GOLFSIDE

THAT PORTION OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION

THAT PORTION OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 28; THENCE ALONG THE EAST-WEST CENTERLINE OF SAID SECTION, N.89° 14' 36" W., 2493.08 FEET TO THE POINT OF BEGINNING AND WEST RIGHT-OF-WAY LINE OF TARPON LAKE BOULEVARD (100' R/W) AS RECORDED IN O.R. BOOK 4831, PAGES 396-399 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA BEING A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2490.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, 381.35 FEET THROUGH A CENTRAL ANGLE OF 08° 46' 30", (CB. S.04° 23' 15" W., 380.98 FEET) TO A COMPOUND CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1840.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE, 479.47 FEET THROUGH A CENTRAL ANGLE OF 14° 55' 49", (CB. S.07° 27' 54" E., 478.12 FEET); THENCE LEAVING SAID LINE, S.59° 55' 33" W., 204.78 FEET; THENCE S.25° 19' 48" W., 350.58 FEET; THENCE S.67° 00' 00" W., 240.68 FEET; THENCE N.32° 00' 00" W., 756.15 FEET; THENCE NORTH 558.71 FEET; THENCE N.32° 00' 00" E., 532.39 FEET; THENCE N.88° 12' 48" E., 361.03 FEET; THENCE S.72° 14' 27" E., 327.32 FEET TO A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2490.00 FEET, BEING THE WEST RIGHT-OF-WAY LINE OF SAID TARPON LAKE BOULEVARD (100' R/W); THENCE SOUTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY LINE 199.17 FEET THROUGH A CENTRAL ANGLE OF 04° 34' 59", (CB. S.11° 04' 00" W., 199.12 FEET) TO THE POINT OF BEGINNING.

CONTAINING 27.40 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED CERTIFIES THAT LANSBROOK REALTY ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN, AND THAT BESIDES ITS INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID PROPERTY WHICH IS HEREBY PLATTED AS GOLFSIDE, AND HEREBY DEDICATES TO THE PUBLIC ALL STREETS, AND ON A NON EXCLUSIVE BASIS ALL DRAINAGE, LIFT STATION AND UTILITY EASEMENTS SO DESCRIBED HEREON FOR THE SPECIFIC LIMITED PURPOSE OF INSTALLING, OPERATING AND MAINTAINING UTILITY AND DRAINAGE FACILITIES THEREIN AND FOR OTHER PURPOSES INCIDENTAL THERETO. ALSO DEDICATED, ON A NON-EXCLUSIVE BASIS, TO PINELLAS COUNTY, FLORIDA, ARE THE CONSERVATION EASEMENTS WHICH ARE HEREBY CREATED FOR THE BENEFIT OF THE PUBLIC AND IN ACCORDANCE WITH SECTION 704.06, FLORIDA STATUES (1990) OVER ALL AREAS DESIGNATED AS "CONSERVATION AND DRAINAGE" EASEMENTS HEREIN TO BE HELD IN ACCORDANCE WITH THE CONDITIONS DESCRIBED HEREIN. THE DEDICATION OF THE CONSERVATION EASEMENTS DOES NOT GIVE THE PUBLIC THE RIGHT OF INGRESS, EGRESS TO ACCESS THE AREAS COVERED BY THE CONSERVATION EASEMENTS, NOR SHALL THE PUBLIC HAVE RIGHT TO ENFORCE THE CONSERVATION EASEMENTS TO ASSURE COMPLIANCE WITH THE EASEMENT CONDITIONS, SUCH RIGHTS BEING RESERVED TO PINELLAS COUNTY, FLORIDA.

OWNER:

LANSBROOK REALTY ASSOCIATES
AN ILLINOIS GENERAL PARTNERSHIP

TRUSTEE / PARTNER — MARSHALL E. EISENBERG (PRINT NAME)

WITNESS — Teresa J. Perich (WITNESS PRINT NAME)

WITNESS — SUSAN ZIMMERMAN (WITNESS PRINT NAME)

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 23RD DAY OF MAY, 1995
APPROVED

COUNTY ENGINEER

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

ATTEST

KARLEEN F. DE BLAKER, CLERK

DEPUTY CLERK

ACKNOWLEDGEMENT

STATE OF ILLINOIS

COUNTY OF COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MARSHALL E. EISENBERG AS TRUSTEE/PARTNER OF LANSBROOK REALTY ASSOCIATES, AN ILLINOIS GENERAL PARTNERSHIP, AND HAS PRODUCED _____ AS IDENTIFICATION AND 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 (DID NOT) TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27TH DAY OF MARCH, 1995.

NOTARY PUBLIC
STATE OF ILLINOIS AT LARGE

COMMISSION NO.
MY COMMISSION EXPIRES:

John CHAN
NAME OF NOTARY (PRINTED OR STAMPED)

" OFFICIAL SEAL "
JOHN CHAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5/28/95

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON 4-12-95 THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH SECTION 177.091 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

GARY M. GUMBEY
FL. REG. SURVEYOR NO. 2607

CERTIFICATE OF APPROVAL OF COUNTY CLERK

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 FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK 113, PAGES 1 & 2, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS 23RD DAY OF MAY, 1995 @ 4:25 P.M.

KARLEEN F. DE BLAKER, CLERK
PINELLAS COUNTY, FLORIDA

DEPUTY CLERK
Suzanne MacDonald

PREPARED BY:

CUMBEY & FAIR, INC.

2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623
(813) 797-8982

J.N. 0798 SHEET 1 OF 4

113

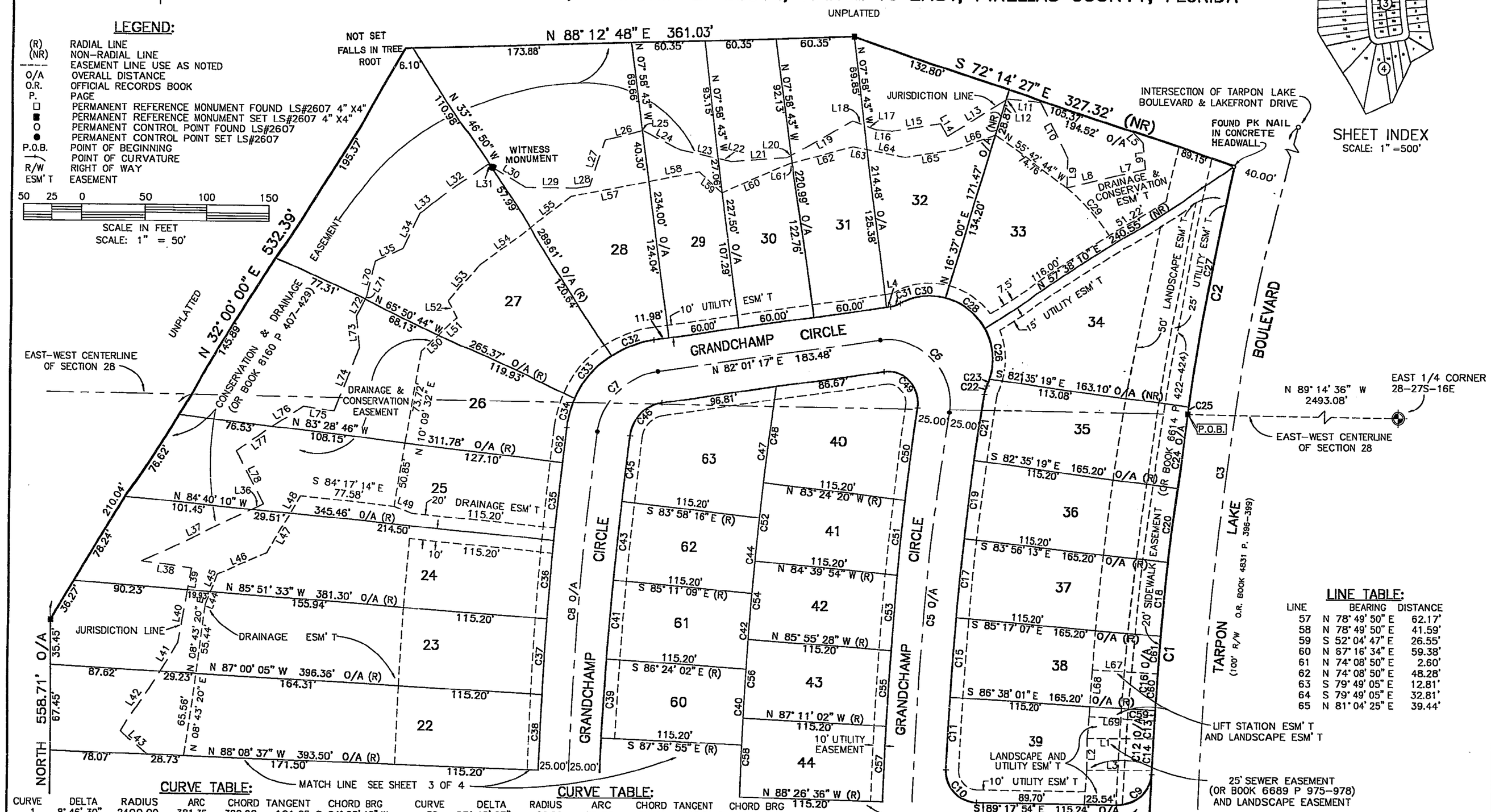
INST # 95-123238
MAY 23, 1995 4:25PM

SUBDIVISION PLAT
PLAT BOOK 113 PAGE 2

2

GOLFSIDE

THAT PORTION OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA



CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	8° 46' 30"	2490.00	381.35	380.98	191.05	S 04° 23' 15" W
2	4° 34' 59"	2490.00	199.17	199.12	99.64	S 11° 04' 00" W
3	28° 00' 46"	2450.00	1197.84	1185.95	611.14	S 14° 00' 23" W
4	0° 42' 06"	2450.00	30.00	30.00	15.00	S 00° 21' 03" W
5	8° 09' 16"	2680.20	381.46	381.13	191.05	S 04° 04' 38" W
6	106° 07' 59"	50.00	92.62	79.93	66.51	S 44° 54' 43" E
7	74° 58' 01"	55.00	71.96	66.94	42.18	S 44° 32' 17" W
8	7° 03' 16"	2960.60	364.52	364.29	182.49	S 03° 31' 38" W
9	88° 29' 46"	25.00	38.61	34.89	24.35	N 46° 27' 13" E
10	91° 26' 16"	25.00	39.90	35.80	25.64	S 43° 34' 46" E
11	1° 13' 37"	2655.20	56.86	56.86	28.43	S 02° 45' 11" W
12	1° 09' 40"	2490.00	50.46	50.46	25.23	S 02° 47' 10" W
13	0° 19' 18"	2490.00	13.98	13.98	6.99	S 03° 01' 08" W
14	0° 34' 33"	2490.00	25.03	25.03	12.51	S 02° 34' 12" W
15	1° 20' 54"	2655.20	62.48	62.48	31.24	S 04° 02' 26" W
16	1° 20' 54"	2490.00	58.60	58.60	29.30	S 04° 02' 26" W
17	1° 20' 54"	2655.20	62.48	62.48	31.24	S 05° 23' 20" W
18	1° 20' 54"	2490.00	58.60	58.60	29.30	S 05° 23' 20" W
19	1° 20' 54"	2655.20	62.48	62.48	31.24	S 06° 44' 14" W
20	1° 20' 54"	2490.00	58.60	58.60	29.30	S 06° 44' 14" W
21	1° 08' 13"	2655.20	52.69	52.69	26.35	S 07° 58' 48" W
22	15° 46' 42"	25.00	6.88	6.86	3.46	S 16° 26' 16" W
23	6° 33' 23"	50.00	5.72	5.72	2.86	N 21° 02' 55" E
24	1° 29' 47"	2490.00	65.03	65.03	32.52	S 08° 09' 35" W
25	0° 07' 58"	2490.00	5.77	5.77	2.89	S 08° 50' 29" W
26	47° 18' 19"	50.00	41.28	40.12	21.90	N 05° 52' 56" W
27	4° 27' 01"	2490.00	193.40	193.35	96.75	S 11° 07' 59" W
28	46° 05' 47"	50.00	40.23	39.15	21.27	N 52° 34' 59" W
29	18° 08' 15"	156.77	49.63	49.42	25.02	N 42° 16' 26" W
30	42° 38' 03"	50.00	37.21	36.35	19.51	S 83° 03' 06" W
31	20° 17' 13"	25.00	8.85	8.81	4.47	N 71° 52' 41" E

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
32	25° 48' 07"	80.00	36.03	35.72	18.32	S 69° 07' 14" W
33	32° 03' 54"	80.00	44.77	44.19	22.99	S 40° 11' 13" W
34	17° 06' 00"	80.00	23.88	23.79	12.03	S 15° 36' 16" W
35	1° 11' 23"	2985.60	62.00	62.00	31.00	S 05° 55' 32" W
36	1° 11' 23"	2985.60	62.00	62.00	31.00	S 04° 44' 09" W
37	1° 08' 32"	2985.60	59.52	59.52	29.76	S 03° 34' 11" W
38	1° 08' 32"	2985.60	59.52	59.52	29.76	S 02° 25' 39" W
39	1° 12' 53"	2935.60	62.24	62.24	31.12	S 02° 59' 32" W
40	1° 12' 53"	2820.40	59.80	59.79	29.90	S 02° 59' 32" W
41	1° 12' 53"	2935.60	62.24	62.24	31.12	S 04° 12' 25" W
42	1° 12' 53"	2820.40	59.80	59.79	29.90	S 04° 12' 25" W
43	1° 12' 53"	2935.60	62.24	62.24	31.12	S 05° 25' 18" W
44	1° 12' 53"	2820.40	59.80	59.79	29.90	S 05° 25' 18" W
45	1° 01' 32"	2935.60	52.54	52.54	26.27	S 06° 32' 30" W
46	74° 58' 01"	30.00	39.25	36.51	23.01	S 44° 32' 17" W
47	2° 07' 27"	2820.40	104.57	104.56	52.29	S 07° 05' 28" W
48	1° 33' 32"	2820.40	76.73	76.73	38.37	S 07° 22' 26" W
49	106° 07' 59"	25.00	46.31	39.97	33.26	N 44° 54' 43" W
50	1° 33' 37"	2705.20	73.66	73.66	36.83	S 07° 22' 28" W
51	1° 15' 34"	2705.20	59.46	59.46	29.73	S 05° 57' 53" W
52	1° 15' 34"	2820.40	62.00	62.00	31.00	S 05° 57' 53" W
53	1° 15' 34"	2705.20	59.46	59.46	29.73	S 04° 42' 19" W
54	1° 15' 34"	2820.40	62.00	62.00	31.00	S 04° 42' 19" W
55	1° 15' 34"	2705.20	59.46	59.46	29.73	S 03° 26' 45" W
56	1° 15' 34"	2820.40	62.00	62.00	31.00	S 03° 26' 45" W
57	1° 15' 34"	2705.20	59.46	59.46	29.73	S 02° 11' 11" W
58	1° 15' 34"	2820.40	62.00	62.00	31.00	S 02° 11' 11" W
59	0° 11' 13"	2490.00	8.12	8.12	4.06	S 03° 16' 23" W
60	0° 39' 52"	2490.00	28.88	28.88	14.44	S 03° 41' 56" W
61	0° 41' 02"	2490.00	29.72	29.72	14.86	S 04° 22' 23" W
62	0° 32' 02"	2985.60	27.82	27.82	13.91	S 06° 47' 19" W

LINE TABLE:

LINE	BEARING	DISTANCE
1	S 90° 00' 00" W	50.59'
2	S 00° 00' 00" W	25.00'
3	S 90° 00' 00" E	49.47'
4	N 82° 01' 17" E	3.25'
5	S 43° 23' 56" E	12.51'
6	S 05° 42' 47" E	20.98'
7	S 75° 56' 42" W	24.64'
8	S 76° 23' 59" W	38.08'
9	N 01° 26' 22" E	23.30'
10	N 27° 52' 22" W	49.75'
11	N 85° 18' 24" W	28.91'
12	S 58° 04' 59" W	1.21'
13	S 58° 04' 59" W	54.30'
14	N 29° 23' 52" W	11.14'
15	S 81° 08' 24" W	39.80'
16	N 84° 38' 42" W	12.84'
17	N 72° 48' 19" W	11.20'
18	N 72° 48' 19" W	11.02'
19	S 59° 46' 58" W	54.04'
20	S 59° 46' 58" W	3.67'
21	S 85° 50' 59" W	45.75'
22	N 78° 44' 57" W	11.61'
23	N 78° 44' 57" W	33.43'
24	N 63° 45' 57" W	33.86'
25	S 75° 31' 59" W	0.44'
26	S 75° 31' 59" W	29.76'
27	S 17° 39' 31" W	38.20'
28	S 81° 58' 41" W	10.79'

LINE TABLE:

LINE	BEARING	DISTANCE
29	N 89° 45' 49" W	42.83'
30	N 59° 22' 21" W	32.35'
31	N 59° 22' 21" W	3.14'
32	S 52° 57' 27" W	51.62'
33	S 52° 35' 54" W	13.38'
34	S 26° 25' 32" W	30.80'
35	S 66° 45' 19" W	25.79'
36	S 65° 09' 22" W	10.47'
37	S 65° 09' 22" W	97.61'
38	S 82° 11' 20" E	39.57'
39	S 10° 19' 50" W	17.33'
40	S 10° 19' 50" W	42.15'
41	S 31° 49' 59" W	26.84'
42	S 31° 49' 59" W	55.38'
43	S 47° 06' 13" E	26.95'
44	N 22° 41' 55" E	10.36'
45	N 22° 41' 55" E	14.92'
46	N 66° 20' 40" E	42.89'
47	N 28° 31' 41" E	35.47'
48	N 28° 31' 41" E	15.76'
49	N 70° 20' 01" W	16.02'
50	N 47° 00' 41" E	18.50'
51	N 47° 00' 41" E	20.32'
52	N 27° 28' 46" W	15.00'
53	N 38° 57' 47" E	37.17'
54	N 53° 50' 49" E	48.98'
55	N 53° 50' 49" E	42.25'

LINE TABLE:

LINE	BEARING	DISTANCE
57	N 78° 49' 50" E	62.17'
58	N 78° 49' 50" E	41.59'
59	S 52° 04' 47" E	26.55'
60	N 67° 16' 34" E	59.38'
61	N 74° 08' 50" E	2.60'
62	N 74° 08' 50" E	48.28'
63	S 79° 49' 05" E	12.81'
64	S 79° 49' 05" E	32.81'
65	N 81° 04' 25" E	39.44'
66	N 70° 02' 17" E	34.26'
67	N 86° 27' 08" W	50.00'
68	S 03° 36' 15" W	37.00'
69	S 86° 27' 08" E	50.00'
70	N 15° 13' 53" E	28.38'
71	S 29° 04' 12" W	2.88'
72	S 29° 04' 12" W	15.27'
73	S 05° 57' 09" E	25.05'
74	S 21° 28' 29" E	53.78'
75	N 81° 34' 12" W	24.51'
76	S 55° 08' 47" W	28.10'
77	S 55° 08' 47" W	33.92'
78	S 27° 22' 58" E	47.22'

SEE SHEET 4 OF 4 FOR NOTES

PREPARED BY:

CUMBEY & FAIR, INC.

2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623
(813) 797-8982

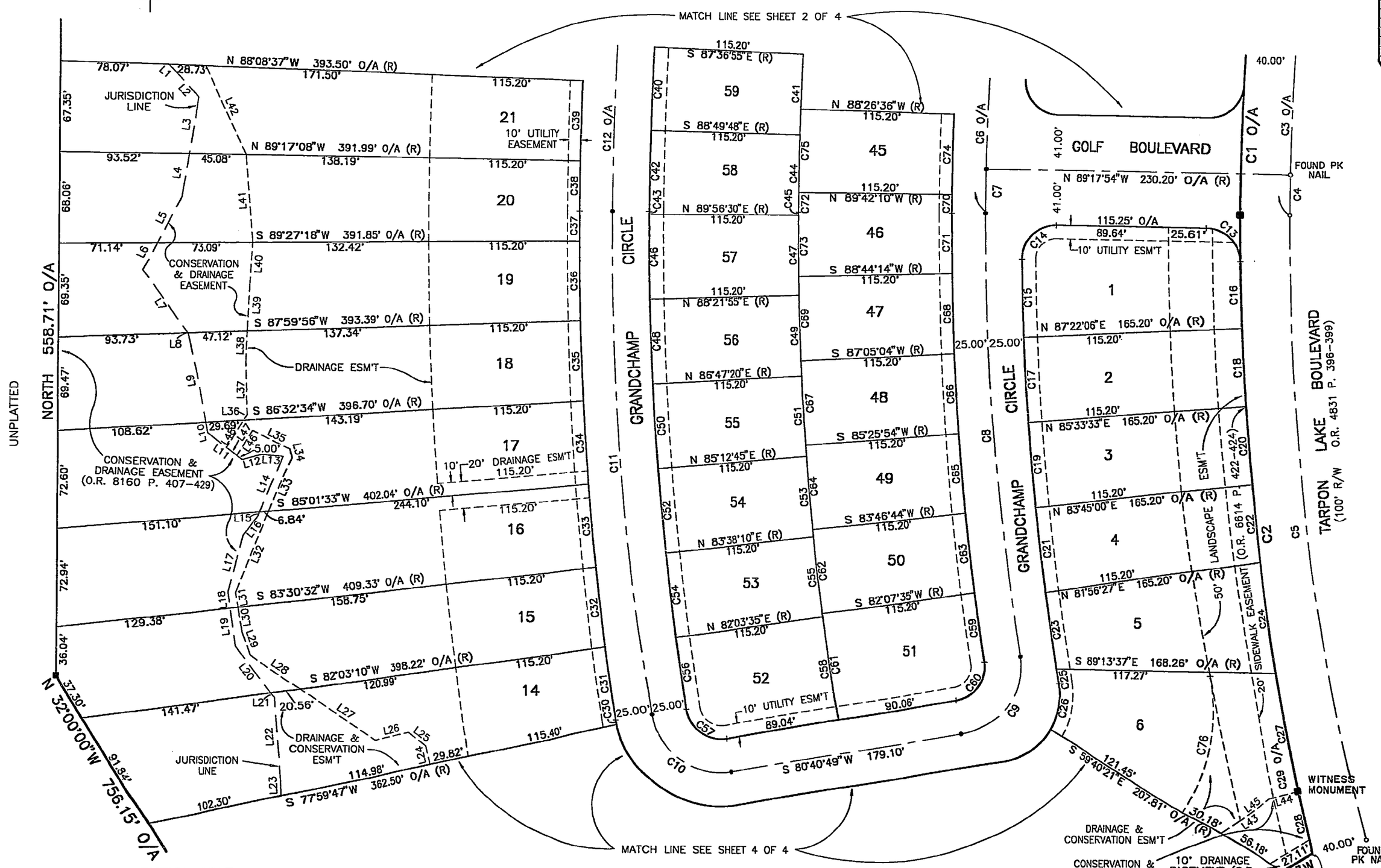
J.N. 079B

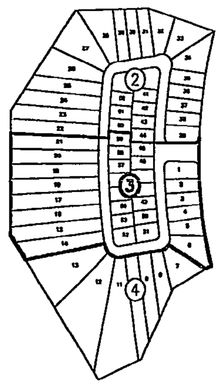
27 LOTS

SHEET 2 OF 4

GOLFSIDE

THAT PORTION OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA





SHEET INDEX
1" = 500'

LINE TABLE:

LINE	BEARING	DISTANCE
1	S 47°06'13"E	5.23'
2	S 41°28'13"E	27.32'
3	S 08°43'20"W	42.45'
4	S 08°43'20"W	32.29'
5	S 27°00'13"W	38.50'
6	S 27°00'13"W	22.47'
7	S 35°00'54"E	57.06'
8	S 35°00'54"E	0.61'
9	S 12°21'49"E	67.26'
10	S 12°21'49"E	7.64'
11	S 53°56'11"E	33.57'
12	N 75°20'38"E	15.15'
13	S 84°50'22"E	15.88'
14	S 22°34'52"W	44.66'
15	S 22°34'52"W	3.73'
16	S 37°58'10"W	17.85'
17	S 15°04'27"W	43.39'
18	S 08°10'11"E	12.13'
19	S 08°10'11"E	28.47'
20	S 38°17'36"E	44.02'
21	S 38°17'36"E	4.54'
22	S 04°49'46"E	57.69'
23	S 03°33'46"E	15.15'
24	N 14°24'26"W	14.15'
25	N 54°08'21"W	16.92'
26	S 77°34'23"W	28.65'
27	N 55°51'12"W	67.07'
28	N 55°14'07"W	43.74'
29	N 20°41'55"W	18.44'
30	N 10°06'41"W	18.67'
31	N 10°06'41"W	10.85'
32	N 22°11'02"E	65.50'
33	N 22°11'02"E	42.91'
34	N 12°53'28"W	6.71'
35	N 63°21'12"W	30.12'
36	N 32°45'53"W	4.96'
37	N 01°17'05"W	40.58'
38	N 02°29'46"E	21.34'
39	N 02°29'46"E	36.42'
40	N 03°38'41"E	29.47'
41	N 04°57'11"W	65.20'
42	N 25°53'24"W	72.94'
43	N 55°35'01"E	45.54'
44	N 76°32'46"E	23.41'
45	N 55°35'01"E	28.45'
46	S 32°45'53"W	22.12'
47	N 53°56'11"W	10.00'
48	N 32°45'53"E	24.00'

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	8°46'30"	2490.00	381.35	380.98	191.05	S 04°23'15"W
2	14°55'49"	1840.00	479.47	478.12	241.10	S 07°27'54"E
3	28°00'46"	2450.00	1197.84	1185.95	611.14	S 14°00'23"W
4	00°42'06"	2450.00	30.00	30.00	15.00	S 00°21'03"W
5	14°55'49"	1800.00	469.05	467.72	235.86	S 07°27'54"E
6	8°09'16"	2680.20	381.46	381.13	191.05	S 04°04'38"W
7	0°42'06"	2680.20	32.82	32.82	16.41	S 00°21'03"W
8	9°19'11"	2030.20	330.23	329.87	165.48	S 04°39'36"E
9	90°00'00"	50.00	78.54	70.71	50.00	N 35°40'49"E
10	90°01'58"	51.30	80.61	72.57	51.33	S 54°18'12"E
11	9°17'13"	2310.60	374.51	374.10	187.67	S 04°38'36"E
12	7°03'16"	2960.60	364.52	364.29	182.49	S 03°31'38"W
13	86°13'00"	25.00	38.49	34.80	24.23	N 45°11'24"W
14	91°40'47"	25.00	40.00	35.87	25.74	S 44°51'43"W
15	1°39'14"	2005.20	57.88	57.88	28.94	S 01°48'17"E
16	1°33'00"	1840.00	49.78	49.78	24.89	S 01°51'24"E
17	1°48'33"	2005.20	63.32	63.31	31.66	S 03°32'11"E
18	1°48'33"	1840.00	58.10	58.10	29.05	S 03°32'11"E
19	1°48'33"	2005.20	63.32	63.31	31.66	S 05°20'44"E
20	1°48'33"	1840.00	58.10	58.10	29.05	S 05°20'44"E
21	1°48'33"	2005.20	63.32	63.31	31.66	S 07°09'17"E
22	1°48'33"	1840.00	58.10	58.10	29.05	S 07°09'17"E
23	1°38'32"	2005.20	57.47	57.47	28.74	S 08°52'49"E
24	2°35'41"	1840.00	83.33	83.32	41.67	S 09°21'24"E
25	0°18'55"	2005.20	11.03	11.03	5.52	S 09°51'33"E
26	40°20'39"	50.00	35.21	34.48	18.37	N 10°09'19"E
27	2°48'00"	1840.00	89.92	89.91	44.97	S 12°03'14"E
28	1°28'35"	1840.00	47.41	47.41	23.71	S 14°11'32"E
29	4°16'35"	1840.00	137.33	137.30	68.70	S 12°47'32"E

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
30	2°43'01"	76.30	3.62	3.62	1.81	S 10°38'43"E
31	1°20'23"	2335.60	54.61	54.61	27.30	S 08°37'01"E
32	1°27'22"	2335.60	59.36	59.35	29.68	S 07°13'09"E
33	1°31'01"	2335.60	61.84	61.83	30.92	S 05°43'57"E
34	1°31'01"	2335.60	61.84	61.83	30.92	S 04°12'56"E
35	1°27'22"	2335.60	59.36	59.36	29.68	S 02°43'45"E
36	1°27'22"	2335.60	59.36	59.36	29.68	S 01°16'23"E
37	0°32'42"	2335.60	22.22	22.22	11.11	S 00°16'27"E
38	0°42'52"	2985.60	37.23	37.23	18.62	S 00°21'26"W
39	1°08'31"	2985.60	59.51	59.50	29.75	S 01°17'07"W
40	1°12'53"	2935.60	62.24	62.24	31.12	S 01°46'39"W
41	1°12'53"	2820.40	59.80	59.79	29.90	S 01°46'39"W
42	1°10'12"	2935.60	59.95	59.95	29.97	S 00°35'06"W
43	0°03'30"	2285.60	2.33	2.33	1.17	S 00°01'45"E
44	1°10'12"	2820.40	57.59	57.59	28.80	S 00°35'06"W
45	0°03'30"	2170.40	2.21	2.21	1.11	S 00°01'45"E
46	1°34'35"	2285.60	62.88	62.88	31.44	S 00°50'48"E
47	1°34'35"	2170.40	59.71	59.71	29.86	S 00°50'48"E
48	1°34'35"	2285.60	62.88	62.88	31.44	S 02°25'23"E
49	1°34'35"	2170.40	59.71	59.71	29.86	S 02°25'23"E
50	1°34'35"	2285.60	62.88	62.88	31.44	S 03°59'58"E
51	1°34'35"	2170.40	59.71	59.71	29.86	S 03°59'58"E
52	1°34'35"	2285.60	62.88	62.88	31.44	S 05°34'33"E
53	1°34'35"	2170.40	59.71	59.71	29.86	S 05°34'33"E
54	1°34'35"	2285.60	62.88	62.88	31.44	S 07°09'08"E
55	1°34'35"	2170.40	59.71	59.71	29.86	S 07°09'08"E
56	1°20'48"	2285.60	53.72	53.71	26.86	S 08°36'49"E
57	90°01'58"	26.30	41.33	37.20	26.32	S 54°18'12"E
58	2°02'22"	2170.40	77.26	77.25	38.63	S 08°57'36"E

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
59	1°26'46"	2055.20	51.87	51.87	25.94	S 08°35'48"E
60	90°00'00"	25.00	39.27	35.36	25.00	N 35°40'49"E
61	2°06'22"	2170.40	79.78	79.77	39.89	S 08°55'36"E
62	1°39'10"	2170.40	62.61	62.60	31.31	S 07°02'50"E
63	1°39'10"	2055.20	59.28	59.28	29.64	S 07°02'50"E
64	1°39'10"	2170.40	62.61	62.61	31.31	S 05°23'41"E
65	1°39'10"	2055.20	59.29	59.28	29.64	S 05°23'41"E
66	1°39'10"	2055.20	59.29	59.28	29.64	S 03°44'31"E
67	1°39'10"	2170.40	62.61	62.61	31.31	S 03°44'31"E
68	1°39'10"	2055.20	59.29	59.28	29.64	S 02°05'21"E
69	1°39'10"	2170.40	62.61	62.61	31.31	S 02°05'21"E
70	0°17'50"	2705.20	14.04	14.04	7.02	S 00°08'55"W
71	1°15'46"	2055.20	45.29	45.29	22.65	S 00°37'53"E
72	0°17'50"	2820.40	14.63	14.63	7.32	S 00°08'55"W
73	1°15'46"	2170.40	47.83	47.83	23.92	S 00°37'53"E
74	1°15'34"	2705.20	59.46	59.46	29.73	S 00°55'37"W
75	1°15'34"	2820.40	61.99	61.99	31.00	S 00°55'37"W
76	40°07'20"	150.00	105.04	102.91	54.78	N 09°37'04"E

LEGEND:

(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
----	EASEMENT LINE USE AS NOTED
O/A	OVERALL DISTANCE
O.R.	OFFICIAL RECORDS BOOK
P.	PAGE
□	PERMANENT REFERENCE MONUMENT FOUND LS#2607 4"X4"
■	PERMANENT REFERENCE MONUMENT SET LS#2607 4"X4"
○	PERMANENT CONTROL POINT FOUND LS#2607
●	PERMANENT CONTROL POINT SET LS#2607
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
R/W	RIGHT OF WAY
ESM'T	EASEMENT

SEE SHEET 4 OF 4 FOR NOTES

50 25 0 50 100 150
SCALE IN FEET
SCALE: 1" = 50'

29 LOTS

PREPARED BY:

CUMBEY & FAIR, INC.

2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623
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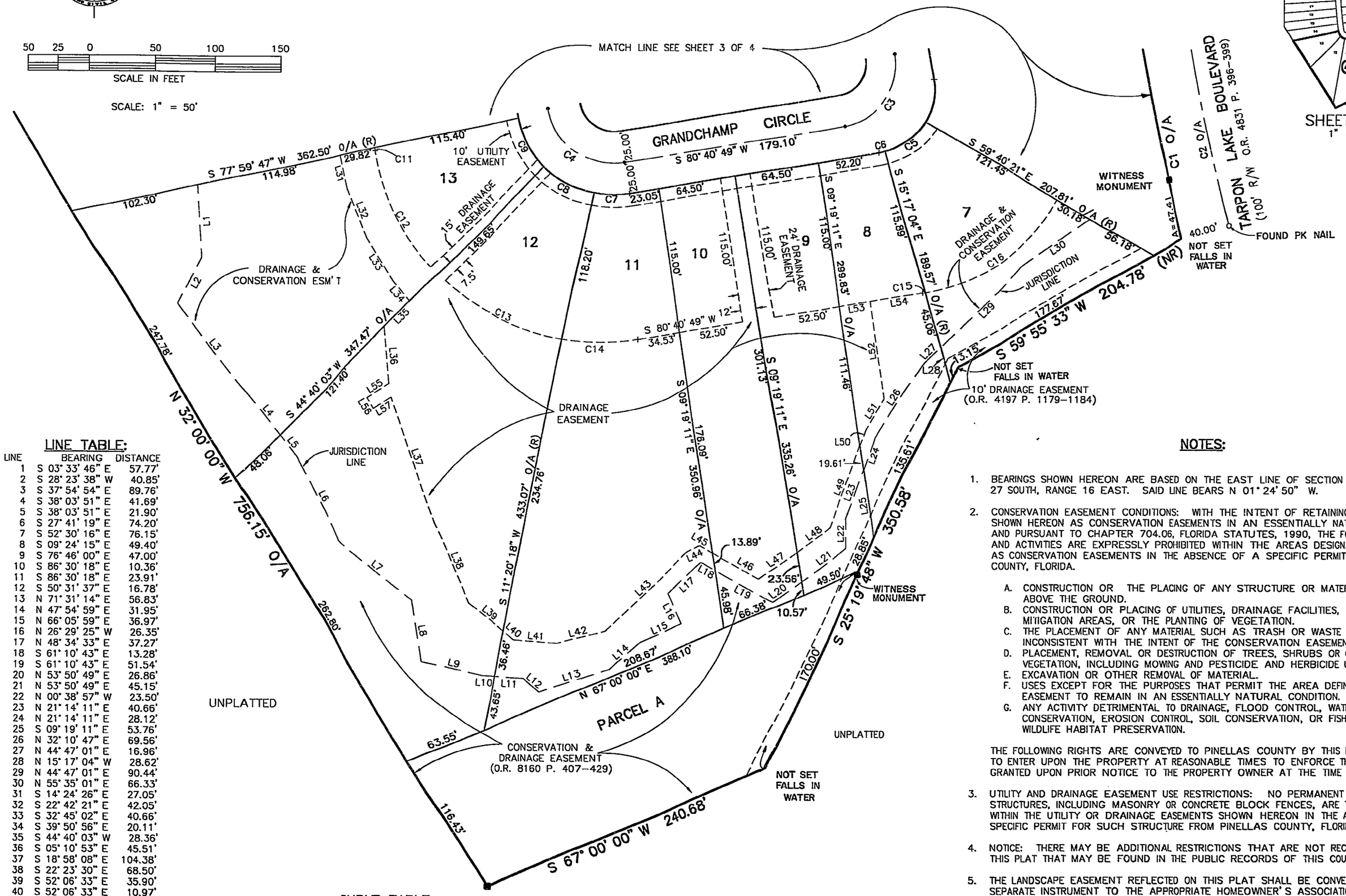
J.N. 079B

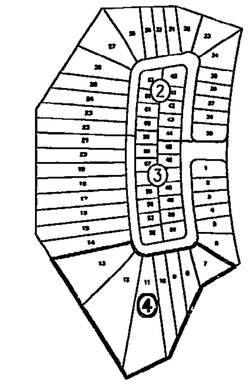
GOLFSIDE

THAT PORTION OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

50 25 0 50 100 150
SCALE IN FEET

SCALE: 1" = 50'





LINE TABLE:

LINE	BEARING	DISTANCE
1	S 03° 33' 46" E	57.77'
2	S 28° 23' 38" W	40.85'
3	S 37° 54' 54" E	89.76'
4	S 38° 03' 51" E	41.69'
5	S 38° 03' 51" E	21.90'
6	S 27° 41' 19" E	74.20'
7	S 52° 30' 16" E	76.15'
8	S 09° 24' 15" E	49.40'
9	S 76° 46' 00" E	47.00'
10	S 86° 30' 18" E	10.36'
11	S 86° 30' 18" E	23.91'
12	S 50° 31' 37" E	16.78'
13	N 71° 31' 14" E	56.83'
14	N 47° 54' 59" E	31.95'
15	N 66° 05' 59" E	36.97'
16	N 26° 29' 25" W	26.35'
17	N 48° 34' 33" E	37.27'
18	S 61° 10' 43" E	13.28'
19	S 61° 10' 43" E	51.54'
20	N 53° 50' 49" E	26.86'
21	N 53° 50' 49" E	45.15'
22	N 00° 38' 57" W	23.50'
23	N 21° 14' 11" E	40.66'
24	N 21° 14' 11" E	28.12'
25	S 09° 19' 11" E	53.76'
26	N 32° 10' 47" E	69.56'
27	N 44° 47' 01" E	16.96'
28	N 15° 17' 04" W	28.62'
29	N 44° 47' 01" E	90.44'
30	N 55° 35' 01" E	66.33'
31	S 14° 24' 26" E	27.05'
32	S 22° 42' 21" E	42.05'
33	S 32° 45' 02" E	40.66'
34	S 39° 50' 56" E	20.11'
35	S 44° 40' 03" W	28.36'
36	S 05° 10' 53" E	45.51'
37	S 18° 58' 08" E	104.38'
38	S 22° 23' 30" E	68.50'
39	S 52° 06' 33" E	35.90'
40	S 52° 06' 33" E	10.97'
41	S 85° 41' 51" E	35.17'
42	N 75° 02' 39" E	37.83'
43	N 46° 05' 24" E	89.57'
44	N 64° 35' 23" E	12.50'
45	S 61° 10' 43" E	12.03'
46	S 61° 10' 43" E	42.30'
47	N 53° 25' 35" E	35.13'
48	N 53° 25' 35" E	33.00'
49	N 21° 14' 11" E	69.16'
50	N 21° 14' 11" E	13.63'
51	N 32° 10' 47" E	29.00'
52	N 09° 19' 11" W	78.00'
53	S 80° 40' 49" W	26.14'
54	S 80° 40' 49" W	41.50'
55	S 58° 00' 00" W	20.99'
56	S 32° 00' 00" E	10.00'
57	N 58° 00' 00" E	17.00'

CURVE TABLE:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	14° 55' 49"	1840.00	479.47	478.12	241.10	S 07° 27' 54" E
2	14° 55' 49"	1800.00	469.05	467.72	235.86	S 07° 27' 54" E
3	90° 00' 00"	50.00	78.54	70.71	50.00	N 35° 40' 49" E
4	90° 01' 58"	51.30	80.61	72.57	51.33	S 54° 18' 12" E
5	44° 23' 17"	50.00	38.74	37.77	20.40	S 52° 31' 17" W
6	5° 57' 53"	50.00	5.21	5.20	2.60	N 77° 41' 52" E
7	20° 39' 29"	76.30	27.51	27.36	13.91	S 88° 59' 26" E
8	33° 19' 45"	76.30	44.38	43.76	22.84	S 61° 59' 50" E
9	33° 19' 44"	76.30	44.38	43.76	22.84	S 28° 40' 05" E
11	00° 03' 16"	2450.80	2.32	2.32	1.16	S 09° 31' 35" E
12	32° 51' 45"	180.00	103.24	101.83	53.08	S 25° 45' 07" E
13	33° 51' 11"	180.00	106.35	104.81	54.78	S 63° 53' 07" E
14	18° 30' 28"	180.00	58.14	57.89	29.83	N 89° 56' 03" E
15	00° 41' 12"	150.00	1.80	1.80	0.90	N 80° 20' 13" E
16	50° 18' 53"	150.00	131.72	127.53	70.45	N 54° 50' 10" E

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST. SAID LINE BEARS N 01° 24' 50" W.
2. CONSERVATION EASEMENT CONDITIONS: WITH THE INTENT OF RETAINING THE AREAS SHOWN HEREON AS CONSERVATION EASEMENTS IN AN ESSENTIALLY NATURAL CONDITION, AND PURSUANT TO CHAPTER 704.06, FLORIDA STATUTES, 1990, THE FOLLOWING ACTS AND ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE AREAS DESIGNATED HEREON AS CONSERVATION EASEMENTS IN THE ABSENCE OF A SPECIFIC PERMIT FROM PINELLAS COUNTY, FLORIDA.
   A. CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
   B. CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
   C. THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
   D. PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING AND PESTICIDE AND HERBICIDE USES.
   E. EXCAVATION OR OTHER REMOVAL OF MATERIAL.
   F. USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
   G. ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION, OR FISH AND WILDLIFE HABITAT PRESERVATION.

   THE FOLLOWING RIGHTS ARE CONVEYED TO PINELLAS COUNTY BY THIS EASEMENT: TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE PROPERTY OWNER AT THE TIME OF SUCH ENTRY.
3. UTILITY AND DRAINAGE EASEMENT USE RESTRICTIONS: NO PERMANENT PRIVATE STRUCTURES, INCLUDING MASONRY OR CONCRETE BLOCK FENCES, ARE TO BE LOCATED WITHIN THE UTILITY OR DRAINAGE EASEMENTS SHOWN HEREON IN THE ABSENCE OF A SPECIFIC PERMIT FOR SUCH STRUCTURE FROM PINELLAS COUNTY, FLORIDA.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE LANDSCAPE EASEMENT REFLECTED ON THIS PLAT SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE APPROPRIATE HOMEOWNER'S ASSOCIATIONS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF IMPROVEMENTS INSTALLED WITHIN SUCH EASEMENT.

LEGEND:

(R)	RADIAL LINE
(NR)	NON-RADIAL LINE
- - -	EASEMENT LINE USE AS NOTED
O/A	OVERALL DISTANCE
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→	POINT OF CURVATURE
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7 LOTS

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