

ENCLAVE AT PALM HARBOR

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 13, N.89°38'41"W., 666.99 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, S.00°15'04"E., 665.71 FEET; THENCE N.89°38'43"W., 666.21 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE ALONG SAID WEST LINE, N.00°19'03"W., 665.72 FEET TO THE AFORESAID NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE ALONG SAID NORTH LINE, S.89°38'41"E., 666.98 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF ENCLAVE AT PALM HARBOR, FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE FOR PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS PUBLIC. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

TRACTS A, B AND E AND THE MAIL KIOSK EASEMENT ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE ENCLAVE AT PALM HARBOR HOMEOWNERS ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION,

A) AN ACCESS EASEMENT OVER TRACTS A, B AND E IS HEREBY DEDICATED TO PINELLAS COUNTY FOR EMERGENCY MAINTENANCE AND ACCESS TO THE PONDS ON TRACTS A, B & E.

TRACT C, IS A PRIVATE ROAD AND IS NOT DEDICATED TO THE PUBLIC FOR INGRESS/EGRESS. TRACT C IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE ENCLAVE AT PALM HARBOR HOMEOWNERS ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF SAID LOT OWNERS AND THEIR GUESTS AND INVITEES.

TRACT D IS HEREBY DEDICATED TO PINELLAS COUNTY, FLORIDA FOR ROAD RIGHT-OF-WAY.

OWNER HEREBY GRANTS TO PINELLAS COUNTY GOVERNMENT AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL & PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENT AND QUASI-GOVERNMENT SERVICES, A NON-EXCLUSIVE EASEMENT OVER, UNDER AND ACROSS, THE PRIVATE ROADS WITHIN TRACT C AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY GRANTS TO ALL PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER AND SEWER, AND ANY OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER AND ACROSS, THE PRIVATE ROADS WITHIN TRACT C TOGETHER WITH A DEDICATION OF ALL AREAS DESIGNATED HEREIN AS PRIVATE UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES.

OWNER GRANTS TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS WITHIN THE SUBDIVISION, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER TRACT C AND ALL AREAS DESIGNATED AS "PRIVATE UTILITY EASEMENT" HEREON, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS.

OWNER

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: Robert Barber
 PRINT NAME: Robert Barber
 PRINT TITLE: V.P. of Sales

WITNESS: Michael Pjendel
 PRINT NAME: Michael Pjendel

WITNESS: Mark Roscoe
 PRINT NAME: Mark Roscoe

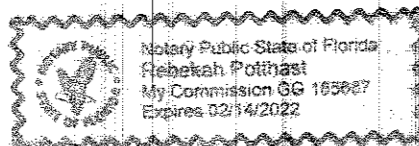
ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PINELLAS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED Robert Barber, AS OWNER OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, AS OWNER, FOR THE USES AND PURPOSES THEREIN MENTIONED AND SAID INSTRUMENT IS THE ACT AND DEED OF SAID PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 21 DAY OF June, 2018.

Rebekah Pothast
 NOTARY PUBLIC
 STATE OF FLORIDA



Rebekah Pothast
 PRINTED NAME

02/14/2022
 MY COMMISSION EXPIRES

CONFIRMATION OF ACCEPTANCE

ENCLAVE AT PALM HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOIN IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF TRACTS A, B, C & E AND THE MAIL KIOSK EASEMENT AS SHOWN ON THIS PLAT.

BY: Robert Barber
 ROBERT BARBER
 PRESIDENT

WITNESS: Michael Pjendel
 WITNESS: Mark Roscoe

Michael Pjendel
 PRINT NAME
Mark Roscoe
 PRINT NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PINELLAS

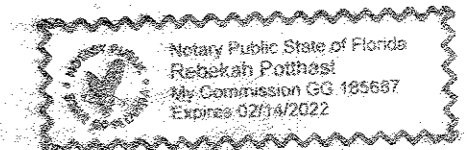
I HEREBY CERTIFY THAT ON THIS 21 DAY OF June, 2018 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY APPEARED, ROBERT BARBER AS PRESIDENT OF THE ENCLAVE AT PALM HARBOR HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, AS PRESIDENT, 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: 02/14/2022 COMMISSION NO. 185687

Rebekah Pothast
 SIGNATURE OF NOTARY PUBLIC

Rebekah Pothast
 PRINTED NAME OF NOTARY PUBLIC



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 _____, 2018.

APPROVED

CHAIRMAN BOARD OF COUNTY COMMISSIONERS

KEN BURKE
 PINELLAS COUNTY, FLORIDA

BY: _____
 DEPUTY CLERK

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT

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 _____, PAGES _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018 AT _____ A.M. / P.M.

KEN BURKE, CLERK BY: _____
 PINELLAS COUNTY, FLORIDA DEPUTY CLERK PRINTED NAME

CERTIFICATE OF CONFORMITY

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

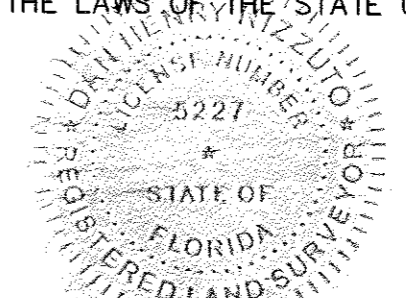
Catherine A. Boser 06/21/2018
 DATE

Catherine A. Boser, PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6257
 GEORGE F. YOUNG, INC. LB021
 299 DR. MARTIN LUTHER KING JR. STREET NORTH
 ST. PETERSBURG, FL 33701
 (727) 822-4317

SURVEYOR'S CERTIFICATE:

I, DAN H. RIZZUTO, HEREBY CERTIFY THAT ON OCTOBER 19, 2017, 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 STATUTES 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.

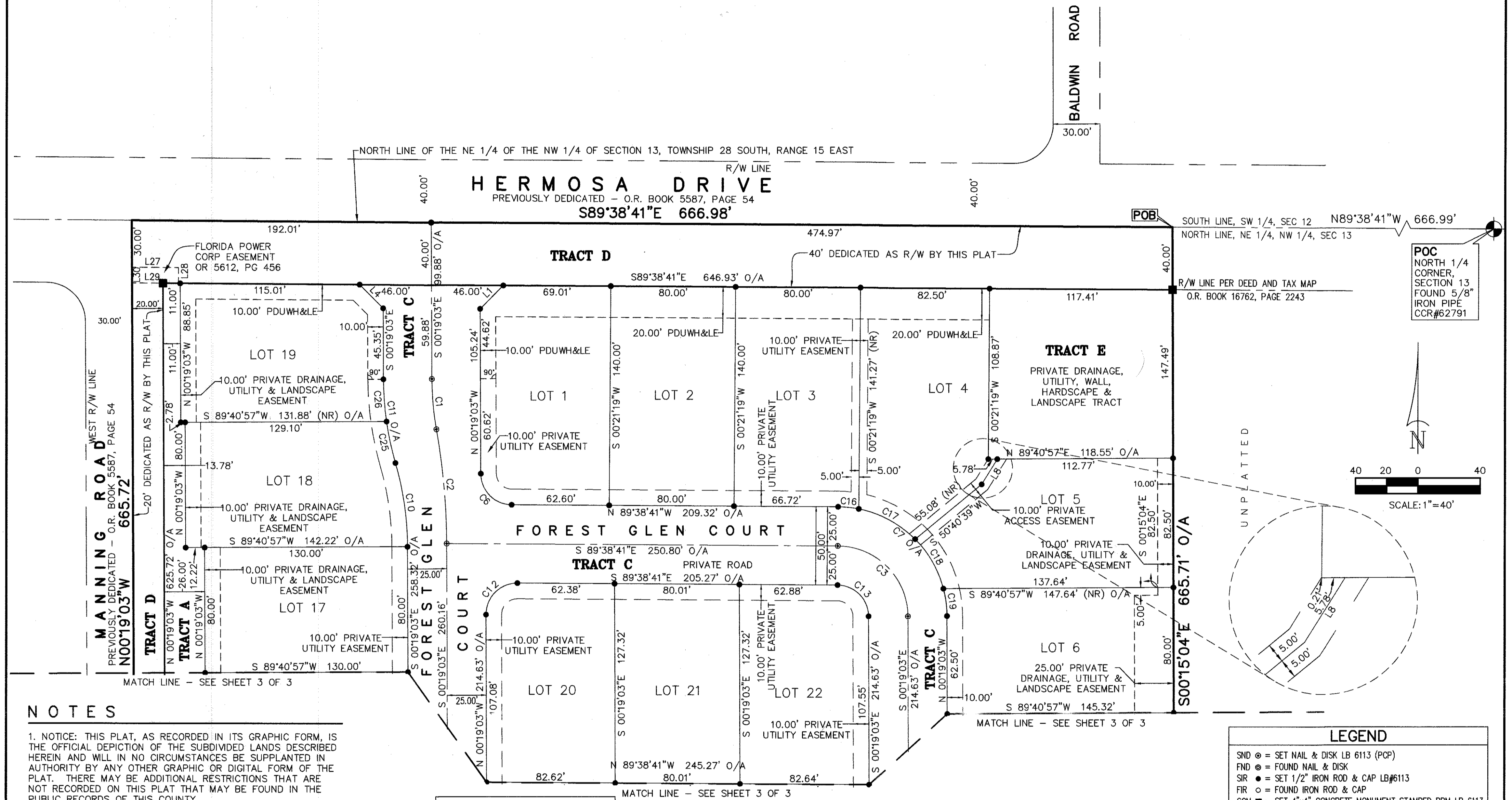
Dan Rizzuto
 DAN H. RIZZUTO, PROFESSIONAL LAND SURVEYOR NO. 5227
 POLARIS ASSOCIATES, INC., LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FL 33765



POLARIS ASSOCIATES INC.
 PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
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 JN=4713-01 SHEET 1 OF 3

ENCLAVE AT PALM HARBOR

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

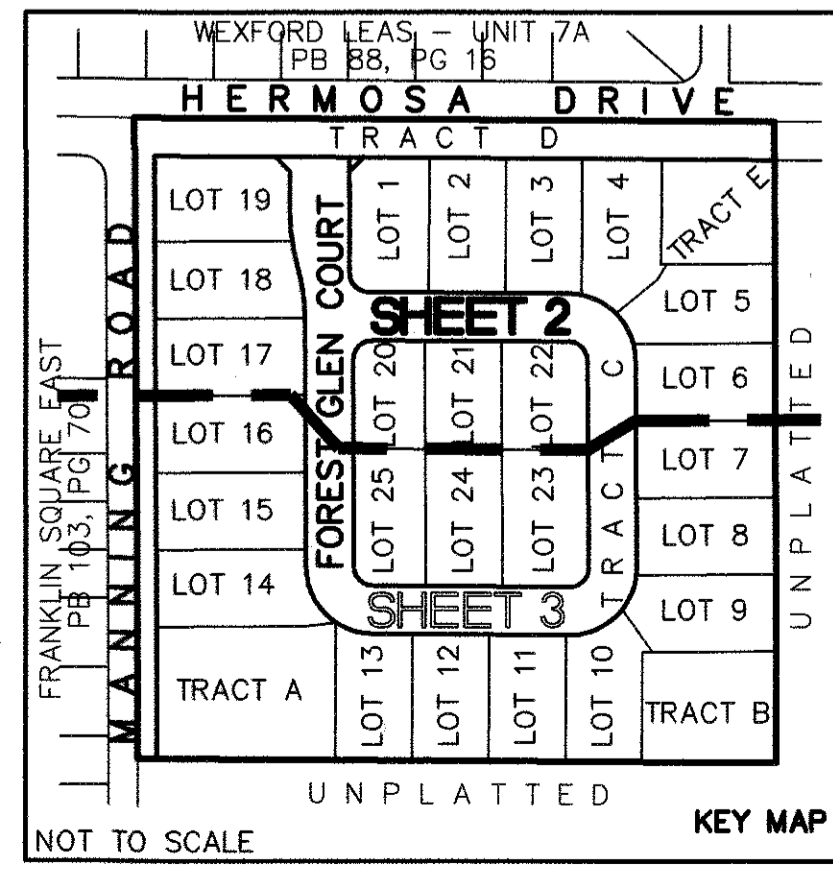


NOTES

- 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. 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.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING S.89°38'41"E.
- SUBJECT TO A FLORIDA POWER EASEMENT LYING 5 FEET EACH SIDE OF FACILITIES AS RECORDED IN OFFICIAL RECORDS BOOK 19996, PAGE 2110 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- SUBJECT TO A FLORIDA POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5612, PAGE 456 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SUBJECT TO A SUBORDINATION OF EASEMENT AGREEMENT DATED MAY 31, 2018, TO BE RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LINE	BEARING	LENGTH
L1	N45°01'08"E	21.09'
L4	S44°58'52"E	21.34'
L8	S31°52'06"W	19.05'
L27	S89°38'41"E	30.00'
L28	S00°19'03"E	10.00'
L29	N89°38'41"W	30.00'
L30	N00°19'03"W	10.00'

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	189.60'	32.35'	9°46'35"	S05°12'20"E	32.31'
C2	430.15'	73.40'	9°46'35"	N05°12'20"W	73.31'
C3	45.00'	70.16'	89°19'38"	N44°58'52"W	63.26'
C6	20.00'	31.18'	89°19'38"	N44°58'52"W	28.12'
C7	70.00'	109.13'	89°19'38"	S44°58'52"E	98.41'
C10	194.47'	54.18'	15°57'52"	N08°17'59"W	54.01'
C11	194.47'	54.18'	15°57'52"	N08°17'59"W	54.01'
C12	20.00'	31.65'	90°40'22"	N45°01'08"E	28.45'
C13	20.00'	31.18'	89°19'38"	S44°58'52"E	28.12'
C16	70.00'	13.36'	10°56'01"	N84°10'40"W	13.34'
C17	70.00'	41.21'	33°43'48"	N61°50'46"W	40.62'
C18	70.00'	36.88'	30°11'22"	N29°53'11"W	36.46'
C19	70.00'	17.68'	14°28'27"	N07°33'16"W	17.64'
C25	194.47'	27.13'	7°59'31"	S12°17'09"E	27.10'
C26	194.47'	27.06'	7°58'21"	S04°18'13"E	27.04'

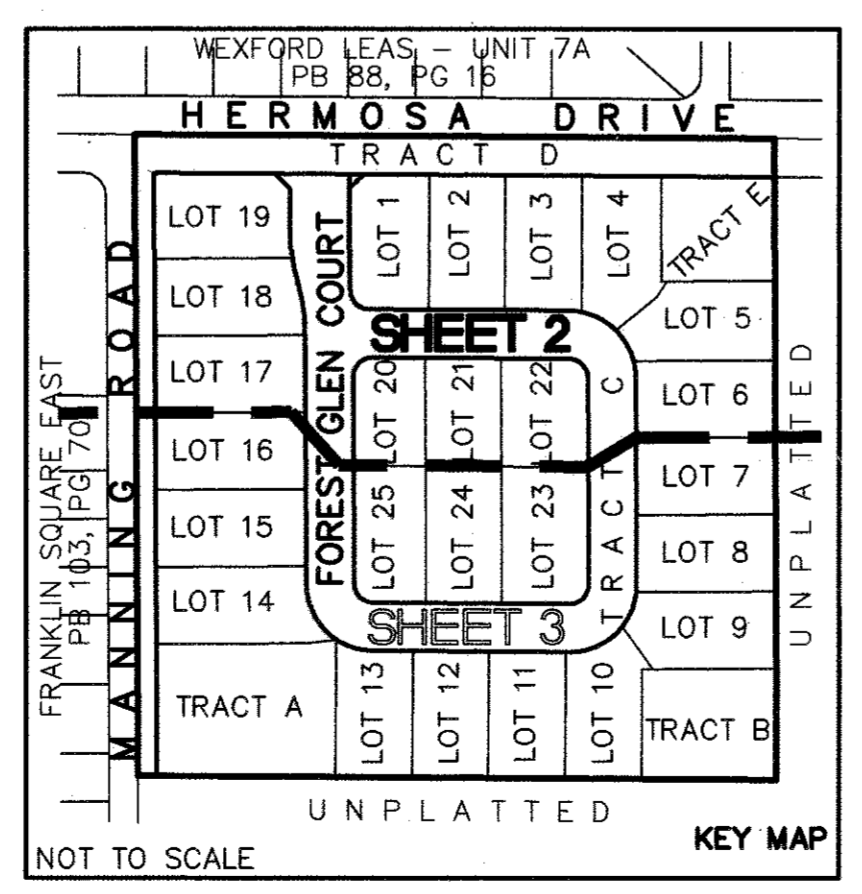
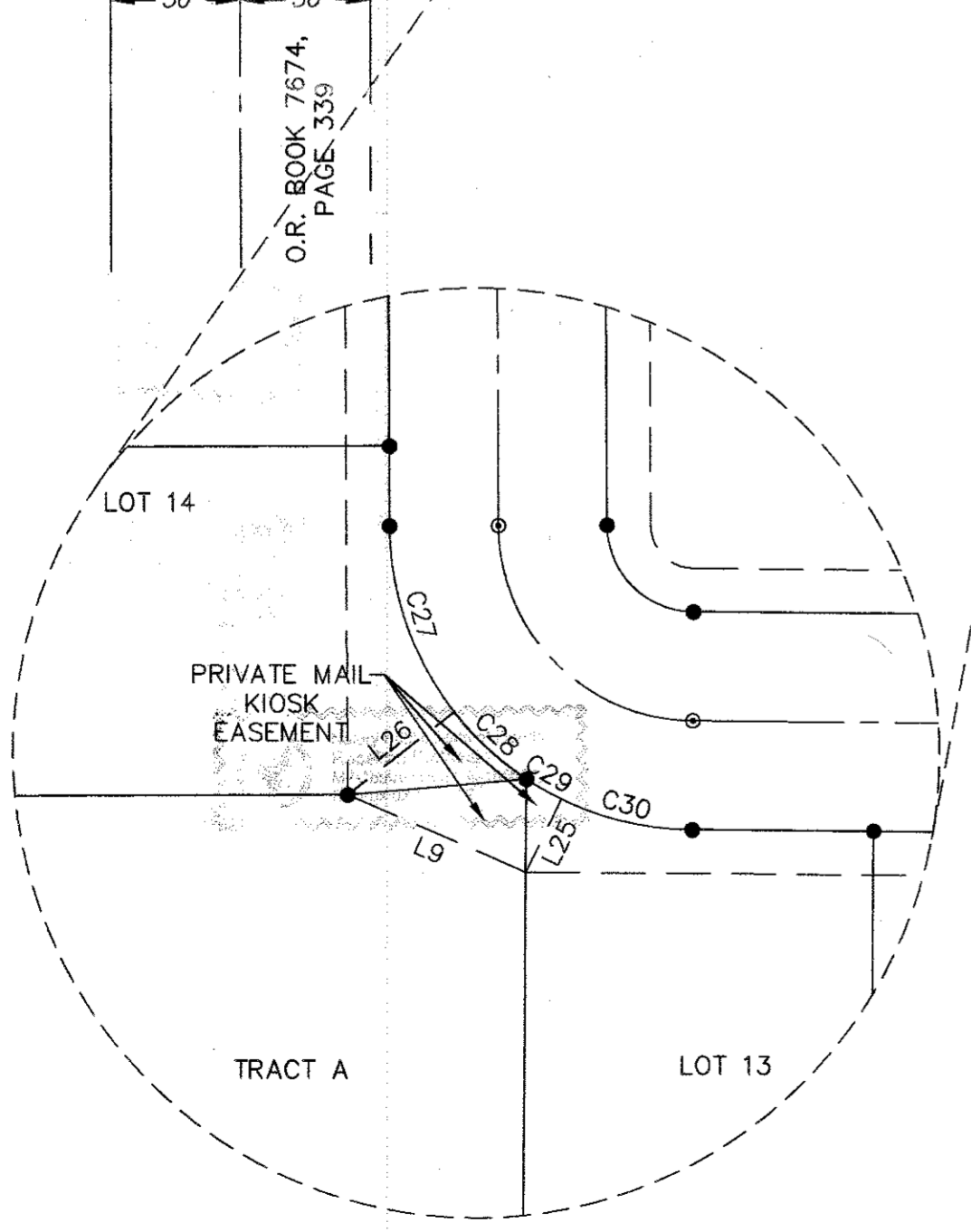
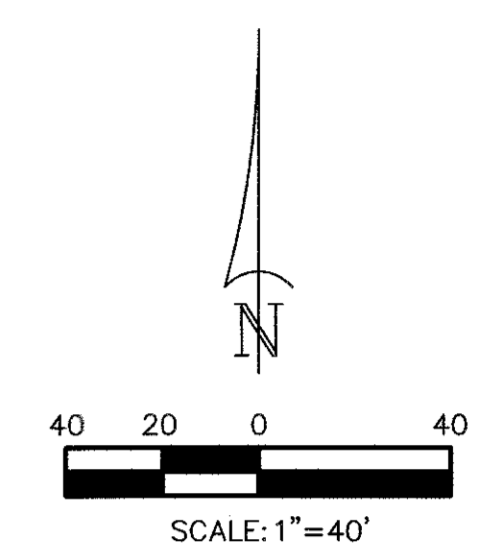
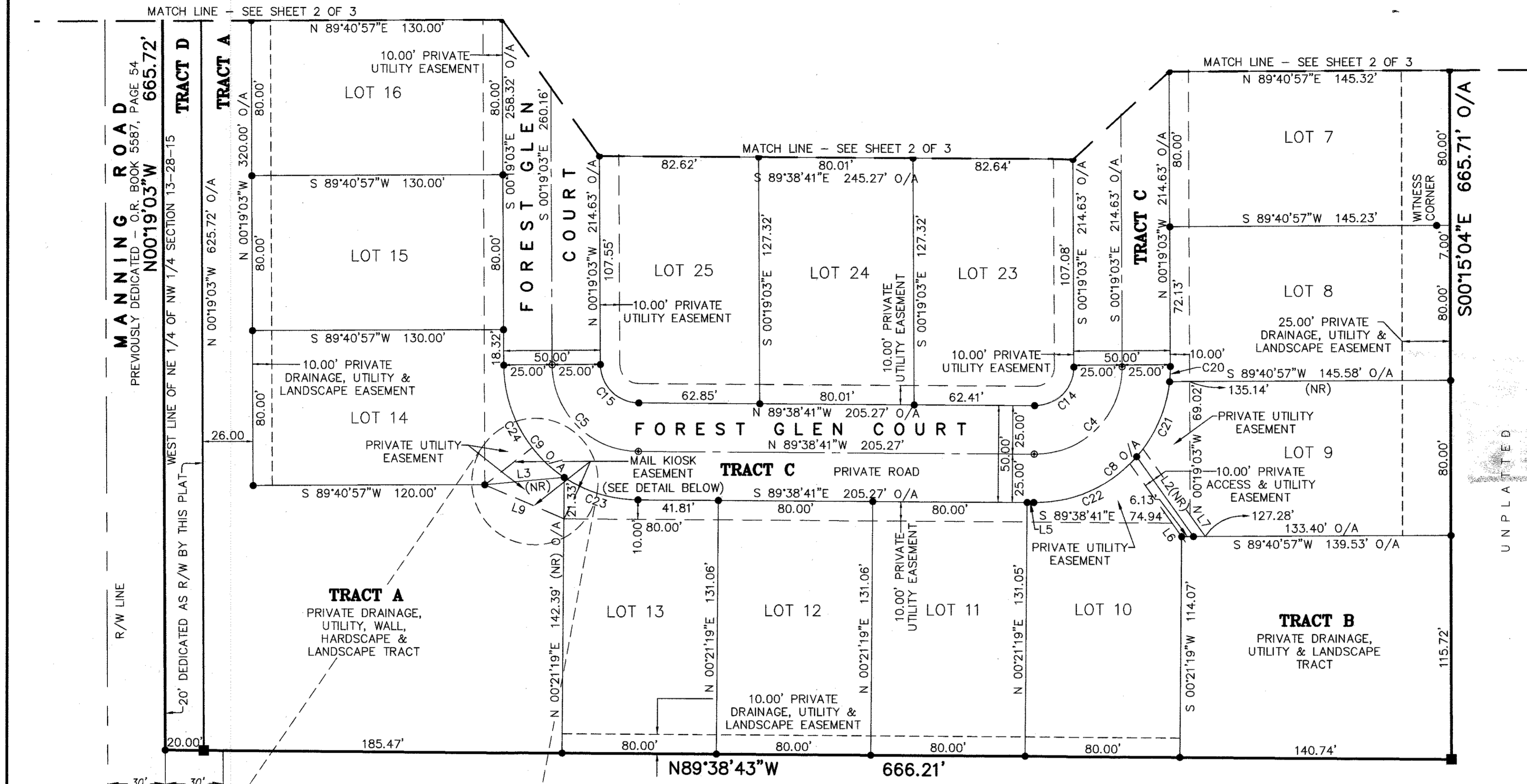


SND	= SET NAIL & DISK LB 6113 (PCP)
FND	= FOUND NAIL & DISK
SIR	= SET 1/2" IRON ROD & CAP LB#6113
FIR	= FOUND IRON ROD & CAP
SCM	= SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
FCM	= FOUND CONCRETE MONUMENT
(D)	= DEED DATA
O/A	= OVERALL
LB	= LICENSED BUSINESS NUMBER
NO.	= NUMBER
(NR)	= NON RADIAL
OR	= OFFICIAL RECORD
PD&UE	= PUBLIC DRAINAGE AND UTILITY EASEMENT
PG(S)	= PAGE(S)
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
PUE	= PUBLIC UTILITY EASEMENT
(R)	= RADIAL
R/W	= RIGHT-OF-WAY
SEC	= SECTION
SR	= STATE ROAD
S/W	= SIDEWALK
PD&UE	= PRIVATE DRAINAGE, UTILITY, WALL, HARDSCAPE & LANDSCAPE EASEMENT

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ENCLAVE AT PALM HARBOR

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



UNPLATTED

LINE	BEARING	LENGTH
L2	N35°34'05"W	50.72'
L3	S84°51'41"W	41.27'
L5	S89°38'41"E	3.46'
L6	N35°34'05"W	8.62'
L7	N35°34'05"W	13.45'
L9	N66°42'32"W	44.61'
L25	S25°52'24"W	18.65'
L26	N52°02'59"E	31.02'

LEGEND	
SND	● = SET NAIL & DISK LB 6113 (PCP)
FND	● = FOUND NAIL & DISK
SIR	● = SET 1/2" IRON ROD & CAP LB#6113
FIR	○ = FOUND IRON ROD & CAP
SCM	■ = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
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R/W	= RIGHT-OF-WAY
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PDUWH&LE	= PRIVATE DRAINAGE, UTILITY, WALL, HARDSCAPE & LANDSCAPE EASEMENT

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C4	45.00'	71.21'	90°40'22"	N45°01'08"E	64.01'
C5	45.00'	70.16'	89°19'38"	S44°58'52"E	63.26'
C8	70.00'	110.78'	90°40'22"	S45°01'08"W	99.57'
C9	70.00'	109.13'	89°19'38"	N44°58'52"W	98.41'
C14	20.00'	31.65'	90°40'22"	S45°01'08"W	28.45'
C15	20.00'	31.18'	89°19'38"	N44°58'52"W	28.12'
C20	70.00'	7.89'	6°27'31"	N02°54'43"E	7.89'
C21	70.00'	42.90'	35°07'01"	N23°41'59"E	42.24'
C22	70.00'	59.98'	49°05'49"	N65°48'24"E	58.16'
C23	70.00'	40.39'	33°03'46"	S73°06'48"E	39.84'
C24	70.00'	68.74'	56°15'51"	S28°26'59"E	66.01'
C27	70.00'	45.98'	37°37'58"	S19°08'02"E	45.16'
C28	70.00'	22.76'	18°37'53"	S47°15'58"E	22.66'
C29	70.00'	9.22'	7°32'41"	S60°21'15"E	9.21'
C30	70.00'	31.18'	25°31'05"	S76°53'08"E	30.92'

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