

# SUMMERSET VILLAS

BEING A REPLAT OF LOTS 8,9, AND 10, BELLE HAVEN UNIT A, RECORDED IN PLAT BOOK 25, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA  
LYING IN SECTION 30, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA

### LEGAL DESCRIPTION:

Lots 8 and 10, BELLE HAVEN UNIT A, according to plat thereof as recorded in Plat Book 25, Page 59, of the Public Records of Pinellas County, Florida.

Lot 9, BELLE HAVEN UNIT A, a subdivision according to the plat thereof recorded at Plat Book 25, Page 59, in the Public Records of Pinellas County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS:  
BEGIN AT THE NORTHWEST CORNER OF LOT 8 OF BELLE HAVEN UNIT A, RECORDED IN PLAT BOOK 25, PAGE 59, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°52'59"E ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 659.91 FEET; THENCE S00°01'47"E ALONG THE EAST LINE OF LOT 8, 9, AND 10, OF SAID BELLE HAVEN UNIT A, A DISTANCE OF 390.13 FEET; THENCE N89°52'43"W ALONG THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 659.98 FEET; THENCE N00°01'13"W ALONG THE WEST LINE OF SAID LOTS 8, 9, AND 10, A DISTANCE OF 390.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 257443.62 SQUARE FEET OR 5.910 ACRES, MORE OR LESS

### DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SUMMERSET VILLAS 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", AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE INGRESS/EGRESS, DRAINAGE, AND UTILITIES, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY CONVEYED IN FEE SIMPLE TO THE SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION FOR HOA RECREATION, COMMON AREA, DRAINAGE AND UTILITIES AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION 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 EASEMENTS 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

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 HOMEOWNER'S ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE HOMEOWNER'S ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

**OWNER:**  
SUMMERSET VILLAS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Agostino DiGiovanni  
AGOSTINO DIGIOVANNI  
PRESIDENT

WITNESS:  
Paul Burke  
SIGNATURE  
Elsie Marcano  
PRINTED NAME

### ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA  
COUNTY OF PINELLAS  
I HEREBY CERTIFY THAT ON THIS 16<sup>th</sup> DAY OF January, 2024, AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, PERSONALLY APPEARED AGOSTINO DIGIOVANNI, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS 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: 4/24/2026  
Stephanie Phelps  
SIGNATURE OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

COMMISSION NO. HH 236961  
Stephanie Phelps  
PRINT NAME OF NOTARY PUBLIC  
AND PLACE STAMP OR SEAL HERE

### CONFIRMATION OF ACCEPTANCE:

SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF TRACTS A, B, AND C.

SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION.

BY: Agostino DiGiovanni  
AGOSTINO DIGIOVANNI  
PRESIDENT

WITNESS:  
Paul Burke  
SIGNATURE  
Elsie Marcano  
PRINTED NAME

Paul Bisquets  
SIGNATURE  
Paul Bisquets  
PRINTED NAME

### ACKNOWLEDGMENT OF HOMEOWNERS ASSOCIATION:

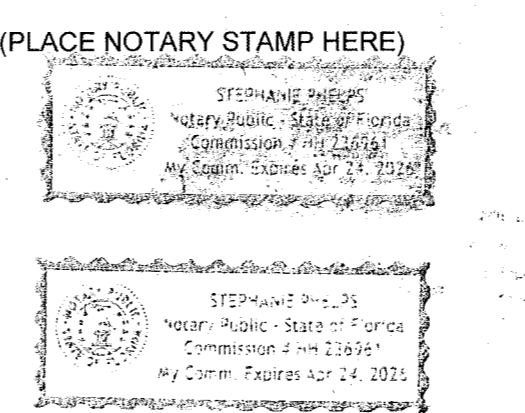
STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 16<sup>th</sup> DAY OF January, 2024, BEFORE ME, BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, PERSONALLY APPEARED AGOSTINO DIGIOVANNI, AS PRESIDENT OF SUMMERSET VILLAS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED FLDL AS IDENTIFICATION, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

Stephanie Phelps  
NOTARY SIGNATURE

Stephanie Phelps  
PRINT NAME

HH 236961  
COMMISSION NUMBER



### PLAT NOTES:

1. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF SUMMERDALE DRIVE, BEARING N0°01'13"W, PER GRID BEARING.
2. 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.
3. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
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. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF SUMMERSET VILLAS AS RECORDED IN OFFICIAL RECORDS BOOK 22341, PAGE 627, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

### 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 5<sup>th</sup> DAY OF March, 2024.

APPROVED: [Signature]  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: [Signature]  
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 147, PAGE(S) 14 AND 15 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 8<sup>th</sup> DAY OF March, 2024.

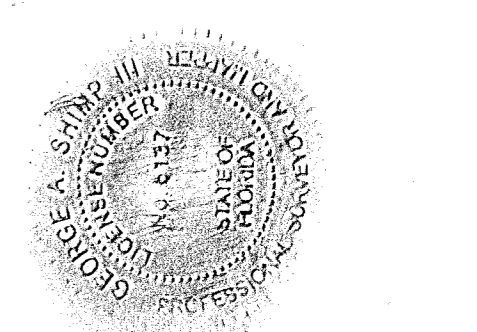
KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: [Signature]  
DEPUTY CLERK

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

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.

George A. Shimp III 1/22/2024  
DATE  
GEORGE A. SHIMP III  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 6137  
PINELLAS COUNTY SURVEY AND MAPPING DIVISION  
DEPARTMENT OF PUBLIC WORKS  
22211 U.S. HIGHWAY 19 NORTH  
CLEARWATER, FL 33765



### SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION; AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS, AS SHOWN HEREON, WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE 177.091(8) AND PURSUANT TO THE TERMS OF THE BOND.

[Signature] 1-15-24  
DATE  
KYLE MCCLUNG  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE NO. 7177  
SUNCOAST LAND SURVEYING, INC.  
111 FOREST LAKES BLVD., OLDSMAR, FL 34677  
LB4513

