

# GRASSY POINTE - PHASE 1

IN SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

Part of Lots 4, 9, 10, 11 and 12 of TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION in the Northeast 1/4 of Section 23, Township 27 South, Range 15 East, as recorded in Plat Book H1, Page 116, of the public records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4 of Section 23, Township 27 South, Range 15 East, Pinellas County, Florida; thence S.89°56'21"E., along the South boundary of the Northeast 1/4 of said Section 23, a distance of 1270.57 feet; thence leaving said South boundary, N02°23'09"E., 50.04 feet to a point on the West boundary of said Lot 10, and the Point of Beginning; thence continue along the West boundary of said Lots 10, 9 and 4, N.02°23'09"E., 1379.99 feet; thence leaving said West boundary S.89°46'22"E., 628.70 feet; thence S.49°09'58"E., 131.92 feet; thence S.00°13'38"W., 232.14 feet; thence S.89°46'22"E., 112.38 feet; thence N.58°22'51"E., 53.71 feet to a point on a curve; thence 21.39 feet along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 04°27'26", and a chord bearing and distance of N.06°01'06"W., 21.39 feet; thence S.89°46'22"E., 109.32 feet; thence N.00°13'38"E., 64.28 feet; thence S.86°40'48"E., 113.45 feet; thence S.03°19'12"W., 18.47 feet to a point of curvature; thence 35.78 feet along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 81°59'36", and a chord bearing and distance of S.44°19'00"W., 32.80 feet to a point of reverse curvature; thence 71.17 feet along the arc of a curve to the left, having a radius of 225.00 feet, a central angle of 180°7'24", and a chord bearing and distance of S.76°15'06"W., 70.87 feet; thence S.67°11'24"W., 101.25 feet; thence S.13°41'02"E., 50.64 feet; thence N.67°11'24"E., 80.00 feet; thence S.22°48'36"E., 110.00 feet; thence N.67°11'24"E., 42.41 feet; thence S.89°58'23"E., 157.29 feet to a point on the East boundary of said Lot 9; thence along the East boundary of said Lots 9 and 12, S.03°19'12"W., 965.89 feet; thence N.89°56'21"W., 1256.41 feet to the Point of Beginning.

Containing 35.694 acres, more or less.

**NOTES:**

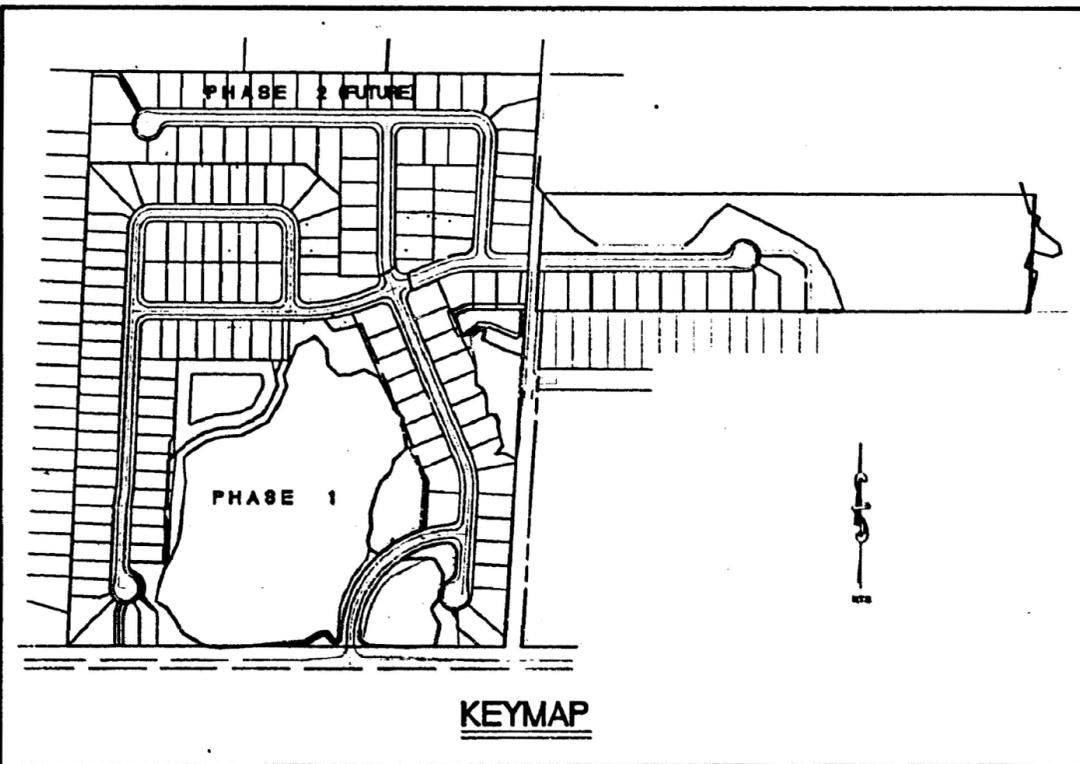
- 1. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS CITY AND COUNTY.
- 2. Bearings are based on the East boundary of TRENTWOOD MANOR, Plat Book 68, pages 64 and 65, of the Public Records of Pinellas County, Florida, bearing N02°23'09"E.

**SURVEYOR'S CERTIFICATION:**

I hereby certify that this plat is a true and correct representation of lands surveyed under my supervision, that Permanent Reference Monuments (P.R.M.'s) have been set as indicated and that Permanent Control Points (P.C.P.'s) shall be set within one year of recording and that this plat complies with part 1 of Chapter 177, Florida Statutes, and the subdivision requirements of the City of Tarpon Springs, Florida.

Oct 7, 1997

Jerold L. Long  
Jerold L. Long, Florida Registered Land Surveyor No. 4250



**DEDICATION:**

I, Robert W. Byrd, as President of R.T. & D. Holdings Inc., a Florida corporation ("Corporation") do hereby certify Ownership by said Corporation of all the property described hereon, except proposed Lots 1, 2, 3, and 4 all in Block 6 and lots 4,5, & 6 all in Block 1 and the Corporation does dedicate to the public all streets, sidewalks, storm water systems, potable water systems, sanitary sewer systems, which are not part of an individual lot, and all required utilities and all drainage and utility easements shown hereon for the installation and maintenance of utilities and purposes incidental thereto. Tracts "A" through "I" are reserved for the Grassy Pointe Homeowners Association, Inc., a Florida not-for-profit corporation, and its members for the purposes indicated, and are privately owned and are not dedicated to the general public.

WITNESS: Grant T. Byrd  
NAME: GRANT T. BYRD  
Witnesses: Brooks P. Byrd  
Print Name: BROOKS P. BYRD

R. T. and D. Holdings, Inc., a Florida Corp. : Owner  
Robert W. Byrd  
Robert W. Byrd, President

**DEDICATION:**

I, Jon W. Morris, as Vice President of Kimball Hill Homes, Inc., a Florida corporation ("Corporation") do hereby certify Ownership by said Corporation of proposed Lots 1, 2, 3, and 4 all in Block 6 and lots 4,5, & 6 all in Block 1 within the property described hereon, and the Corporation does dedicate to the public all streets, sidewalks, storm water systems, potable water systems, sanitary sewer systems, which are not part of an individual lot, and all required utilities and all drainage and utility easements shown hereon for the installation and maintenance of utilities and purposes incidental thereto.

WITNESS: Grant T. Byrd  
NAME: GRANT T. BYRD  
Witnesses: David Maus  
Print Name: DAVID MAUS

Kimball Hill Homes, Inc., a Florida Corp. : Owner  
Jon W. Morris  
Jon W. Morris, Vice President

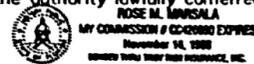
**ACKNOWLEDGEMENT: State of Florida, County of Pinellas**

I hereby certify that before me personally appeared Robert W. Byrd, President of R. T. and D. Holdings, Inc., a Florida Corporation, to me personally known to be the person described in and who executed the foregoing instrument and who duly acknowledged the execution of said instrument as such officer, for and on behalf of and as the act and deed of said corporation, for the uses and purposes therein expressed, pursuant to the authority lawfully conferred upon him by said corporation, and did take an oath.

Witness my hand and official seal this 7th day of October, 1997.

Notary Public: Rose Marsala  
Print Name: Rose Marsala

CC420690  
Commission No. 11-14-98  
My Commission Expires



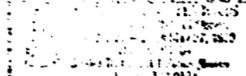
**ACKNOWLEDGEMENT: State of Florida, County of Pinellas**

I hereby certify that before me personally appeared Jon W. Morris, Vice President of Kimball Hill Homes, Inc., a Florida Corporation, to me personally known to be the person described in and who executed the foregoing instrument and who duly acknowledged the execution of said instrument as such officer, for and on behalf of and as the act and deed of said corporation, for the uses and purposes therein expressed, pursuant to the authority lawfully conferred upon him by said corporation, and did take an oath.

Witness my hand and official seal this 6 day of October, 1997.

Notary Public: Michael P. Harris  
Print Name: Michael P. Harris

CC459704  
Commission No. My Commission Expires



**CERTIFICATE OF APPROVAL OF THE CLERK OF THE CIRCUIT COURT**

STATE OF FLORIDA, COUNTY OF PINELLAS

I, Karleen F. De Blaker, 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 116, pages 83-84, of the Public Records of Pinellas County, Florida this 14th day of October, 1997, at Tarpon Springs, Florida.

Karleen F. De Blaker  
Clerk of the Circuit Court  
Pinellas County, Florida.

By: Gigi Anderson  
Name: Gigi Anderson  
Deputy Clerk of the Circuit Court



**CERTIFICATE OF APPROVAL OF THE CITY OF TARPON SPRINGS BOARD OF COMMISSIONERS**

It is hereby certified that this plat has been officially approved for record and all offers of dedication accepted by the Board of Commissioners of the city of Tarpon Springs, Florida, this 7th day of OCTOBER, 1997 by Resolution No. 97-62.

Attest: City Clerk

Board of Commissioners, City of Tarpon Springs, Florida

By: Dorothy Pappas  
Name: Dorothy Pappas

By: Anita E. Protos  
Name: Anita E. Protos  
Mayor  
By: Costa S. Vatikiotis  
Name: Costa S. Vatikiotis  
City Manager

PLAT DATE: 10/07/97-10 08  
USER: JLL  
FILE NAME: F:\3750\0001\SRV\CAD\SRV\PH1.DWG