

# HIGHWOOD ESTATES PHASE 2

BEING A PORTION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE  
SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

**DESCRIPTION:**

ALL THAT TRACT OR PARCEL OF LAND BEING A PORTION OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S.01°05'55"E., 661.54 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID LINE, S.89°12'44"W., 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD, S.01°11'43"E., 330.35 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE LEAVING SAID LINE, S.89°02'57"W., ALONG SAID SOUTH LINE, A DISTANCE OF 670.01 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG SAID LINE, N.00°47'32"W., 166.76 FEET; THENCE CONTINUE, N.00°43'35"W., 165.49 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N.89°12'44"E., 667.49 FEET TO THE WEST RIGHT-OF-WAY LINE OF FISHER ROAD AND THE POINT OF BEGINNING.  
CONTAINING 5.086 ACRES OF LAND, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED, HEREBY CERTIFIES THAT GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DBA GULFWIND HOMES, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS HIGHWOOD ESTATES PHASE 2 AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGEE INTEREST HELD BY JEFFERSON BANK OF FLORIDA, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC" AND FURTHER MAKE THE FOLLOWING CONVEYANCES, DEDICATIONS, AND RESERVATIONS:

- TRACT A IS HEREBY CONVEYED IN FEE SIMPLE TO THE HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AS PRIVATE INGRESS/EGRESS AND PRIVATE DRAINAGE AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE BENEFITS 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.
- TRACTS B AND C ARE HEREBY CONVEYED IN FEE SIMPLE TO THE HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR PRIVATE DRAINAGE EASEMENT AS SHOWN HEREON AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HIGHWOOD ESTATES HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
  - A) AN ACCESS EASEMENT OVER TRACTS B AND C IS HEREBY DEDICATED TO PINELLAS COUNTY FOR EMERGENCY MAINTENANCE AND ACCESS TO THE POND.
- TRACT D IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO A SANITARY SEWER PROVIDER FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
- A PRIVATE GAS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO A PRIVATE GAS COMPANY FOR THE CONSTRUCTION MAINTENANCE AND OPERATION OF A GAS LINE PROVIDING GAS SERVICE TO THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.
- PRIVATE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
- THE CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PINELLAS COUNTY, FLORIDA.
- PUBLIC RIGHT-OF-WAY SHOWN HERE ON ARE DEDICATED TO PINELLAS COUNTY, FLORIDA.

**OWNER**

GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DBA GULFWIND HOMES  
BY: Michael A. Willenbacher  
MICHAEL A. WILLENBACHER, PRESIDENT  
DBA GULFWIND HOMES  
WITNESS SIGNATURE: Jenny Thomas  
WITNESS NAME PRINTED: Jenny Thomas  
WITNESS SIGNATURE: Jessica Ferrans  
WITNESS NAME PRINTED: Jessica Ferrans

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PINELLAS  
I HEREBY CERTIFY THAT ON THIS 31 DAY OF October, 2017 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, DBA GULFWIND HOMES, TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED AS IDENTIFICATION, 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: 1-25-18 COMMISSION NO. FF 076188  
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**

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED JANUARY 8, 2015, RECORDED IN O.R. BOOK 18641, PAGE 1799, et seq. AS MODIFIED IN O.R. BOOK 18896, PAGE 1776, et seq., AND AS MODIFIED IN O.R. BOOK 18941, PAGE 1671, et seq., AND AS MODIFIED IN O.R. BOOK 19319, PAGE 1154, et seq., AND AS MODIFIED IN O.R. BOOK 19359, PAGE 893, et seq., AND AS MODIFIED IN O.R. BOOK 19649, PAGE 1524, et seq., AND AS MODIFIED IN O.R. BOOK 19714, PAGE 369, et seq., ALL OF THE 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 THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

JEFFERSON BANK OF FLORIDA, NOW OWNED AND HELD BY HARBOR COMMUNITY BANK

BY: James P. Nelson  
JAMES P. NELSON, SENIOR VICE-PRESIDENT  
WITNESS SIGNATURE: Jenny Thomas  
WITNESS NAME PRINTED: Jenny Thomas  
WITNESS SIGNATURE: Jessica Ferrans  
WITNESS NAME PRINTED: Jessica Ferrans

**ACKNOWLEDGMENT AS TO MORTGAGEE:**

STATE OF FLORIDA  
COUNTY OF PINELLAS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF October, 2017 BY JAMES NELSON, WHO IS PERSONALLY KNOWN TO ME AND DID TAKE AN OATH.  
WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.  
MY COMMISSION EXPIRES: 1-25-18 COMMISSION NO. FF 076188  
Justin Ferrans  
SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
Justin Ferrans  
PRINT NAME OF NOTARY PUBLIC  
AND PLACE STAMP OR SEAL HERE

**CONFIRMATION OF ACCEPTANCE**

HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ACCEPTS FEE SIMPLE OWNERSHIP OF TRACTS A, B & C OF THIS PLAT AND JOINS IN THE DEDICATION OF EASEMENTS AND FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF TRACTS A, B & C OF THIS PLAT.  
BY: Don Pierce  
DON PIERCE, PRESIDENT  
WITNESS SIGNATURE: Jenny Thomas  
WITNESS NAME PRINTED: Jenny Thomas  
WITNESS SIGNATURE: Jessica Ferrans  
WITNESS NAME PRINTED: Jessica Ferrans

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PINELLAS  
I HEREBY CERTIFY THAT ON THIS 31 DAY OF October, 2017 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DON PIERCE, AS PRESIDENT OF HIGHWOOD ESTATES PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED AS IDENTIFICATION, 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: 1-25-18 COMMISSION NO. FF 076188  
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 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 \_\_\_\_\_, 2017.

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 FLORIDA PERTAINING TO MAPS AND PLATS. AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE(S) \_\_\_\_\_, 2017.  
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA  
BY: \_\_\_\_\_  
DEPUTY CLERK

**CERTIFICATE OF CONFORMITY:**

REVIEWED FOR CONFORMITY IN ACCORDANCE TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO PINELLAS COUNTY.  
Catherine A. Bosco  
CATHERINE A. BOSCO, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6257  
GEORGE F. YOUNG, INC.  
L.B. 021  
299 DR. MARTIN LUTHER KING JR. STREET NORTH  
ST. PETERSBURG, FLORIDA 33701  
(727) 822-4317  
DATE: 11/01/2017

**SURVEYOR'S CERTIFICATE:**

I, JUSTIN D. FERRANS, HEREBY CERTIFY THAT ON JULY 1, 2016, 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, PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET ON OCTOBER 20, 2017, AND THAT LOT CORNERS AND PERMANENT CONTROL POINTS (PCP) AS INDICATED HEREON WILL BE SET 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.  
Justin Ferrans  
JUSTIN D. FERRANS  
PROFESSIONAL LAND SURVEYOR NO. 6958

**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: 4592-02 SHEET 1 OF 3