

# BOCA CIEGA MILLENNIUM ESTATES

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

## DESCRIPTION:

A PORTION OF THE EAST 200 FEET OF THE WEST 900 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST, LESS THE NORTH 33 FEET THEREOF, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST; THENCE ALONG THE SOUTH LINE OF SECTION 28, S.88°43'37"E., 700.07 FEET; THENCE LEAVING SAID LINE, N.00°28'28"E., 340.42 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE, N.00°28'28"E., 960.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 74TH AVENUE NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, S88°42'08"E., 200.02 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF 123RD STREET NORTH; THENCE ALONG SAID RIGHT-OF-WAY LINE, S.00°28'28"W., 959.91 FEET; THENCE LEAVING SAID LINE, N88°43'37"W., 200.02 FEET TO THE POINT OF BEGINNING.

## DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS BOCA CIEGA MILLENNIUM ESTATES AND BESIDES THEIR INTEREST THEREIN THERE ARE NO 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 RIGHT-OF-WAY AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC" AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

- 1) TRACT A IS HEREBY CONVEYED IN FEE SIMPLE TO THE BOCA CIEGA MILLENNIUM ESTATES PROPERTY OWNERS' ASSOCIATION, INC. FOR CONSERVATION PURPOSES, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
- 2) THE PRIVATE DRAINAGE EASEMENT AND THE PRIVATE SIGN EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOCA CIEGA MILLENNIUM ESTATES PROPERTY OWNERS' ASSOCIATION, INC. FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES STATED HEREON. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL MAINTAIN THE RELATED FACILITIES AND IMPROVEMENTS WITHIN THE SUBDIVISION.
- 3) THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PINELLAS COUNTY, AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

## OWNER

GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: Michael A. Willenbacher  
MICHAEL A. WILLENBACHER, PRESIDENT

Jenny Thomas  
WITNESS SIGNATURE  
JENNY THOMAS  
WITNESS NAME PRINTED

Robert E. Dye  
WITNESS SIGNATURE  
ROBERT E. DYE  
WITNESS NAME PRINTED

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 30 DAY OF APRIL, 2020 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF ~~PHYSICAL PRESENCE~~ OR ONLINE NOTORIZATION, PERSONALLY APPEARED MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN, 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: JANUARY 25, 2022

COMMISSION NO. GG 152073

Justin Ferrans  
SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

Justin Ferrans  
PRINT NAME OF NOTARY PUBLIC  
AND PLACE STAMP OR SEAL HERE

## CERTIFICATE OF MORTGAGEE

FLAGSHIP COMMUNITY BANK, AS MORTGAGEE UNDER A CERTAIN MORTGAGE RECORDED IN O.R. BOOK 20803, PAGE 1978, ET SEQ., RECORDED ON DECEMBER 11, 2019, 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.

FLAGSHIP COMMUNITY BANK  
BY: James P. Nelson  
JAMES P. NELSON, PRESIDENT

Jenny Thomas  
WITNESS SIGNATURE  
JENNY THOMAS  
WITNESS NAME PRINTED

Robert E. Dye  
WITNESS SIGNATURE  
ROBERT E. DYE  
WITNESS NAME PRINTED

## CONFIRMATION OF ACCEPTANCE

BOCA CIEGA MILLENNIUM ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT A AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

BOCA CIEGA MILLENNIUM ESTATES PROPERTY OWNERS' ASSOCIATION, INC.

BY: Timothy Lawrence  
TIMOTHY LAWRENCE, PRESIDENT

Jenny Thomas  
WITNESS SIGNATURE  
JENNY THOMAS  
WITNESS NAME PRINTED

Robert E. Dye  
WITNESS SIGNATURE  
ROBERT E. DYE  
WITNESS NAME PRINTED

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 30 DAY OF APRIL, 2020 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF ~~PHYSICAL PRESENCE~~ OR ONLINE NOTORIZATION, PERSONALLY APPEARED TIMOTHY LAWRENCE, PRESIDENT OF BOCA CIEGA MILLENNIUM ESTATES PROPERTY OWNERS' ASSOCIATION, INC., PERSONALLY KNOWN, 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: JANUARY 25, 2022

COMMISSION NO. GG 152073

Justin Ferrans  
SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

Justin Ferrans  
PRINT NAME OF NOTARY PUBLIC  
AND 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 GRANITOR, ITS HEIRS, SUCCESSORS, OR ASSIGNS, AT THE TIME OF SUCH ENTRY.

## ACKNOWLEDGMENT (CERTIFICATE OF MORTGAGEE)

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 30 DAY OF APRIL, 2020 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF ~~PHYSICAL PRESENCE~~ OR ONLINE NOTORIZATION, PERSONALLY APPEARED JAMES P. NELSON, PRESIDENT OF FLAGSHIP COMMUNITY BANK, PERSONALLY KNOWN, 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: JANUARY 25, 2022

COMMISSION NO. GG 152073

Justin Ferrans  
SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

Justin Ferrans  
PRINT NAME OF NOTARY PUBLIC  
AND PLACE STAMP OR SEAL HERE

## NOTES

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 123RD STREET NORTH, BEING ASSUMED AS S00°28'28"W.
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.

## 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 \_\_\_\_\_, 2020.

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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

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 1, OF THE FLORIDA STATUTES.

George A. Shimp III  
GEORGE A. SHIMP III  
PROFESSIONAL SURVEYOR AND MAPPER No. 6137  
PINELLAS COUNTY SURVEY AND MAPPING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
22211 U.S. HIGHWAY 19 NORTH  
CLEARWATER, FL 33765

5/1/2020  
DATE

## SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLAT SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SURVEYED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND THE LOT CORNERS, AS SHOWN HEREON, WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE 177.091(9) AND PURSUANT TO THE TERMS OF THE BOND.

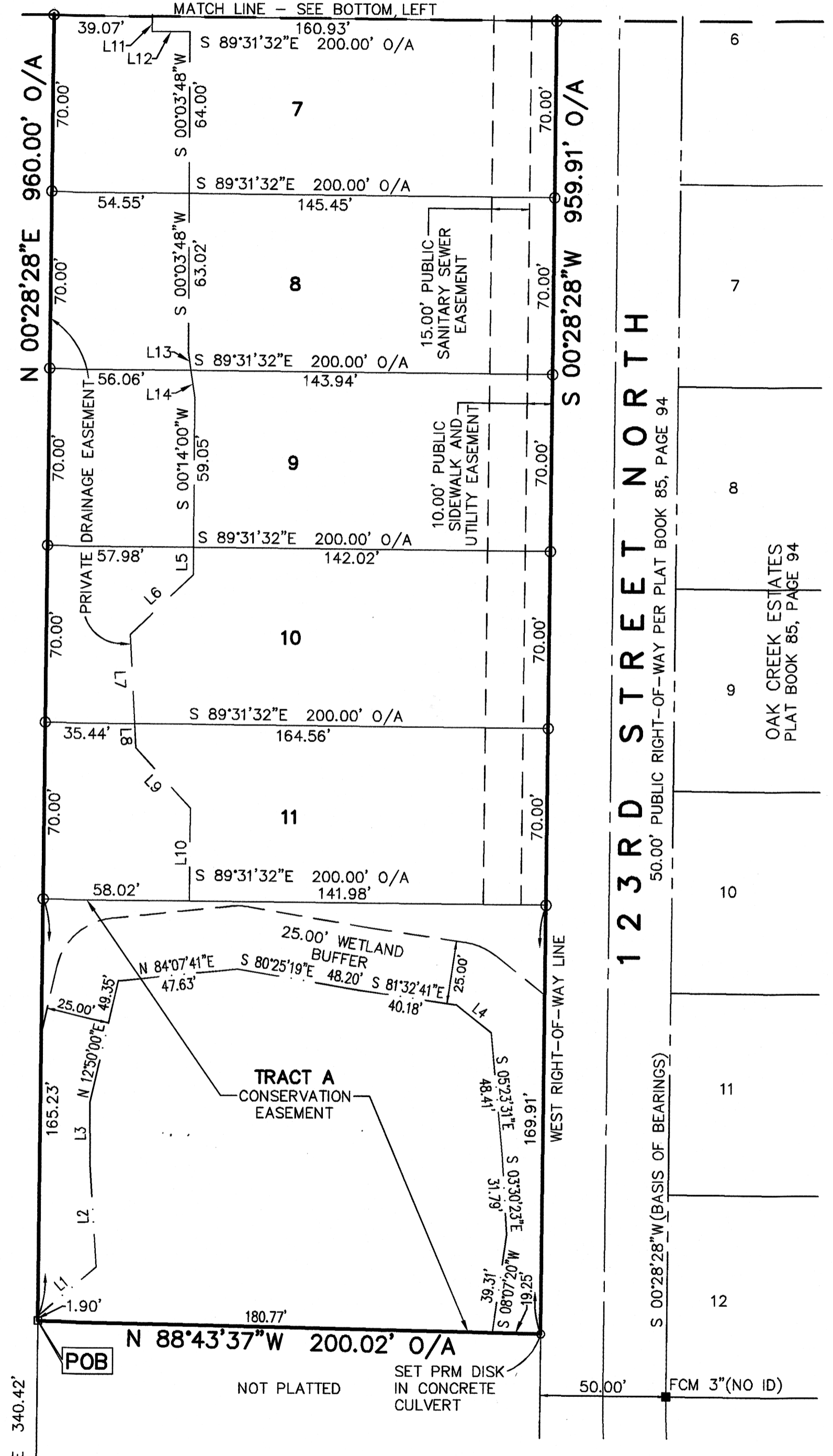
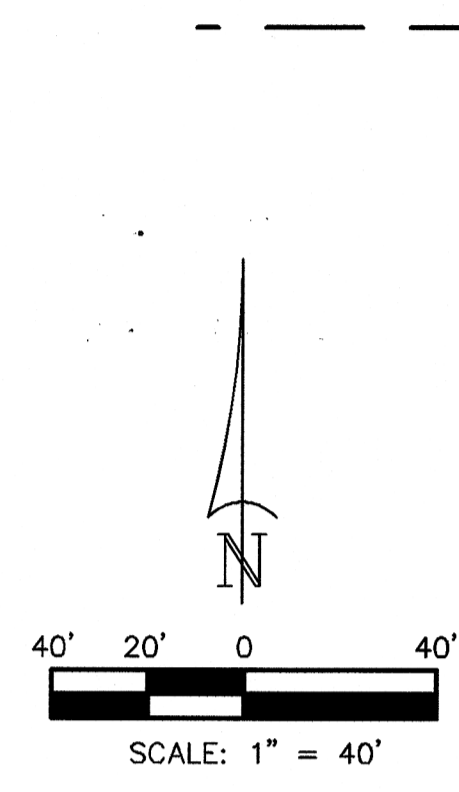
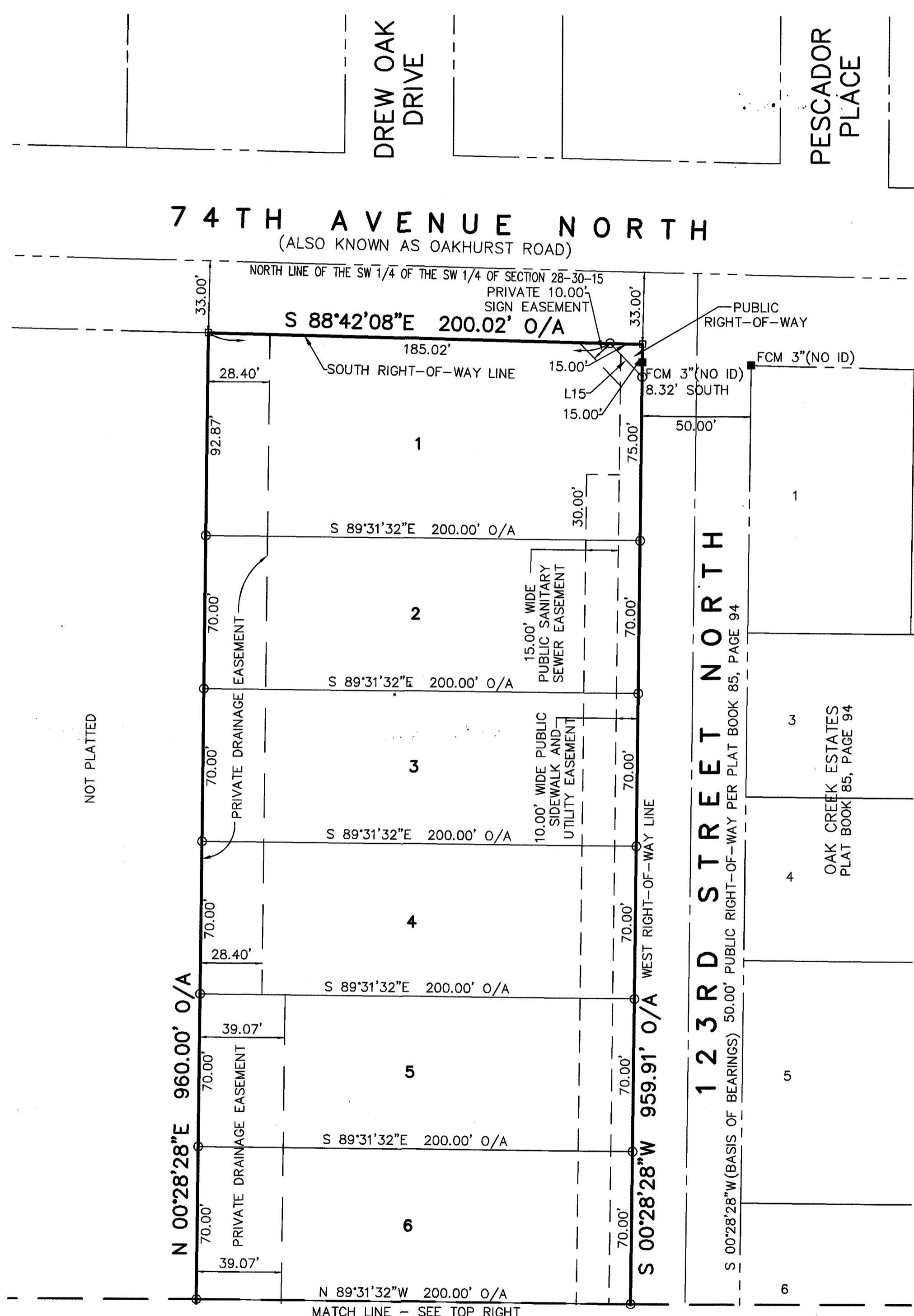
Justin D. Ferrans  
BY: JUSTIN D. FERRANS  
PROFESSIONAL SURVEYOR & MAPPER NO. 6958  
POLARIS ASSOCIATES, INC.  
LICENSED BUSINESS NO. 2610

4-30-20  
DATE

**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: 4953-01 SHEET 1 OF 2

# BOCA CIEGA MILLENNIUM ESTATES

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



**LEGEND**

○ = SET 1/2" IRON ROD & CAP LB#6113	O/A = OVERALL
□ = SET 4"x4" CONCRETE MONUMENT	LB = LICENSED BUSINESS NUMBER
■ = STAMPED PRM LB 6113	OR = OFFICIAL RECORD
■ = FOUND CONCRETE MONUMENT	FCM = FOUND CONCRETE MONUMENT
■ = STAMPED AS NOTED	CCR = CERTIFIED CORNER RECORD
	POB = POINT OF BEGINNING
	POC = POINT OF COMMENCEMENT

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N49°29'32"E	30.29'
L2	N03°43'51"W	40.58'
L3	N00°10'41"W	24.69'
L4	S51°34'14"E	17.66'
L5	S00°14'00"W	10.98'
L6	S46°26'32"W	34.39'
L7	S03°01'09"E	35.19'

**LINE TABLE**

LINE	BEARING	LENGTH
L8	S03°01'09"E	9.65'
L9	S42°25'55"E	32.30'
L10	S00°28'15"W	36.72'
L11	S00°28'28"W	6.00'
L12	S89°31'32"E	15.02'
L13	S08°10'24"E	7.07'
L14	S08°10'24"E	11.07'
L15	S44°06'50"E	21.37'

**POC**  
SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 30 SOUTH, RANGE 15 EAST  
CCR #103213

**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: 4953-01 SHEET 2 OF 2