HIGHWOOD ESTATES

BEING A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT GULFWIND CONTRACTING LLC, DBA GULFWIND HOMES IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS HIGHWOOD ESTATES SUBDIVISION AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGEE INTEREST HELD BY JEFFERSON BANK OF FLORIDA, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC" AND FURTHER MAKE THE FOLLOWING CONVEYANCES, DEDICATIONS, AND RESERVATIONS:

1) TRACT A IS HEREBY CONVEYED IN FEE SIMPLE TO THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR PRIVATE INGRESS/EGRESS AND PRIVATE DRAINAGE AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR THE BENEFITS OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A) A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A IS HEREBY DEDICATED TO PINELLAS COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE SANITATION AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES WHEN SERVING THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

B) A UTILITY EASEMENT OVER ALL OF TRACT A IS HEREBY DEDICATED TO THE PUBLIC FOR SERVING THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

2) TRACT B IS HEREBY CONVEYED IN FEE SIMPLE TO THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR PRIVATE DRAINAGE AS SHOWN HEREON AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A) A UTILITY EASEMENT OVER PORTIONS OF TRACT B AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR SERVING THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

B) AN ACCESS EASEMENT FOR ACCESS TO TRACT D IS HEREBY RESERVED BY THE OWNER OVER PORTIONS OF TRACT B AS SHOWN HEREON BY THE OWNER FOR FUTURE CONVEYANCE.

C) AN ACCESS EASEMENT OVER TRACT B IS HEREBY DEDICATED TO PINELLAS COUNTY FOR EMERGENCY MAINTENANCE AND ACCESS TO THE POND.

3) TRACT C IS HEREBY CONVEYED IN FEE SIMPLE TO THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR PRIVATE DRAINAGE AS SHOWN HEREON AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

4) TRACT D IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO A SANITARY SEWER PROVIDER FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

5) A PRIVATE GAS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO A PRIVATE GAS COMPANY FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF A GAS LINE PROVIDING GAS SERVICE TO THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

6) PRIVATE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

OWNER

GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
MICHAEL A. WILLENBACHER, PRESIDENT

_____ WITNESS SIGNATURE
_____ WITNESS SIGNATURE
ROBERT E. DYE WITNESS NAME PRINTED
JENNY THOMAS WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 10 DAY OF August, 2016 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DBA GULFWIND HOMES, TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-18 COMMISSION NO. FF 076188

_____ SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Justin Ferrans PRINT NAME OF NOTARY PUBLIC OR PLACE STAMP OR SEAL HERE

DESCRIPTION:

THE NORTH (1/2) OF THE NORTH (1/2) OF THE SOUTH (1/2) OF THE NORTHWEST (1/4) OF THE SOUTHWEST (1/4) OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, LESS THAT PORTION CONVEYED BY THAT CERTAIN WARRANTY DEED RECORDED IN BOOK 4977, PAGE 1270 AND LESS THAT PORTION DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN BOOK 5233, PAGE 2023, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING FURTHER DESCRIBED AS:

BEING A PORTION OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S. 00°22'06"E., 666.29 FEET; THENCE LEAVING SAID LINE, N. 89°12'44"E., 50.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 70, ALSO KNOWN AS BELCHER ROAD, AT THE SOUTHWEST CORNER OF LOT 15, BLOCK "A", OAK LAKE HEIGHTS AS RECORDED IN PLAT BOOK 34, PAGES 34-35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE N. 89°12'44"E., 648.23 FEET ALONG THE SOUTH LINE OF SAID OAK LAKE HEIGHTS, SAID LINE BEING THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, TO THE EAST LINE OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID LINE, S. 00°43'35"E., 165.49 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18 AND THE NORTH LINE OF HIGHLAND WOODS AS RECORDED IN PLAT BOOK 122, PAGES 65-66 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID LINE, S. 89°12'21"W., 649.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 70; THENCE ALONG SAID LINE, N. 00°22'06"W., 165.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.465 ACRES MORE OR LESS.

CERTIFICATE OF MORTGAGEE

JEFFERSON BANK OF FLORIDA AS MORTGAGE UNDER A CERTAIN MORTGAGE RECORDED IN O.R. BOOK 19265, PAGE 643, ET SEQ., RECORDED JULY 14, 2016, WHICH MODIFIED THE ORIGINAL MORTGAGE, DATED JANUARY 8, 2015 AND RECORDED AT O.R. BOOK 18641, PAGE 1799, ET SEQ. SAID ORIGINAL MORTGAGE WAS FIRST MODIFIED BY FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT DATED AUGUST 21, 2015, AND RECORDED IN O.R. BOOK 18641, PAGE 1799 ET SEQ., 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 RIGHTS-OF-WAY AND EASEMENT AREAS SHALL SURVIVE AND BE ENFORCEABLE.

JEFFERSON BANK OF FLORIDA

BY: _____
JAMES P. NELSON, PRESIDENT

_____ WITNESS SIGNATURE
_____ WITNESS SIGNATURE
ROBERT E. DYE WITNESS NAME PRINTED
JENNY THOMAS WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 10 DAY OF August, 2016 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JAMES P. NELSON, PRESIDENT OF JEFFERSON BANK OF FLORIDA, TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-18 COMMISSION NO. FF 076188

_____ SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Justin Ferrans PRINT NAME OF NOTARY PUBLIC OR PLACE STAMP OR SEAL HERE

CERTIFICATE OF CONFORMITY:

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

_____
SHIRLEY B. ZELLER, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER LS 5877
PUBLIC WORKS DEPARTMENT
SURVEYING AND MAPPING DIVISION
PINELLAS COUNTY, FLORIDA

DATE: 8-11-2016

CONFIRMATION OF ACCEPTANCE

HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF TRACTS A, B & C OF THIS PLAT.

BY: _____
DON PIERCE, PRESIDENT

_____ WITNESS SIGNATURE
_____ WITNESS SIGNATURE
ROBERT E. DYE WITNESS NAME PRINTED
JENNY THOMAS WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 10 DAY OF August, 2016 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DON PIERCE, AS PRESIDENT OF HIGHWOOD ESTATES OWNERS' ASSOCIATION, INC., TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-16 COMMISSION NO. FF 076188

_____ SIGNATURE OF NOTARY PUBLIC STATE OF FLORIDA AT LARGE
Justin Ferrans PRINT NAME OF NOTARY PUBLIC OR PLACE STAMP OR SEAL HERE

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED 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 _____ PAGE(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS ____ DAY OF _____, 2016.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I, DANIEL D. FERRANS, HEREBY CERTIFY THAT ON MARCH 4, 2016, REVISED MAY 25, 2016, THIS PROPERTY WAS SURVEYED AND THIS PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS (PRM), LOT CORNERS AND PERMANENT CONTROL POINTS (PCP) HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

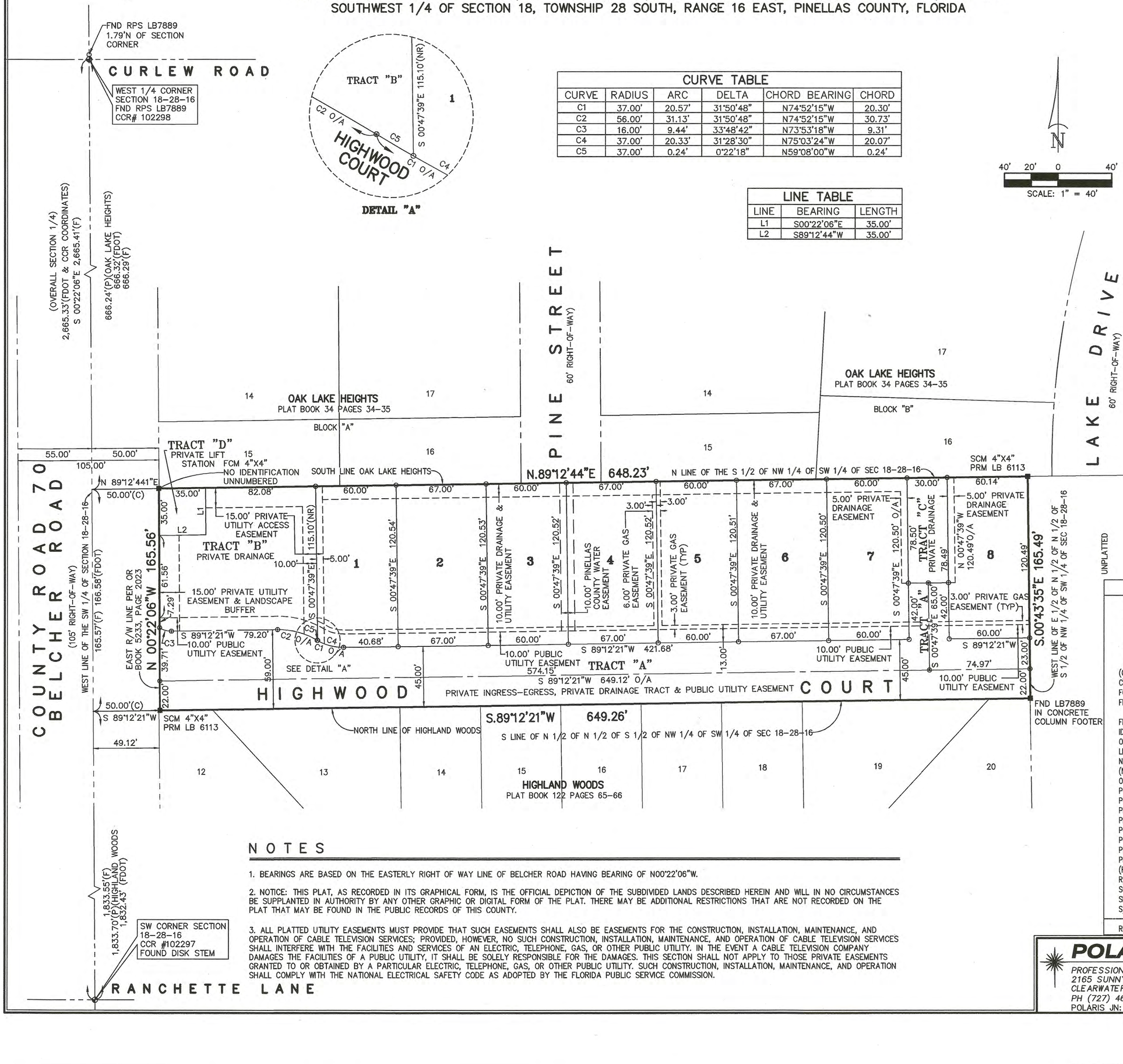
_____
DANIEL D. FERRANS
PROFESSIONAL LAND SURVEYOR NO. 3885

SEE SHEET 2 FOR NOTES

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BLVD. SUITE D
CLEARWATER, FLORIDA 33765
PH (727) 461-6113 FX (727)-461-6669
POLARIS JN: 4592-01

HIGHWOOD ESTATES

BEING A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	37.00'	20.57'	31°50'48"	N74°52'15"W	20.30'
C2	56.00'	31.13'	31°50'48"	N74°52'15"W	30.73'
C3	16.00'	9.44'	33°48'42"	N73°53'18"W	9.31'
C4	37.00'	20.33'	31°28'30"	N75°03'24"W	20.07'
C5	37.00'	0.24'	0°22'18"	N59°08'00"W	0.24'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'06"E	35.00'
L2	S89°12'44"W	35.00'

N

40' 20' 0 40'

SCALE: 1" = 40'

LEGEND

- ◎ = SET NAIL & DISK LB 6113 (PCP)
- ◉ = FOUND NAIL & DISK
- ○ = SET 1/2" IRON ROD & CAP LB#6113
- ● = FOUND IRON ROD & CAP
- □ = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
- ■ = PERMANENT REFERENCE MONUMENT
- (C) = CALCULATED
- CCR = CERTIFIED CORNER RECORD
- FCM = FOUND CONCRETE MONUMENT
- FDOT= FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND NAIL & DISK
- ID = IDENTIFICATION
- O/A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- NO. = NUMBER
- (NR) = NON RADIAL
- OR = OFFICIAL RECORD
- PG = PAGE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- SCM = SET CONCRETE MONUMENT
- SR = STATE ROAD
- S/W = SIDEWALK
- ——— RIGHT-OF-WAY LINE
- RPS = REVOLUTION PROFESSIONAL SERVICES

NOTES

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF BELCHER ROAD HAVING BEARING OF N00°22'06"W.

2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ALL PLATTED UTILITY EASEMENTS MUST 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.

POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BLVD. SUITE D
CLEARWATER, FLORIDA 33765
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