

MAJESTIC OAKS REPLAT

BEING A REPLAT OF MAJESTIC OAKS, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 139, PAGES 3 THROUGH 6, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE RUN NORTH 00°19'40" WEST, ALONG THE WEST BOUNDARY LINE OF SAID SECTION 33, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF UNION STREET; THENCE CONTINUE NORTH 00°19'40" WEST, ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 1259.44 FEET; THENCE NORTH 89°56'26" EAST, A DISTANCE OF 667.33 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 00°17'48" EAST, ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 1260.88 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF UNION STREET; THENCE RUN NORTH 89°56'09" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 666.66 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.295 ACRES MORE OR LESS.

DEDICATION

1) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS MAJESTIC OAKS, THAT IT GRANTS TO THE CITY OF CLEARWATER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS DEDICATED TO THE PUBLIC AS SHOWN. THE CITY OF CLEARWATER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF FLOW ONLY IN DRAINAGE EASEMENTS. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION WHICH WILL BE THE RESPONSIBILITY OF THE MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF CLEARWATER, INC.

2) AND FURTHER DEDICATES TO THE CITY OF CLEARWATER AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF CLEARWATER FOR SOLID WASTE SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES;

3) AND FURTHER DEDICATES TO UTILITY COMPANIES PROVIDING ESSENTIAL SERVICES TO THE SUBDIVISION, INCLUDING, ELECTRIC, TELEPHONE, CABLE TELEVISION AND OTHER ESSENTIAL UTILITIES, A UTILITY EASEMENT OVER THE PRIVATE INGRESS/EGRESS, DRAINAGE, UTILITY AND SIDEWALK EASEMENT SHOWN AS "TRACT B", ALONG WITH THE RIGHT OF INGRESS AND EGRESS THERETO FOR THE PURPOSES OF OPERATING, MAINTAINING, REPAIRING AND REPLACING THE UTILITY FACILITIES LOCATED WITHIN "TRACT B";

4) AND "TRACT B" IS ALSO DESIGNATED AS AN INGRESS/EGRESS, DRAINAGE, UTILITY, SIDEWALK AND WALL AND LANDSCAPE EASEMENT, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF CLEARWATER, INC.

5) AND "TRACT P-10", "TRACT P-20A" AND "TRACT P-20B" IS HEREBY DESIGNATED AS A DRAINAGE EASEMENT AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF CLEARWATER, INC.

6) FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY FLORIDA, INC. AND THEIR PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER. WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

7) AND "TRACT C" IS ALSO DESIGNATED AS A LIFT STATION TRACT, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE MAJESTIC OAKS HOMEOWNERS ASSOCIATION OF CLEARWATER, INC.

OWNER

MAJESTIC OAKS L.P., A FLORIDA LIMITED PARTNERSHIP
BY: DEEB FAMILY HOMES, INC. A FLORIDA CORPORATION - ITS GENERAL PARTNER

BY: _____
RICHARD J. DEEB, II, PRESIDENT

WITNESS SIGNATURE WITNESS - NAME PRINTED

WITNESS SIGNATURE WITNESS - NAME PRINTED

ACKNOWLEDGMENT OF OWNER

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014, BY RICHARD J. DEEB II, AS PRESIDENT, DEEB FAMILY HOMES INC., A FLORIDA CORPORATION, AS GENERAL PARTNER OF MAJESTIC OAKS L.P., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION AND THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION.

(AFFIX NOTARY SEAL)

SIGNATURE
NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LEIN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION TO THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT IT'S MORTGAGE, LIEN OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 18169, AT PAGE 1364, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, DATED SEPTEMBER 20, 2013 SHALL BE SUBORDINATE TO THE ABOVE DEDICATION.

STONEGATE BANK, A FLORIDA BANKING CORPORATION

BY: _____ WITNESS SIGNATURE PRINTED NAME OF WITNESS
PRINTED NAME: _____
TITLE: _____ WITNESS SIGNATURE PRINTED NAME OF WITNESS

ACKNOWLEDGMENT OF MORTGAGE

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME PERSONALLY APPEARED _____ OF STONEGATE BANK, A FLORIDA BANKING CORPORATION, TO BE KNOWN OR PRODUCED A DRIVERS LICENSE TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2014.

(AFFIX NOTARY SEAL)

SIGNATURE MY COMMISSION EXPIRES
NOTARY PUBLIC - STATE OF FLORIDA

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 FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2014.

ATTEST: KEN BURKE BY: _____
CLERK, PINELLAS COUNTY, FLORIDA DEPUTY CLERK

PRINTED NAME

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2014.

APPROVED BY:

WILLIAM B. HORNE, II - CITY MANAGER

SURVEYOR'S REVIEW FOR CONFORMITY TO CHAPTER 177, PART 1, 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 1, OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

THOMAS L. MAHONY DATE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER - ENGINEERING DEPARTMENT

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER C. CHITTUM, OF DAVRIS, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL, IN COMPOSITION, REQUIRED BY FLORIDA STATUTES 177.091; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET ON THE 1ST DAY OF NOVEMBER, 2013, AND ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH FLORIDA LAW, AS SHOWN HEREON.

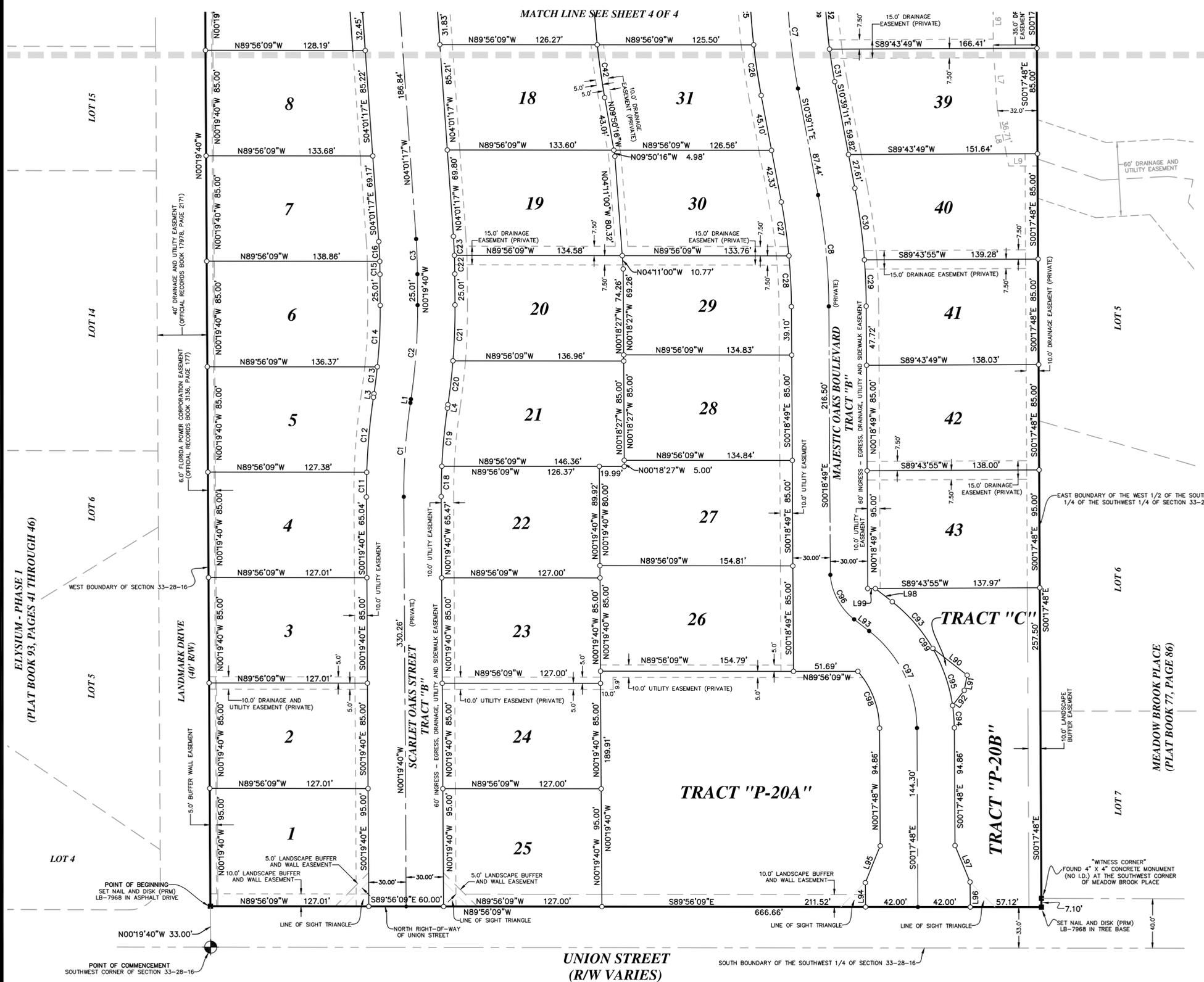
SIGNED AND SEALED ON THIS 2ND DAY OF JULY, 2014.

CHRISTOPHER C. CHITTUM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER PSM 5167 - STATE OF FLORIDA
DAVRIS, INC. - CERTIFICATE OF AUTHORIZATION LB-7968

 **DAVRIS, INC.**
5830 NEBRASKA AVENUE
NEW PORT RICHEY, FLORIDA 34652
(727) 232-3800
CERTIFICATE OF AUTHORIZATION LB-7968

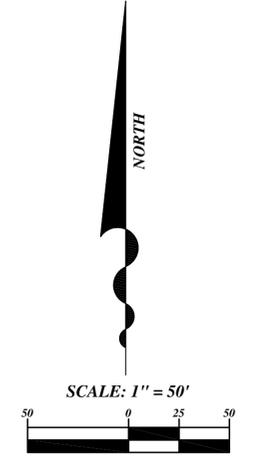
MAJESTIC OAKS REPLAT

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LINE TABLE		
LINE	LENGTH	BEARING
L1	2.92'	S08°23'21"W
L3	2.92'	S08°23'21"W
L4	2.92'	S08°23'21"W
L6	40.32'	S00°17'48"E
L7	49.09'	S03°48'02"E
L8	46.71'	S11°17'52"E
L9	23.09'	S89°48'42"E
L90	35.01'	N51°49'58"W
L91	12.42'	N10°37'50"E
L92	15.33'	N37°28'56"E
L93	15.25'	S51°55'54"E
L94	19.65'	N00°17'48"W
L95	31.87'	N21°49'10"E
L96	20.18'	S00°17'48"E
L97	31.87'	S22°24'46"E
L98	17.24'	S51°55'54"E
L99	6.02'	N89°43'55"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	76.09'	500.00'	S04°01'03"W	76.02'
C2	76.07'	500.00'	N04°01'51"E	76.00'
C3	28.37'	440.00'	N02°10'29"W	28.36'
C7	90.11'	500.00'	S05°29'25"E	89.98'
C8	90.23'	500.00'	N05°29'00"W	90.11'
C11	19.96'	530.00'	S00°44'13"W	19.96'
C12	60.69'	530.00'	S05°05'48"W	60.66'
C13	21.84'	440.00'	N07°03'29"E	21.84'
C14	49.67'	440.00'	N02°41'58"E	49.64'
C15	10.40'	410.00'	N01°03'17"W	10.40'
C16	16.03'	410.00'	N02°54'05"W	16.03'
C18	24.46'	470.00'	S01°08'52"W	24.45'
C19	47.08'	470.00'	S05°30'28"W	47.06'
C20	35.50'	530.00'	N06°28'14"E	35.49'
C21	45.14'	530.00'	N02°06'43"E	45.12'
C22	14.90'	470.00'	N01°14'09"W	14.90'
C23	15.40'	470.00'	N03°04'58"W	15.40'
C26	41.15'	530.00'	S08°25'44"E	41.14'
C27	43.85'	470.00'	N07°58'48"W	43.84'
C28	40.96'	470.00'	N02°48'38"W	40.95'
C29	37.31'	530.00'	N02°12'16"W	37.30'
C30	58.34'	530.00'	N07°34'49"W	58.31'
C31	26.47'	470.00'	S09°02'23"E	26.47'
C34	43.05'	665.00'	S07°57'17"E	43.05'
C42	43.05'	665.00'	S07°57'17"E	43.05'
C93	50.07'	130.00'	N40°53'51"W	49.76'
C94	18.12'	130.00'	N04°17'22"W	18.10'
C95	48.97'	130.00'	N19°04'23"W	48.68'
C96	41.85'	50.47'	S28°06'00"E	40.66'
C97	90.12'	100.00'	N26°06'51"W	87.10'
C98	50.06'	70.00'	N20°47'04"W	49.00'
C99	117.16'	130.00'	N26°06'51"W	113.23'



LEGEND	
(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(R)	RADIAL
(NR)	NON-RADIAL
(L)	LICENSED BUSINESS NUMBER
(PSM)	PROFESSIONAL SURVEYOR AND MAPPER
(R/W)	RIGHT-OF-WAY
(TYP)	TYPICAL
(S)	SET 5/8" IRON ROD LB-7968
(PCP)	PERMANENT CONTROL POINT
(PRM)	PERMANENT REFERENCE MONUMENT
(OR)	OFFICIAL RECORDS

DAVRIS, INC.
 5830 NEBRASKA AVENUE
 NEW PORT RICHEY, FLORIDA 34652
 (727) 232-3800
 CERTIFICATE OF AUTHORIZATION LB-7968
 SHEET 3 OF 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.

