

# TUSCANY HIGHLANDS

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST PINELLAS COUNTY, FLORIDA

### CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

#### PROPERTY DESCRIPTION:

FROM THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST, RUN EASTERLY 420 FEET ALONG NORTH LINE OF SAID SECTION; RUN THENCE SOUTHERLY 200 FEET ALONG THE EAST LINE AND EXTENDED EAST LINE OF LOT 4, OAK RIDGE ACRES SUBDIVISION, AS SHOWN BY PLAT RECORDED IN PLAT BOOK 28, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, FOR A POINT OF BEGINNING; CONTINUE THENCE SOUTHERLY ALONG THE EAST LINES OF LOTS 4 AND 41 OF SAID SUBDIVISION, 190 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE EASTERLY 210 FEET TO THE SOUTHWEST CORNER OF LOT 40 OF SAID OAK RIDGE ACRES SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 40 AND 5 OF SAID SUBDIVISION, 190 FEET; THENCE WESTERLY 210 FEET TO THE POINT OF BEGINNING.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST AND RUN THENCE S.88°50'14"E. ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 AND THE CENTERLINE OF 54TH AVENUE NORTH A DISTANCE OF 420.00 FEET TO A POINT ON A NORTHERLY PROLONGATION OF THE EAST LINE OF LOTS 4 AND 41, OAK RIDGE ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 35 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE RUN S.01°09'07"W. ALONG SAID NORTHERLY PROLONGATION AND SAID EAST LINE OF LOTS 4 AND 41 A DISTANCE OF 200.00 FEET FOR A POINT OF BEGINNING; THENCE RUN S.88°50'43"E. A DISTANCE OF 210.08 FEET TO A POINT ON THE WEST LINE OF LOTS 5 AND 40 OF SAID PLAT; THENCE RUN S.01°10'50"W. A DISTANCE OF 189.93 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 53RD AVENUE NORTH; THENCE RUN N.88°50'14"W. ALONG SAID NORTH RIGHT-OF-WAY LINE OF 53RD AVENUE NORTH A DISTANCE OF 209.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE RUN N.01°09'07"E. ALONG SAID EAST LINE A DISTANCE OF 189.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.916 ACRES MORE OR LESS.

#### DEDICATION:

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS TUSCANY HIGHLANDS AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND AND THAT THE OWNERS DO HEREBY MAKE THE FOLLOWING CONVEYANCES, DEDICATIONS, AND RESERVATIONS:

- 1) THE OWNERS DO HEREBY DEDICATE TO THE PUBLIC, A 25' WIDE NON-EXCLUSIVE UTILITY EASEMENT SHOWN HEREON, FOR PURPOSES OF INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITY EQUIPMENT AND SERVICES AND PURPOSES INCIDENTAL THERETO.
- 2) THE OWNERS DO HEREBY DEDICATE TO ONE ANOTHER, THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE PRIVATE DRAINAGE EASEMENT SHOWN HEREON, FOR THE PURPOSES OF ACCESS TO, INSTALLATION, AND MAINTENANCE OF THE STORMWATER FACILITIES.

OWNER OF LOT 1: Sharon A. Liu  
SHARON A. LIU

OWNER OF LOTS 2 AND 3: Mark D. Hrubar  
MARK D. HRUBAR, MANAGER  
MAK06, LLC, A FLORIDA LIMITED LIABILITY COMPANY

J. J. Madera  
WITNESS' SIGNATURE  
José J. Madera  
WITNESS' PRINTED NAME

D.B. Swaggerty  
WITNESS' SIGNATURE  
DAVID B. SWAGGERTY  
WITNESS' PRINTED NAME

J. J. Madera  
WITNESS' SIGNATURE  
José J. Madera  
WITNESS' PRINTED NAME

D.B. Swaggerty  
WITNESS' SIGNATURE  
DAVID B. SWAGGERTY  
WITNESS' PRINTED NAME

#### ACKNOWLEDGEMENT: AS TO OWNER OF LOT 1

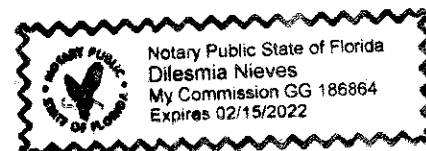
STATE OF FLORIDA Pinellas  
COUNTY OF Pinellas

I HEREBY CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF April, 2018 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED SHARON A. LIU, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREINBEFORE CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HER OWN FREE ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED, WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF Pinellas, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 02/15/2022 COMMISSION NO. GG186864

Dilesmia Nieves  
SIGNATURE OF NOTARY PUBLIC

DILESMIA NIEVES  
PRINTED NAME OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE



#### ACKNOWLEDGEMENT: AS TO OWNER OF LOTS 2 AND 3

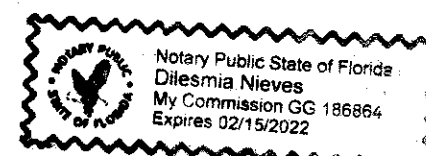
STATE OF FLORIDA Pinellas  
COUNTY OF Pinellas

I HEREBY CERTIFY THAT ON THIS 17<sup>th</sup> DAY OF April, 2018 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED MARK D. HRUBAR, AS MANAGER OF MAK06, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREINBEFORE CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH MANAGER, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND SAID DEDICATION IS THE ACT AND DEED OF SAID MANAGER, WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF Pinellas, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 02/15/2022 COMMISSION NO. GG186864

Dilesmia Nieves  
SIGNATURE OF NOTARY PUBLIC

DILESMIA NIEVES  
PRINTED NAME OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE



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 \_\_\_\_\_, 2018.

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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: \_\_\_\_\_  
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.

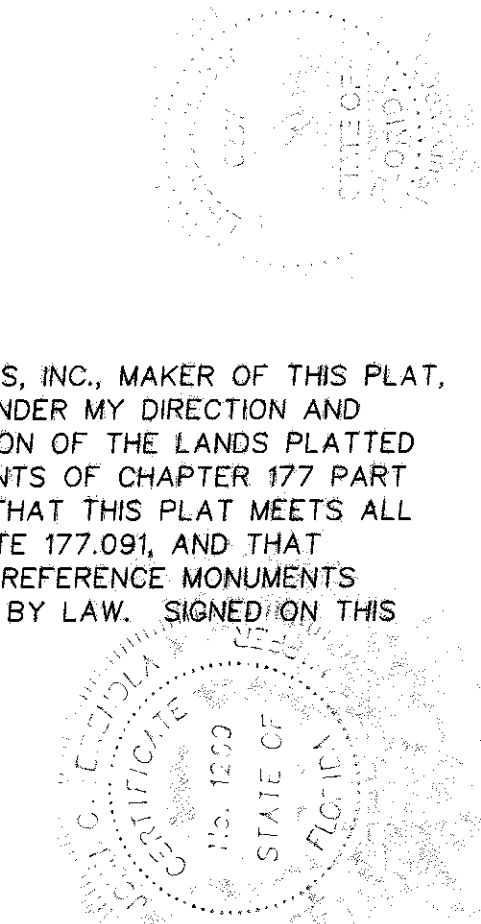
Catherine A. Bosco  
CATHERINE A. BOSCO  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6257  
GEORGE F. YOUNG, INC.  
L.B. 021  
299 DR. MARTIN LUTHER KING JR. STREET NORTH  
ST. PETERSBURG, FL 33701  
(727) 822-4317

### SURVEYOR'S CERTIFICATE:

I, JOHN C. BRENDLA, OF JOHN C. BRENDLA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THE 5TH DAY OF FEBRUARY, 2016, THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS 12TH DAY OF APRIL, 2018.

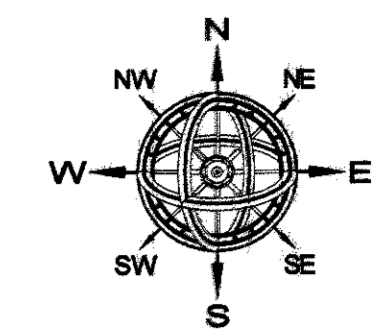
John C. Brendla  
JOHN C. BRENDLA, REGISTERED LAND SURVEYOR  
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 1269  
(LICENSED BUSINESS NO. 760)

JOHN C. BRENDLA AND ASSOCIATES, INC.  
Professional Land Surveyors and Mappers

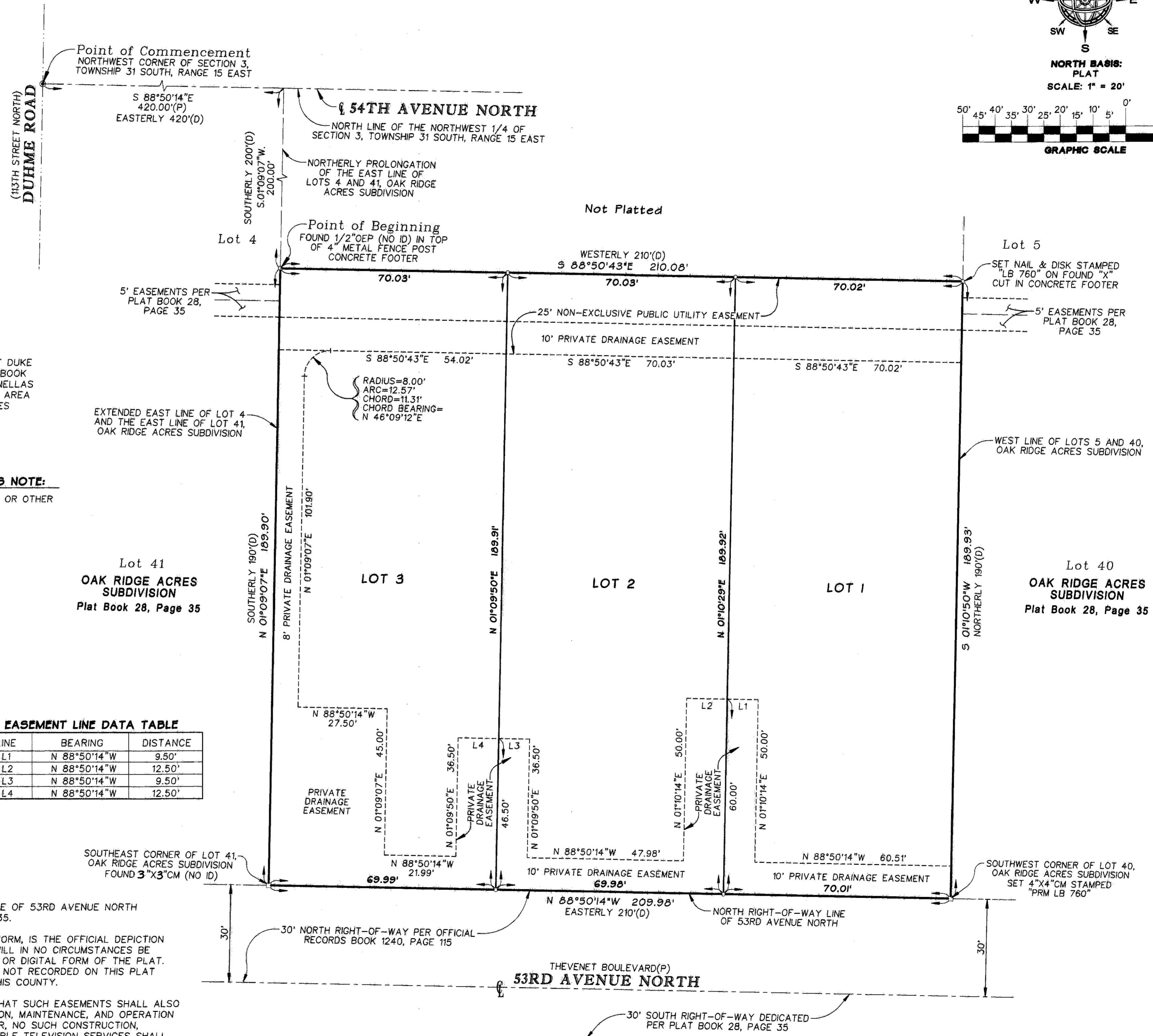
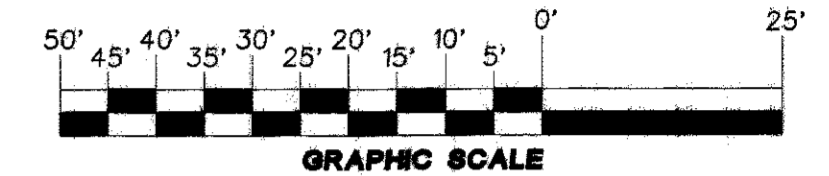


# TUSCANY HIGHLANDS

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA



NORTH BASIS:  
PLAT  
SCALE: 1" = 20'



**DUKE ENERGY EASEMENT NOTE:**

ENTIRE SITE IS SUBJECT TO AN EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC RECORDED IN OFFICIAL RECORDS BOOK 19176, PAGES 652-654 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A 10.00 FOOT WIDE EASEMENT AREA LYING 5.00 FEET ON EACH SIDE OF GRANTEE'S FACILITIES (DUKE ENERGY FLORIDA, LLC) AND IS BLANKET TYPE IN NATURE.

**UTILITY EASEMENTS AND DRAINAGE EASEMENTS NOTE:**

EACH LOT OWNER SHALL NOT ERECT ANY BUILDING, FENCE OR OTHER STRUCTURE WITHIN THE DRAINAGE OR UTILITY EASEMENTS.

**ABBREVIATIONS:**

- © = CENTERLINE
- CM = CONCRETE MONUMENT
- (D) = DEED DESCRIPTION PER OFFICIAL RECORDS BOOK 19288, PAGE 1658, PINELLAS COUNTY, FLORIDA
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- OEP = OPEN END PIPE
- (P) = PLAT
- PRM = PERMANENT REFERENCE MONUMENT

**EASEMENT LINE DATA TABLE**

LINE	BEARING	DISTANCE
L1	N 88°50'14"W	9.50'
L2	N 88°50'14"W	12.50'
L3	N 88°50'14"W	9.50'
L4	N 88°50'14"W	12.50'

**SURVEYOR'S REPORT:**

- 1) BASIS OF BEARINGS: THE NORTH RIGHT-OF-WAY LINE OF 53RD AVENUE NORTH AS BEING N 88°50'14"W, PER PLAT BOOK 28, PAGE 35.
- 2) 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.
- 3) 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.

**BOUNDARY CORNER SYMBOL LEGEND AND NOTES:**

- = DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 760" UNLESS OTHERWISE INDICATED, FIELD SET ON 2/05/2016.
- = DENOTES SET 5/8" IRON ROD WITH CAP MARKED "LB 760" UNLESS OTHERWISE INDICATED, PURSUANT TO FLORIDA STATUTES, CHAPTER 177.091, FIELD SET ON 1/10/2017.

JOHN C. BRENDLA AND ASSOCIATES, INC.  
Professional Land Surveyors and Mappers



4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
Facsimile (727) 577-9932