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INSTR # 86-175590
JUN 04, 1998 04:51PM

SUBDIVISION PLAT
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PLAT BOOK PAGE

GRASSY POINTE - PHASE 2

IN SECTIONS 23 & 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, CITY OF TARPON SPRINGS, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

Part of Lots 4, 9 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, N.02°23'09"E., 1430.03 feet along an extension of and then the West boundary of Lots 10, 9 and 4 of said TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION to a point on the West boundary of said Lot 4, and the Point of Beginning; thence continue along the West boundary of said Lot 4, N.02°23'09"E., 258.19 feet to a point on the North boundary of said Lot 4; thence along the North boundary of said Lot 4, S.89°46'22"E., 1284.68 feet to a point on the East boundary of said Lot 4; thence along the East boundary of said Lot 4, S.03°36'49"W., 337.57 feet to the Southeast corner of said Lot 4, also being the Northeast corner of said Lot 3; thence along the East boundary of said Lot 9, S.03°19'12"W., 332.39 feet; thence leaving said East boundary N.89°58'23"W., 167.29 feet; thence S.67°11'24"W., 42.41 feet; thence N.22°48'36"W., 110.00 feet; thence S.67°11'24"W., 80.00 feet; thence N.13°41'02"W., 50.64 feet; thence N.67°11'24"E., 101.25 feet to a point of curvature; thence 71.17 feet along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 18°07'24", and a chord bearing and distance of N.76°15'06"E., 70.87 feet to a point of reverse curvature; thence 35.78 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 81°59'36", and a chord bearing and distance of N.44°19'00"E., 32.80 feet; thence N.03°19'12"E., 18.47 feet; thence N.86°40'48"W., 113.45 feet; thence S.00°13'38"W., 64.28 feet; thence N.89°46'22"W., 109.32 feet to a point on a curve; thence 21.39 feet along the arc of a curve to the left, having a radius of 275.00 feet, a central angle of 04°27'26", and a chord bearing and distance of S.06°01'06"E., 21.39 feet; thence S.58°22'51"W., 53.71 feet; thence N.89°46'22"W., 112.38 feet; thence N.00°13'38"E., 232.14 feet; thence N.49°09'58"W., 131.92 feet; thence N.89°46'22"W., 628.70 feet to the Point of Beginning.

AND

Lot 29 of TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION in the Northwest 1/4 of Section 24, Township 27 South, Range 15 East, as recorded in Plat Book H1, Page 116, of the public records of Pinellas County, Florida, less a strip of land 15 feet wide across the West side of said Lot 29 for public road, 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 2541.18 feet to the Southeast corner of the Northeast 1/4 of said Section 23, also being Southwest corner of the Northwest 1/4 of Section 24, Township 27 South, Range 15 East, Pinellas County, Florida; thence N.03°19'12"E., along the East boundary of the Northeast 1/4 of said Section 23, also being the West boundary of the Northwest 1/4 of said Section 24, a distance of 1010.97 feet; thence leaving said East boundary and said West boundary, S.89°58'23"E., 30.05 feet; along an extension of and then the South boundary of Lot 29 of said TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION to a point on the South boundary of said Lot 29, and the Point of Beginning; thence leaving said South boundary, N.03°19'12"E., 337.34 feet along a line, 15.00 feet East of at right angles to, and parallel with the West boundary of said Lot 29, to a point on the North boundary of said Lot 29; thence along the North boundary of said Lot 29, S.89°58'43"E., 1395.00 feet to a point on the East boundary of said Lot 29; thence along the East of said Lot 29, S.02°05'23"W., 337.14 feet to a point on the South boundary of said Lot 29; thence along the South boundary of said Lot 29, N.89°58'23"W., 1402.24 feet to the Point of Beginning.

Containing 22.787 acres, more or less.

NOTES:

- 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.
- 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.

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, and the Corporation does hereby dedicate to the public, in perpetuity, 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. Tract "A" is reserved for the Grassy Pointe Homeowners Association, Inc., a Florida not-for-profit corporation, and its members for the purpose indicated, and is privately owned and is not dedicated to the general public.

R. T. and D. Holdings, Inc., a Florida Corp. : Owner

Witnesses: Brant T. Byrd
Print Name: BRANT T. BYRD
Print Name: Thelma J. Cannon

Robert W. Byrd
Robert W. Byrd, 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 20th day of May, 1998.

Notary Public: Rose Marsala
Print Name: Rose Marsala

CC 420690
Commission No. 11-14-98
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 118, pages 19, 20-21 of the Public Records of Pinellas County, Florida this 4th day of June, 1998, at 4:50 PM.

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

By: Suzanne MacMurray
Name: Suzanne MacMurray
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 2nd day of June, 1998 by Resolution No. 98-39.

Attest: City Clerk

Board of Commissioners, City of Tarpon Springs, Florida

By: Kathy M. Alesafis
Name: KATHY M. ALESAFIS
City Clerk + Collector

By: Frank Di Donato
Frank Di Donato
Mayor

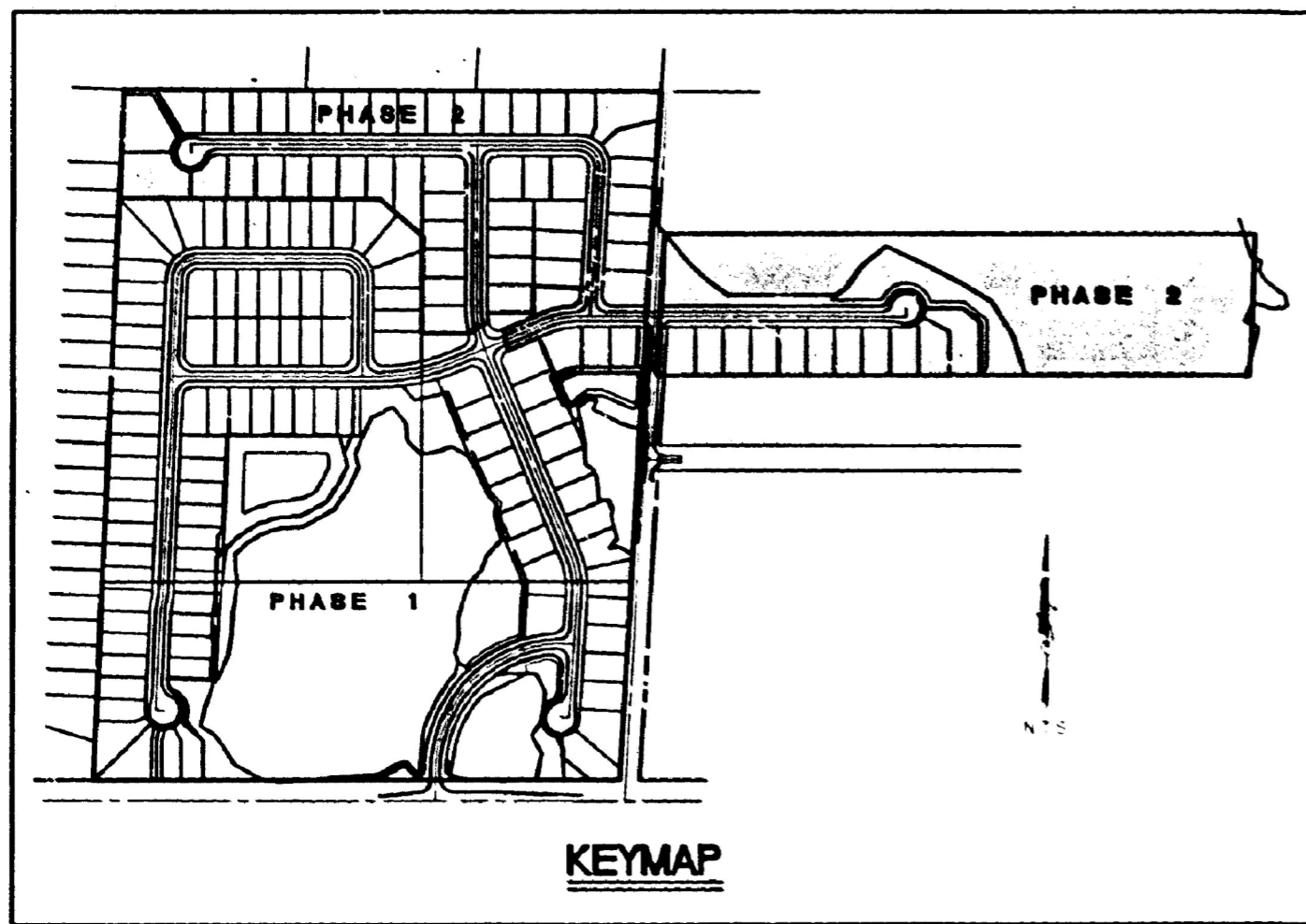
By: Costa S. Vatikiotis
Costa S. Vatikiotis,
City Manager

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. I further certify that this plat meets all material, in composition, required by Florida Statute 177.091.

Date 5/19/98

Michael F. Kasprzyk
Michael F. Kasprzyk, Florida Registered Surveyor No. 3222



KEYMAP

PLOT DATE: 05/19/98-13:54
USER NAME: DCANTER
FILE NAME: F:\1750\001\188\118\118.DWG