

CASA BELLA SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 12, IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1,
PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
LYING IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF LOT 12, IN THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH,
RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC
RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 30 SOUTH,
RANGE 15 EAST, THENCE N89°07'53"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER
OF SAID SECTION 17, A DISTANCE OF 1338.61 FEET; THENCE S00°14'14"W ALONG THE EAST
LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 17, A
DISTANCE OF 1046.02 FEET; THENCE N89°15'21"W, A DISTANCE OF 15.20 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE N89°15'21"W, A DISTANCE OF 134.82 FEET; THENCE
S00°12'11"W, A DISTANCE OF 272.13 FEET; THENCE N88°49'42"W ALONG THE NORTH RIGHT OF
WAY LINE OF 114TH AVENUE NORTH, A DISTANCE OF 25.09 FEET; THENCE ALONG THE WEST
LINE OF THE EAST HALF OF LOT 12 IN THE NORTHEAST QUARTER OF SAID SECTION 17,
PINELLAS GROVES, RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY FLORIDA, THE FOLLOWING THREE COURSES: 1) N00°14'14"E, A DISTANCE
OF 272.40 FEET; 2) N00°09'24"E, A DISTANCE OF 189.46 FEET; 3) N00°16'49"E, A DISTANCE OF
189.73 FEET; THENCE S89°04'48"E ALONG THE NORTH LINE OF SAID EAST HALF OF LOT 12, A
DISTANCE OF 160.06 FEET; THENCE S00°13'15"W ALONG THE WEST RIGHT OF WAY LINE OF
128TH STREET NORTH, A DISTANCE OF 189.98 FEET, THENCE S00°18'44"W ALONG SAID WEST
RIGHT OF WAY, A DISTANCE OF 189.17 FEET TO THE POINT OF BEGINNING.

CONTAINING: 67532.94 SQUARE FEET OR 1.550 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT
OF LAND PLATTED AS CASA BELLA SUBDIVISION 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:

A NON-EXCLUSIVE ACCESS EASEMENT OVER THE PRIVATE INGRESS, EGRESS AND DRAINAGE
EASEMENT SHOWN HEREON IS HEREBY GRANTED TO PINELLAS COUNTY AND ALL PROVIDERS OF
LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY,
SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASIGOVERNMENTAL 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.

THE PUBLIC UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO ANY PUBLIC OR
PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS
WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF
UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS.

THE PRIVATE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE CASA BELLA HOMES
ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PURPOSES STATED AND
FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION.

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 HOMEOWNER'S
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.

OWNER:

BY: Piotr Czerepak
OWNER

WITNESS:

SIGNATURE

ANETA POPENOA
PRINTED NAME

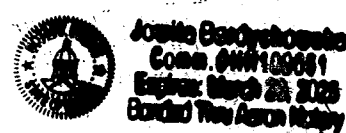
ACKNOWLEDGMENT OF OWNER:
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25 DAY OF February, 2025 BY PIOTR CZEREPAK, AS
OWNER, WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO ☒ DID NOT TAKE AN OATH.

Jowita Berdychowska
NOTARY SIGNATURE

HH109651
COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)



OWNER:

BY: Tadeusz Skrzypek
OWNER

WITNESS:

SIGNATURE

MARZENA POKROPINSKA
PRINTED NAME

ACKNOWLEDGMENT OF OWNER:
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25 DAY OF February, 2025 BY TADEUSZ SKRZYPEK,
AS OWNER, WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO ☒ DID NOT TAKE AN OATH.

Jowita Berdychowska
NOTARY SIGNATURE

HH109651
COMMISSION NUMBER

JOWITA BERDYCHOWSKA
PRINT NAME

(PLACE NOTARY STAMP HERE)

OWNER:

BY: Arthur Popenda
OWNER

WITNESS:

SIGNATURE

MARZENA POKROPINSKA
PRINTED NAME

ACKNOWLEDGMENT OF OWNER:
STATE OF FLORIDA
COUNTY OF PINELLAS

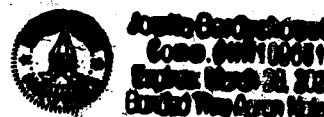
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL
PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 25 DAY OF February, 2025 BY ARTHUR POPENDA,
AS OWNER, WHO HAS PRODUCED FL DL AS IDENTIFICATION AND WHO ☒ DID NOT TAKE AN OATH.

Jowita Berdychowska
NOTARY SIGNATURE

HH109651
COMMISSION NUMBER

JOWITA BERDYCHOWSKA
PRINT NAME

(PLACE NOTARY STAMP HERE)



CONFIRMATION OF ACCEPTANCE:

CASA BELLA HOMES ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION,
JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE PRIVATE EASEMENTS
SITUATED ON THIS PLAT.

CASA BELLA HOMES ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: Arthur Popenda
PRESIDENT

WITNESS:

SIGNATURE

MARZENA POKROPINSKA
PRINTED NAME

ACKNOWLEDGMENT OF HOME OWNERS ASSOCIATION:
STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 25 DAY OF February, 2025 BEFORE ME, BY MEANS
OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, PERSONALLY APPEARED ARTHUR POPENDA, AS
PRESIDENT OF CASA BELLA HOMES ASSOCIATION, INC, A FLORIDA NOT FOR PROFIT CORPORATION, WHO
IS PERSONALLY KNOWN TO ME OR PRODUCED FL DL AS IDENTIFICATION,
WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE
HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO ☒ DID NOT TAKE AN OATH.

Jowita Berdychowska
NOTARY SIGNATURE

HH109651
COMMISSION NUMBER

JOWITA BERDYCHOWSKA
PRINT NAME

(PLACE NOTARY STAMP HERE)



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 25 DAY OF March, 2025.

APPROVED:

Chairman, Board of County Commissioners

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Dan Lewis
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 147, PAGE(S) 98 AND 99, OF THE PUBLIC RECORDS OF
PINELLAS COUNTY, FLORIDA, THIS 4 DAY OF April, 2025.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Jessica Hale
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.

George A Shimp III 2/27/2025
GEORGE A. SHIMP III DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON MARCH 2, 2024,
THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY
DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177,
PART 1, FLORIDA STATUTES, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND
SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN
ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL
LOT CORNERS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091(9) AND PURSUANT
TO THE TERMS OF THE BOND. I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS
PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

Kyle McClung 2-25-25
KYLE MCCLUNG, P.S.M. DATE

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177
SUNCOAST LAND SURVEYING, INC.
111 FOREST LAKES BOULEVARD
OLDSMAR, FL 34677
(813) 854-1342
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: 3/2/24
DATE OF P.R.M. INSTALLATION: 3/2/24

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.

SHEET 1 OF 2

SUNCOAST LAND SURVEYING, Inc.

111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342

LB 4513

CASA BELLA SUBDIVISION

BEING A REPLAT OF A PORTION OF LOT 12, IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS GROVES, AS RECORDED IN PLAT BOOK 1,
PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
LYING IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST,
PINELLAS COUNTY, FLORIDA

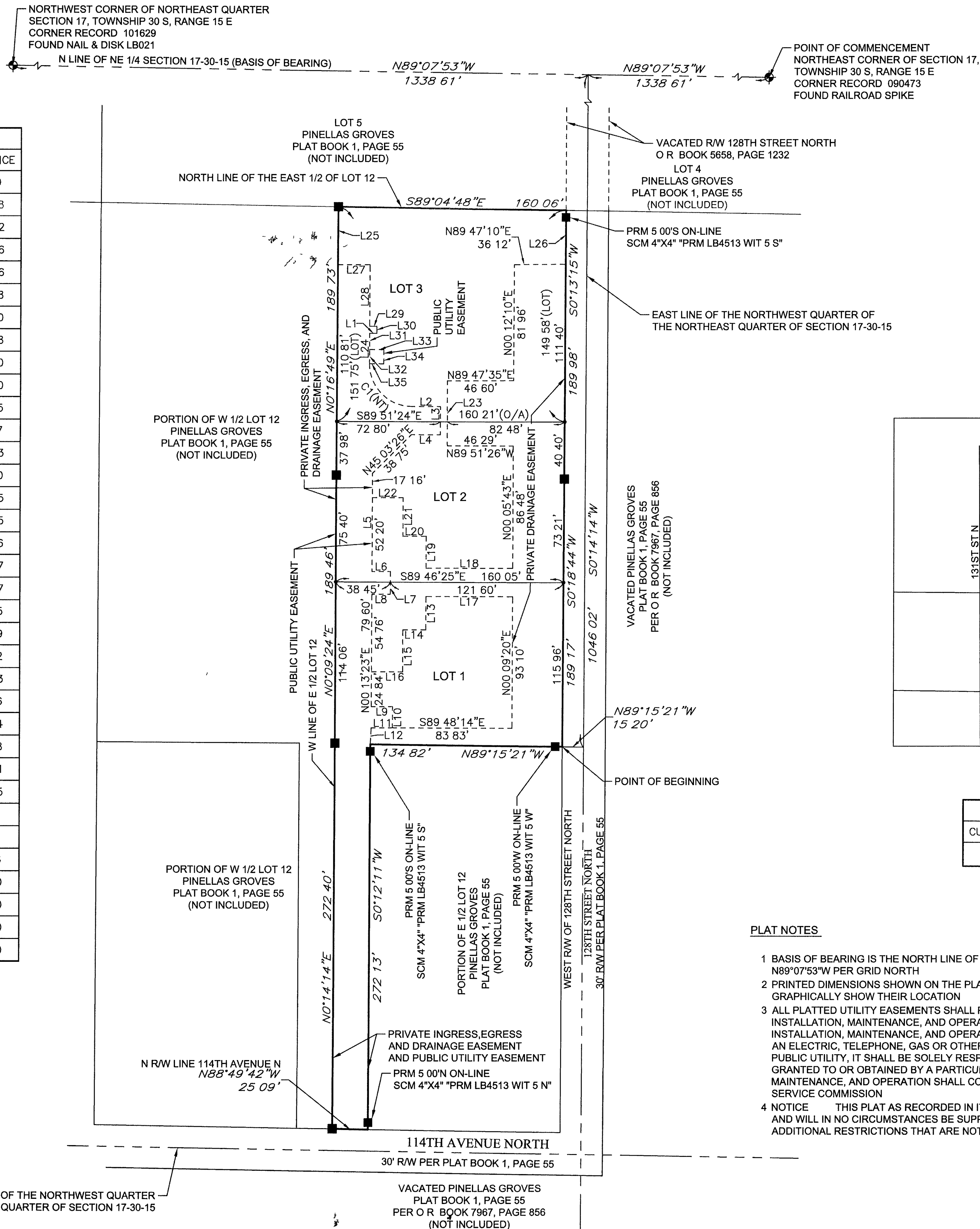


GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

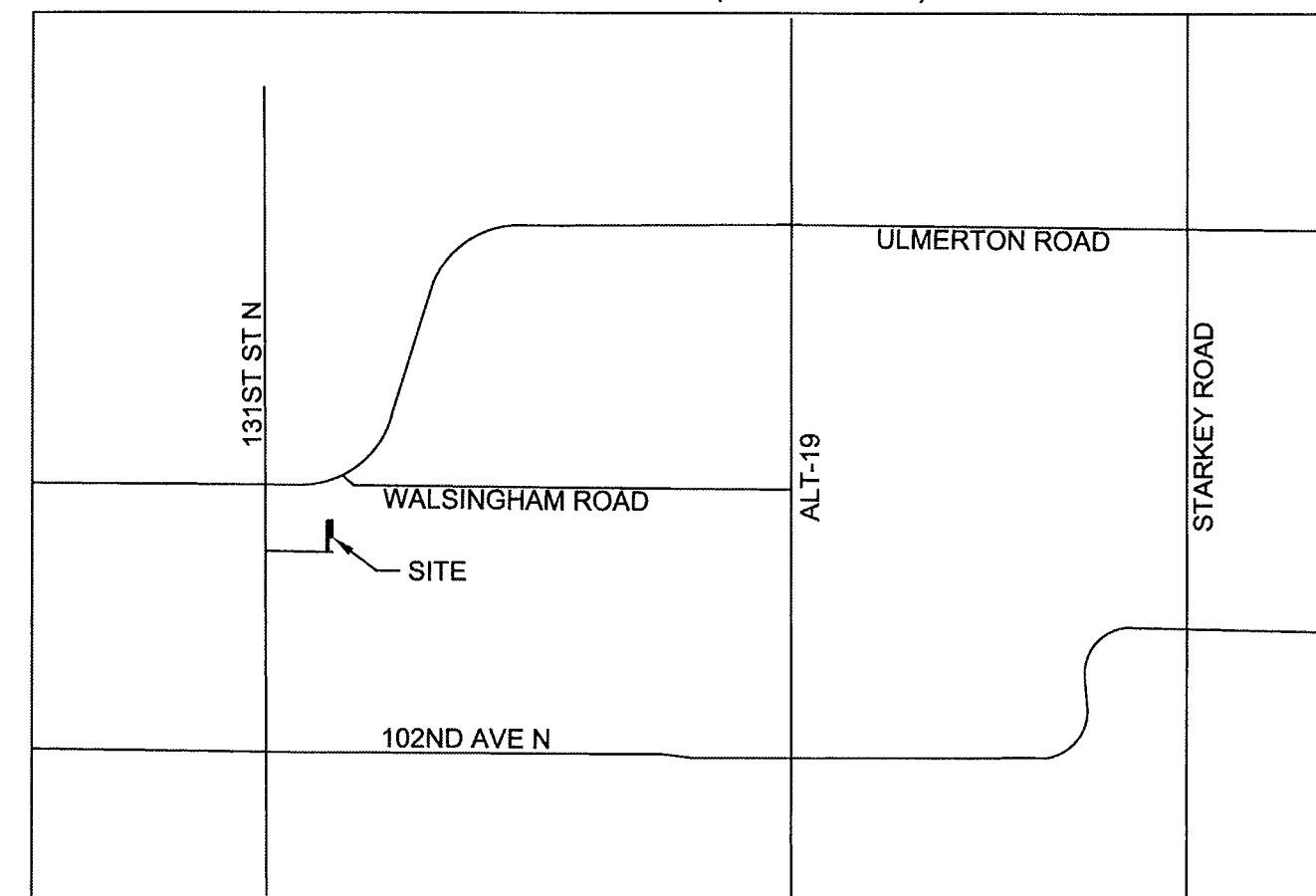
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°50'53"E	5 00
L2	N89°47'43"W	19 98
L3	N00°12'17"E	20 02
L4	S89°44'13"E	20 06
L5	N00°09'17"E	69 36
L6	N89°50'58"W	12 98
L7	N00°08'45"E	16 00
L8	S89°50'58"E	12 98
L9	S89°47'35"W	15 00
L10	N00°12'25"W	15 00
L11	N89°47'39"E	15 05
L12	N02°39'27"E	11 57
L13	S00°08'45"W	23 53
L14	N89°50'58"W	16 00
L15	S00°09'02"W	29 75
L16	N89°50'58"W	22 05
L17	N89°50'58"W	60 86
L18	S89°50'58"E	60 87
L19	S00°08'45"W	22 47
L20	S89°50'58"E	16 25
L21	S00°09'02"W	27 19
L22	S89°50'43"E	21 72
L23	N00°12'25"W	45 93
L24	N00°09'06"E	21 56
L25	N00°16'49"E	40 94
L26	S00°13'15"W	38 18
L27	N89°49'53"W	22 61
L28	N00°09'06"E	43 45
L29	N89°50'54"W	5 00
L30	N00°09'06"E	5 00
L31	N00°09'06"E	11 56
L32	N00°09'06"E	10 00
L33	N89°50'54"W	10 00
L34	N00°09'06"E	10 00
L35	S89°50'51"E	10 00



LEGEND

■	PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT AND DISK "PRM LB4513"
•	LOT CORNER SET 5/8" IRON ROD AND CAP "LB4513"
R/W	RIGHT OF WAY
O R	OFFICIAL RECORDS
LB	LICENSED BUSINESS
SCM	SET CONCRETE MONUMENT
PRM	PERMANENT REFERENCE MONUMENT
WIT	WITNESS
(NT)	NON-TANGENT

VICINITY MAP (NOT TO SCALE)

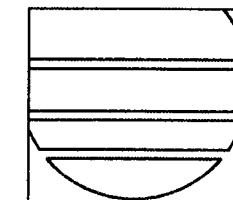


CURVE TABLE				
CURVE	RADIUS	ARC DISTANCE	ANGLE	CHORD
C1	29 92	47 13	90 14'36"	N44 49'35"W, 42 40'

PLAT NOTES

- 1 BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 15 EAST, BEING N89°07'53"W PER GRID NORTH
- 2 PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION
- 3 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
- 4 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

SHEET 2 OF 2



SUNCOAST LAND SURVEYING, Inc

111 FOREST LAKES BOULEVARD
OLDSMAR, FLA 34677
(813) 854-1342

LB 4513