

2019000008



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Grantor: OZONA SPRINGS SUBDIVISION

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REPLAT  
PUBLIC RECORDS PINELLAS COUNTY FL  
BOOK 143 PAGE 70  
SUBDIVISION  
LOT 1 OF OZONA SPRINGS SUBDIVISION  
COUNTY FL  
RECORDED ON 03/04/2019  
RECORDING CLERK IN CHIEF AND  
EXAMINER LEB

**020.**

A REPLAT OF LOT 1, LESS THE NORTH THEREOF AS RECORDED IN PLAT BOOK FORMERLY A PART, LYING IN

**LEGAL DESCRIPTION**

PANEL 1: THE SOUTH 44.43 FEET OF THE EAST 120 FEET OF LOT 1, BLOCK P, MAP OF CHARLES BURGHEASTREAMS SUBDIVISION, AS PER MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF

PANEL 2: THE EAST 120 FEET OF LOT 1, LESS THE NORTH 160 FEET AND LESS THE SOUTH 84 FEET THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS FORMERLY A PART.

PANEL 3: LOT 1, LESS THE NORTH 160 FEET AND LESS THE EAST 120 FEET THEREOF, BLOCK P, MAP OF CHARLES BURGHEASTREAMS SUBDIVISION, AS PER MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, LESS THE NORTH 160 FEET THEREOF, BLOCK P, MAP OF CHARLES BURGHEASTREAMS SUBDIVISION, AS PER MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 16, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK P, THENCE S89°00'00"W, ALONG IT OF 300.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK P; THENCE N00°00'00"W, A DISTANCE OF 166.14 FEET TO THE SOUTH BOUNDARY OF THE NORTH 160.00 FEET OF SAID LOT 1 BOUNDARY OF THE NORTH 160.00 FEET OF SAID LOT 1, BLOCK P; A DISTANCE OF 300.00 FEET TO S00°00'00"W, ALONG SAID WEST RIGHT-OF-WAY OF GRANDE STREET, A DISTANCE OF 166.82 FEET

SAID PARCEL CONTAINING 64,289 SQUARE FEET OR 1.476 ACRES, MORE OR LESS.

**DEDICATION**

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LEASES, COVENANCES, DEDICATIONS, AND RESERVATIONS.

1.) THE OWNERS DO HEREBY GRANT TO ANY PUBLIC UTILITY PROVIDERS, INCLUDING, BUT NOT LIMITED TO TELEPHONE OPERATORS OR OTHER SIMILAR ENTITIES PROVIDING SIMILAR UTILITY SERVICES, A PEOP THE PRIVATE DRIVE AND THE PUBLIC UTILITY EASEMENTS SHOWN HEREON, FOR PURPOSES OF INS EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.

2.) THE MAINTENANCE OF OWNER-RESERVED LINES AND AREAS AND PRIVATE EASEMENTS HEREIN OWNERS, THEIR ASSIGNS AND SUCCESSORS IN TITLE. EACH LOT OWNER SHALL MAINTAIN WAIVED WITHIN THEIR RESPECTIVE LOT, EXCEPT THAT THE OWNERS OF LOTS 1, 2 AND 3 SHALL EQUALLY CONVEYANCE MAINTENANCE OBLIGATIONS TO THE STORMWATER FACILITIES LOCATED WITHIN THE DRAIN

3.) THE OWNERS DO HEREBY GRANT TO ONE ANOTHER, THEIR SUCCESSORS AND ASSIGNS, A PEOP ACCESS TO THE PRIVATE DRAINAGE EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT.

4.) THE OWNERS DO HEREBY GRANT TO ONE ANOTHER, FOR THE BENEFIT OF THE OWNERS, THEIR ASSIGNS AND SUCCESSORS IN TITLE, A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE HEREIN DESCRIBED TRACT FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT. SUCH ACCESS SHALL BE PROVIDED TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT.

5.) THE OWNERS HEREBY DEDICATE TO THE PUBLIC A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE HEREIN DESCRIBED TRACT FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT.

6.) THE CONSERVATION EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO PINELLAS COUNTY.

7.) AN ACCESS EASEMENT OVER THE 25.00 FOOT PRIVATE DRIVE/ACCESS EASEMENT AND THE DEDICATED TO PINELLAS COUNTY FOR EMERGENCY MAINTENANCE AND ACCESS TO THE STORMWATER FACILITIES LOCATED WITHIN THE PRIVATE DRAINAGE EASEMENT ON LOT 1.

OWNER OF LOT 1: *Gregory S. Melton*  
GREGORY S. MELTON

*[Signature]*  
SIGNATURE OF WITNESS

**JAMES HICKER**  
PRINTED NAME OF WITNESS

*[Signature]*

*[Signature]*