

HARBOR PALMS - A REPLAT

A REPLAT OF BLOCK 62, THE SOUTH HALF (1/2) OF THE VACATED PENNSYLVANIA AVENUE RIGHT OF WAY ADJOINING TO THE NORTH, WEST OF EIGHTH STREET, AND THE VACATED SEVENTH STREET RIGHT OF WAY ADJOINING TO THE WEST, TOWN OF SUTHERLAND, ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LOCATED IN FRACTIONAL SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

Block 62, the South half (1/2) of the Vacated Right-of-Way of Pennsylvania Avenue lying Northerly of said Block 62 and Westerly of Eighth Street, and the Vacated Right-of-Way of Seventh Street lying West of and adjacent to said Block 62, All according to the map or plat of TOWN OF SUTHERLAND, recorded in Hillsborough County Plat Book 1, Page 1, of the Public Records of Hillsborough County, Florida, of which Pinellas County, Florida, was formerly a part of, All lying in Section 2, Township 28 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

Begin at the Southeast corner of said Block 62, run thence along the Southerly boundary of said Block 62 and the Westerly extension thereof, S.89°38'36"W., a distance of 447.57 feet to a point on a Mean High Water Line; thence Northerly along said Mean High Water Line, 126 feet, more or less, to a point on the Southerly edge of submerged former uplands, from whence a point at the intersection of said Westerly extension of the Southerly boundary of Block 62 and said Mean High Water Line bears, S.12°16'34"E., a distance of 112.32 feet; thence along said submerged former uplands the following two (2) courses: 1) N.70°15'06"W., a distance of 1.84 feet; 2) N.81°07'42"W., a distance of 27.65 feet to a point on the Westerly boundary of said Vacated Right-of-Way of Seventh Street; thence along said Westerly boundary, N.00°14'59"W., a distance of 141.91 feet to a point on aforesaid submerged former uplands; thence along said submerged former uplands the following three (3) courses: 1) N.88°01'38"E., a distance of 40.89 feet; 2) N.66°16'20"E., a distance of 50.43 feet; 3) N.33°43'02"E., a distance of 5.47 feet to a point on aforesaid Mean High Water Line, from whence a point at the intersection of the Westerly extension of the Northerly boundary of said South half (1/2) of the Vacated Right-of-Way of Pennsylvania Avenue and said Mean High Water Line bears, N.52°04'13"W., a distance of 12.00 feet; thence Northerly along said Mean High Water Line, 12 feet, more or less, to a point on the Westerly extension of the Northerly boundary of said South half (1/2) of the Vacated Right-of-Way of Pennsylvania Avenue; thence along said Westerly extension of the Northerly boundary, N.89°38'36"E., a distance of 419.26 feet to a point on the Westerly Right-of-Way of Eighth Street; thence along said Westerly Right-of-Way, S.00°14'59"E., a distance of 290.00 feet to the point of beginning.

DEDICATION:

The undersigned, Bay to Bay Development, LLC, a Florida limited liability company (the "Owner"), as owner of the lands platted herein, does hereby dedicate this plat of HARBOR PALMS - A REPLAT for record. Owner further makes the following dedications and reservations:

- Owner reserves fee interest in Tract A, as shown hereon, for conveyance by separate instrument to the Harbor Palms Homeowners Association, Inc., a Florida not-for-profit corporation (the "Association") subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision as access for ingress and egress for lot owners and their guests and invitees. Such right of access for ingress and egress will extend to all present and future lot owners within the subdivision.
 - Owner dedicates a non-exclusive access easement over Tract A to Pinellas County Government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste sanitation and other similar government and quasi-governmental services for ingress and egress for the performance of their official duties when serving the lots and tracts within this subdivision.
 - Owner grants to any public or private utility provider or other similar entity providing utility services to the lots within the subdivision, a perpetual, non-exclusive easement over Tract A and all areas designated as "private utility easement" hereon, for the construction, maintenance, operation and repair of utilities and related equipment serving the lots.
- Owner reserves fee interest in Tract B, as shown hereon, for conveyance by separate instrument to the Association subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision as common area.
- Owner reserves the private drainage easements and drainage/wall easements, as shown hereon, for conveyance by separate instrument to the Association subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision for storm and surface water drainage, detention and retention.
- Owner dedicates to Pinellas County a perpetual, non-exclusive conservation easement (as provided in Section 704.06, F.S.) in and over the areas indicated as "conservation easement" hereon, subject to the terms, conditions and reservations provided herein.
- Owner expressly reserves a right and easement in favor of the Association, and all future owners of lots within the subdivision, for access over and across any boardwalk or similar access path or structure constructed within the conservation easement pursuant to a permit from Pinellas County in order to provide access to Sutherland Bayou and any docks that may be constructed thereon.
- Owner reserves the 10' dock access easements, as shown hereon, for conveyance by separate instrument to the Association subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision in order to provide access to Sutherland Bayou and any boardwalks or docks that may be constructed thereon (pursuant to a permit from Pinellas County).
- Owner, the Association, or a similar perpetual maintenance entity shall construct, operate and maintain the drainage facilities and related improvements shown hereon. Notwithstanding the foregoing, Pinellas County shall have the right, in the event of an emergency, to enter upon the drainage easements and all other easements depicted hereon to maintain the improvements thereon, provided, however, that the foregoing shall not be construed to impose any affirmative obligations or duties upon Pinellas County.

Bay to Bay Development, LLC, a Florida limited liability company

By: _____
Keith R. Grove, Manager

Signature of Witness _____ Printed Name of Witness _____

Signature of Witness _____ Printed Name of Witness _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

This is to certify, that on _____, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Keith R. Grove, as Manager of Bay to Bay Development, LLC, a Florida limited liability company, who is known to me to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed, and did/did not take an oath.

Witness my hand and official seal at _____ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at large

Printed Name _____ Commission # _____

CONFIRMATION OF ACCEPTANCE

Harbor Palms Homeowners Association, Inc., a Florida not-for-profit corporation, joins into the dedication for the purpose of accepting maintenance of Tract A, Tract B, and the private drainage easements, wall easements, and dock access easements as shown on this plat.

Harbor Palms Homeowners Association, Inc.

By: _____
Keith R. Grove, President

Signature of Witness _____ Printed Name of Witness _____

Signature of Witness _____ Printed Name of Witness _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF _____

This is to certify, that on _____, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Keith R. Grove, as President of Harbor Palms Homeowners Association Inc., a Florida not-for-profit corporation, who is known to me to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed, and did/did not take an oath.

Witness my hand and official seal at _____ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at large

Printed Name _____ Commission # _____

SURVEYOR'S NOTES

- Bearings shown hereon are grid bearings based on the West boundary of Eighth Street, having a Grid bearing of S.00°14'59"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida, as established from a RTK GPS Network.
- The subject property lies in Flood Zone "AE" with an elevation of 11', according to Flood Insurance Rate Map, Map No. 12103C0059G for Pinellas County, Community No. 125139, Pinellas County, Florida, dated September 3, 2003 and issued by the Federal Emergency Management Agency.
- Submerged uplands shown hereon are former upland areas that appear to have been dredged based on USCGS Chart No. 178, issued September 1888.
- Mean High Water Line shown hereon is based upon an elevation of 0.69' (NAVD88)
- The subject property contains 3.201 acres, more or less.
- A portion of the west boundary of Lots 5 and 8, and the entirety of the west boundary of Lots 6 and 7 is the MHWL as depicted on Sheet 2, as a riparian boundary, it is subject to shift due to accretion, avulsion or reliction.

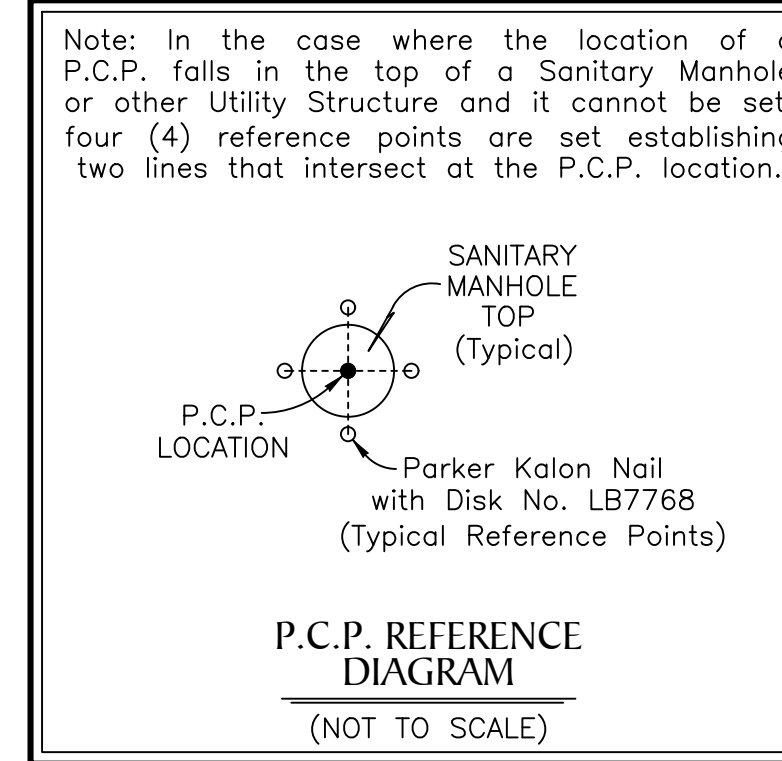
CONSERVATION EASEMENT NOTE

- The intent of the conservation easement is to retain the easement area in an essentially natural condition. The following acts or activities are expressly prohibited within the conservation easement in the absence of a specific permit from Pinellas County:
 - Construction or the placing of any structure or materials on or above the ground, except as may be approved by Pinellas County and/or the Southwest Florida Water Management District.
 - Construction or placing of utilities, drainage facilities, mitigation areas, or the planting of vegetation.
 - The placement of any material such as trash or waste which is inconsistent with the intent of the conservation easement.
 - Placement, removal or destruction of trees, shrubs or other vegetation, including mowing, pesticide and herbicide uses.
 - Excavation or other removal of material.
 - Uses except for the purposes that permit the area defined by the easement to remain in an essentially natural condition.
 - Any activity detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- The following right is conveyed to Pinellas County by this conservation easement:
 - The right to enter upon the property at reasonable times to enforce the rights herein granted upon prior notice to Owner, its heirs successors or assigns at the time of such entry.

UTILITY EASEMENT NOTE

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 Electric Safety Code as adopted by the Florida Public Service Commission.

RECEIVED
By *Lora Strong* at 12:48 pm, Aug 14, 2018



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.

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 _____, 20____.

Approved:

Chairman, Board of County Commissioners

Ken Burke, Clerk _____ By: _____
Pinellas County, Florida 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) _____, Public Records of Pinellas County, Florida, this _____ day of _____, 20____.

Ken Burke, Clerk _____ By: _____
Pinellas County, Florida Deputy Clerk

CERTIFICATE OF CONFORMITY

Reviewed for conformity to Chapter 177, Part 1, Florida Statutes by a Professional Surveyor and Mapper under contract to Pinellas County.

Professional Surveyor and Mapper Date: _____

Florida Professional Surveyor and Mapper Number _____
George F. Young, Inc.
L.B. 021
299 Dr. Martin Luther King Jr. Street North
St. Petersburg, Florida 33601
(727) 822-4317

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Pinellas County Site Development and Platting Code of Ordinances; that permanent reference monuments (PRMs) were set on the **21st** day of **March, 2017**, as shown hereon; and that permanent control points (PCPs) and lot corners were set on the **2nd** day of **August, 2018**, as shown hereon.

By: _____
Matthew C. Kneeland, (License No. LS7092)
Florida Professional Surveyor and Mapper
GeoPoint Surveying, Inc.
1403 E. 5th Avenue
Tampa, Florida 33605
Licensed Business Number LB7768

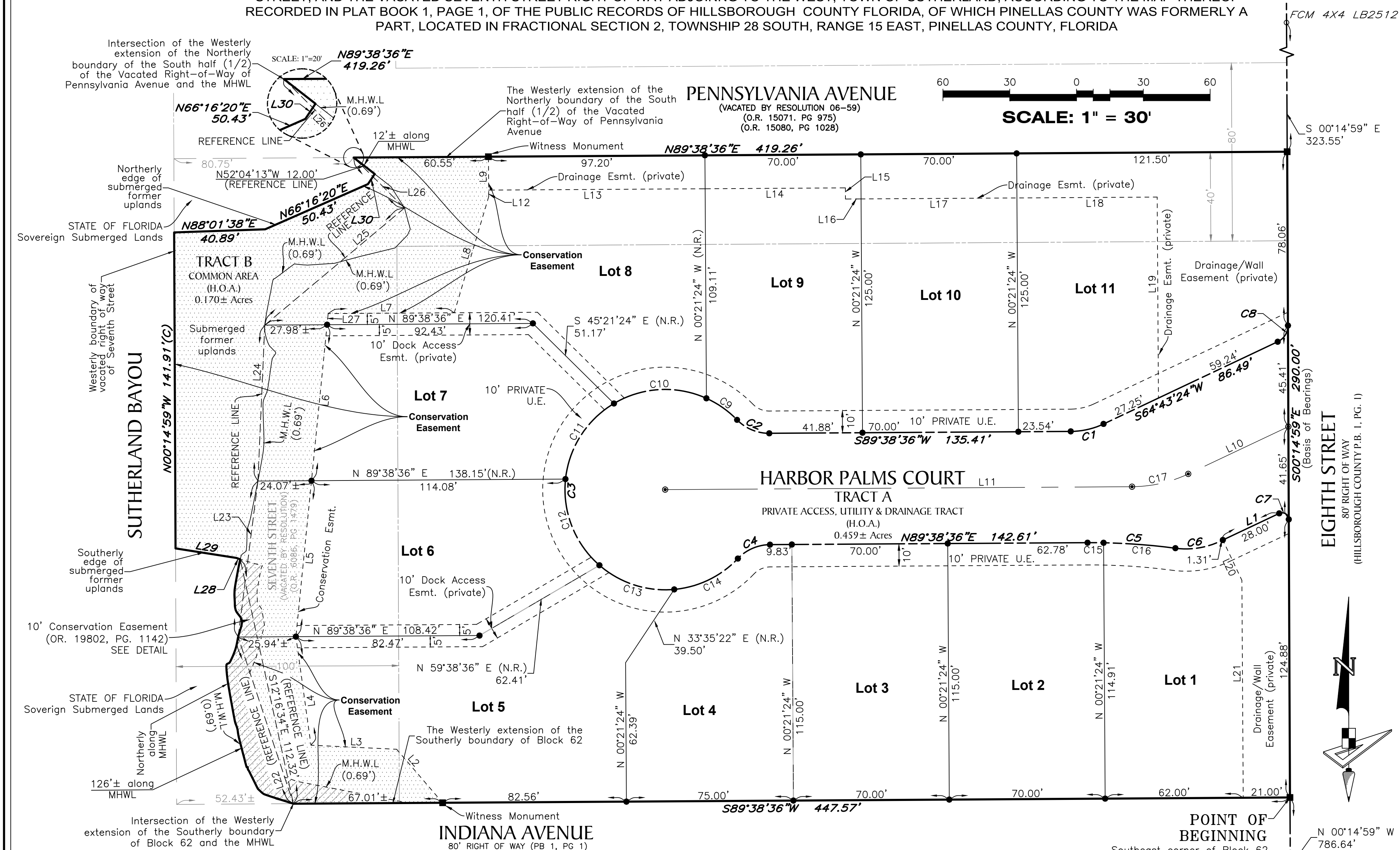
1403 E. 5th Avenue Phone: (813) 248-8888
Tampa, Florida 33605 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

HARBOR PALMS - A REPLAT

A REPLAT OF BLOCK 62, THE SOUTH HALF (1/2) OF THE VACATED PENNSYLVANIA AVENUE RIGHT OF WAY ADJOINING TO THE NORTH, WEST OF EIGHTH STREET, AND THE VACATED SEVENTH STREET RIGHT OF WAY ADJOINING TO THE WEST, TOWN OF SUTHERLAND, ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 1, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LOCATED IN FRACTIONAL SECTION 2, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PLAT BOOK PAGE

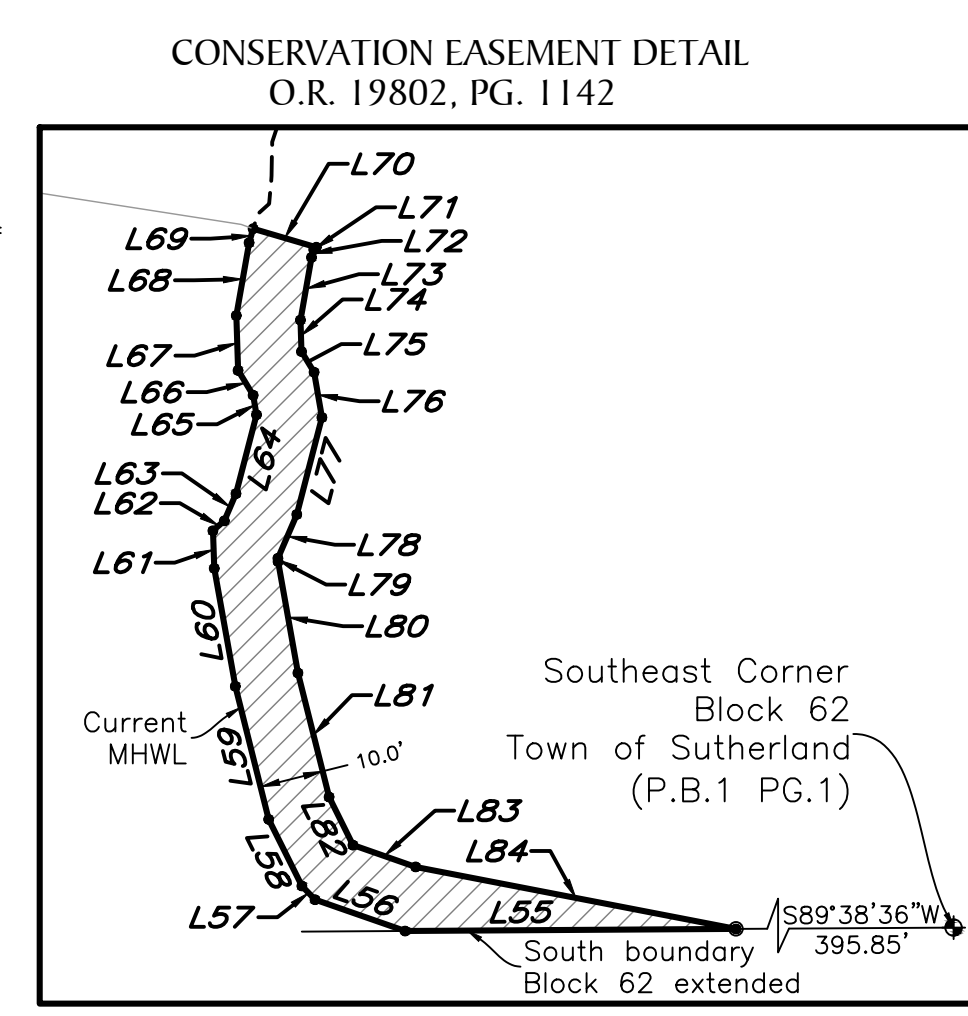


NO.	BEARING	LENGTH
L1	N 64°43'24" E	29.31'
L2	N 40°39'51" W	31.67'
L3	N 87°16'05" W	38.53'
L4	N 07°53'33" W	49.20'
L5	N 05°42'16" E	70.39'
L6	N 05°42'16" E	75.42'
L7	N 89°38'36" E	56.62'
L8	N 16°31'25" E	54.40'
L9	N 00°21'24" W	17.94'
L10	S 64°43'24" W	49.71'
L11	S 89°38'36" W	209.69'
L12	N 00°21'24" W	2.94'
L13	N 89°38'36" E	97.20'
L14	N 89°38'36" E	63.00'
L15	S 00°21'24" E	5.00'
L16	N 89°38'36" E	7.00'
L17	N 89°38'36" E	70.00'
L18	N 89°38'36" E	63.00'
L19	S 00°21'24" E	90.26'
L20	N 25°16'36" W	20.00'
L21	N 00°21'24" W	97.67'
L22	N 18°20'40" W	78.85'
L23	N 07°13'16" E	70.62'
L24	N 02°31'30" E	70.09'
L25	N 50°02'09" E	81.87'
L26	N 45°14'12" W	32.18'
L27	N 05°42'16" E	5.03'
L28	N 70°15'06" W	1.84'
L29	N 81°07'42" W	27.65'
L30	N 33°43'02" E	5.47'

NO.	BEARING	LENGTH
L55	S 89°38'36" W	51.71'
L56	N 70°48'39" W	14.89'
L57	N 44°04'04" W	2.97'
L58	N 26°27'03" W	11.64'
L59	N 14°04'49" W	21.42'
L60	N 10°06'55" W	18.72'
L61	N 02°05'04" W	5.88'
L62	N 49°02'46" E	2.37'
L63	N 23°18'15" E	4.62'
L64	N 14°33'21" E	12.73'
L65	N 09°51'09" W	3.11'
L66	N 31°19'25" W	4.53'
L67	N 01°54'31" W	8.58'
L68	N 10°00'58" E	11.54'
L69	N 16°21'10" E	2.27'
L70	S 73°38'50" E	10.28'
L71	S 47°51'32" W	0.54'
L72	S 16°21'10" W	1.26'
L73	S 10°00'58" W	9.94'
L74	S 01°54'31" E	4.91'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	35.00'	24°55'12"	15.22'	15.10'	S 77°11'00" W
C2	20.00'	46°11'13"	16.12'	15.69'	N 67°15'48" W
C3	45.00'	272°22'26"	213.92'	62.31'	S 00°21'24" E
C4	20.00'	46°11'13"	16.12'	15.69'	N 66°32'59" E
C5	285.00'	7°57'27"	39.58'	39.55'	S 86°22'40" E
C6	36.00'	32°52'39"	20.66'	20.38'	N 81°09'44" E
C7	3.00'	115°01'37"	6.02'	5.06'	S 57°45'47" E
C8	8.00'	64°58'23"	9.07'	8.59'	S 32°14'13" W
C9	45.00'	21°31'12"	16.90'	16.80'	N 54°55'47" W
C10	45.00'	55°02'53"	43.23'	41.59'	S 86°47'10" W
C11	45.00'	53°14'22"	41.81'	40.33'	S 32°38'33" W
C12	45.00'	55°03'16"	43.24'	41.60'	S 21°30'16" E
C13	45.00'	46°09'45"	36.26'	35.28'	S 72°06'47" E
C14	45.00'	41°20'58"	32.48'	31.78'	N 64°07'52" E
C15	285.00'	1°27'06"	7.22'	7.22'	S 89°37'51" E
C16	285.00'	6°30'22"	32.36'	32.34'	S 85°39'08" E
C17	60.00'	24°55'12"	26.10'	25.89'	S 77°11'00" W

NO.	BEARING	LENGTH
L75	S 31°19'25" E	3.80'
L76	S 09°51'09" E	7.17'
L77	S 14°33'21" W	15.66'
L78	S 23°18'15" W	7.44'
L79	S 02°05'04" E	0.53'
L80	S 10°06'55" E	17.67'
L81	S 14°04'49" E	19.99'
L82	S 26°27'03" E	8.39'
L83	S 70°48'39" E	10.38'
L84	S 79°02'41" E	50.98'



- LEGEND**
- --- Set 4"x4" Concrete Monument LB7768 (P.R.M.)
 - --- Set Iron Rod with Cap LB7768
 - --- Set P.K. Nail & Disk LB7768 (P.C.P.)
 - --- Witness Monument - Set 1/2" Rebar with Cap LB7768
 - (C) --- Calculated Dimension
 - LB --- Licensed Business Number
 - FCM --- Found Concrete Monument
 - P.R.M. --- Permanent Reference Monument
 - P.C.P. --- Permanent Control Point
 - SMGD --- Set Mag Nail & Disk
 - ESMT --- Easement
 - N.R. --- Indicates Non-Radial Line
 - U.E. --- Utility Easement
 - M.H.W.L. --- Mean High Water Line (0.69' NAVD88)
 - H.O.A. --- Homeowner's Association
 - O.R. --- Official Record Book
 - PB --- Plat Book
 - PG --- Page
 - NAVD --- North American Vertical Datum
 - Conservation Easement - O.R. 1982, PG 1142
 - Conservation Easement - Dedicated by this plat

RECEIVED
By Lora Strong at 12:47 pm, Aug 14, 2018