

SUTHERLAND SOUND ESTATES

A REPLAT OF THE NORTH 1/2 OF BLOCK 45, TOGETHER WITH THAT PORTION OF VACATED SEVENTH STREET ADJOINING TO THE WEST AND THE SOUTH 30 FEET OF VACATED COLUMBIA AVENUE ADJOINING TO THE NORTH, TOWN OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE PUBLIC RECORDS OF PINELLAS COUNTY AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, LYING IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

THE NORTH 1/2 OF BLOCK 45 AND VACATED SEVENTH STREET ABUTTING ON THE WEST, TOWN OF SUTHERLAND, ACCORDING TO THE PLAT THEREOF ON FILE IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, TOGETHER WITH THE SOUTH 30 FEET OF VACATED COLUMBIA AVENUE LYING NORTH OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY, BY VIRTUE OF OFFICIAL RECORDS BOOK 16283, PAGE 1497, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL LYING IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF OYSTER BAY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 84, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S00°24'57"E, ALONG THE WEST RIGHT-OF-WAY OF EIGHTH STREET, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°24'57"E, ALONG SAID WEST RIGHT-OF-WAY OF EIGHTH STREET, A DISTANCE OF 155.01 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF BLOCK 45, TOWN OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE PUBLIC RECORDS OF PINELLAS COUNTY AS HILLSBOROUGH PLAT BOOK 1, PAGE 1; THENCE S89°35'17"W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF BLOCK 45, A DISTANCE OF 388.37 FEET TO A POINT OF REFERENCE, HEREINAFTER REFERRED TO A POINT "A"; THENCE CONTINUE S89°35'17"W, ALONG THE SOUTH BOUNDARY OF SAID NORTH 1/2 OF BLOCK 45, A DISTANCE OF 69.00 FEET, MORE OR LESS, TO A POINT LYING ON THE MEAN HIGH WATER LINE OF SUTHERLAND BAYOU; THENCE MEANDER ALONG SAID MEAN HIGH WATER LINE OF SUTHERLAND BAYOU IN A NORTHERLY DIRECTION FOR 161 FEET, MORE OR LESS; THENCE N89°32'40"E, ALONG A LINE LYING 30.00 FEET NORTH OF AND PARALLEL TO THE NORTH BOUNDARY OF AFORESAID BLOCK 45, A DISTANCE OF 47.97 FEET, MORE OR LESS, TO A POINT LYING N03°44'09"W, A DISTANCE OF 154.97 FEET FROM AFORESAID POINT "A"; THENCE CONTINUE N89°32'40"E, ALONG SAID LINE LYING 30.00 FEET NORTH OF AND PARALLEL TO THE NORTH BOUNDARY OF BLOCK 45, A DISTANCE OF 397.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,947 SQUARE FEET OR 1.58 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFY THAT DIGIOVANNI PARTNERS, LLC AND SUTHERLAND SOUND ESTATES, LLC, ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SUTHERLAND SOUND ESTATES AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND AND THAT THE OWNERS DO 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 SUTHERLAND SOUND ESTATES ASSOCIATION, INC. FOR PRIVATE INGRESS/EGRESS AND PRIVATE DRAINAGE AS SHOWN HEREON AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE SUTHERLAND SOUND ESTATES ASSOCIATION, INC. FOR THE BENEFIT 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.) THE PRIVATE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE SUTHERLAND SOUND ESTATES ASSOCIATION, INC. FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
- 3.) THE CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PINELLAS COUNTY.

A. Di Giovanni
AGOSTINO DIGIOVANNI
PRESIDENT OF DIGIOVANNI PARTNERS, LLC
PRESIDENT OF SUTHERLAND SOUND ESTATES, LLC

George A. Shimp III
SIGNATURE OF WITNESS

Richard A. Capechal
SIGNATURE OF WITNESS

George A. Shimp III
PRINTED NAME OF WITNESS

Richard A. Capechal
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED AGOSTINO DIGIOVANNI AS PRESIDENT OF DIGIOVANNI PARTNERS, LLC, AND AS PRESIDENT OF SUTHERLAND SOUND ESTATES, LLC, AND HAS PRODUCED drivers license AS IDENTIFICATION AND IS KNOWN TO ME TO BE THE PERSONS EXECUTING THE FOREGOING DEDICATION, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November 2016

Megan Attebery Krysak
NOTARY SIGNATURE



Megan Attebery Krysak
PRINTED NAME OF NOTARY

NOTARY STAMP OR SEAL

CONFIRMATION OF ACCEPTANCE

THE SUTHERLAND SOUND ESTATES ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT "A" AND THE PRIVATE EASEMENTS SITUATED IN THIS PLAT.

SUTHERLAND SOUND ESTATES ASSOCIATION, INC.

BY: A. Di Giovanni
AGOSTINO DIGIOVANNI, PRESIDENT

George A. Shimp III
SIGNATURE OF WITNESS

Richard A. Capechal
SIGNATURE OF WITNESS

George A. Shimp III
PRINTED NAME OF WITNESS

Richard A. Capechal
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

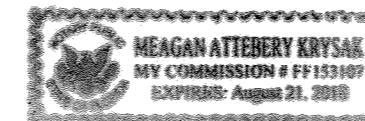
I HEREBY CERTIFY THAT ON THIS 18th DAY OF November 2016, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED AGOSTINO DIGIOVANNI AS PRESIDENT OF SUTHERLAND SOUND ESTATES ASSOCIATION, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

MY COMMISSION EXPIRES: August 21, 2018; COMMISSION NO. FF153107

Megan Attebery Krysak
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Megan Attebery Krysak
PRINT NAME OF NOTARY PUBLIC
OR PLACE STAMP OR SEAL HERE



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.

SURVEYOR'S NOTES

- 1.) THE BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF EIGHTH STREET, WHICH BEARS S00°24'57"E, ASSUMED.
- 2.) 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.
- 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.) PLAT IS SUBJECT TO THE RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT, AS RECORDED IN O.R. BOOK 19218, PAGE 263.
- 5.) PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SUTHERLAND SOUND ESTATES, AS RECORDED IN O.R. BOOK 19210, PAGE 687.

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

ATTEST: 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 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____ A.D.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF CONFORMITY REVIEWED FOR CONFORMITY IN ACCORDANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES

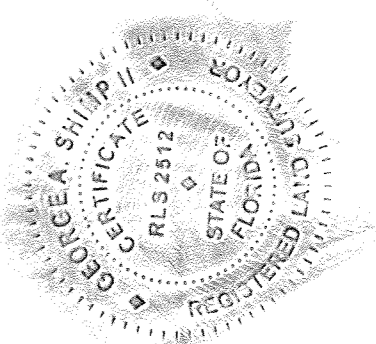
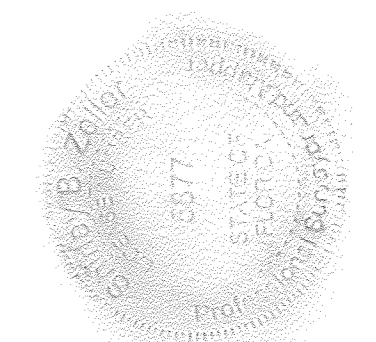
Shirley B. Zeller
SHIRLEY B. ZELLER, P.S.M.
FLORIDA REGISTRATION NUMBER 5877
PUBLIC WORKS DEPARTMENT
SURVEY & MAPPING DIVISION
PINELLAS COUNTY, FLORIDA

11/21/2016
DATE

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON JANUARY 29, 2016, THIS PROPERTY WAS SURVEYED AND THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND LOT CORNERS HAVE BEEN SET AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

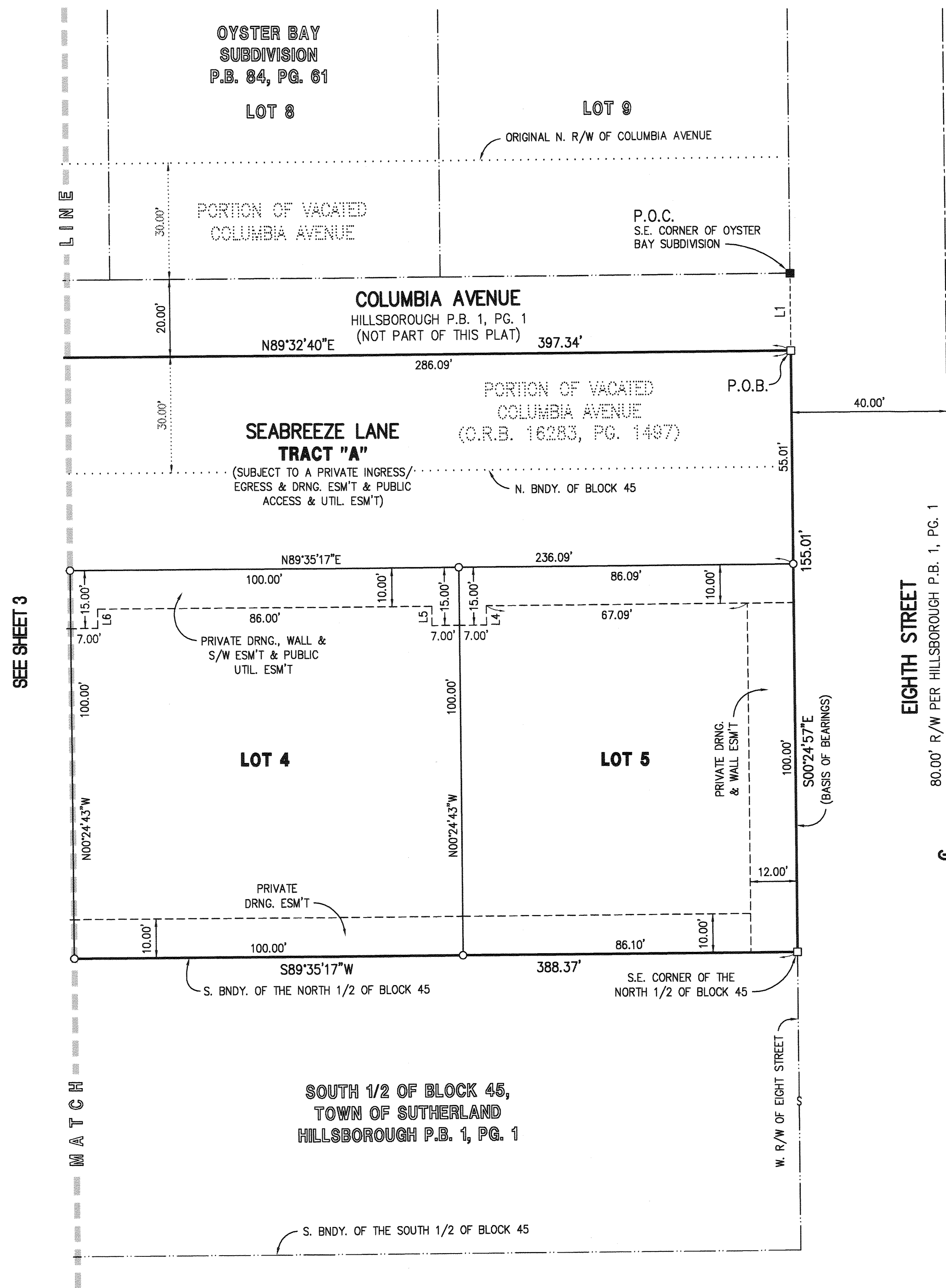
George A. Shimp II
GEORGE A. SHIMP II
FLORIDA REGISTERED LAND SURVEYOR # 2512
GEORGE A. SHIMP II & ASSOCIATES INC. (LB# 1834)
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA, 34683



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
R.L.S. No. 2512 L.B. No. 1834

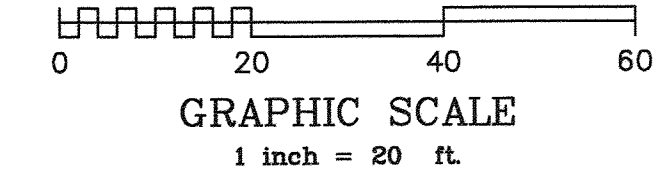
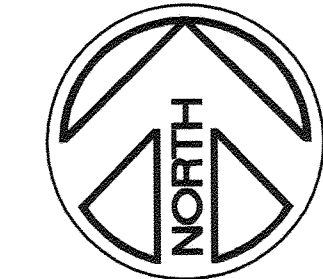
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A REPLAT OF THE NORTH 1/2 OF BLOCK 45, TOGETHER WITH THAT PORTION OF VACATED SEVENTH STREET ADJOINING TO THE WEST AND THE SOUTH 30 FEET OF VACATED COLUMBIA AVENUE ADJOINING TO THE NORTH, TOWN OF SUTHERLAND, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE IN THE PUBLIC RECORDS OF PINELLAS COUNTY AS HILLSBOROUGH PLAT BOOK 1, PAGE 1, LYING IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.



SEE SHEET 3

MATCH

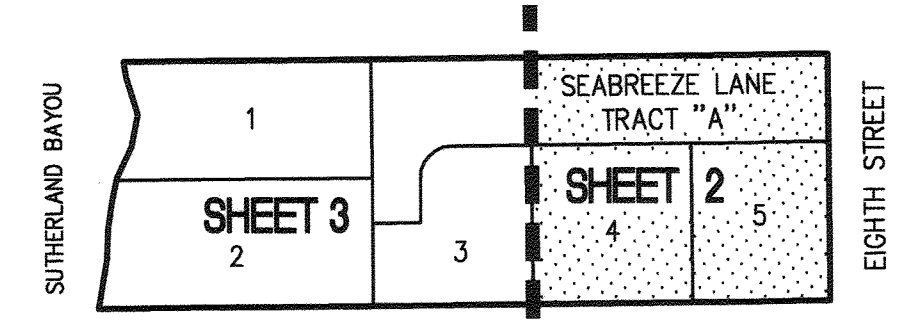


LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- - S.C.M. (P.R.M.)
- - F.C.M. 4"x4" # 2512 (P.R.M.)
- - SET 1/2" IRON ROD & CAP LB# 1834 (LOT CORNER)
- BDY. - BOUNDARY
- CL - CENTERLINE
- DRNG. - DRAINAGE
- ESM'T - EASEMENT
- F.C.M. - FOUND CONCRETE MONUMENT
- INC. - INCORPORATED
- L.B. - LAND SURVEYING BUSINESS
- N.A.V.D. - NORTH AMERICAN VERTICAL DATUM
- NO. - NUMBER
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.L.S. - REGISTERED LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- S.C.M. - SET 4"x4" CONCRETE MONUMENT RLS# 2512
- S/W - SIDEWALK
- UTIL. - UTILITY

CURVE TABLE					
CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	20.00'	31.42'	28.28'	N44°35'17"E	90°00'00"

LINE DATA		
LINE	BEARING	DISTANCE
L1	S00°24'57"E	20.00'
L2	N00°24'43"W	28.00'
L3	N89°35'17"E	30.00'
L4	N00°24'43"W	5.00'
L5	N00°24'43"W	5.00'
L6	N00°24'43"W	5.00'
L7	N00°24'43"W	5.00'
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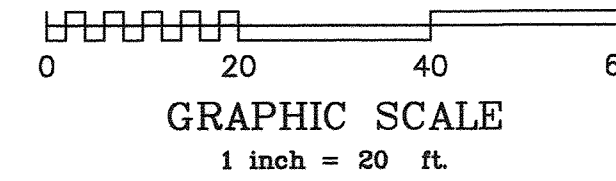
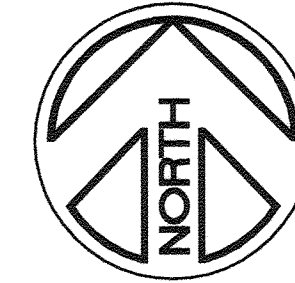
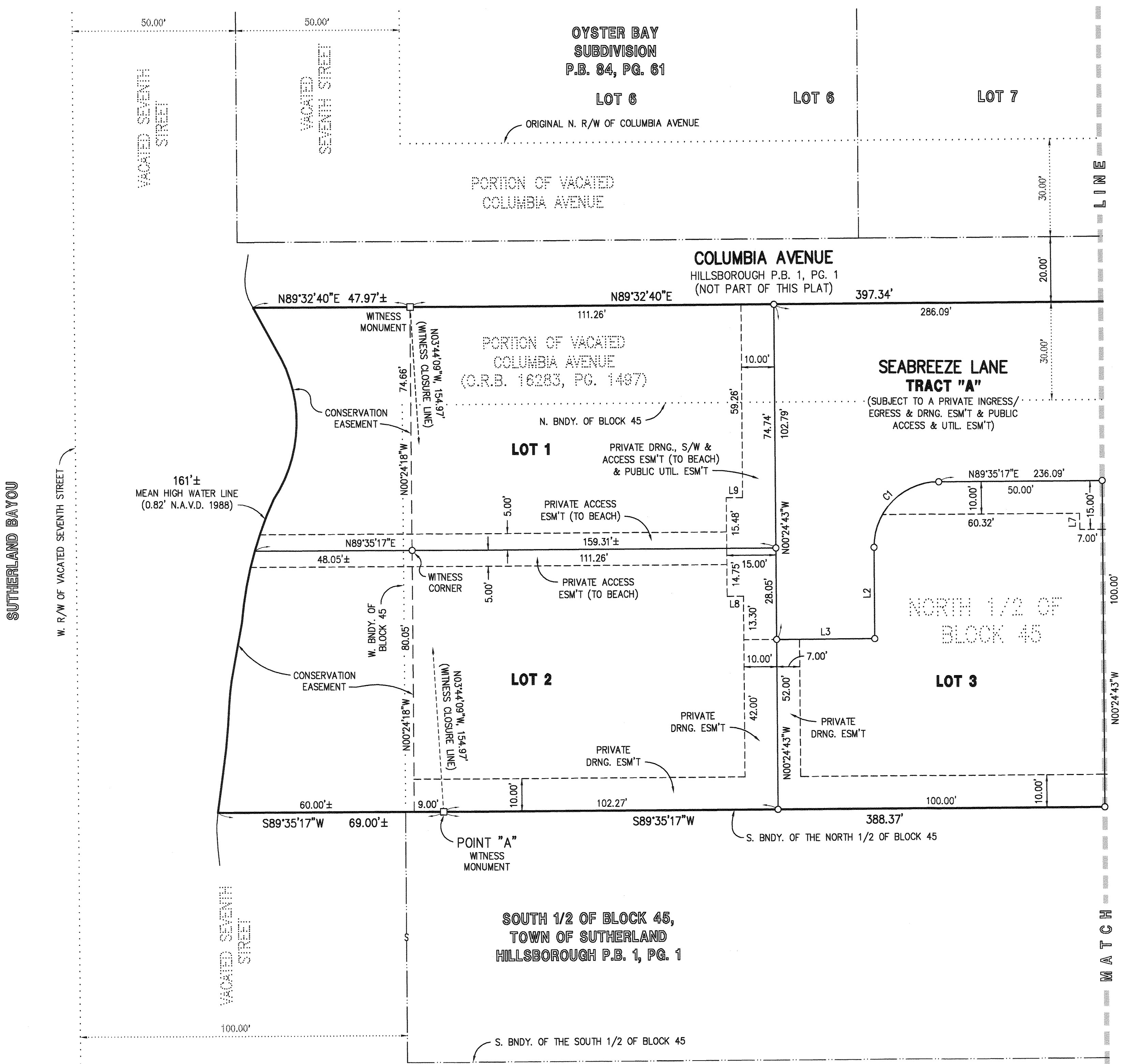


KEY MAP
(NOT TO SCALE)

GEORGE A SHIMP II
and ASSOCIATES, INC.
LAND SURVEYING and PLANNING
3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34883
PHONE (727) 784-5496 FAX (727) 786-1256
R.L.S. No. 2512 L.B. No. 1834

SUTHERLAND SOUND ESTATES

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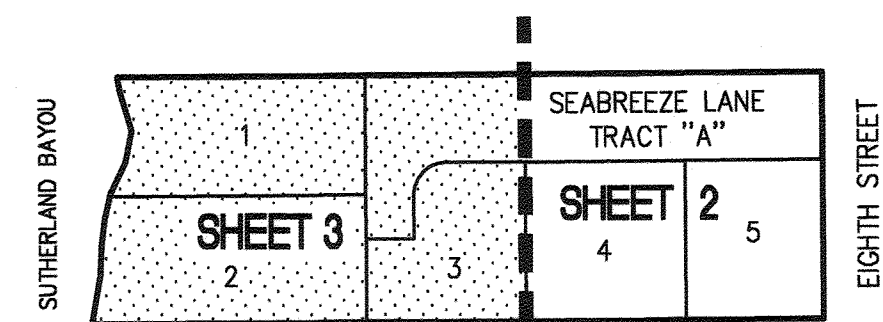
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