



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

June 8, 2023

Ms. Megan Montesino
Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #23-123
Final Plat Approval for Townes at Bayou Heights Plat

Dear Ms. Montesino:

Our office has received and reviewed the Final Plat Approval for Townes At Bayou Heights, along with the Property Information Report from North American Title Insurance Company and the Community Declaration for Towns at Bayou Heights. I note that the Declaration refers to the Plat as any plat of any portion of TOWNS OF BAYOU HEIGHTS filed in the Public Records, from time to time. However, I note that the proposed Plat is labeled TOWNS AT BAYOU HEIGHTS. Our office would recommend updating the Plat to read consistent with the Declaration, or vice versa.

Once the above-mentioned change is incorporated, our office would approve of the Final Plat as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Chief Michael Haworth, Asst. City Manager
Nick Colonna, Administrator, Community Development
Aaron Petersen, Asst. Administrator, Community Development

LCR/mks
23-123.06082023.LMM.Final Plat Approval Townes at Bayou Heights.wpd

TOWNES OF BAYOU HEIGHTS

A SUBDIVISION OF LAND BEING A PARTIAL REPLAT OF FARM 25, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4-5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, FLORIDA

PLAT BOOK ____PAGE ____

LEGAL DESCRIPTION:

THE NORTH 1/2 OF FARM 25, PINELLAS FARMS, IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, LESS THAT PART LYING WITHIN 50 FEET OF SURVEY LINE OF STATE ROAD 693, AND LESS THE FOLLOWING DESCRIBED PORTION:

COMMENCING AT THE NORTHWEST CORNER OF FARM 25, RUN THENCE SOUTH ON THE WESTERLY BOUNDARY LINE OF SAID FARM 25, A DISTANCE OF 231.54 FEET TO A POINT OF BEGINNING, RUN THENCE EAST 304 FEET, THENCE SOUTH 90 FEET, RUN THENCE WEST 304 FEET AND RUN THENCE NORTH 90 FEET TO THE POINT OF BEGINNING AND LESS THAT PART THEREOF LYING WITHIN 50 FEET OF SURVEY LINE OF STATE ROAD 693, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS FORMERLY APART.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF FARM 25, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY OF WHICH PINELLAS COUNTY WAS FORMERLY APART, LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST; THENCE N00°16'44"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 20 (BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION), FOR 658.17 FEET; THENCE LEAVING SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, S89°49'48"E, FOR 15.00 FEET TO THE NORTHWEST CORNER OF FARM 25, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY APART; THENCE CONTINUE S89°49'48"E, ALONG THE NORTH LINE OF SAID FARM 25, FOR 35.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF 66TH STREET NORTH (STATE ROAD 693) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAP SECTIONS 15060-2108 AND 15061-XXXX, SAME BEING THE POINT OF BEGINNING; THENCE CONTINUE S89°49'48"E, ALONG SAID NORTH LINE OF FARM 25, FOR 608.36 FEET TO THE NORTHEAST CORNER OF SAID FARM 25; THENCE S00°12'39"E, ALONG THE EAST LINE OF SAID FARM 25, FOR 321.68 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID FARM 25; THENCE N89°49'18"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF FARM 25, FOR 339.01 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 15911, PAGE 2231, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE OF THE NORTH 1/2 OF FARM 25, N00°12'39"W, ALONG THE EAST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 15911, PAGE 2231, FOR 90.00 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 15911, PAGE 2231; THENCE N89°49'18"W, ALONG THE NORTH LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 15911, PAGE 2231, FOR 269.08 FEET TO THE POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF 66TH STREET NORTH (STATE ROAD 693), ACCORDING TO SAID FDOT RIGHT-OF-WAY MAP SECTIONS 15060-2108 AND 15061-XXXX, SAME BEING THE NORTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 15911, PAGE 2231; THENCE N00°16'44"W, ALONG SAID EAST RIGHT-OF-WAY LINE OF 66TH STREET NORTH (STATE ROAD 693), FOR 231.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 171,391 SQUARE FEET OR 3.935 ACRES, MORE OR LESS.

PUBLIC DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS TOWNES OF BAYOU HEIGHTS, THAT IT HEREBY DEDICATE ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

PRIVATE DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS TOWNES OF BAYOU HEIGHTS, THAT IT HEREBY DEDICATES ALL PRIVATE UTILITY EASEMENTS TO THE TOWNES OF BAYOU HEIGHTS COMMUNITY ASSOCIATION, INC.

TRACT "B" IS DEDICATED TO THE TOWNES OF BAYOU HEIGHTS COMMUNITY ASSOCIATION, INC. FOR COMMON AREA, INGRESS-EGRESS, LANDSCAPE, UTILITY AND DRAINAGE EASEMENTS.

TRACT "C" IS DEDICATED TO THE TOWNES OF BAYOU HEIGHTS COMMUNITY ASSOCIATION, INC. FOR AMENITY PURPOSES.

THE CITY WILL NOT BE RESPONSIBLE TO MAINTAIN PRIVATE TRACTS DRAINAGE AND UTILITIES.

THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF PINELLAS PARK, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.

NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. UTILITY 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 PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

CONFIRMATION OF ACCEPTANCE:

TOWNES OF BAYOU HEIGHTS COMMUNITY ASSOCIATION, INC. JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE RESPONSIBILITIES OF THE PRIVATE TRACTS AS WELL AS THE PRIVATE UTILITY EASEMENTS SITUATED ON THIS PLAT.

BY: LORI CAMPAGNA
TITLE: PRESIDENT

WITNESS

WITNESS NAME PRINTED

WITNESS

WITNESS NAME PRINTED

ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:

STATE OF FLORIDA
COUNTY OF PINELLAS

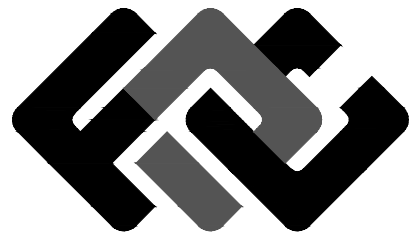
I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 20____ THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, PERSONALLY APPEARED LORI CAMPAGNA, AS PRESIDENT OF TOWNES OF BAYOU HEIGHTS COMMUNITY ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ____ AS IDENTIFICATION, TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER OWN FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND WHO DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF _____, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF _____ AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
FEBRUARY 2023 - 0595-0250 (1100)

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.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 20____ THAT BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF ____ PHYSICAL PRESENCE OR ____ ONLINE NOTARIZATION, PERSONALLY APPEARED STEVE SMITH, AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ____ AS IDENTIFICATION, TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER OWN FREE ACT AND DEED, AS SUCH OFFICER, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND WHO DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF _____, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF _____ AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

OWNER:

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

STEVE SMITH
VICE PRESIDENT

WITNESS

WITNESS NAME PRINTED

WITNESS

WITNESS NAME PRINTED

CERTIFICATE OF APPROVAL OF THE CITY MANAGER:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY MANAGER OF THE CITY OF PINELLAS PARK, FLORIDA, THIS ____ DAY OF _____, 20____.

APPROVED:

BART DIEBOLD, CITY MANAGER

CERTIFICATE OF APPROVAL OF 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 PINELLAS PARK, FLORIDA, THIS ____ DAY OF _____, 20____.

APPROVED:

SANDRA L. BRADBURY, MAYOR

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, FLORIDA, THIS ____ DAY OF _____, 20____.

APPROVED:

STAN M. EMERSON, P.E. LICENSE NO.0046161

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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 20____.

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

CERTIFICATE OF CONFORMITY:

THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS, THIS ____ DAY OF _____, 20____.

DAVID A. PUIGDOMENECH
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSED SURVEYOR NO.6031

DATE

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS, AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

SIGNED AND SEALED THIS ____ DAY OF _____, 20____.

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971

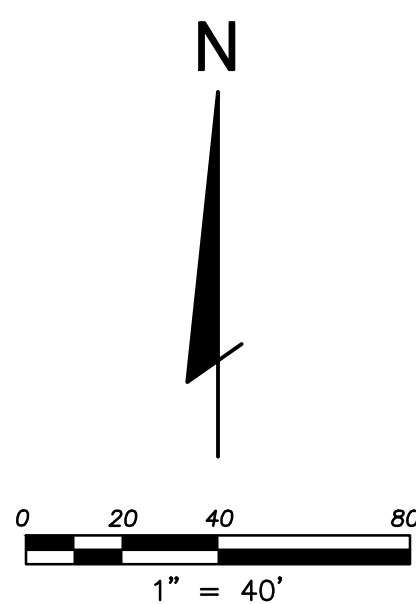
FLORIDA DESIGN CONSULTANTS, INC.
CERTIFICATE OF AUTHORIZATION, LB 6707
20525 AMBERFIELD DRIVE, SUITE 201
LAND O' LAKES, FLORIDA

SHEET 1 OF 4
TOWNES OF BAYOU HEIGHTS

TOWNES OF BAYOU HEIGHTS

A SUBDIVISION OF LAND BEING A PARTIAL REPLAT OF FARM 25, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4-5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, FLORIDA

PLAT BOOK ____ PAGE ____



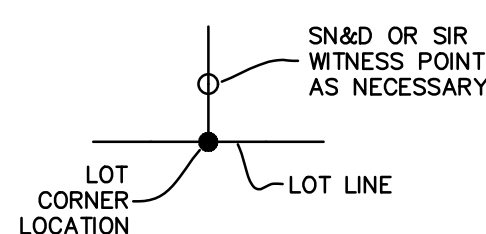
NW COR OF SEC
20-30S-16E
FN&D LB2610
CCR: 103393

NOTES:

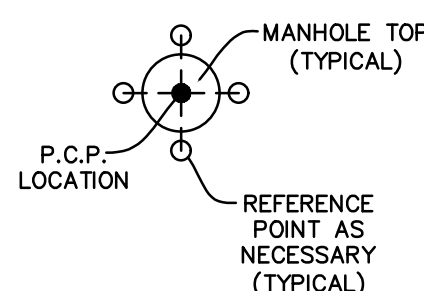
1. BEARINGS SHOWN HEREON ARE GRID BASED ON FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT) BEING THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF N00°16'44"W, AS SHOWN HEREON.
2. ALL SIDE LOT LINES LABELED (NR) ARE NON-RADIAL TO THE CURVED LOT LINE. ALL OTHER LINES INTERSECTING CURVED LOT LINES ARE CONSIDERED RADIAL UNLESS NOTED (NR).
3. ALL PLATTED 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.
4. PERMANENT CONTROL POINTS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE A SET NAIL WITH DISC STAMPED "PCP LB 6707". LOT CORNERS SET BY FLORIDA DESIGN CONSULTANTS, INC. WILL BE SET 5/8" IRON ROD WITH CAP STAMPED "FDC LB 6707" (IN SOFT SURFACES) OR A SET NAIL WITH DISC STAMPED "FDC LB 6707" (IN HARD SURFACES). MONUMENTS WERE FOUND OR SET AT EACH LOT CORNER, POINT OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES. WHERE CORNERS COULD NOT BE SET, WITNESS CORNERS WERE FOUND OR SET AS NOTED.
5. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THE PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. COORDINATES SHOWN HEREON ARE BASED FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE FLORIDA PERMANENT REFERENCE NETWORK NAD83 (2011 ADJUSTMENT). THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
7. DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
8. DISTRIBUTION EASEMENT IN OFFICIAL RECORDS BOOK 18166, PAGES 2543-2545, AFFECTS THIS PLAT IN A NON-PLOTTABLE NATURE.

3

4



LOT CORNER
WITNESS DIAGRAM
(NOT TO SCALE)



P.C.P. REFERENCE
DIAGRAM
(NOT TO SCALE)

POC
W 1/4 COR OF
SEC 20-30S-16E
FOP 3/4" NO CAP
CCR: 103396



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

FEBRUARY 2023 - 0595-0250 (1100)

LEGEND:

- | | | | | | |
|------|--|-------|--|---|---|
| AE | = ACCESS EASEMENT | POB | = POINT OF BEGINNING | □ | = FOUND 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED) |
| BNG | = BEARING | POC | = POINT OF COMMENCEMENT | • | = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED) |
| (C) | = CALCULATED | PLS | = PROFESSIONAL LAND SURVEYOR | ⬢ | = SECTION CORNER |
| CCR | = CERTIFIED CORNER RECORD | PCP | = PERMANENT CONTROL POINT (OR P.C.P.) | ■ | = SET 4"x4" CONCRETE MONUMENT "PRM LB6707" (UNLESS OTHERWISE NOTED) |
| COR | = CORNER | PG(S) | = PAGE(S) | | |
| CST | = CLEAR SIGHT TRIANGLE EASEMENT | PRM | = PERMANENT REFERENCE MONUMENT | | |
| DE | = DRAINAGE EASEMENT | PT | = POINT | | |
| E'LY | = EASTERLY | R/W | = RIGHT-OF-WAY | | |
| ESMT | = EASEMENT | SCM | = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED | | |
| FCM | = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED | (W) | = LB 6707 WIT COR" (UNLESS OTHERWISE NOTED) | | |
| FDC | = FLORIDA DESIGN CONSULTANTS | SEC | = SECTION | | |
| FDOT | = FLORIDA DEPARTMENT OF TRANSPORTATION | SIR | = SET 5/8" IRON ROD AND CAP "LB 6707" | | |
| FN&D | = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED) | S'LY | = SOUTHERLY | | |
| LB | = LICENSED BUSINESS | SN&D | = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED | | |
| N/F | = NOT FOUND | TYP | = TYPICAL | | |
| (D) | = NON-RADIAL | UE | = UTILITY EASEMENT | | |
| N'LY | = NORTHERLY | W'LY | = WESTERLY | | |
| NTS | = NOT TO SCALE | | | | |
| O/A | = OVERALL | | | | |
| ORB | = OFFICIAL RECORDS BOOK | | | | |
| PB | = PLAT BOOK | | | | |
| PCA | = PRIVATE COMMON AREA | | | | |

PINELLAS FARMS
FARM 23
PB 7, PG(S) 4-5

NE COR OF FARM 25, PB 7, PG(S) 4-5
N LINE OF FARM 26, PB 7, PG(S) 4-5

PINELLAS FARMS
FARM 26
PB 7, PG(S) 4-5

NW 1/4 OF SEC
20-30S-16E

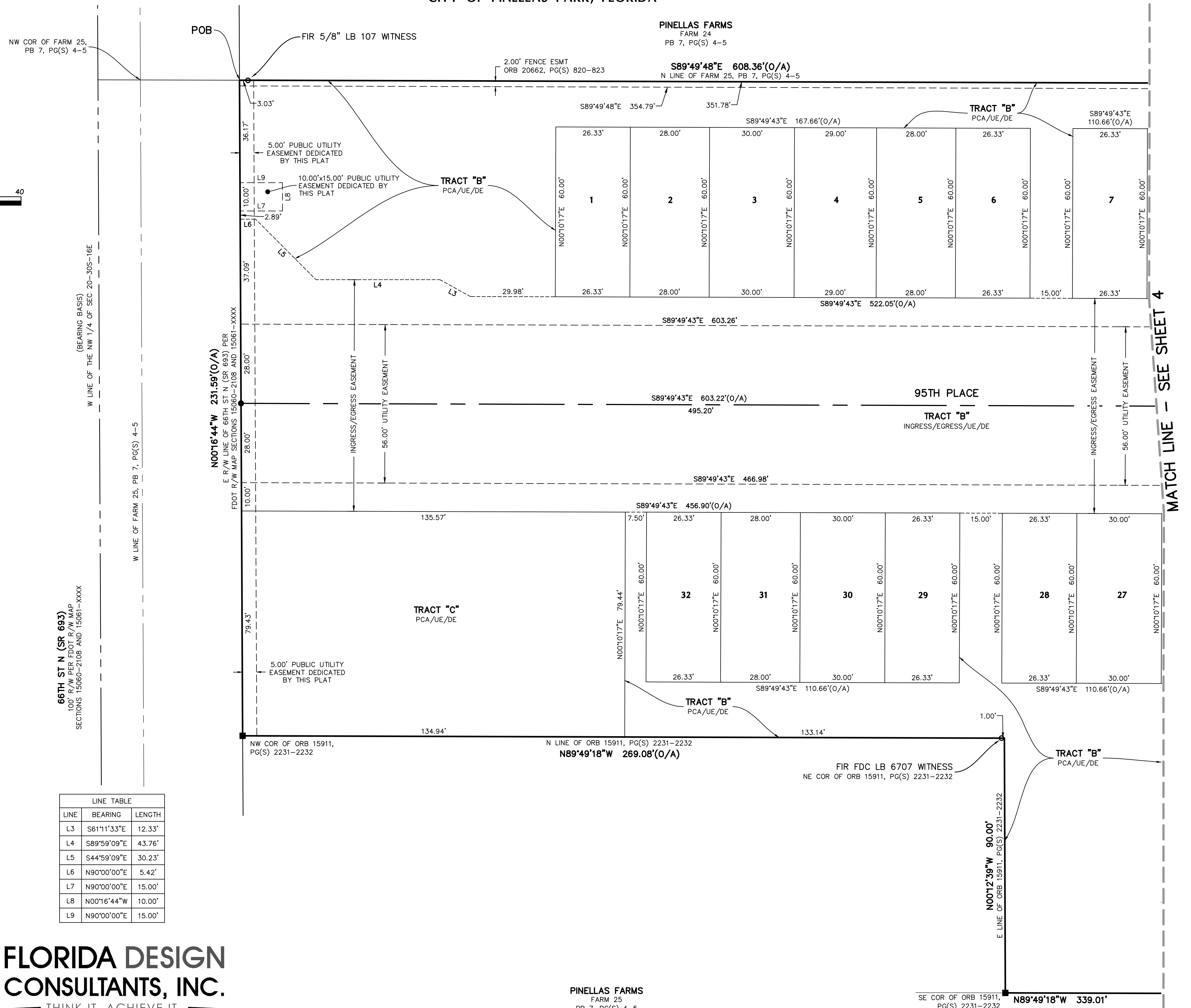
FCM 4"x4" W/ PIN
SE COR OF THE N 1/2 OF FARM 25, PB 7, PG(S) 4-5

TRACT DESIGNATION TABLE

TRACT	DESIGNATION
B	PRIVATE-COMMON AREA / INGRESS / EGRESS / UTILITY AND DRAINAGE
C	PRIVATE COMMON AREA

SHEET 2 OF 4
TOWNES OF BAYOU HEIGHTS

PLAT BOOK _____ PAGE _____



LINE TABLE		
LINE	BEARING	LENGTH
L3	S61°11'33"E	12.33'
L4	S89°59'09"E	43.76'
L5	S44°59'09"E	30.23'
L6	N90°00'00"E	5.42'
L7	N90°00'00"E	15.00'
L8	N00°16'44"W	10.00'
L9	N90°00'00"E	15.00'



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
FEBRUARY 2023 - 0595-0250 (1100)

PINELLAS FARMS
FARM 25
PB 7, PG(S) 4-5

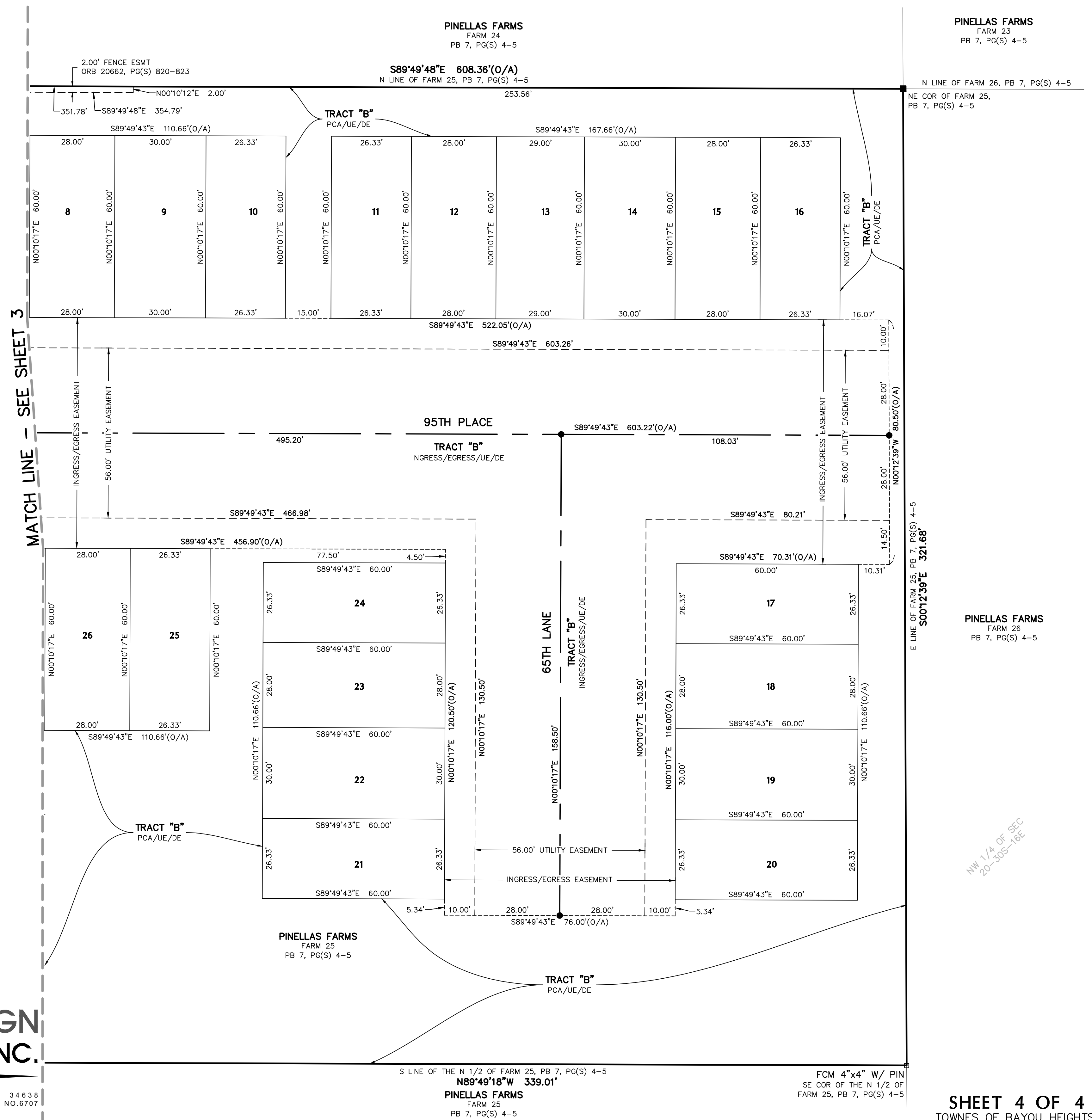
SE COR OF ORB 15911,
PG(S) 2231-2232

N89°49'18"W 339.01'

SHEET 3 OF 4
TOWNES OF BAYOU HEIGHTS

PLAT BOOK _____ PAGE _____

PINELLAS FARMS
FARM 23
PB 7, PG(S) 4-5



NW 1/4 OF SEC
20-30S-16E



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707
FEBRUARY 2023 - 0595-0250 (1100)

FCM 4"x4" W/ PIN
SE COR OF THE N 1/2 OF
FARM 25, PB 7, PG(S) 4-5

SHEET 4 OF 4
TOWNES OF BAYOU HEIGHTS