

BOARD OF COUNTY COMMISSIONERS

DATE: October 8, 2013

AGENDA ITEM NO. 7

Consent Agenda ☐

Regular Agenda ☐

Public Hearing ☒

County Administrator's Signature: 

Subject:

Quasi-Judicial Petition to Vacate a Plat

Submitted By: Speckled Trout Marina, LLC and Speckled Trout Holdings, Inc.

Property Address: 334 Bayshore Drive
Palm Harbor, Florida 34683

File No.: 1435

Department:

Real Estate Management
Environment & Infrastructure

Staff Member Responsible:

Paul S. Sacco, Director
David Scott, Executive Director

Recommended Action:

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) CONSIDER THE PETITION TO VACATE, AND ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTE 177.101, AND AUTHORIZE THE CLERK TO RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:

This petition to vacate this entire plat known as Banana Terrace Subdivision, Plat Book 136, Pages 17-18, is associated with the owners' desire to meet minimum lot size requirements for commercial/recreational zoning. The petitioner has contemporaneously conveyed to the County a general utility easement over the area. In a separate action, the petitioners are seeking a zoning and land use change for these parcels.

The petitioners are the apparent owners of record of that portion of the plat that is requested to be vacated. The vacation of this portion of the plat will not affect the ownership or right of convenient access of persons owning other parts of the subdivision.

Appropriate staff members reviewed the subject area and determined the vacation would not have an adverse effect on the remaining easement area. Additionally, Letters of No Objection have been received from Bright House, Knology, Department of Environment and Infrastructure - Engineering & Technical Support, Progress Energy (Distribution), Progress Energy (Transmission), and Verizon.

The Petition was properly advertised in accordance with Florida Statute 177.101 and additionally notice was mailed by the Clerk of the Court to the adjacent property owners and nearby residents. The Deputy Clerk will report any citizen support or opposition to the Board.

Fiscal Impact/Cost/Revenue Summary:

The owner has paid a \$690 filing fee, plus advertising cost of \$60.

Exhibits/Attachments Attached:

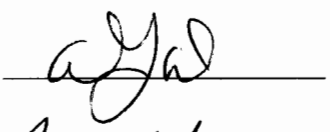
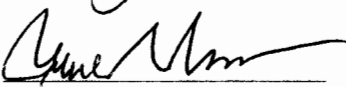

Contract Review Transmittal
Petition to Vacate
Notification List
Resolution
General Utility Easement
Banana Terrace Plat
Location Map

CONTRACT REVIEW TRANSMITTAL SLIP**PROJECT: Speckled Trout Marina, LLC and Speckled Trout Holdings, Inc.****TYPE: Quasi-Judicial Petition to Vacate a Plat****Date: 10/8/2013 ESTIMATED EXPENDITURE/REVENUE:****\$ 750.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- *To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.*

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-3672 at so that it can be picked up and taken to the next Review Authority on the list.

<u>Review Authority</u>	<u>Review Date</u>	<u>Review Signature</u>	<u>Comments Included/Addressed Initial & Date</u>
Real Property Div. (Dave DelMonte)	<u>8-20-13</u>		
Real Est. Mgmt (Paul Sacco)	<u>8/27/13</u>		
DEI (Tom Farrand)	<u>8/6/2013</u>	<u>Approved in CATS</u>	
Legal (Michael Zas)	<u>8/9/13</u>	<u>MZas</u>	<u>See Ad. memo</u>
County Admin. (Mark Woodard)	<u>9/17/13</u>		

- ☒ Release/Termination/Amendment
☒ FS 177.101 - Vacation
☒ FS 336.09/10/12 - ROW
☒ Advertisement to Board Records
☒ Scheduled Board Date
☒ Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by , **2013**
 All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.

SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE, PLAT OR PORTION OF PLAT (EASEMENT)

Comes now your Petitioners, Tom Richard Bennett and Jill B. Howard
Name of Petitioner

and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:

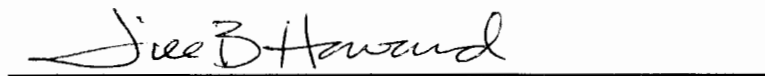
Lands described in legal description attached
hereto and by this reference made a part hereof.

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the forgoing statements are true:

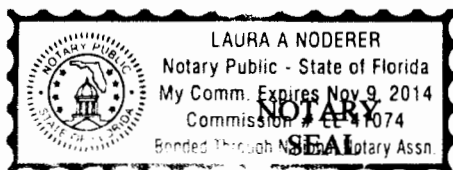

Tom Richard Bennett


I hereby swear and/or affirm that the forgoing statements are true:


Jill B. Howard

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 14th day of August, 2013,
by Tom Richard Bennett and Jill B. Howard. He/She is personally known to me, or has produced known
known as identification, and who did (did not) take an oath.



NOTARY 
Print Name Laura A. Noderer

My Commission Expires: 11/9/2014 Commission Number: EE 41074

SECTION . . . 11 . . . , TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

LEGAL DESCRIPTION

LOTS 1 THROUGH 4, INCLUSIVE, TOGETHER WITH THE PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENTS, THE PRIVATE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT AND THE PRIVATE DRAINAGE AND FLOWAGE EASEMENTS, ALL IN BANANA TERRACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING FORMERLY DESCRIBED AS:

A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK S, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE S00°51'10"W, ALONG THE EAST BOUNDARY OF SAID BLOCK 6, A DISTANCE OF 161.00 FEET TO THE POINT OF BEGINNING; THENCE S00°50'21"W, ALONG SAID EAST BOUNDARY OF BLOCK 6, A DISTANCE OF 234.92 FEET; THENCE N89°43'12"W, A DISTANCE OF 299.85 FEET; THENCE S00°52'58"W, A DISTANCE OF 16.14 FEET; THENCE N89°40'02"W, A DISTANCE OF 80.06 FEET; THENCE N00°51'07"E, A DISTANCE OF 251.18 FEET; THENCE S89°41'26"E, A DISTANCE OF 379.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,566 SQUARE FEET OR 2.08 ACRES, MORE OR LESS.

PREPARED FOR

SPECKLED TROUT MARINA, LLC

Reviewed by: CH SBZ

Date: 8/1/13
SFN 501-1435

SHEET 1 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE SJ-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137B

DATE SURVEYED: N/A

DRAWING FILE: 120137B.DWG

DATE DRAWN: 7-2-2013

LAST REVISION: N/A

X REFERENCE: 120137



R.C.
LB 1834

**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

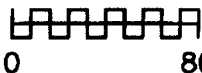
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

SECTION . . . 11 . . . , TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY



GRAPHIC SCALE

1 inch = 80 feet

P.D.F. - PRIVATE DRAINAGE & FLOWAGE EASEMENT
P.D.P.U. - PRIVATE DRAINAGE & PUBLIC UTILITY EASEMENT
P.I.E.D.P.U. - PRIVATE INGRESS, EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENT

P.O.C.
N.E. CORNER
OF BLOCK 6

N. BNDY. OF BLK. 6

500'51'10"W 161.00'

E BNDY. OF BLK. 6

BLOCK 6, FUTRELL'S SUBDIVISION,
IN DEED BOOK S, PAGES 234 & 235,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

S89°41'26"E

379.86'

P.O.B.

LOT 2

LOT 3

10' P.D.P.U.

PRIVATE DRIVE
25' P.I.E.D.P.U.

10' P.D.P.U.

BANANA TERRACE
P.B. 136, PGS. 17 & 18

LOT 1

LOT 4

S00°52'58"W
16.14'

20' P.D.F.

15' P.D.F.

N89°40'02"W
80.06'

N89°43'12"W

299.85'

234.92'

S00°50'21"W

BANANA STREET

40' PUBLIC RIGHT-OF-WAY (PREVIOUSLY
DEDICATED IN DEED BOOK S, PAGE 234 & 235)

BLOCK 6, FUTRELL'S SUBDIVISION, IN DEED BOOK S,
PAGES 234 & 235, OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

N00°51'07"E

251.18'

BLOCK 6, FUTRELL'S SUBDIVISION,
IN DEED BOOK S, PAGES 234 & 235,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

SHEET 2 OF 3

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George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137B

DATE SURVEYED: N/A

DRAWING FILE: 120137B.DWG

DATE DRAWN: 7-2-2013

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP II
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

ABBREVIATIONS

A = ARC LENGTH	FPP = FOUND PINCHED PIPE	PROP = PROPERTY
A/C = AIR CONDITIONER	FRM = FRAME	PSM = PROFESSIONAL SURVEYOR & MAPPER
AF = ALUMINUM FENCE	FZL = FLOOD ZONE LINE	PT = POINT OF TANGENCY
ALUM = ALUMINUM	GAR = GARAGE	PVM/T = PAVEMENT
ASPH = ASPHALT	G/E = GLASS ENCLOSURE	RAD = RADIUS
BFE = BASE FLOOD ELEVATION	HWF = HOG WIRE FENCE	R = RECORD
BLDG = BUILDING	HWL = HIGH WATER LINE	REF = REFERENCE
BLK = BLOCK	INV = INVERT	RES = RESIDENCE
BM = BENCH MARK	LB = LAND SURVEYING BUSINESS	RL = RADIAL LINE
BNDY = BOUNDARY	LFE = LOWEST FLOOR ELEV	RLS = REGISTERED LAND SURVEYOR
BRG = BEARING	LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER	RND = ROUND
BWF = BARBED WIRE FENCE	LS = LAND SURVEYOR	RNG = RANGE
C = CALCULATED	M = MEASURED	RRS = RAIL ROAD SPIKE
CB = CHORD BEARING	MAS = MASONRY	R/W = RIGHT-OF-WAY
CBS = CONCRETE BLOCK STRUCTURE	MES = MITERED END SECTION	SCM = SET CONCRETE MONUMENT
CHD = CHORD	MH = MANHOLE	S/E = SCREENED ENCLOSURE
CL = CENTERLINE	MHWL = MEAN HIGH WATER LINE	SEC = SECTION
CLF = CHAIN LINK FENCE	MSL = MEAN SEA LEVEL	SET N&D = SET NAIL AND DISK RLS# 2512
CLOS = CLOSURE	N&B = NAIL AND BOTTLE CAP	SIR = SET 1/2" IRON ROD RLS# 2512
COL = COLUMN	N&D = NAIL AND DISK	SQ = SQUARE
CONC = CONCRETE	N&T = NAIL AND TAB	SRF = SPLIT RAIL FENCE
CR = COUNTY ROAD	NGVD = NATIONAL GEODETIC VERTICAL DATUM	SR = STATE ROAD
C/S = CONCRETE SLAB	NO = NUMBER	STY = STORY
COR = CORNER	O/A = OVERALL	SUB = SUBDIVISION
COV = COVERED AREA	OHW = OVERHEAD WIRE(S)	S/W = SIDEWALK
D = DEED	OR = OFFICIAL RECORDS	TB = "T" BAR
DOT = DEPARTMENT OF TRANSPORTATION	O/S = OFFSET	TBM = TEMPORARY BENCH MARK
DRNG = DRAINAGE	P = PLAT	TC = TOP OF CURB
D/W = DRIVEWAY	PB = PLAT BOOK	TOB = TOP OF BANK
EL OR ELEV = ELEVATION	PC = POINT OF CURVE	TOS = TOE OF SLOPE
EOP = EDGE OF PAVEMENT	PCC = POINT OF COMPOUND CURVE	TRANS = TRANSFORMER
EDW = EDGE OF WATER	PCP = PERMANENT CONTROL POINT	TWP = TOWNSHIP
ESM/T = EASEMENT	PG = PAGE	TYP = TYPICAL
FCM = FOUND CONCRETE MONUMENT	PK = PARKER KALON	UG = UNDERGROUND
FES = FLARED END SECTION	PL = PROPERTY LINE	UTIL = UTILITY
FIP = FOUND IRON PIPE	POB = POINT OF BEGINNING	WD = WOOD
FIR = FOUND IRON ROD	POC = POINT OF COMMENCEMENT	WF = WOOD FENCE
FL = FLOW LINE	POL = POINT ON LINE	WIF = WROUGHT IRON FENCE
FLD = FIELD	PP = POWER POLE	WIT = WITNESS
FND = FOUND	PRC = POINT OF REVERSE CURVATURE	WRF = WIRE FENCE
FOP = FOUND OPEN PIPE	PRM = PERMANENT REFERENCE MONUMENT	WV = WATER VALVE
FPC = FLORIDA POWER CORP.		

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 3 OF 3

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LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



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PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1435

PETITIONER

SPECKLED TROUT MARINA, LLC
SPECKLED TROUT HOLDINGS, INC.
343 BAYSHORE DRIVE
PALM HARBOR, FLORIDA 34683

ADJACENT PROPERTY OWNERS

NOTIFICATION LETTER SENT TO THESE OWNERS
BY THE CLERK OF THE CIRCUIT COURT – BCC RECORDS DIVISION

MULLINS, GARY R
PO BOX 83
OZONA FL, 34660-0083

MOORE, KELBY J
MOORE, WENDY J
7653 E NATIONAL RD
SOUTH CHARLESTON OH, 45368-8781

SPECKLED TROUT HOLDINGS INC
343 BAYSHORE DR
PALM HARBOR FL, 34683-5482

EMANUEL, LOUISE
PO BOX 463
OZONA FL, 34660-0463

SMITH, BETTY JANE EST
C/O DAVIS, TERESA CATHERINE
PO BOX 54
OZONA FL, 34660-0054

HARRISON, DONALD A
HARRISON, JANET
PO BOX 68
OZONA FL, 34660-0068

CABRAL, RAIZA F
325 BANANA ST
PALM HARBOR FL, 34683-5255

KELLER, ROBERT B
KELLER, CAROLYN C
329 BAY ST
PALM HARBOR FL, 34683-5254

MORSE, DANIEL P
1711 33RD ST
BAY CITY MI, 48708

REAL PROPERTY DIVISION
ATTN: CYNTHIA M. HARRIS
509 EAST AVENUE S
CLEARWATER, FL 33756

GRANNAN, STEPHEN T
MEIRING, KENNETH P
326 BAY ST
PALM HARBOR FL, 34683-5253

MARSICK, NICHOLAS M
6637 FERNHURST AVE
PARMA HEIGHTS OH, 44130-3602

FORTNER, ROBERT N
FORTNER, TERRY C
PO BOX 653
OZONA FL, 34660-0653

NOELL, ROBERT E
NOELL, JEAN L
PO BOX 727
OZONA FL, 34660-0727

EMANUEL, GERALD E
PO BOX 6623
OZONA FL, 34660-6623

BRACY, WESLEY A
BRACY, MAUREEN K
305 BANANA ST
PALM HARBOR FL, 34683-5255

PINELLAS COUNTY
ATTN: ENVIRONMENTAL MGMT
315 COURT ST
CLEARWATER FL, 33756-5165

ROMINE, ROBERT
3845 MASON DR
DULUTH GA, 30096-2735

JOHNSON, BRUCE D
JOHNSON, ALSTON D
13618 WINTERBERRY RIDGE
MIDLOTHIAN VA, 23112-4946

SPECKLED TROUT MARINA LLC
343 BAYSHORE DR
PALM HARBOR FL, 34683-5482

RESOLUTION NO. _____

RESOLUTION VACATING THE ENTIRE PLAT OF BANANA TERRACE, PLAT BOOK 136, PAGES 17 THRU 18 LOCATED IN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE CONVEYANCE OF A GENERAL UTILITY EASEMENT OVER THE AREA.

WHEREAS, Tom Richard Bennett and Jill B. Howard and Speckled Trout Marina, LLC and Speckled Trout Holding, Inc., petitioned this Board of County Commissioners to vacate the following described property:

Lands described in legal description attached hereto as Exhibit "A" and by this reference made a part hereof; and

WHEREAS, the Petitioners are the apparent owners of record of the plat and have shown that the requested vacation will not cause injury to surrounding property or property owners and said property sought to be vacated does not now serve and is not needed for any public purpose; and

WHEREAS, Petitioner by separate instrument is conveying a general utility easement over the entire area attached hereto as Exhibit "B"; and

WHEREAS, the Publisher's Affidavit, showing compliance with the notice requirements of Chapter 177.101 of the Florida Statutes, has been received by the Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this _____ day of _____, 20____, that the described property in the legal description attached hereto as Exhibit "A" be, and the same is hereby vacated insofar as this Board of County Commissioners has the authority to do so, and the conveyance of a general utility easement by the petitioner as shown in Exhibit "B".

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, be recorded in the deed records of Pinellas County, Florida.

Commissioner _____ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM:

By H. Zas
County Attorney

SECTION . . . 11 . . . , TOWNSHIP . . . 28 . . . SOUTH, RANGE . . . 15 . . . EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION and SKETCH

EXHIBIT "A"

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Reviewed by: CH SSB

Date: 8/1/13
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SHEET 1 OF 3

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AND ASSOCIATES, INCORPORATED**

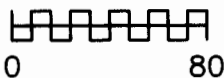
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PALM HARBOR, FLORIDA 34683

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P.I.E.D.P.U. - PRIVATE INGRESS, EGRESS, DRAINAGE & PUBLIC UTILITY EASEMENT

P.O.C.
N.E. CORNER
OF BLOCK 6

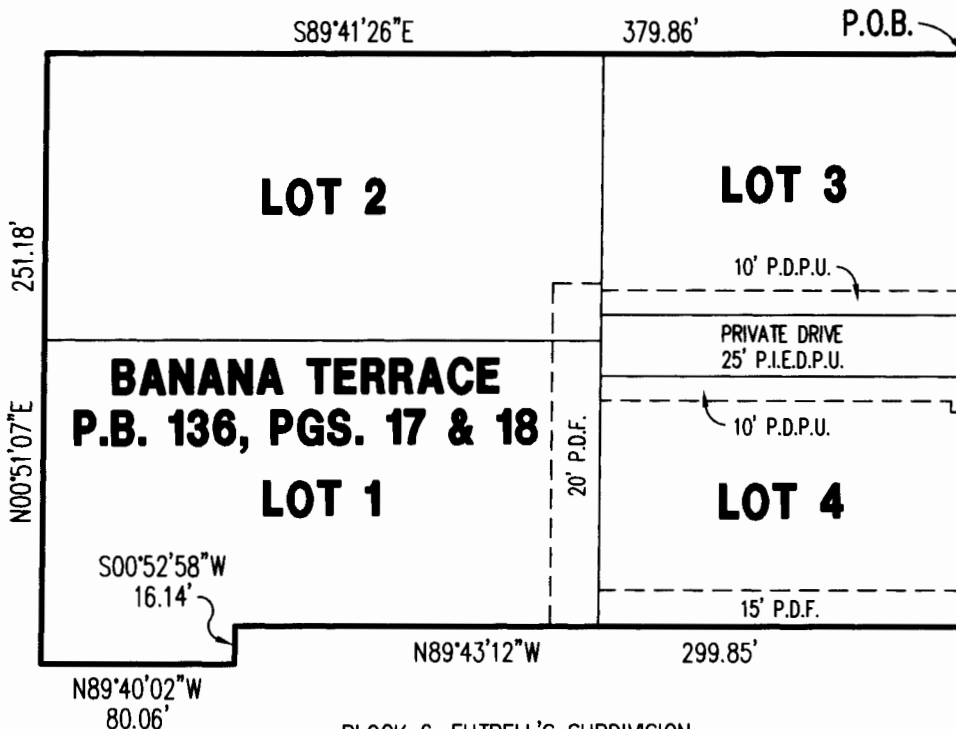
N. BNDY. OF BLK. 6

S00°51'10"W 161.00'

E. BNDY. OF BLK. 6

BLOCK 6, FUTRELL'S SUBDIVISION,
IN DEED BOOK S, PAGES 234 & 235,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

BLOCK 6, FUTRELL'S SUBDIVISION, IN DEED BOOK S,
PAGES 234 & 235, OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA



BANANA STREET

40' PUBLIC RIGHT-OF-WAY (PREVIOUSLY
DEDICATED IN DEED BOOK S, PAGE 234 & 235)

BLOCK 6, FUTRELL'S SUBDIVISION,
IN DEED BOOK S, PAGES 234 & 235,
OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA

SHEET 2 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137B

DATE SURVEYED: N/A

DRAWING FILE: 120137B.DWG

DATE DRAWN: 7-2-2013

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP III
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D

PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

LEGAL DESCRIPTION and SKETCH

THIS IS NOT A SURVEY

E. A.

ABBREVIATIONS

A = ARC LENGTH
 A/C = AIR CONDITIONER
 AF = ALUMINUM FENCE
 ALUM = ALUMINUM
 ASPH = ASPHALT
 BFE = BASE FLOOD ELEVATION
 BLDG = BUILDING
 BLK = BLOCK
 BM = BENCH MARK
 BNDY = BOUNDARY
 BRG = BEARING
 BWF = BARBED WIRE FENCE
 C = CALCULATED
 CB = CHORD BEARING
 CBS = CONCRETE BLOCK STRUCTURE
 CHD = CHORD
 CL = CENTERLINE
 CLF = CHAIN LINK FENCE
 CLOS = CLOSURE
 COL = COLUMN
 CONC = CONCRETE
 CR = COUNTY ROAD
 C/S = CONCRETE SLAB
 COR = CORNER
 COV = COVERED AREA
 D = DEED
 DOT = DEPARTMENT OF TRANSPORTATION
 DRNG = DRAINAGE
 D/W = DRIVEWAY
 EL OR ELEV = ELEVATION
 EOP = EDGE OF PAVEMENT
 EOW = EDGE OF WATER
 ESM'T = EASEMENT
 FCM = FOUND CONCRETE MONUMENT
 FES = FLARED END SECTION
 FIP = FOUND IRON PIPE
 FIR = FOUND IRON ROD
 FL = FLOW LINE
 FLD = FIELD
 FND = FOUND
 FOP = FOUND OPEN PIPE
 FPC = FLORIDA POWER CORP.

FPP = FOUND PINCHED PIPE
 FRM = FRAME
 FZL = FLOOD ZONE LINE
 GAR = GARAGE
 G/E = GLASS ENCLOSURE
 HWF = HOG WIRE FENCE
 HWL = HIGH WATER LINE
 INV = INVERT
 LB = LAND SURVEYING BUSINESS
 LFE = LOWEST FLOOR ELEV
 LHSM = LOWEST HORIZONTAL SUPPORTING MEMBER
 LS = LAND SURVEYOR
 M = MEASURED
 MAS = MASONRY
 MES = MITERED END SECTION
 MH = MANHOLE
 MHWL = MEAN HIGH WATER LINE
 MSL = MEAN SEA LEVEL
 N&B = NAIL AND BOTTLE CAP
 N&D = NAIL AND DISK
 N&T = NAIL AND TAB
 NGVD = NATIONAL GEODETIC VERTICAL DATUM
 NO = NUMBER
 O/A = OVERALL
 OHW = OVERHEAD WIRE(S)
 OR = OFFICIAL RECORDS
 O/S = OFFSET
 P = PLAT
 PB = PLAT BOOK
 PC = POINT OF CURVE
 PCC = POINT OF COMPOUND CURVE
 PCP = PERMANENT CONTROL POINT
 PG = PAGE
 PK = PARKER KALON
 PL = PROPERTY LINE
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POL = POINT ON LINE
 PP = POWER POLE
 PRC = POINT OF REVERSE CURVATURE
 PRM = PERMANENT REFERENCE MONUMENT

PROP = PROPERTY
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 PT = POINT OF TANGENCY
 PVM'T = PAVEMENT
 RAD = RADIUS
 R = RECORD
 REF = REFERENCE
 RES = RESIDENCE
 RL = RADIAL LINE
 RLS = REGISTERED LAND SURVEYOR
 RND = ROUND
 RNG = RANGE
 RRS = RAIL ROAD SPIKE
 R/W = RIGHT-OF-WAY
 SCM = SET CONCRETE MONUMENT
 S/E = SCREENED ENCLOSURE
 SEC = SECTION
 SET N&D = SET NAIL AND DISK RLS# 2512
 SIR = SET 1/2" IRON ROD RLS# 2512
 SQ = SQUARE
 SRF = SPLIT RAIL FENCE
 SR = STATE ROAD
 STY = STORY
 SUB = SUBDIVISION
 S/W = SIDEWALK
 TB = "T" BAR
 TBM = TEMPORARY BENCH MARK
 TC = TOP OF CURB
 TOB = TOP OF BANK
 TOS = TOE OF SLOPE
 TRANS = TRANSFORMER
 TWP = TOWNSHIP
 TYP = TYPICAL
 UG = UNDERGROUND
 UTIL = UTILITY
 WD = WOOD
 WF = WOOD FENCE
 WIF = WROUGHT IRON FENCE
 WIT = WITNESS
 WRF = WIRE FENCE
 WV = WATER VALVE

*** ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.

*** OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

SHEET 3 OF 3

CERTIFICATION: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE LEGAL DESCRIPTION AND SKETCH SHOWN HEREON SUBSTANTIALLY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING DESCRIBED IN THE STATE OF FLORIDA RULE 5J-17, F.A.C. FURTHERMORE, THIS CERTIFICATION SHALL NOT EXTEND TO ANY OTHER PERSONS OR PARTIES OTHER THAN THOSE NAMED HEREON AND SHALL NOT BE VALID AND BINDING AGAINST THE UNDERSIGNED SURVEYOR WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

George A Shimp III

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR & MAPPER No. 6137

JOB NUMBER: 120137B

DATE SURVEYED: N/A

DRAWING FILE: 120137B.DWG

DATE DRAWN: 7-2-2013

LAST REVISION: SEE SHEET 1

X REFERENCE: SEE SHEET 1



**GEORGE A. SHIMP III
AND ASSOCIATES, INCORPORATED**

LAND SURVEYORS LAND PLANNERS

3301 DeSOTO BOULEVARD, SUITE D
PALM HARBOR, FLORIDA 34683

PHONE (727) 784-5496 FAX (727) 786-1256

LB 1834

Prepared by and return to:
David J. DelMonte, Real Property Division
Attn: Cynthia M. Harris
509 East Avenue South
Clearwater, FL 33756

GENERAL UTILITY EASEMENT

Property Appraiser:
Attn: DEI

THIS INDENTURE, made this 19 day of August, 2013, by SPECKLED TROUT MARINA, LLC AND SPECKLED TROUT HOLDINGS, LLC, whose address is 343 Bayshore Drive, Palm Harbor, Florida, 34683, hereinafter referred to as "Grantor," to PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantee."

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, and the Grantee's successors and assigns, a perpetual general utility easement over and across the following described property, together with reasonable access for the Grantor's employees and contractors to install, inspect, maintain, and repair the Grantee's facilities and the right to authorize use of this easement by other public and private utilities as needed to provide power, telecommunications and other utilities as deemed necessary or appropriate by the Grantee; located in Pinellas County, Florida, to wit:

Lands described in legal description attached as Exhibit "B" hereto and made a part hereof, hereinafter referred to as the "Easement."

IN WITNESS WHEREOF, the Grantor has hereunto set their hand the day and year first above written.

SPECKLED TROUT MARINA, LLC
SPECKLED TROUT HOLDINGS, INC.

By: Tom Richard Bennett
TOM RICHARD BENNETT

President

Print Name: Tom Richard Bennett

SPECKLED TROUT MARINA, LLC
SPECKLED TROUT HOLDINGS, INC.

By: Jill B. Howard
JILL B. HOWARD

Secretary

Print Name: Jill B. Howard

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 19 day of August, 2013
by Tom Richard Bennett and Jill B. Howard, of Speckled Trout Marina, LLC and Speckled Trout
Holdings, Inc., a Florida Corporation, on behalf of the Corporation. The individuals are personally known
to me and/or has produced a Florida Driver's License as identification.

NOTARY

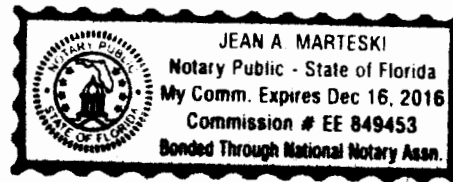
SEAL

My Commission Expires: Dec 16, 2016

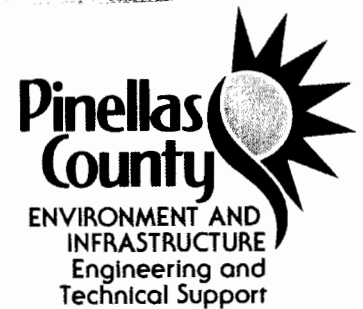
NOTARY

Print Name: JEAN A. MARTESKI

Commission Number: EE 849453



DEPARTMENT OF ENVIRONMENT AND INFRASTRUCTURE
ENGINEERING AND TECHNICAL SUPPORT DIVISION
SURVEY AND MAPPING SECTION
22211 U.S. HIGHWAY 19 N. BLDG. 16
CLEARWATER, FLORIDA 33765
PHONE: (727) 464-8904 FAX: (727) 464-8906



Section 11, Township 28 South, Range 15 East

Description

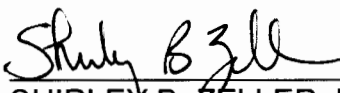
A 15 foot wide easement lying 7.5 feet on each side of the grantee's sanitary sewer facilities as they exist today or at a mutually agreed upon future location and also a 10 foot wide easement lying 5.0 feet on each side of the grantee's potable and reclaimed water facilities as they exist today or at a mutually agreed upon future location lying within the following described tract of land:

Commencing at the Northeast corner of Block 6, FUTRELL'S SUBDIVISION of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 28 South, Range 15 East, according to the map or plat thereof as recorded in Deed Book S Pages 234 and 235, Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part; thence S $00^{\circ}51'10''$ W along the East boundary of said Block 6, a distance of 161.00 feet to the POINT OF BEGINNING; thence S $00^{\circ}50'21''$ W along said East boundary of Block 6, a distance of 234.92 feet; thence N $89^{\circ}43'12''$ W, a distance of 299.85 feet; thence S $00^{\circ}52'58''$ W, a distance of 16.14 feet; thence N $89^{\circ}40'02''$ W, a distance of 80.06 feet; thence N $00^{\circ}51'07''$ E, a distance of 251.18 feet; thence S $89^{\circ}41'26''$ E, a distance of 379.86 feet to the POINT OF BEGINNING.

Said tract of land previously referred to as the plat of BANANA TERRACE Subdivision (now vacated), according to the map or plat thereof, as recorded in Plat Book 136, Pages 17 and 18, of the Public Records of Pinellas County, Florida, in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 11, Township 28 South, Range 15 East, Pinellas County, Florida.

Certification

The above land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.


SHIRLEY B. ZELLER, P.S.M.
Professional Land Surveyor No. 5877

8/1/13
Date

SEAL



SFN 501-1435 - EASEMENT

D A N A N A I E R R A N C E

A REPLAT OF A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 8, PAGES 204 AND 205, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 8, PAGES 204 AND 205, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE S.00°51'10"E. ALONG THE EAST BOUNDARY OF SAID BLOCK 6, A DISTANCE OF 191.60 FEET TO THE POINT OF BEGINNING; THENCE S.00°51'10"E. ALONG SAID EAST BOUNDARY OF BLOCK 6, A DISTANCE OF 234.92 FEET; THENCE N.48°45'12"E., A DISTANCE OF 208.88 FEET; THENCE S.48°45'12"E., A DISTANCE OF 161.14 FEET; THENCE N.48°45'12"E., A DISTANCE OF 80.08 FEET; THENCE S.48°45'12"E., A DISTANCE OF 201.16 FEET; THENCE S.89°42'26"E., A DISTANCE OF 370.86 FEET TO THE POINT OF BEGINNING.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT RONALD H. DEFERRARI AS TRUSTEE OF THE RONALD H. DEFERRARI REVOCABLE TRUST AGREEMENT DATED AUGUST 8, 1987, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, AND THAT BEIDES HIS INTEREST THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY, WHICH IS HEREBY PLATTED AS BANAMA TERRACE; AND THAT IT HEREBY DEDICATES TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN EASEMENT OVER THE PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SHOWN HEREIN FOR THE SOLE AND EXCLUSIVE PURPOSE OF THE INSTALLATION, OPERATION AND MAINTENANCE OF THE UTILITY FACILITIES THEREIN. IT FURTHER HEREBY DEDICATES TO THE APPROPRIATE GOVERNMENTAL AGENCY OR UTILITY PROVIDER AN ACCESS EASEMENT OVER PRIVATE ACCESS, PRIVATE DRAINAGE, AND PUBLIC UTILITY EASEMENT AS SHOWN HEREIN FOR THE USE OF EMERGENCY, UTILITY PROVIDER, AND GOVERNMENTAL AGENCY FOR OFFICIAL BUSINESS ONLY. IT IS EXPRESSLY NOT INTENDED THAT ANY RIGHT, TITLE AND INTEREST IN ANY EASEMENTS WHICH ARE IDENTIFIED AS SUCH AND SHOWN HEREIN BE DEDICATED, GRANTED, CONVEYED OR ASSIGNED EXCEPT AS SPECIFICALLY SET FORTH HEREIN OR IN ANY SUBSEQUENT INSTRUMENT AS MIGHT BE EXECUTED, DELIVERED, AND RECORDED BY THE UNDERSIGNED.

THE UNDERSIGNED HEREBY DEDICATES TO THE BANAMA TERRACE HOMEOWNERS' ASSOCIATION, INC., THE PRIVATE DRIVE AND PRIVATE EASEMENTS DEPICTED HEREIN.

OWNER: RONALD H. DEFERRARI AS TRUSTEE OF THE RONALD H. DEFERRARI REVOCABLE TRUST AGREEMENT DATED AUGUST 8, 1987

Ronald H. Deferrari
RONALD H. DEFERRARI
TRUSTEE

Paul K. Kewer
SIGNATURE OF WITNESS
Lavell Flowers
PRINTED NAME OF WITNESS

Ronald S. Deferrari
SIGNATURE OF WITNESS
Ronald S. Deferrari
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

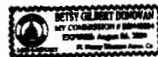
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RONALD H. DEFERRARI AS TRUSTEE OF THE RONALD H. DEFERRARI REVOCABLE TRUST AGREEMENT DATED AUGUST 8, 1987, AND HAS PRODUCED _____ AS IDENTIFICATION AND IS KNOWN TO ME TO BE THE PERSON EXECUTING THE FOREGOING DEDICATION, AND He _____ ACKNOWLEDGED TO ME THAT He _____ EXECUTED THE SAME FOR THE PURPOSES SET OUT THEREIN AND DID (DO NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF January, 2009

Betsy Gilbert Donovan
NOTARY SIGNATURE

Betsy Gilbert Donovan
PRINTED NAME OF NOTARY

NOTARY STAMP OR SEAL



CONFIRMATION OF ACCEPTANCE

THE BANAMA TERRACE HOMEOWNERS' ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE PRIVATE DRIVE AND PRIVATE EASEMENTS STRUTED IN THIS PLAT.

BANAMA TERRACE HOMEOWNERS' ASSOCIATION, INC.

Ronald H. Deferrari
RONALD H. DEFERRARI, PRESIDENT

Paul K. Kewer
SIGNATURE OF WITNESS

Lavell Flowers
PRINTED NAME OF WITNESS

Ronald S. Deferrari
SIGNATURE OF WITNESS

Ronald S. Deferrari
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 14 DAY OF January, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY APPEARED RONALD H. DEFERRARI AS PRESIDENT OF THE BANAMA TERRACE HOMEOWNERS' ASSOCIATION, INC., TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREIN CERTIFICATE OF DEDICATION AND GENERALLY ACKNOWLEDGES THE EXECUTION WHEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, 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: AUG 6, 2009 COMMISSION NO. DD440884

Betsy Gilbert Donovan
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE



SURVEYOR'S NOTES

- 1.) THE BEARINGS ARE BASED ON THE EAST BOUNDARY OF BLOCK 6, FUTRELL'S SUBDIVISION, WHICH BEARS S.00°51'10"E., ASSUMED.
- 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.

UTILITY EASEMENT NOTE

ALL PLATTED PUBLIC 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.

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 17 DAY OF March, 2009.

APPROVED:



ATTEST: KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA

COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF 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 FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 156, PAGES 1-2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 17 DAY OF March, 2009 AT 2:51 P.M.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

Charles H. Gibson, Jr.
CHARLES H. GIBSON, JR., P.L.S., CHIEF LAND SURVEYOR
FLORIDA PROFESSIONAL SURVEYOR
REGISTRATION NUMBER 4238
PINELLAS COUNTY PUBLIC WORKS
DIVISION OF SURVEY AND MAPPING

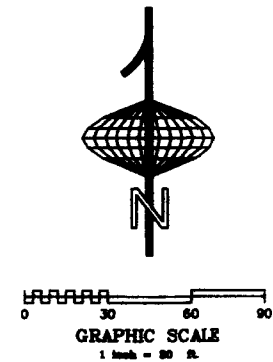
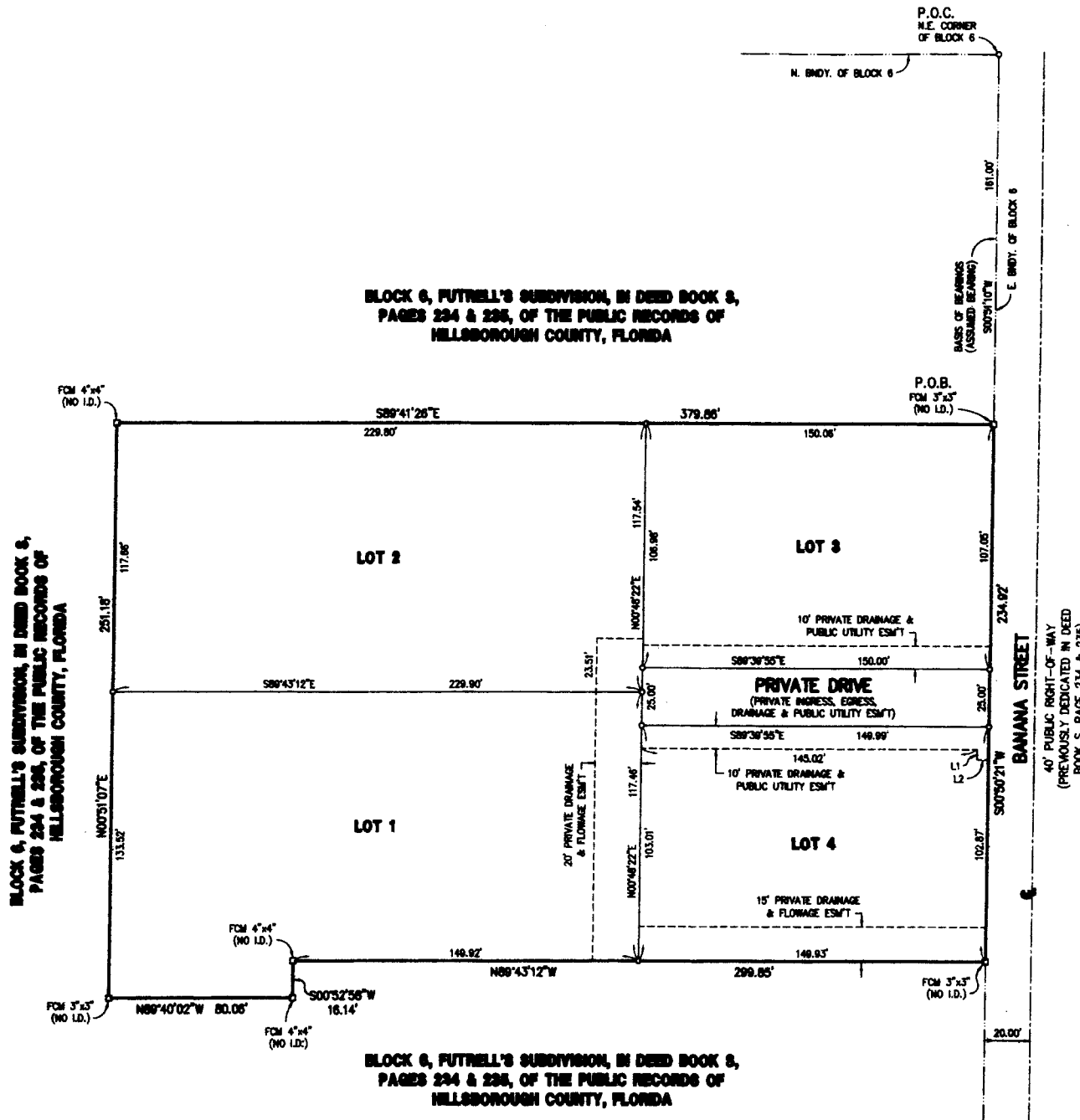
SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON JUNE 6, 2008, THIS PROPERTY WAS SURVEYED AND THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREIN IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING AND THAT THIS PLAT COMPLIES WITH SECTION 177.001 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

George A. Shimp II
GEORGE A. SHIMP II
FLORIDA REGISTERED LAND SURVEYOR #2312

BANANA TERRACE

A REPLAT OF A PORTION OF BLOCK 6, FUTRELL'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 8, PAGES 234 AND 235, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, LYING IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.



LINE DATA		
LINE LABEL	BEARING	DISTANCE
L1	S89°20'05"W	4.63'
L2	S89°17'24"E	4.87'

LEGEND

- P.R.M. - PERMANENT REFERENCE MONUMENT
 □ - FCM (P.R.M.)
 ○ - SET 1/2" IRON ROD & CAP
 RLS# 2312 (LOT CORNER)
- BN.DY. - BOUNDARY
 C/L - CENTERLINE
 ESM'T - EASEMENT
 FCM - FOUND CONCRETE MONUMENT (SIZE AS NOTED)
 I.D. - IDENTIFICATION
 INC. - INCORPORATED
 L.S. - LAND SURVEYING BUSINESS
 NO. - NUMBER
 P.L.S. - PROFESSIONAL LAND SURVEYOR
 P.O.B. - POINT OF BEGINNING
 P.O.C. - POINT OF COMMENCEMENT
 R.L.S. - REGISTERED LAND SURVEYOR

Petition to Vacate Plat

File No.: 1435

