

# INNISBROOK PARCEL L PHASE 2

BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3,  
ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,  
LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

## DESCRIPTION:

TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING WITHIN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3, ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY OF SAID TRACT G, SOUTHERLY 60.08 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 01°18'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°27'04" WEST 60.08 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.79 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 90°00'00" WEST, A DISTANCE OF 191.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 15.65 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 00°35'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 49°28'43" WEST 15.65 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 1,034.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 39°31'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 69°32'24" WEST 1,014.30 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 87°05'34" WEST, A DISTANCE OF 14.99 FEET; THENCE NORTH 02°54'26" WEST, A DISTANCE OF 362.14 FEET; THENCE NORTH 35°28'08" EAST, A DISTANCE OF 68.16 FEET; THENCE NORTH 02°28'05" EAST, A DISTANCE OF 42.72 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 212.75 FEET; THENCE SOUTH 59°37'04" EAST, A DISTANCE OF 137.85 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 168.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 385.00 FEET, A CENTRAL ANGLE OF 25°00'29", AND A CHORD BEARING AND DISTANCE OF NORTH 75°26'03" EAST 166.71 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHEASTERLY 308.39 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,285.00 FEET, A CENTRAL ANGLE OF 13°45'02", AND A CHORD BEARING AND DISTANCE OF NORTH 56°03'18" EAST 307.65 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE EASTERLY 313.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF NORTH 69°35'24" EAST 306.89 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 204.09 FEET; THENCE NORTH 42°45'49" EAST, A DISTANCE OF 55.72 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 142.13 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 205.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 385.00 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 29.60 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 161.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.075 ACRES.

## DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT TLB 174 - PALM HARBOR, L.P., A DELAWARE LIMITED PARTNERSHIP, AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE PROFIT CORPORATION, ARE THE OWNERS OF THE HEREIN DESCRIBED PROPERTY AND THAT BESIDES THEIR INTEREST THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS INNISBROOK PARCEL L PHASE 2; AND THAT THEY HEREBY DEDICATE TO THE PUBLIC ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC"; AND THAT THEY HEREBY DEDICATE A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A 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 EASEMENTS 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.

UTILITY EASEMENTS OVER TRACT A ARE 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.

FEE SIMPLE IN TRACTS "A", "B", "C" AND "D" IS HEREBY RESERVED BY THE OWNERS FOR CONVEYANCE TO THE MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE "COMMUNITY ASSOCIATION", BY SEPARATE INSTRUMENT SUBSEQUENT TO THE RECORDING OF THIS PLAT FOR THE PURPOSES AS SHOWN HEREON.

MAINTENANCE OF THE PRIVATELY OWNED AND OPERATED INFRASTRUCTURE, LOCATED WITHIN THE PRIVATE TRACTS AND PRIVATE EASEMENTS SHOWN HEREON, IS A PRIVATE FUNCTION NEITHER ASSIGNED TO NOR ACCEPTED BY PINELLAS COUNTY, UNLESS OTHERWISE STATED HEREON. THE COMMUNITY ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE COMMUNITY ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

THE PRIVATE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE COMMUNITY ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR THE PURPOSES AS SHOWN HEREON. THE OWNERS, THE COMMUNITY ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

**OWNER:** AS TO ALL LOTS AND TRACTS, EXCLUDING TRACT "C"

TLB 174 - PALM HARBOR, L.P.

A DELAWARE LIMITED PARTNERSHIP

BY: CAL HEARTHSTONE PBLO GP, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
GENERAL PARTNER

BY: SEPm  
STEVEN C. PORATH  
AUTHORIZED PERSON

Karen Stoenback  
WITNESS

KAREN STOENBACK  
(PRINT NAME)

Ruxue Schwartz  
WITNESS

Ruxue Schwartz  
(PRINT NAME)

## OWNERS ACKNOWLEDGMENT:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

ON October 9,, 2025, BEFORE ME, Anusha Rajan, Notary Public  
NAME, TITLE

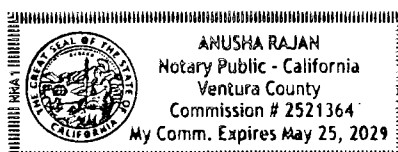
PERSONALLY APPEARED Steven C. Porath, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Anusha Rajan  
SIGNATURE

(SEAL)



4921 Memorial Highway  
One Memorial Center, Suite 300  
Tampa, Florida 33634  
Phone: (813) 880-8881  
www.Ardurra.com  
License #2610

**OWNER:** AS TO TRACT "C"

TOLL SOUTHEAST LP COMPANY, INC.  
A DELAWARE PROFIT CORPORATION

Brian O'Hara  
BRIAN O'HARA, DIVISION PRESIDENT

Keith Delhi  
WITNESS

Keith Delhi  
(PRINT NAME)

Jose Molina  
WITNESS

Jose Molina  
(PRINT NAME)

## OWNERS ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 8th DAY OF October, 2025, BY BRIAN O'HARA, DIVISION PRESIDENT, OF TOLL SOUTHEAST LP COMPANY, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED \_\_\_\_\_ AS IDENTIFICATION.

Casny An  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH 229106



## CONFIRMATION OF ACCEPTANCE:

MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C", "D" AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

BY: Todd Ryngala  
TODD RYNGALA, AUTHORIZED AGENT

Keith Delhi  
WITNESS SIGNATURE

Jose Molina  
WITNESS SIGNATURE

Keith Delhi  
(PRINTED NAME OF WITNESS)

Jose Molina  
(PRINTED NAME OF WITNESS)

## ACKNOWLEDGMENT FOR COMMUNITY ASSOCIATION:

STATE OF FLORIDA

COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 8th DAY OF October, 2025, BY TODD RYNGALA, AUTHORIZED AGENT, OF MONTROSE AT INNISBROOK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED \_\_\_\_\_ AS IDENTIFICATION.

Casny An  
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: 2/15/26

COMMISSION NUMBER: HH 229106



## 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 10th DAY OF November, 2025.

APPROVED:

Keith Delhi  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

Deputy Clerk  
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 148, PAGE(S) 49-52, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 10th DAY OF December, 2025.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

Jamena Stollis  
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, WITH THE EXCEPTION TO SECTION 177.071, AS AMENDED ON JULY 1ST 2025, WHICH REQUIRES ADMINISTRATIVE APPROVAL OF PLATS. THIS PLAT'S APPLICATION WAS SUBMITTED PRIOR TO THE AMENDMENT TAKING EFFECT, AND THEREFORE REQUIRES APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS.

George A. Shimp III

GEORGE A. SHIMP III, PSM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6137  
PINELLAS COUNTY SURVEY AND MAPPING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
22211 U.S. HIGHWAY 19 NORTH  
CLEARWATER, FL 33765

10/15/2025  
DATE

## CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED AND SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THE PINELLAS COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE 6TH DAY OF OCTOBER, 2025, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP(S)), LOT AND TRACT CORNERS, AS SHOWN HEREON HAVE BEEN SET OR WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES 177.091(8) AND 177.091(9) AND PURSUANT TO TERMS OF THE BOND.

Robert B. Curtis  
ROBERT B. CURTIS  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER: LS6051  
ARDURRA GROUP, INC.  
4921 MEMORIAL HIGHWAY, ONE MEMORIAL CENTER, SUITE 300  
TAMPA, FLORIDA 33634  
LB 2610

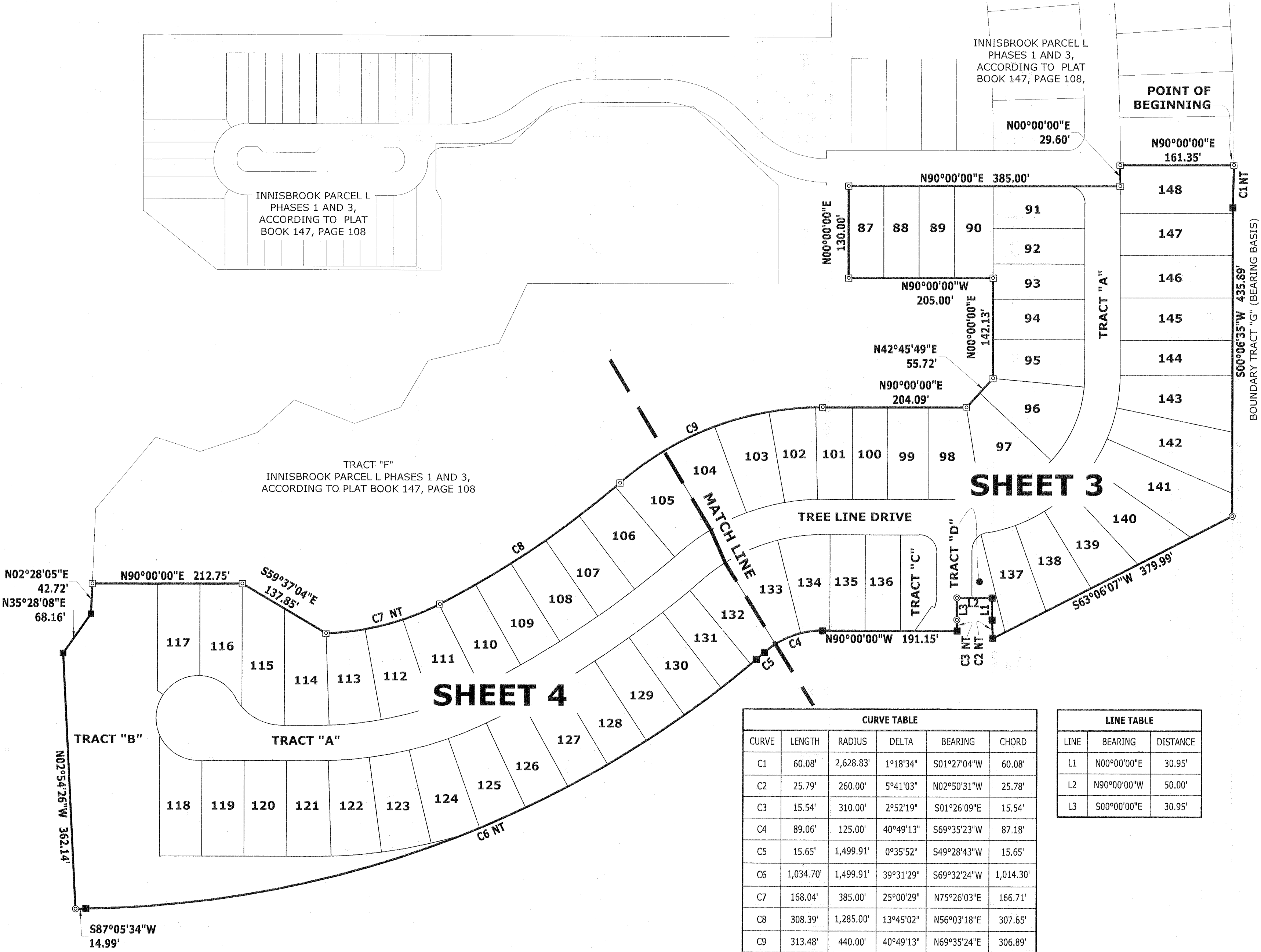
10/07/2025  
DATE

SEE SHEET 2 OF 4 FOR KEY MAP

SHEET 1 OF 4

# INNISBROOK PARCEL L PHASE 2

BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3,  
ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,  
LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



### PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY, THE BOUNDARY OF TRACT G, AS BEING SOUTH 00°06'35" WEST, AS SHOWN HEREON.
2. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "PINCO P" (PID AL0306) NAD 83(1990).
3. 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.
4. 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.
5. ALL STORM WATER MANAGEMENT FACILITIES, INCLUDING INLETS, PIPES, STRUCTURES AND POND COMPONENTS, AS WELL AS ASSOCIATED PERMITS, ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
6. ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE NOTED.
7. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
8. LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY A) NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3948, PAGE 588 B) FLORIDA POWER CORPORATION EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4014, PAGE 1698 C) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MONTROSE AT INNISBROOK RECORDED IN OFFICIAL RECORDS BOOK 23137, PAGE 1056.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	60.08'	2,628.83'	1°18'34"	S01°27'04"W	60.08'
C2	25.79'	260.00'	5°41'03"	N02°50'31"W	25.78'
C3	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C4	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C5	15.65'	1,499.91'	0°35'52"	S49°28'43"W	15.65'
C6	1,034.70'	1,499.91'	39°31'29"	S69°32'24"W	1,014.30'
C7	168.04'	385.00'	25°00'29"	N75°26'03"E	166.71'
C8	308.39'	1,285.00'	13°45'02"	N56°03'18"E	307.65'
C9	313.48'	440.00'	40°49'13"	N69°35'24"E	306.89'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	30.95'
L2	N90°00'00"W	50.00'
L3	S00°00'00"E	30.95'

TRACT CHART	
TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "B"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "C"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "D"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES

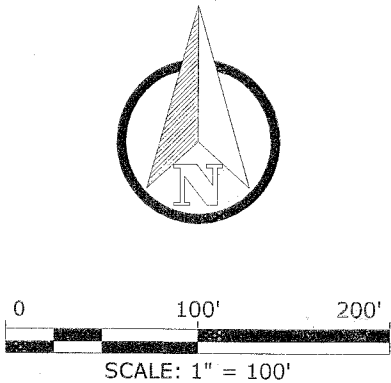
### PLAT LEGEND

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET NAIL & DISK PERMANENT CONTROL POINT "ARDURRA PCP LB 2610"
- FOUND NAIL & DISK "ARDURRA PRM LB2610"
- SET 1/2" IRON ROD W/CAP "LB 2610"
- EASEMENTS, SIZE AND TYPE AS NOTED
- N=XXXX.XX
- E=XXXX.XX
- STATE PLANE COORDINATES
- OA OVERALL

- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- (NR) NON RADIAL LINE
- FPC FLORIDA POWER CORPORATION
- CM CONCRETE MONUMENT
- NT NON-TANGENT
- PB PLAT BOOK
- RTL RADIAL TIE LINE



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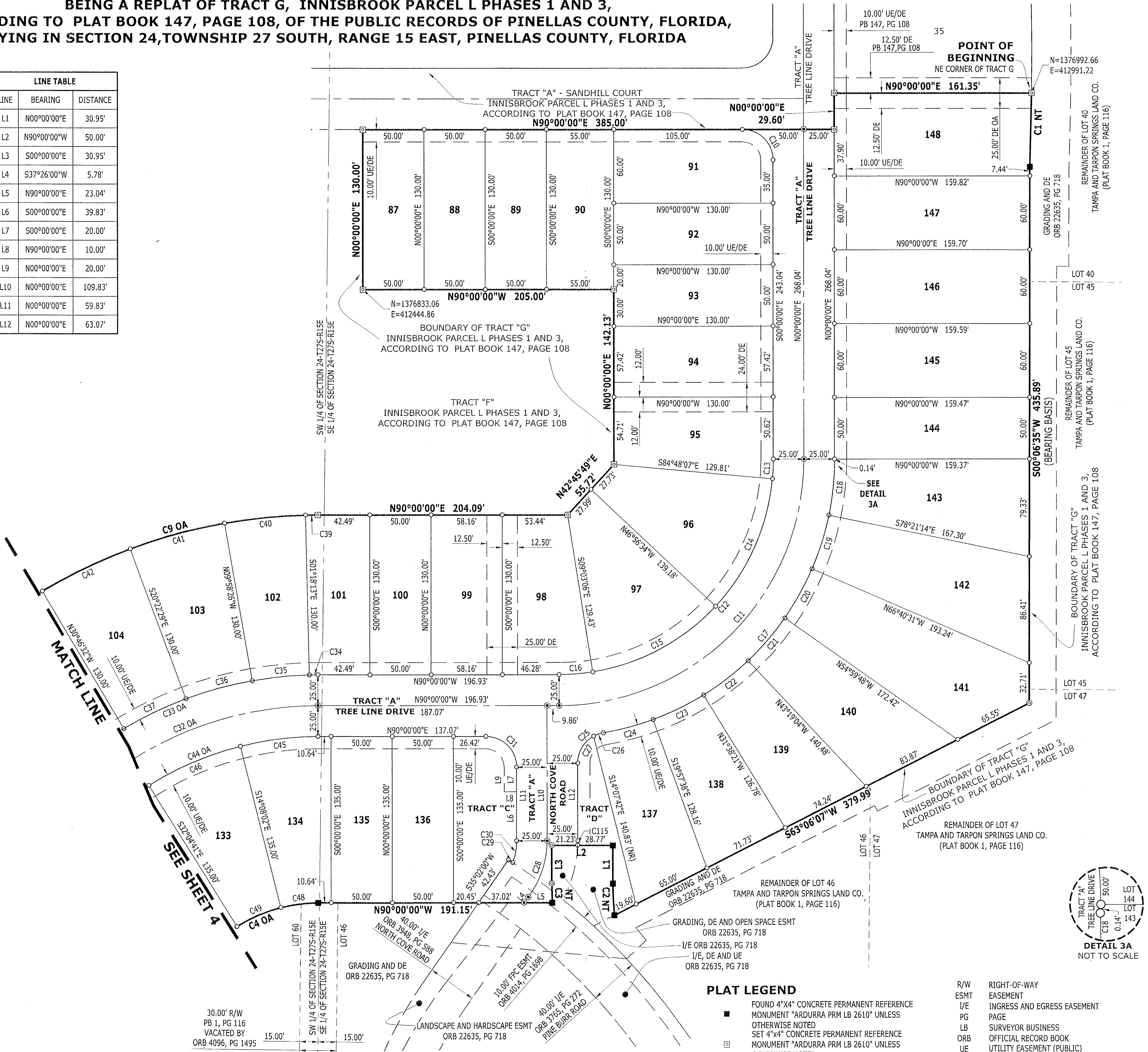


# INNISBROOK PARCEL L PHASE 2

BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3,  
ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,  
LYING IN SECTION 24,TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
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C3	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C4	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C9	313.48'	440.00'	40°49'13"	N69°35'24"E	306.89'
C10	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C11	314.16'	200.00'	90°00'00"	N45°00'00"E	282.84'
C12	274.89'	175.00'	90°00'00"	N45°00'00"E	247.49'
C13	15.88'	175.00'	5°11'53"	N02°35'57"E	15.87'
C14	115.63'	175.00'	37°51'33"	N24°07'40"E	113.54'
C15	115.73'	175.00'	37°53'28"	N62°00'10"E	113.63'
C16	27.65'	175.00'	9°03'06"	N85°28'27"E	27.62'
C17	317.15'	225.00'	80°45'37"	N40°22'49"E	291.54'
C18	45.73'	225.00'	11°38'46"	N05°49'23"E	45.66'
C19	45.86'	225.00'	11°40'43"	N17°29'08"E	45.78'
C20	45.86'	225.00'	11°40'43"	N29°09'51"E	45.78'
C21	45.86'	225.00'	11°40'43"	N40°50'34"E	45.78'
C22	45.86'	225.00'	11°40'43"	N52°31'17"E	45.78'
C23	45.86'	225.00'	11°40'43"	N64°12'00"E	45.78'
C24	42.10'	225.00'	10°43'15"	N75°24'00"E	42.04'
C25	35.24'	25.00'	80°45'37"	S40°22'49"W	32.39'
C26	8.39'	25.00'	19°14'13"	S71°08'31"W	8.35'
C27	26.84'	25.00'	61°31'24"	S30°45'42"W	25.57'
C28	49.00'	75.00'	37°26'00"	N18°43'00"E	48.13'
C29	4.06'	516.72'	0°26'59"	N56°57'36"W	4.06'
C30	18.03'	50.00'	20°39'33"	N10°19'46"E	17.93'
C31	39.27'	25.00'	90°00'00"	N45°00'00"W	35.36'
C32	203.05'	285.00'	40°49'13"	S69°35'23"W	198.78'
C33	220.86'	310.00'	40°49'13"	S69°35'23"W	216.22'
C34	7.05'	310.00'	1°18'13"	S89°20'53"W	7.05'
C35	46.91'	310.00'	8°40'13"	S84°21'40"W	46.87'
C36	56.27'	310.00'	10°24'03"	S74°49'32"W	56.20'
C37	56.27'	310.00'	10°24'03"	S64°25'29"W	56.20'
C39	10.01'	440.00'	1°18'14"	S89°20'54"W	10.01'
C40	66.58'	440.00'	8°40'13"	S84°21'40"W	66.52'
C41	79.87'	440.00'	10°24'03"	S74°49'32"W	79.76'
C42	79.87'	440.00'	10°24'03"	S64°25'29"W	79.76'
C44	185.24'	260.00'	40°49'13"	S69°35'24"W	181.34'
C45	64.14'	260.00'	14°08'03"	S82°55'59"W	63.98'
C46	81.43'	260.00'	17°56'39"	S66°53'38"W	81.10'
C47	39.67'	260.00'	8°44'32"	S53°33'03"W	39.63'
C48	30.84'	125.00'	14°08'02"	S82°55'59"W	30.76'
C49	39.15'	125.00'	17°56'39"	S66°53'38"W	38.99'
C115	3.69'	100.00'	2°06'53"	N01°03'26"E	3.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°00'00"E	30.95'
L2	N90°00'00"W	50.00'
L3	S00°00'00"E	30.95'
L4	S37°26'00"W	5.78'
L5	N90°00'00"E	23.04'
L6	S00°00'00"E	39.83'
L7	S00°00'00"E	20.00'
L8	N90°00'00"E	10.00'
L9	N00°00'00"E	20.00'
L10	N00°00'00"E	109.83'
L11	N00°00'00"E	59.83'
L12	N00°00'00"E	63.07'



TRACT CHART	
TRACT "A"	PRIVATE INGRESS/EGRESS, DRAINAGE & UTILITIES
TRACT "B"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "C"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES
TRACT "D"	COMMON AREA, PRIVATE DRAINAGE & UTILITIES

### PLAT LEGEND

- FOUND 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "ARDURRA PRM LB 2610" UNLESS OTHERWISE NOTED
- SET NAIL & DISK PERMANENT CONTROL POINT "ARDURRA PCP LB 2610"
- FOUND NAIL & DISK "ARDURRA PRM LB2610"
- SET 1/2" IRON ROD W/CAP "LB 2610"
- EASEMENTS, SIZE AND TYPE AS NOTED
- STATE PLANE COORDINATES
- OVERALL

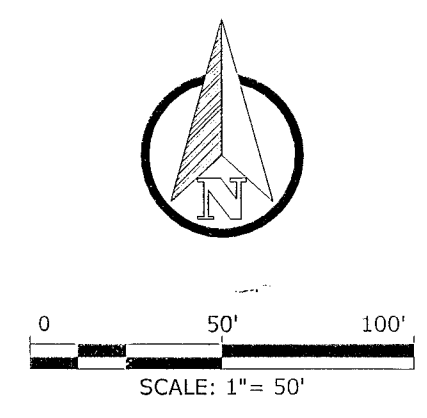
- R/W RIGHT-OF-WAY
- ESMT EASEMENT
- I/E INGRESS AND EGRESS EASEMENT
- PG PAGE
- LB SURVEYOR BUSINESS
- ORB OFFICIAL RECORD BOOK
- UE UTILITY EASEMENT (PUBLIC)
- DE DRAINAGE EASEMENT (PRIVATE)
- (NR) NON RADIAL LINE
- FPC FLORIDA POWER CORPORATION
- CM CONCRETE MONUMENT
- NT NON-TANGENT
- PB PLAT BOOK
- RTL RADIAL TIE LINE



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**ARDURRA**

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SEE SHEET 2 OF 4 FOR KEY MAP

# INNISBROOK PARCEL L PHASE 2

BEING A REPLAT OF TRACT G, INNISBROOK PARCEL L PHASES 1 AND 3,  
ACCORDING TO PLAT BOOK 147, PAGE 108, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,  
LYING IN SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C4	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C5	15.65'	1,499.91'	0°35'52"	S49°28'43"W	15.65'
C6	1,034.70'	1,499.91'	39°31'29"	S69°32'24"W	1,014.30'
C7	168.04'	385.00'	25°00'29"	N75°26'03"E	166.71'
C8	308.39'	1,285.00'	13°45'02"	N56°03'18"E	307.65'
C9	313.48'	440.00'	40°49'13"	N69°35'24"E	306.89'
C32	203.05'	285.00'	40°49'13"	S69°35'23"W	198.78'
C33	220.86'	310.00'	40°49'13"	S69°35'23"W	216.22'
C38	54.35'	310.00'	10°02'41"	S54°12'07"W	54.28'
C43	77.14'	440.00'	10°02'41"	S54°12'07"W	77.04'
C44	185.24'	260.00'	40°49'13"	S69°35'24"W	181.34'
C47	39.67'	260.00'	8°44'32"	S53°33'03"W	39.63'
C50	19.07'	125.00'	8°44'32"	S53°33'03"W	19.05'
C51	345.59'	1,440.00'	13°45'02"	N56°03'18"E	344.76'
C52	339.59'	1,415.00'	13°45'02"	N56°03'18"E	338.78'
C53	9.70'	1,415.00'	0°23'35"	N49°22'34"E	9.70'
C54	72.64'	1,415.00'	2°56'29"	N51°02'36"E	72.64'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C55	64.57'	1,415.00'	2°36'53"	N53°49'17"E	64.57'
C56	64.57'	1,415.00'	2°36'53"	N56°26'10"E	64.57'
C57	64.60'	1,415.00'	2°36'57"	N59°03'05"E	64.59'
C58	63.49'	1,415.00'	2°34'16"	N61°38'41"E	63.49'
C59	8.81'	1,285.00'	0°23'35"	N49°22'34"E	8.81'
C60	65.97'	1,285.00'	2°56'29"	N51°02'36"E	65.96'
C61	58.64'	1,285.00'	2°36'53"	N53°49'17"E	58.64'
C62	58.64'	1,285.00'	2°36'53"	N56°26'10"E	58.64'
C63	58.66'	1,285.00'	2°36'57"	N59°03'05"E	58.66'
C64	57.66'	1,285.00'	2°34'16"	N61°38'41"E	57.66'
C65	351.59'	1,465.00'	13°45'02"	N56°03'18"E	350.75'
C66	23.96'	1,465.00'	0°56'14"	N49°38'54"E	23.96'
C67	49.33'	1,465.00'	1°55'46"	N51°04'54"E	49.33'
C68	59.22'	1,465.00'	2°18'58"	N53°12'16"E	59.22'
C69	59.22'	1,465.00'	2°18'58"	N55°31'14"E	59.22'
C70	59.22'	1,465.00'	2°18'58"	N57°50'13"E	59.22'
C71	59.22'	1,465.00'	2°18'58"	N60°09'11"E	59.22'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C72	41.40'	1,465.00'	1°37'09"	N62°07'15"E	41.40'
C73	10.52'	1,499.91'	0°24'07"	N49°58'42"E	10.52'
C74	53.88'	1,499.91'	2°03'29"	N51°12'30"E	53.87'
C75	64.67'	1,499.91'	2°28'13"	N53°28'22"E	64.67'
C76	64.66'	1,499.91'	2°28'11"	N55°56'34"E	64.65'
C77	64.64'	1,499.91'	2°28'08"	N58°24'44"E	64.63'
C78	64.61'	1,499.91'	2°28'05"	N60°52'51"E	64.60'
C79	66.66'	1,499.91'	2°32'47"	N63°23'16"E	66.65'
C80	71.55'	1,499.91'	2°44'00"	N66°01'40"E	71.55'
C81	19.25'	1,499.91'	0°44'08"	N67°45'43"E	19.25'
C82	255.13'	540.00'	27°04'11"	N76°27'55"E	252.76'
C83	243.31'	515.00'	27°04'11"	N76°27'55"E	241.06'
C84	1.26'	515.00'	0°08'23"	N63°00'01"E	1.26'
C85	74.51'	515.00'	8°17'23"	N67°12'54"E	74.45'
C86	74.51'	515.00'	8°17'23"	N75°30'17"E	74.45'
C87	74.50'	515.00'	8°17'19"	N83°47'38"E	74.44'
C88	18.53'	515.00'	2°03'42"	N88°58'09"E	18.53'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C89	0.94'	385.00'	0°08'23"	N63°00'01"E	0.94'
C90	55.70'	385.00'	8°17'23"	N67°12'54"E	55.65'
C91	55.70'	385.00'	8°17'23"	N75°30'17"E	55.65'
C92	55.70'	385.00'	8°17'19"	N83°47'38"E	55.65'
C93	266.94'	565.00'	27°04'11"	N76°27'55"E	264.46'
C94	17.44'	565.00'	1°46'09"	N63°48'53"E	17.44'
C95	57.93'	565.00'	5°52'30"	N67°38'13"E	57.91'
C96	57.93'	565.00'	5°52'30"	N73°30'43"E	57.91'
C97	57.93'	565.00'	5°52'30"	N79°23'13"E	57.91'
C98	58.00'	565.00'	5°52'53"	N85°15'55"E	57.97'
C99	17.69'	565.00'	1°47'38"	N89°06'11"E	17.69'
C100	218.10'	700.00'	17°51'05"	N81°04'27"E	217.22'
C101	52.55'	700.00'	4°18'04"	N74°17'56"E	52.53'
C102	71.78'	700.00'	5°52'30"	N79°23'13"E	71.75'
C103	71.86'	700.00'	5°52'53"	N85°15'55"E	71.82'
C104	21.92'	700.00'	1°47'38"	N89°06'11"E	21.92'
C105	554.26'	1,499.91'	21°10'21"	N78°42'58"E	551.12'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C106	60.84'	125.00'	27°53'08"	S76°03'26"E	60.24'
C107	80.13'	75.00'	61°13'04"	S59°23'28"E	76.38'
C108	63.80'	75.00'	48°44'32"	S65°37'44"E	61.90'
C109	16.33'	75.00'	12°28'32"	S35°01'12"E	16.30'
C110	252.60'	60.00'	241°13'04"	S30°36'32"W	103.28'
C111	62.17'	60.00'	59°21'53"	N58°27'52"W	59.42'
C112	60.63'	60.00'	57°53'34"	S62°54'24"W	58.08'
C113	61.04'	60.00'	58°17'15"	S04°49'00"W	58.44'
C114	68.77'	60.00'	65°40'22"	S57°09'49"E	65.07'

