

LARocca ESTATES

LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:
A PORTION OF LAND LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST; THENCE S00°11'55"E ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 103.93 FEET; THENCE S86°05'43"E, A DISTANCE OF 1712.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S86°05'43"E, A DISTANCE OF 200.83 FEET; THENCE S00°07'25"W, A DISTANCE OF 241.47 FEET; THENCE N89°44'36"W, A DISTANCE OF 10.76 FEET; THENCE S02°43'58"E, A DISTANCE OF 147.28 FEET; THENCE S87°33'20"W ALONG THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 584, A DISTANCE OF 81.50 FEET; THENCE 151.57 FEET ALONG SAID NORTH RIGHT OF WAY LINE BEING A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 7949.92 FEET AND A CENTRAL ANGLE OF 01°05'32", HAVING A CHORD BEARING OF S88°06'05"W AND A CHORD DISTANCE OF 151.56 FEET; THENCE N00°03'54"E, A DISTANCE OF 287.84 FEET; THENCE S86°23'44"E, A DISTANCE OF 36.30 FEET; THENCE N00°06'51"E, A DISTANCE OF 124.96 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS LARocca ESTATES AND BESIDES ITS INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC", AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

TRACT "A" IS HEREBY CONVEYED IN FEE SIMPLE TO THE LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS (THE "HOMEOWNER'S ASSOCIATION") FOR PRIVATE INGRESS, EGRESS, DRAINAGE, AND UTILITIES, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT "A" IS HEREBY GRANTED 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 EASEMENT 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.

A UTILITY EASEMENT OVER TRACT "A" IS 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

TRACTS "B" & "C" ARE HEREBY CONVEYED IN FEE SIMPLE TO THE LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR PRIVATE DRAINAGE, WALL, FENCE AND LANDSCAPE BUFFER PURPOSES, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

OWNER:

LARocca ESTATES, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: Agostino Digiovanni
AGOSTINO DIGIOVANNI
PRESIDENT

WITNESS:

Barbara Grant
SIGNATURE
PRINTED NAME

Aide Sures
SIGNATURE
PRINTED NAME

ACKNOWLEDGMENT OF OWNER:
STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ✓ PHYSICAL PRESENCE OR ✓ ONLINE NOTARIZATION, THIS 31 DAY OF August, 2022 BY AGOSTINO DIGIOVANNI, AS PRESIDENT OF LARocca ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO HAS PRODUCED D.L. AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

Agostino Digiovanni
NOTARY SIGNATURE

Barbara Grant
PRINT NAME

GG261770
COMMISSION NUMBER



CONFIRMATION OF ACCEPTANCE:

LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE PRIVATE ROADS, TRACTS "A", "B", AND "C", AS WELL AS THE PRIVATE ACCESS, PRIVATE INGRESS/EGRESS, AND PRIVATE DRAINAGE EASEMENTS SITUATED ON THIS PLAT.

LARocca ESTATES HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

BY: Agostino Digiovanni
AGOSTINO DIGIOVANNI
PRESIDENT

WITNESS:

Barbara Grant
SIGNATURE
PRINTED NAME

Aide Sures
SIGNATURE
PRINTED NAME

ACKNOWLEDGMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 31 DAY OF August, 2022 BEFORE ME, BY MEANS OF ✓ PHYSICAL PRESENCE OR ✓ ONLINE NOTARIZATION, PERSONALLY APPEARED AGOSTINO DIGIOVANNI, AS PRESIDENT OF LARocca ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED D.L. AS IDENTIFICATION, WHO EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

Agostino Digiovanni
NOTARY SIGNATURE
GG261770
COMMISSION NUMBER



Barbara Grant
PRINT NAME
(PLACE NOTARY STAMP HERE)

PLAT NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST, BEARING S0°11'55"E.
2. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
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 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.
4. 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.
5. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LARocca ESTATES, AS RECORDED IN OFFICIAL RECORDS BOOK 21576, PAGE 915, AS AMENDED IN OFFICIAL RECORDS BOOK 21836, PAGE 1496.

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 16 DAY OF October, 2022

APPROVED:

Agustino Digiovanni
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Aide Sures
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 145, PAGE(S) 101 AND 102 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 11 DAY OF October, 2022.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: Janice Kellie
DEPUTY CLERK



SURVEYOR'S REVIEW FOR CONFORMITY CHAPTER 177, PART 1, FLORIDA STATUTES:

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.08(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

George A. Shimp III 9/2/2022
GEORGE A. SHIMP III DATE
PROFESSIONAL SURVEYOR AND MAPPER No. 6137
PINELLAS COUNTY SURVEYING AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765



SURVEYOR'S CERTIFICATE:

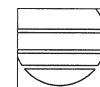
I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON JANUARY 12, 2021, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT AND TRACT CORNERS AND PCPS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTIONS 177.09(1) AND 177.09(1)(b) AND PURSUANT TO THE TERMS OF THE BOND. I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

Kyle McClung 8-30-22
KYLE MCCLUNG, P.S.M. DATE

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177
SUNCOAST LAND SURVEYING, INC.
111 FOREST LAKES BOULEVARD
OLDSMAR, FL 34677
(813) 854-1342
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: 1/12/21
DATE OF P.R.M. INSTALLATION: 8/5/22

SHEET 1 OF 2



SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLDSMAR, FLA. 34677
(813) 854-1342

LB 4513

LARocca ESTATES

LYING IN SECTION 7, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA



GRAPHIC SCALE



CURVE TABLE				
CURVE	RADIUS	LENGTH	ANGLE	CHORD
C1	32.84	12.25	21°21'58"	N10°46'28"E 12.18
C2	32.84	23.17	40°25'26"	N20°07'14"W 22.69
C3	28.00	24.59	50°18'57"	S25°14'58"W 23.81
C4	55.00	269.39	280°37'55"	N89°54'31"W 70.24
C5	28.00	24.59	50°18'57"	N25°03'59"W 23.81
C6	55.00	10.16	10°34'55"	N45°06'59"E 10.14
C7	55.00	66.15	68°54'27"	N05°22'18"E 62.23
C8	55.00	64.45	67°08'23"	N62°39'07"W 60.82
C9	55.00	66.89	69°40'51"	S48°56'16"W 62.84
C10	55.00	61.74	64°19'18"	S18°03'49"E 58.55
C11	7949.92	76.24	0°32'56"	N88°22'23"E 76.24
C12	7949.92	40.16	0°17'22"	N87°57'13"E 40.16
C13	7949.92	35.16	0°15'12"	N87°40'56"E 35.16

LEGEND:

- ORB OFFICIAL RECORDS BOOK
- RW RIGHT OF WAY
- PCP PERMANENT CONTROL POINT (SET NAIL & DISK "PCP LB4513")
- NR NON-RADIAL
- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- CB CHORD BEARING
- C CHORD DISTANCE
- SET 1/2" IRON ROD "LB4513"
- FCM FOUND CONCRETE MONUMENT
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- PRM PERMANENT REFERENCE MONUMENT
- SET 4"x4" CONCRETE MONUMENT AND DISK "PRM LB4513"

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.

