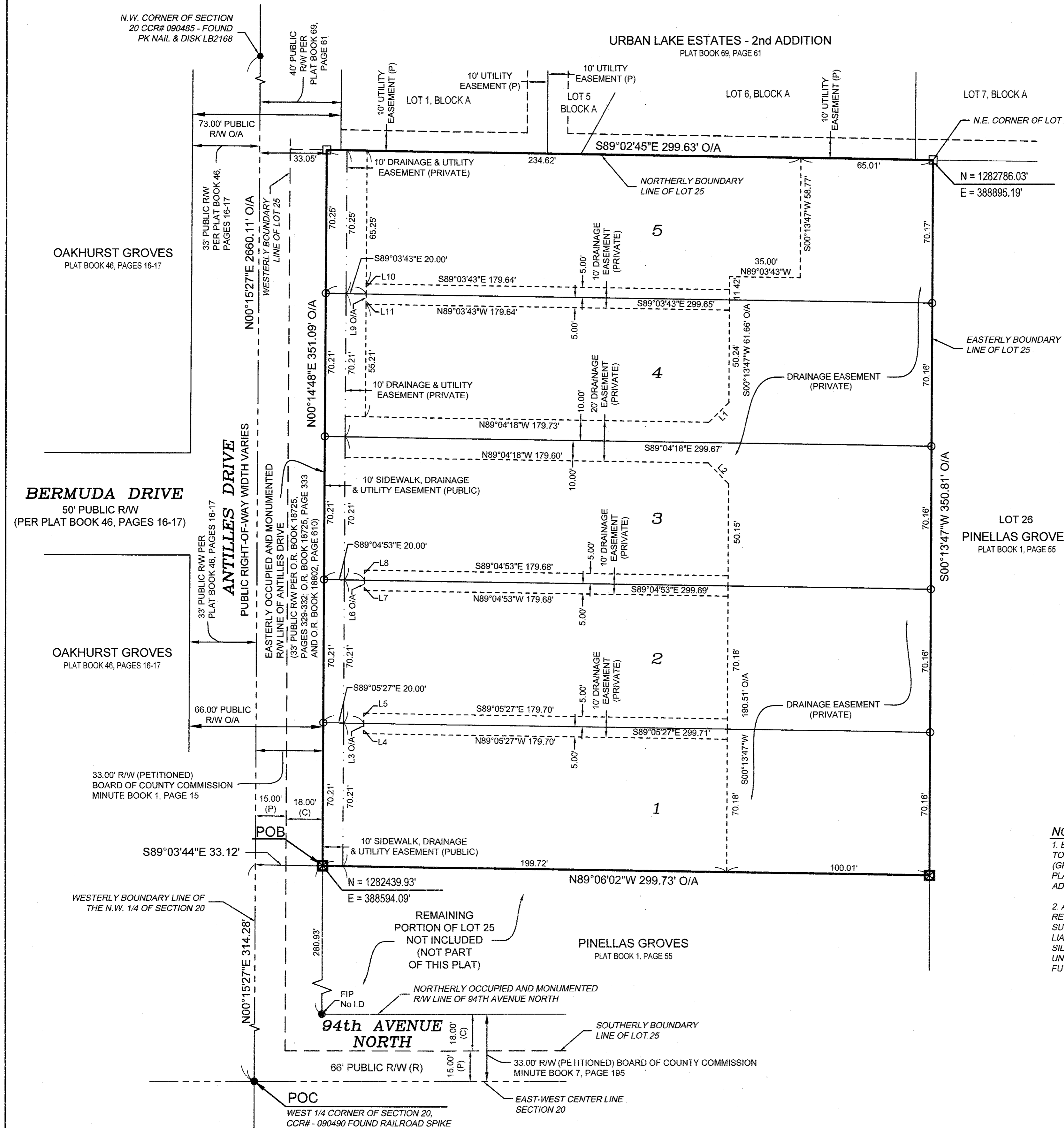
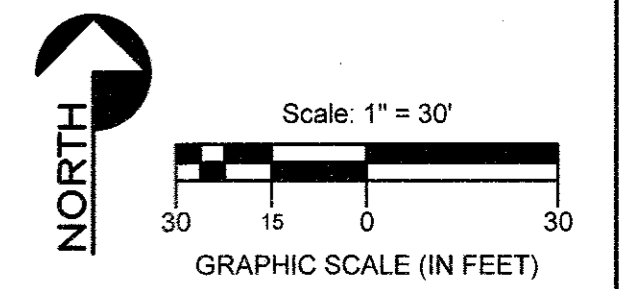


8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | L.B. # 3913

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SECTION 20, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



- LEGEND**
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - FOUND 3"x3" CONCRETE MONUMENT
NO IDENTIFICATION NUMBER

--- = DRAINAGE EASEMENT
- - - = SIDEWALK EASEMENT

- (P) = RECORDED PLAT INFORMATION
O/A = OVER ALL
R/W = RIGHT-OF-WAY
CCR = CERTIFIED CORNER RECORD
LB = LICENSED BUSINESS
NAD83 = NORTH AMERICAN DATUM 1983
O.R. = OFFICIAL RECORDS
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE
MONUMENT
TYP = TYPICAL
PSM = PROFESSIONAL SURVEYOR & MAPPER
LS = LICENSED SURVEYOR
(R) = RECORDED OFFICIAL RECORDS INFORMATION

Line #	Bearing	Distance
L1	S45°33'43"W	13.96'
L2	S44°31'21"E	14.29'
L3	N00°14'48"E	10.00'
L4	N00°14'48"E	5.00'
L5	N00°14'48"E	5.00'
L6	N00°14'48"E	10.00'
L7	N00°14'48"E	5.00'
L8	N00°14'48"E	5.00'
L9	N00°14'48"E	10.00'
L10	N00°14'48"E	5.00'
L11	N00°14'48"E	5.00'

NOTES:

- BASIS OF BEARINGS: THE WESTERLY BOUNDARY LINE OF THE N.W. 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEARS N.00°15'27"E. (GRID). THE GRID BEARINGS AND COORDINATES AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- AS PER EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 19109, PAGE 1815, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A PORTION OF LOT 25 AS SHOWN HEREON IS SUBJECT TO AN EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, d/b/a/ DUKE ENERGY, SAID EASEMENT AREA LYING 5.00 FEET ON EACH SIDE OF GRANTEE'S FACILITIES TO BE INSTALLED AT MUTUALLY AGREEABLE LOCATIONS UNDER, OVER, ACROSS AND THROUGH THE PROPERTY TO ACCOMMODATE PRESENT AND FUTURE DEVELOPMENT.

LANDMARK
Engineering & Surveying Corporation

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