

ESTATES AT ENISWOOD

A REPLAT OF A PORTION OF LOT 10, DR. MARY J. SAFFORD'S LANDS, AS RECORDED IN DEED BOOK "K", PAGE 480, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PART OF LOT 10, DR. MARY J. SAFFORD'S LANDS, AS RECORDED IN DEED BOOK "K", PAGE 480, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AUTUMN WOODS - UNIT III, AS RECORDED IN PLAT BOOK 82, PAGES 79 AND 80, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING 50.02 FEET EAST OF THE WESTERLY BOUNDARY OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PLAT, S89°38'06"E, FOR A DISTANCE OF 385.90 FEET; THENCE TURNING AND RUNNING S01°17'01"E, FOR A DISTANCE OF 334.92 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE PLAT OF ENISWOOD - UNIT I, AS RECORDED IN PLAT BOOK 79, PAGES 69 AND 70, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE TURNING AND RUNNING ALONG THE NORTHERLY BOUNDARY OF SAID PLAT, N89°39'42"W, FOR A DISTANCE OF 385.10 FEET TO THE NORTHWEST CORNER OF ENISWOOD - UNIT I; THENCE TURNING AND RUNNING ALONG THE EASTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 1, N01°25'07"W, FOR A DISTANCE OF 335.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 129,093 SQUARE FEET OR 2.96 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT ALTA VISTA DEVELOPMENT CORPORATION IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS ESTATES AT ENISWOOD AND BESIDES ITS INTERESTS THEREIN, THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID TRACT OF LAND, EXCEPT FOR THE MORTGAGEE INTEREST HELD BY FLAGSHIP BANK, 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:

1.) TRACT A, AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE ESTATES AT ENISWOOD HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS (THE "HOMEOWNER'S ASSOCIATION") FOR PRIVATE INGRESS, EGRESS AND DRAINAGE PURPOSES, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A) A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A 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 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.

B) A UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED 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.

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


3.) THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION PURPOSES. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

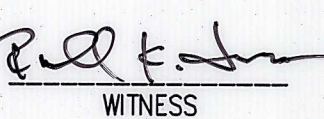
4.) THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

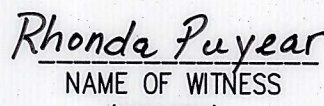
OWNER: ALTA VISTA DEVELOPMENT CORPORATION

SIGNED IN THE PRESENCE OF:


JOSEPH A. PETTINELLA - PRESIDENT
ALTA VISTA DEVELOPMENT CORPORATION


WITNESS


WITNESS


NAME OF WITNESS
(PRINTED)



NAME OF WITNESS
(PRINTED)

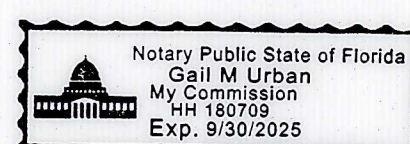
ACKNOWLEDGMENT

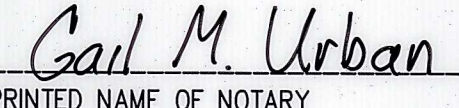
STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED JOSEPH A. PETTINELLA AS PRESIDENT OF ALTA VISTA DEVELOPMENT CORPORATION, AND HAS PRODUCED MY Driver's License AS IDENTIFICATION AND IS KNOWN TO ME TO BE THE PERSON 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 1st DAY OF December 2023.


NOTARY SIGNATURE




PRINTED NAME OF NOTARY

NOTARY STAMP OR SEAL

MORTGAGEE'S CONSENT TO PLAT


FLAGSHIP BANK, AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED MARCH 29, 2021, RECORDED IN O.R. BOOK 21486, PAGE 1931, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN O.R. BOOK 21733, PAGE 279 DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.



CONFIRMATION OF ACCEPTANCE

THE ESTATES AT ENISWOOD HOMEOWNERS ASSOCIATION, INC. JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT A, TRACT B, AND PRIVATE EASEMENTS SITUATED IN THIS PLAT.

ESTATES AT ENISWOOD HOMEOWNERS ASSOCIATION, INC.

WITNESSES:

BY: 
JOSEPH A. PETTINELLA
PRESIDENT





ACKNOWLEDGMENT

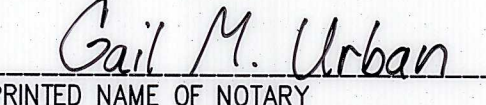
STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED JOSEPH A. PETTINELLA, AS PRESIDENT OF THE ESTATES AT ENISWOOD HOMEOWNERS ASSOCIATION, INC. AND HAS PRODUCED NY Drivers License AS IDENTIFICATION AND IS KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING CERTIFICATE, 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 1st DAY OF December, 2023


NOTARY SIGNATURE




PRINTED NAME OF NOTARY

NOTARY STAMP OR SEAL

SURVEYOR'S NOTES

1.) THE BEARINGS ARE BASED ON THE SOUTH PLAT BOUNDARY OF AUTUMN WOODS - UNIT III, WHICH BEARS S89°38'06"E (IN REFERENCE TO FLORIDA STATE PLANE COORDINATE GRID NORTH, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 READJUSTMENT, AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

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 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.) THE PLAT IS SUBJECT TO THOSE EASEMENTS THAT FALL OFF-SITE AS RECORDED IN O.R. BOOK 7106, PAGE 1883 AND O.R. BOOK 4149, PAGE 1986.

5.) THE PLAT IS SUBJECT TO THE EASEMENTS, AS RECORDED IN O.R. BOOK 3783, PAGE 537, O.R. BOOK 3651, PAGE 972, O.R. BOOK 4149, PAGE 1896, O.R. BOOK 13733, PAGE 1008, O.R. BOOK 15392, PAGE 2398, AND O.R. BOOK 20688, PAGE 1469. SAID EASEMENTS ARE BLANKET IN NATURE AND ARE NOT SHOWN HEREON.

6.) THE PLAT IS SUBJECT TO THE EASEMENTS, AS RECORDED IN O.R. BOOK 3744, PAGE 910, O.R. BOOK 15392, PAGE 2392, AND O.R. BOOK 20682, PAGE 225. SAID EASEMENTS DO NOT CONTAIN PLOTTABLE MATTERS AND ARE NOT SHOWN HEREON.

7.) LOT CORNERS SET BY GEORGE A. SHIMP II & ASSOCIATES, INC. WILL BE SET 1/2" IRON ROD WITH CAP STAMPED "GSA LB 1834" (IN SOFT SURFACES) OR A SET NAIL AND DISK STAMPED "GSA LB 1834" (IN HARD SURFACES).

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

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

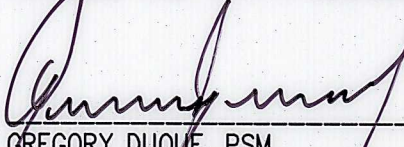
I, KEN BURKE, CLERK OF CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ AND _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

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 I, OF THE FLORIDA STATUTES.




12-05-2023
DATE

GREGORY DUQUE, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS6647
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
2221 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

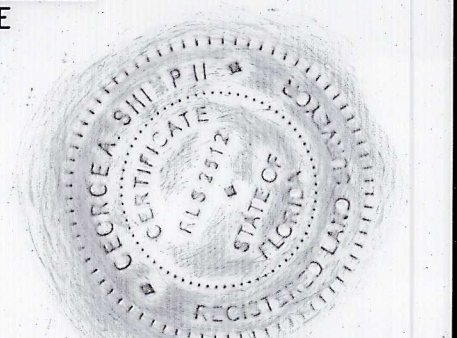
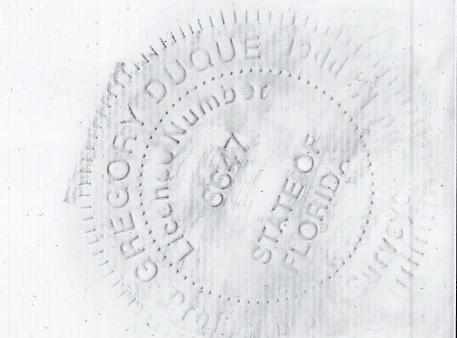
SURVEYOR'S CERTIFICATE

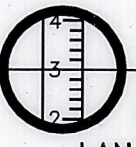
I, GEORGE A. SHIMP II, THE UNDERSIGNED REGISTERED LAND SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON NOVEMBER 17, 2023, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, 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 AND TRACT CORNERS AND PCP'S WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTIONS 177.091(8) AND 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.



11-17-2023
DATE

GEORGE A. SHIMP II
FLORIDA REGISTERED LAND SURVEYOR & MAPPER NO. 2512
GEORGE A. SHIMP II & ASSOCIATES, INC. LB NO. 1834
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE: 727-784-5496

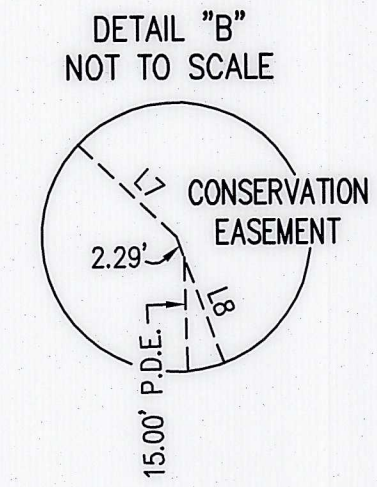
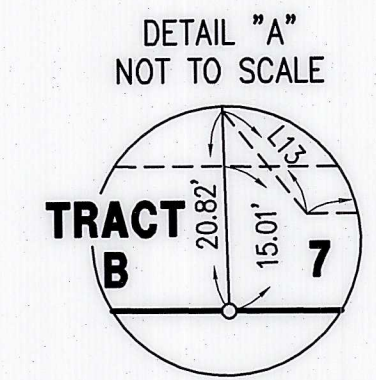
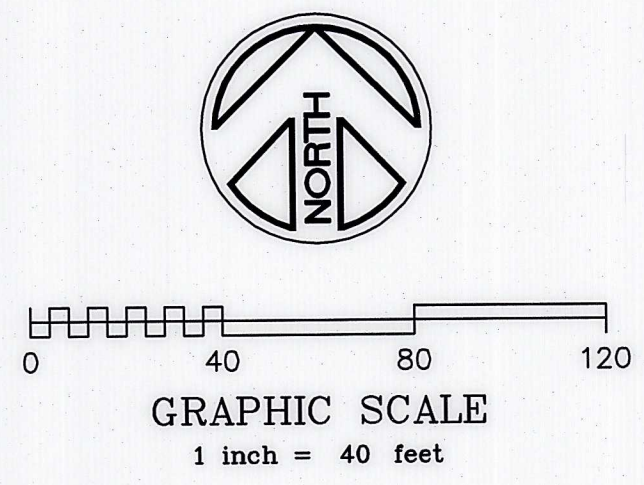
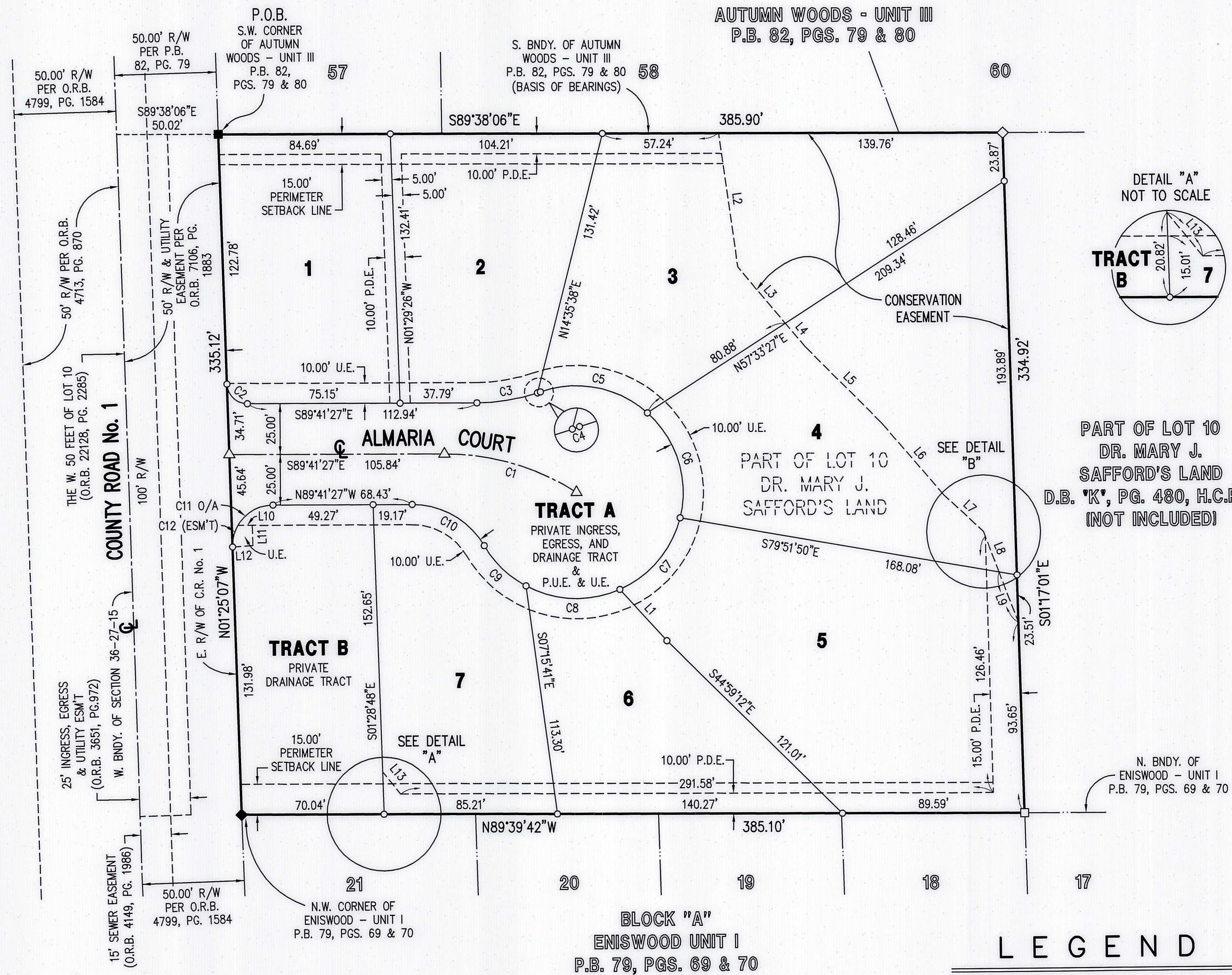



GEORGE A. SHIMP II
and ASSOCIATES, INC.
LAND SURVEYING AND PLANNING
3301 DESOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683
PHONE (727) 784-5496 FAX (727) 786-1256
L.B. No. 1834

SHEET 1 OF 2

ESTATES AT ENISWOOD

A REPLAT OF A PORTION OF LOT 10, DR. MARY J. SAFFORD'S LANDS, AS RECORDED IN DEED BOOK "K", PAGE 480, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.



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.

THIS PROPERTY MAY BE SUBJECT TO THOSE DOCUMENTS AS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AS DESCRIBED BELOW:

- 1.) INGRESS, EGRESS AND THE FURNISHING OF ELECTRICAL AND TELEPHONE SERVICES, RECORDED IN O.R.B. 3651, PAGE 972.
- 2.) UTILITY EASEMENT RECORDED IN O.R.B. 3783, PAGE 537.
- 3.) SEWER EASEMENT RECORDED IN O.R.B. 4149, PAGE 1896.
- 4.) ROAD RIGHT-OF-WAY AND UTILITY EASEMENT RECORDED IN O.R.B. 7106, PAGE 1883.
- 5.) DEVELOPMENT AGREEMENT RECORDED IN O.R.B. 13733, PAGE 1008.
- 6.) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R.B. 15392, PAGE 2398, O.R.B. 15392, PAGE 2392, O.R.B. 20682, PAGE 225, AND O.R.B. 20688, PAGE 1469.
- 7.) 50 FOOT QUIT CLAIM DEED RECORDED IN O.R.B. 22128, PAGE 2285.

LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- ◆ - SET NAIL AND DISK IN CONCRETE LB1834 (P.R.M.)
- ◇ - SET 1/2" IRON ROD WITH METAL CAP LB1834 (P.R.M.) IN TREE ROOT
- - SET 4"x4" CONCRETE MONUMENT LB1834 (P.R.M.)
- - FOUND 4"x4" CONCRETE MONUMENT LB1762 (P.R.M.)
- △ - SET NAIL & DISK LB1834 (P.C.P.)
- - SET 1/2" IRON ROD & CAP LB1834 OR SET NAIL AND DISK LB1834 (LOT CORNER) - SEE SURVEYOR'S NOTE # 7
- BN.DY. - BOUNDARY
- CL - CENTERLINE
- C.R. - COUNTY ROAD
- D.B. - DEED BOOK
- ESMT - EASEMENT
- H.C.P.R. - HILLSBOROUGH COUNTY PUBLIC RECORDS
- INC. - INCORPORATED
- L.B. - LAND SURVEYING BUSINESS
- NO. - NUMBER
- O/A - OVERALL
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.D.E. - PRIVATE DRAINAGE EASEMENT
- PG(S) - PAGE(S)
- P.O.B. - POINT OF BEGINNING
- P.U.E. - PRIVATE UTILITY EASEMENT
- R/W - RIGHT-OF-WAY
- U.E. - PUBLIC UTILITY EASEMENT

RESTRICTION

NO STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 15.00 FOOT PERIMETER SETBACK

LINE	BEARING	DISTANCE
L1	S41°54'15"E	34.28'
L2	S07°34'00"E	66.48'
L3	S39°47'10"E	36.13'
L4	S39°47'10"E	14.73'
L5	S44°36'27"E	53.85'
L6	S40°16'53"E	46.40'
L7	S46°25'21"E	26.61'
L8	S20°25'01"E	21.30'
L9	S20°25'01"E	26.76'
L10	S89°41'27"E	7.01'
L11	S01°25'07"E	10.00'
L12	S86°44'17"W	10.01'
L13	S38°56'34"E	13.97'

CURVE	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	119.39'	68.52'	67.59'	S73°14'58"E	32°52'58"
C2	10.00'	15.41'	13.93'	S45°33'17"E	88°16'20"
C3	93.61'	30.36'	30.23'	N81°01'02"E	18°35'02"
C4	93.61'	1.50'	1.50'	N71°16'03"E	0°54'57"
C5	52.51'	56.30'	53.64'	S78°28'38"E	61°25'36"
C6	52.51'	57.00'	54.24'	S16°40'04"E	62°11'32"
C7	52.51'	47.76'	46.13'	S40°28'58"W	52°06'31"
C8	52.51'	47.83'	46.20'	N87°22'02"W	52°11'31"
C9	52.51'	28.89'	28.53'	N45°30'29"W	31°31'35"
C10	40.92'	42.81'	40.89'	N59°43'04"W	59°56'46"
C11	20.00'	32.04'	28.72'	S44°24'59"W	91°47'08"
C12	20.00'	11.10'	10.95'	N14°24'59"E	31°47'08"

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
L.B. No. 1834