

VILLAS AT DATE PALM

A REPLAT OF A PORTION OF BLOCK "B" OF DEED BOOK "W" PAGE 381, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND LOT 249, "BROOKWOOD-FIRST ADDITION", PLAT BOOK 31, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

PROPERTY DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE S00°01'27"W, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 110.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°01'27"W, ALONG SAID EAST LINE, A DISTANCE OF 549.87 FEET; THENCE N89°51'00"W, 228.00 FEET; THENCE N04°07'30"E, 100.00 FEET; THENCE N87°00'00"W, 109.30 FEET TO A POINT ON THE EASTERLY LINE OF BROOKWOOD-FIRST ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°01'27"E, ALONG THE EASTERLY LINE OF LOTS 245 THROUGH 248 OF SAID BROOKWOOD-FIRST ADDITION, A DISTANCE OF 234.74 FEET TO THE SOUTHEAST CORNER OF LOT 249, OF SAID BROOKWOOD-FIRST ADDITION; THENCE N89°51'00"W, ALONG THE SOUTH LINE OF SAID LOT 249, A DISTANCE OF 64.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 249; THENCE N21°29'34"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LAPAZA AVENUE SOUTH, A DISTANCE OF 194.84 FEET; THENCE S68°40'00"E, 110.00 FEET; THENCE N21°28'26"E, 119.92 FEET; THENCE S68°40'00"E, 120.80 FEET; THENCE S89°58'33"E, 63.83 FEET TO THE POINT OF BEGINNING.
CONTAINING 172,508 SQUARE FEET, (3.960 ACRES) MORE OR LESS

DEDICATION:

THE UNDERSIGNED OWNER, CCI PROPERTY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY STATES AND DECLARES THAT IT IS THE OWNER OF ALL OF THE LANDS REFERRED TO AS VILLAS AT DATE PALM, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS REPLAT, AND HEREBY DEDICATES TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN EASEMENT OVER, UNDER, ACROSS, AND UPON TRACTS "A", "B", "C", "D", "E", AND "F", AND THE 10' EASEMENT AREA RUNNING ALONG THE FRONT OF EACH LOT, AS DEPICTED HEREIN, FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN. IT FURTHER HEREBY DEDICATES TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN ACCESS EASEMENT OVER PRIVATE ACCESS, PRIVATE DRAINAGE, THE PRIVATE 10' EASEMENT AREA RUNNING ALONG THE FRONT OF EACH LOT, AND PUBLIC UTILITY EASEMENTS AS SHOWN HEREIN FOR THE USE OF EMERGENCY, UTILITY PROVIDER, AND GOVERNMENTAL AGENCY FOR OFFICIAL BUSINESS ONLY. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE AND INTEREST IN ANY EASEMENTS WHICH ARE IDENTIFIED AS SUCH AND SHOW HEREON BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT AS MIGHT BE EXECUTED, DELIVERED, AND RECORDED BY THE UNDERSIGNED.

ALL ROADS, STREETS, UTILITIES, INCLUDING STORMWATER FACILITIES, AND THE 10' EASEMENT AREA RUNNING ALONG THE FRONT OF EACH LOT, DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE COUNTY, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY FOR MAINTENANCE OR IMPROVEMENT OF SUCH ROADS, STREETS AND UTILITIES. MAINTENANCE OF THE IMPROVEMENTS OF SUCH ROADS, STREETS, 10' EASEMENT AREA RUNNING ALONG THE FRONT OF EACH LOT, AND MAINTENANCE OF THE DETENTION POND INCLUDED WITHIN TRACT "B" IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION

TRACTS "A", "B", "C", "D", "E", AND "F" WILL BE DEDICATED TO THE VILLAS AT DATE PALM HOMEOWNER'S ASSOCIATION, INC. BY SEPARATE INSTRUMENT.

OWNER:

CCI PROPERTY DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED THE SEAL OF THE COMPANY THIS 2ND DAY OF AUGUST, 2016.

CCI PROPERTY DEVELOPMENT, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: Shawn C. Damkoehler
SHAWN C. DAMKOEHLER, MANAGER

SIGNED AND DELIVERED IN THE PRESENCE OF:

Lyndel K Carpenter
WITNESS
LYNDEL K CARPENTER
PRINTED NAME

Dana A Wyllie
WITNESS
DANA A. WYLLIE
PRINTED NAME

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 SHAWN C. DAMKOEHLER, AS MANAGER OF CCI PROPERTY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

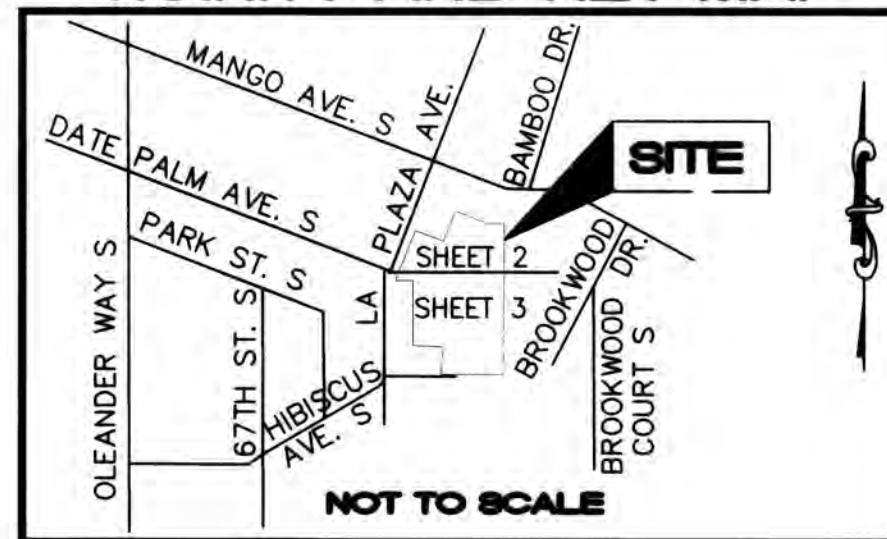
IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 2nd DAY OF AUGUST, 2016.

Elizabeth Dugas Elizabeth Dugas May 20, 2020
NOTARY PUBLIC PRINTED NAME COMMISSION EXPIRES:
STATE OF FLORIDA
FF 963239 PI Insurance Co. (STAMP HERE) ELIZABETH DUGAS
COMMISSION NO. BONDED THROUGH Notary Public, State of Florida
My Comm. Expires May 20, 2020
No. FF 963239

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107
WO NO. 2005327

VICINITY AND KEY MAP



CONFIRMATION OF ACCEPTANCE:

VILLAS AT DATE PALM HOMEOWNERS ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C", "D", "E" AND "F", INCLUDING ALL PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENTS SITUATED IN THIS PLAT.

VILLAS AT DATE PALM HOMEOWNERS ASSOCIATION, INC.

Lyndel K Carpenter
WITNESS

Lyndel K CARPENTER
PRINTED NAME

Dana A Wyllie
WITNESS

Dana A. Wyllie
PRINTED NAME

ACKNOWLEDGEMENT:

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 SHAWN C. DAMKOEHLER, DIRECTOR OF VILLAS AT DATE PALM HOMEOWNERS ASSOCIATION, INC., AND KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING CONFIRMATION OF ACCEPTANCE AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS DIRECTOR OF VILLAS AT DATE PALM HOMEOWNERS ASSOCIATION, INC. FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS 2nd DAY OF AUGUST, 2016.

Elizabeth Dugas Elizabeth Dugas May 20, 2020
NOTARY PUBLIC PRINTED NAME COMMISSION EXPIRES:
STATE OF FLORIDA

COMMISSION NO. FF 963239 BONDED THROUGH PI Insurance Co. (STAMP HERE) ELIZABETH DUGAS
Notary Public, State of Florida
My Comm. Expires May 20, 2020
No. FF 963239

SURVEYOR'S 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.
- SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF BROOKWOOD - FIRST ADDITION, AS RECORDED IN PLAT BOOK 31, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AFFECTS UNDERLYING LOT 249, "BROOKWOOD-FIRST ADDITION" ONLY, NO EASEMENTS.

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 14 DAY OF September, 2016.

APPROVED: Cushman
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Norman D. Lee
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 141, PAGES 8-10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 19th DAY OF September, 2016 @ 4:05 PM

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Cody Long
DEPUTY CLERK

CERTIFICATE OF CONFORMITY:

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

Ja A Akker 8/2/2016
DATE

JAMES A. AKKER
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LS3972
GEORGE F. YOUNG, INC.
299 DR. MARTIN LUTHER KING JR. ST. N.
ST. PETERSBURG, FL 33701
PHONE (727) 822-4317

SURVEYOR'S NOTES: (CONTINUED)

- THIS PLAT IS SUBJECT TO EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 16136, PAGE 773, AND THE ARTICLES OF INCORPORATION OF VILLAS AT DATE PALM HOMEOWNERS ASSOCIATION, INC., AS RECORDED IN O.R. BOOK 16136, PAGE 810, ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL, NO PLOTTABLE EASEMENTS.
- SUBJECT TO DEVELOPMENT AGREEMENT RECORDED IN O.R. BOOK 14892, PAGE 1984, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. AFFECTS THE SUBJECT PARCEL, NO PLOTTABLE EASEMENTS.
- UTILITY EASEMENT RECORDED IN O.R. BOOK 15365, PAGE 2071, AND O.R. BOOK 15668, PAGE 2164, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. EASEMENTS LIE ON ADJACENT PARCEL, SEE SHEET 3.
- SUBJECT TO COMMUNICATION EASEMENT RECORDED IN O.R. BOOK 15609, PAGE 1878, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. 10 FOOT WIDE BLANKET EASEMENT OVER SUBJECT PARCEL EXCEPT UNDERLYING LOT 249, "BROOKWOOD-FIRST ADDITION", NOT PLOTTABLE.
- SUBJECT TO DISTRIBUTION EASEMENT RECORDED IN O.R. BOOK 15755, PAGE 1991, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. 10 FOOT WIDE BLANKET EASEMENT OVER SUBJECT PARCEL EXCEPT UNDERLYING LOT 249, "BROOKWOOD-FIRST ADDITION", NOT PLOTTABLE.
- DISTRIBUTION EASEMENT RECORDED IN O.R. BOOK 15778, PAGE 1846, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. 10 FOOT WIDE BLANKET EASEMENT LIES OUTSIDE OF SUBJECT PARCEL, SEE SHEET 3.
- SUBJECT TO DRAINAGE EASEMENT RECORDED IN O.R. BOOK 15284, PAGE 1482, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SEE SHEET 3.
- 5' EASEMENT FOR ROAD RIGHT OF WAY AS RESERVED IN WARRANTY DEED RECORDED IN O.R. BOOK 7443 PAGE 341, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. EASEMENT LIES ON ADJACENT PARCEL, SEE SHEET 3.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF FLORIDA STATUTES (F.S.); THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET ON JUNE 14, 2016. THE LOT CORNERS AND PERMANENT CONTROL POINTS (PCP'S) WILL BE SET AS REQUIRED BY LAW.

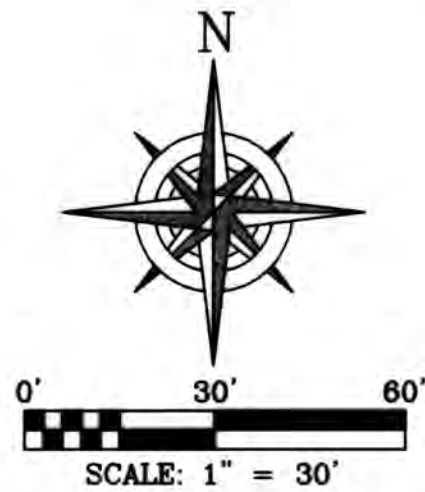
Dana A Wyllie
DANA A. WYLLIE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS5874

8/2/2016
DATE

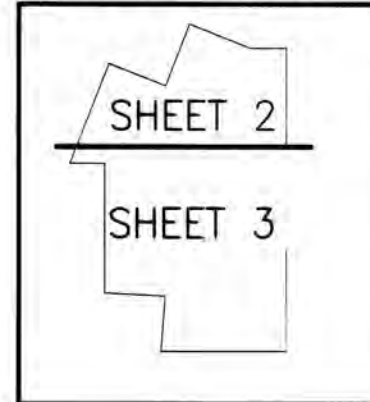
SHEET 1 OF 3

VILLAS AT DATE PALM

A REPLAT OF A PORTION OF BLOCK "B" OF DEED BOOK "W" PAGE 381, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND LOT 249, "BROOKWOOD-FIRST ADDITION", PLAT BOOK 31, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



KEY MAP



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.71	3.00	90°00'00"	S44°51'00"E	4.24
C2	11.32	44.00	14°44'19"	S53°32'28"W	11.29
C3	22.48	44.00	29°16'20"	S75°32'47"W	22.24
C4	7.87	5.00	90°09'30"	S45°06'12"W	7.08
C9	6.27	4.00	89°50'30"	N44°53'48"W	5.65
C10	21.66	60.00	20°40'49"	N79°28'38"W	21.54
C11	12.99	36.00	20°40'49"	N79°28'38"W	12.92
C12	5.02	26.27	10°56'32"	S64°51'41"E	5.01
C13	9.29	5.00	106°30'24"	N53°26'09"E	8.01
C14	6.81	5.00	78°04'39"	S38°51'23"E	6.30
C15	9.17	60.00	08°45'29"	S73°30'58"E	9.16
C16	12.99	36.00	20°40'49"	S79°28'38"E	12.92
C17	10.34	30.00	19°44'36"	N80°18'39"E	10.29
C18	25.84	75.00	19°44'36"	N80°18'39"E	25.72
C19	24.03	20.00	68°50'57"	N55°45'28"E	22.61
C20	0.93	48.00	01°06'29"	S89°15'49"E	0.93
C21	16.40	48.00	19°34'21"	S78°55'24"E	16.32
C22	17.33	48.00	20°40'49"	S79°28'38"E	17.23
C23	14.47	42.00	19°44'36"	N80°18'39"E	14.40
C24	2.71	63.00	02°27'38"	N71°40'10"E	2.71
C25	19.00	63.00	17°16'58"	N81°32'28"E	18.93
C26	29.11	32.00	52°07'12"	N64°07'21"E	28.12
C27	9.34	32.00	16°43'45"	N29°41'52"E	9.31

LEGEND

- = FOUND CONCRETE MONUMENT (FCM) "PRM LB 107"
- = SET PERMANENT REFERENCE MONUMENT SET (PRM) 4"x4" CONCRETE - "PRM LB 107"
- = FOUND 1/2" CAPPED IRON ROD "PRM LB 107"
- = SET 1/2" CAPPED IRON ROD "PRM LB 107"
- ⊙ = SET NAIL & DISK "PCP LB 107"
- C# = CURVE - SEE CURVE TABLE
- CL = CENTER LINE
- DB = DEED BOOK
- L# = LINE - SEE LINE TABLE
- (NR) = NON-RADIAL
- (NT) = NON-TANGENT CURVE
- O.R. = OFFICIAL RECORD BOOK
- (P) = PLAT OF BROOKWOOD-FIRST ADDITION (PB 31, PG 43)
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG = PAGE(S)
- POL = POINT ON LINE
- R/W = RIGHT-OF-WAY

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S21°20'00"W	27.02	L20	S00°10'57"W	21.40
L2	S21°20'00"W	54.17	L21	S89°49'03"E	93.98
L3	S00°09'00"W	82.48	L22	S89°49'03"E	24.57
L4	S89°51'00"E	63.14	L23	N21°20'00"E	154.69
L5	S00°09'00"W	24.00	L24	S68°40'00"E	24.00
L6	N89°51'00"W	112.94	L25	S89°51'00"E	19.03
L7	N89°49'03"W	26.24	L26	S89°51'00"E	19.23
L8	S00°01'27"W	194.85	L27	S00°09'00"W	8.06
L14	N00°01'27"E	215.47	L29	S88°31'27"W	21.06
L15	N89°49'03"W	94.79	L30	S89°51'00"E	3.77
L16	N89°49'03"W	28.27	L32	S89°58'33"E	24.00
L17	N21°29'34"E	29.55	L33	S89°49'03"E	23.59
L18	N00°10'57"E	18.79	L34	S89°49'03"E	24.57
L19	S89°49'03"E	15.00			

DEUEL & ASSOCIATES
CONSULTING ENGINEERS LAND SURVEYORS LAND PLANNERS

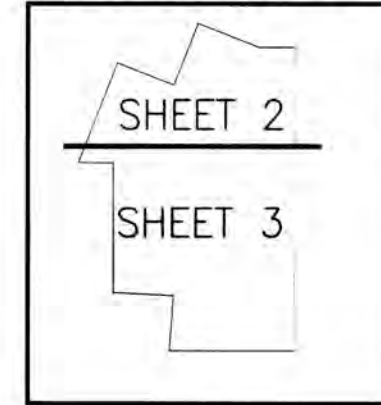
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PH 727.822.4151 FAX 727.821.7255
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NUMBER 26320
LICENSED BUSINESS NUMBER 107
WO NO. 2005-327

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING S00°01'27"W AS PER PLAT OF BROOKWOOD-FIRST ADDITION BEAR CREEK REPLAT RECORDED IN PLAT BOOK 32, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

VILLAS AT DATE PALM

A REPLAT OF A PORTION OF BLOCK "B" OF DEED BOOK "W" PAGE 381, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND LOT 249, "BROOKWOOD-FIRST ADDITION", PLAT BOOK 31, PAGE 43, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

KEY MAP



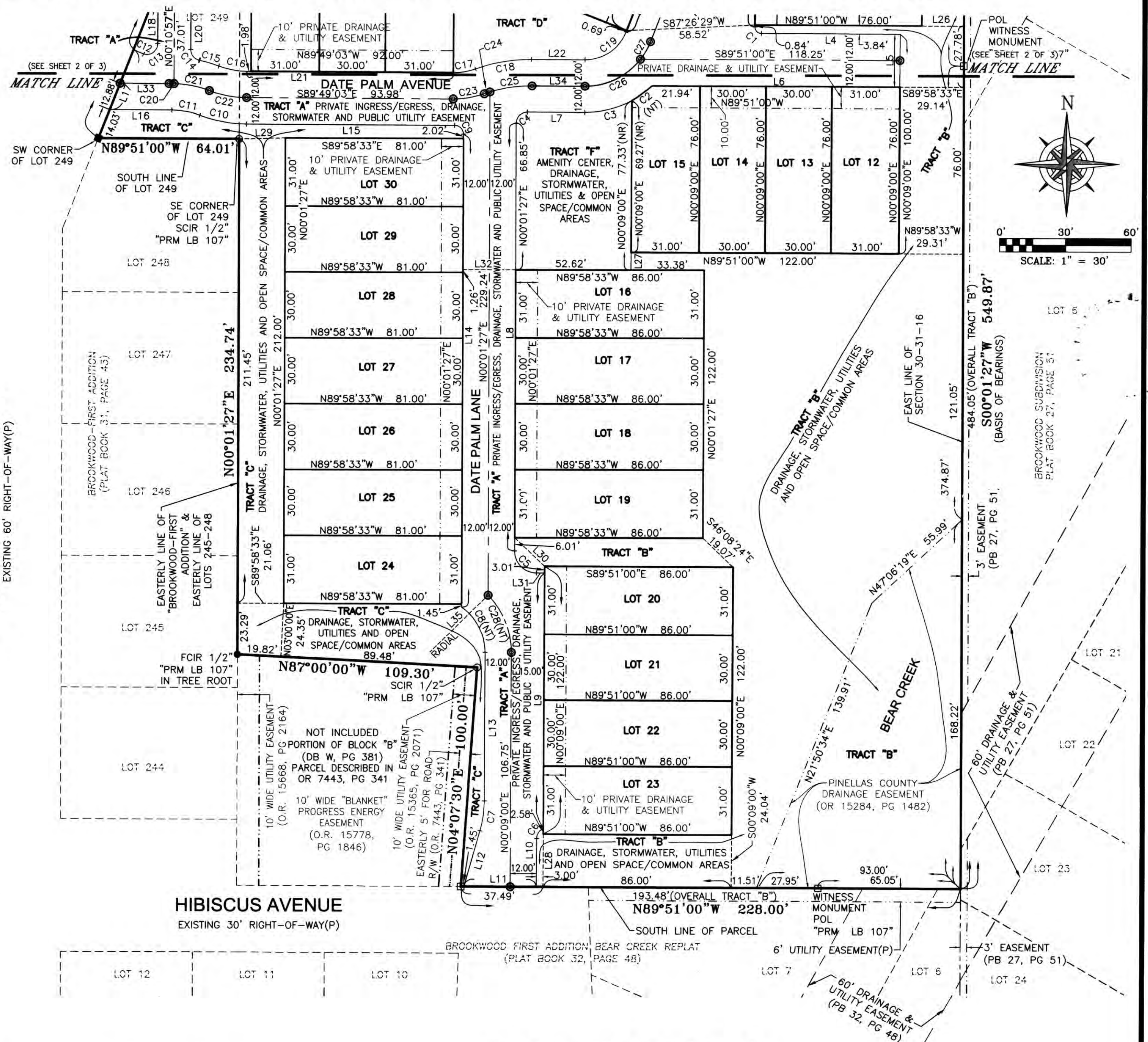
LEGEND

- = FOUND CONCRETE MONUMENT (FCM) "PRM LB 107"
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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L4	S89°51'00"E	63.14'	L18	N00°10'57"E	18.79'
L5	S00°09'00"W	24.00'	L20	S00°10'57"W	21.40'
L6	N89°51'00"W	112.94'	L21	S89°49'03"E	93.98'
L7	N89°49'03"W	26.24'	L22	S89°49'03"E	24.57'
L8	S00°01'27"W	194.85'	L26	S89°51'00"E	19.23'
L9	S00°09'00"W	116.42'	L27	S00°09'00"W	8.06'
L10	S00°09'00"W	22.04'	L28	S00°09'00"W	24.04'
L11	N89°51'00"W	33.04'	L29	S88°31'27"W	21.06'
L12	N15°51'51"E	26.48'	L30	S46°33'10"E	18.93'
L13	N00°09'00"E	67.72'	L31	S89°51'00"E	3.77'
L14	N00°01'27"E	215.47'	L32	S89°58'33"E	24.00'
L15	N89°49'03"W	94.79'	L33	S89°49'03"E	23.59'
L16	N89°49'03"W	28.27'	L34	S89°49'03"E	24.57'
L17	N21°29'34"E	29.55'	L35	S45°23'58"W	37.00'

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	4.71'	3.00'	90°00'00"	S44°51'00"E	4.24'
C2	11.32'	44.00'	14°44'19"	S53°32'28"W	11.29'
C3	22.48'	44.00'	29°16'20"	S75°32'47"W	22.24'
C4	7.87'	5.00'	90°09'30"	S45°06'12"W	7.08'
C5	15.69'	10.00'	89°52'27"	S44°54'46"E	14.13'
C6	5.80'	5.00'	66°25'19"	S33°21'39"W	5.48'
C7	13.71'	50.00'	15°42'51"	N08°00'25"E	13.67'
C8	24.06'	25.00'	55°08'30"	N27°25'15"W	23.14'
C9	6.27'	4.00'	89°50'30"	N44°53'48"W	5.65'
C10	21.66'	60.00'	20°40'49"	N79°28'38"W	21.54'
C11	12.99'	36.00'	20°40'49"	N79°28'38"W	12.92'
C12	5.02'	26.27'	10°56'32"	S64°51'41"E	5.01'
C13	9.29'	5.00'	106°30'24"	N53°26'09"E	8.01'
C14	6.81'	5.00'	78°04'39"	S38°51'23"E	6.30'
C15	9.17'	60.00'	08°45'29"	S73°30'58"E	9.16'
C16	12.99'	36.00'	20°40'49"	S79°28'38"E	12.92'
C17	10.34'	30.00'	19°44'36"	N80°18'39"E	10.29'
C18	25.84'	75.00'	19°44'36"	N80°18'39"E	25.72'
C19	24.03'	20.00'	68°50'57"	N55°45'28"E	22.61'
C20	0.93'	48.00'	01°06'29"	S89°15'49"E	0.93'
C21	16.40'	48.00'	19°34'21"	S78°55'24"E	16.32'
C22	17.33'	48.00'	20°48'49"	S79°28'38"E	17.23'
C23	11.47'	42.00'	19°44'36"	N80°18'39"E	11.40'
C24	2.71'	63.00'	02°27'38"	N71°40'10"E	2.71'
C25	19.00'	63.00'	17°16'58"	N81°32'28"E	18.93'
C26	23.11'	32.00'	52°07'12"	N64°07'21"E	28.12'
C27	9.34'	32.00'	16°43'45"	N29°41'52"E	9.31'
C28(NT)	28.90'	37.00'	44°45'02"	S22°13'31"E	28.17'

LA PLAZA AVENUE SOUTH
EXISTING 60' RIGHT-OF-WAY(P)



HIBISCUS AVENUE
EXISTING 30' RIGHT-OF-WAY(P)

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LICENSED BUSINESS NUMBER 107
WO NO. 2005-327

BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 30, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING S00°01'27"W AS PER PLAT OF BROOKWOOD-FIRST ADDITION BEAR CREEK REPLAT RECORDED IN PLAT BOOK 32, PAGE 48, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.