

# BELLEVUE PLACE

## A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A SUBDIVISION OF LAND BEING A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF PART OF TOWN OF BELLEAIR, ACCORDING TO PLAT BOOK 19, PAGES 87 THROUGH 90, INCLUSIVE, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF TRACT "C" OF A REPLAT OF A PART OF TOWN OF BELLEAIR, AS RECORDED IN PLAT BOOK 19, PAGES 87 THROUGH 90, INCLUSIVE, OF PINELLAS COUNTY RECORDS; THENCE ALONG THE CENTERLINE OF PAVEMENT THE FOLLOWING SEVENTEEN (17) COURSES: (1) THENCE S38°52'25"W, FOR 309.11 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; (2) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°03'51"W, HAVING A RADIUS OF 94.30 FEET, A CENTRAL ANGLE OF 41°05'52", AN ARC LENGTH OF 67.64 FEET, AND A CHORD BEARING S78°29'05"W FOR 66.20 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; (3) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N05°02'42"E, HAVING A RADIUS OF 319.61 FEET, A CENTRAL ANGLE OF 11°05'55", AN ARC LENGTH OF 61.72 FEET, AND A CHORD BEARING N79°24'21"W FOR 61.62 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, SAME ALSO BEING THE POINT OF BEGINNING; (4) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N18°33'10"E, HAVING A RADIUS OF 318.61 FEET, A CENTRAL ANGLE OF 18°37'34", AN ARC LENGTH OF 103.58 FEET, AND A CHORD BEARING N62°08'03"W FOR 103.12 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; (5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S42°46'07"W, HAVING A RADIUS OF 531.11 FEET, A CENTRAL ANGLE OF 12°58'24", AN ARC LENGTH OF 120.26 FEET, AND A CHORD BEARING N53°43'05"W FOR 120.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N29°50'21"E, HAVING A RADIUS OF 1,000.00 FEET, A CENTRAL ANGLE OF 04°41'58", AN ARC LENGTH OF 82.02 FEET, AND A CHORD BEARING N57°48'40"W FOR 82.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; (7) THENCE N52°55'30"W, FOR 126.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; (8) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S35°44'42"W, HAVING A RADIUS OF 1,634.74 FEET, A CENTRAL ANGLE OF 08°04'04", AN ARC LENGTH OF 230.19 FEET, AND A CHORD BEARING N58°17'20"W FOR 230.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; (9) THENCE N60°17'10"W, FOR 200.00 FEET; (10) THENCE N61°47'53"W, FOR 160.00 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; (11) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S21°58'55"W, HAVING A RADIUS OF 135.77 FEET, A CENTRAL ANGLE OF 06°51'57", AN ARC LENGTH OF 16.27 FEET, AND A CHORD BEARING N71°27'04"W FOR 16.26 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; (12) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S23°35'07"W, HAVING A RADIUS OF 135.77 FEET, A CENTRAL ANGLE OF 31°13'15", AN ARC LENGTH OF 73.98 FEET, AND A CHORD BEARING N82°01'30"W FOR 73.07 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; (13) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S14°55'47"E, HAVING A RADIUS OF 96.68 FEET, A CENTRAL ANGLE OF 54°53'26", AN ARC LENGTH OF 92.62 FEET, AND A CHORD BEARING S47°37'30"W FOR 89.12 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; (14) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N78°51'03"W, HAVING A RADIUS OF 265.53 FEET, A CENTRAL ANGLE OF 21°42'27", AN ARC LENGTH OF 100.60 FEET, AND A CHORD BEARING S22°00'10"W FOR 100.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (15) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°00'26"W, HAVING A RADIUS OF 147.23 FEET, A CENTRAL ANGLE OF 12°33'12", AN ARC LENGTH OF 32.26 FEET, AND A CHORD BEARING S44°15'56"W FOR 32.19 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (16) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N39°59'03"W, HAVING A RADIUS OF 147.23 FEET, A CENTRAL ANGLE OF 27°07'12", AN ARC LENGTH OF 69.69 FEET, AND A CHORD BEARING S63°34'33"W FOR 69.04 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE; (17) THENCE S82°30'43"W, FOR 50.00 FEET TO THE POINT OF INTERSECTION THE CENTERLINE OF PARKWAY, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE LEAVING SAID CENTERLINE OF PAVEMENT, SOUTHWESTERLY ALONG THE CENTERLINE OF PARKWAY, SAME BEING THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S10°00'09"E, HAVING A RADIUS OF 381.21 FEET, A CENTRAL ANGLE OF 30°24'57", AN ARC LENGTH OF 202.37 FEET, AND A CHORD BEARING S64°47'22"W FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, THENCE LEAVING SAID CENTERLINE OF PARKWAY, N77°41'51"W, FOR 111.94 FEET; THENCE N09°14'45"W, FOR 168.88 FEET; THENCE S09°38'20"W, FOR 288.06 FEET; THENCE S80°11'18"E, FOR 210.27 FEET TO THE POINT OF INTERSECTION WITH THE CENTERLINE OF PARKWAY, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG THE CENTERLINE OF PARKWAY, SAME BEING THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S83°48'54"E, HAVING A RADIUS OF 630.28 FEET, A CENTRAL ANGLE OF 25°42'41", AN ARC LENGTH OF 282.84 FEET, AND A CHORD BEARING S06°40'15"E FOR 280.47 FEET, TO THE POINT OF INTERSECTION OF THE CENTERLINE OF PAVEMENT, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG THE CENTERLINE OF PAVEMENT THE FOLLOWING SIX (6) COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N54°03'25"E, HAVING A RADIUS OF 2,370.72 FEET, A CENTRAL ANGLE OF 05°22'02", AN ARC LENGTH OF 222.08 FEET, AND A CHORD BEARING S38°37'36"E FOR 222.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N52°18'54"E, HAVING A RADIUS OF 66.65 FEET, A CENTRAL ANGLE OF 57°57'20", AN ARC LENGTH OF 67.42 FEET, AND A CHORD BEARING S66°39'46"E FOR 64.58 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N19°21'50"W, HAVING A RADIUS OF 100.18 FEET, A CENTRAL ANGLE OF 37°36'45", AN ARC LENGTH OF 65.76 FEET, AND A CHORD BEARING N51°49'47"E FOR 64.59 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S56°26'37"E, HAVING A RADIUS OF 309.50 FEET, A CENTRAL ANGLE OF 37°42'04", AN ARC LENGTH OF 203.65 FEET, AND A CHORD BEARING N52°24'25"E FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (5) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N18°14'35"W, HAVING A RADIUS OF 369.22 FEET, A CENTRAL ANGLE OF 31°25'43", AN ARC LENGTH OF 202.53 FEET, AND A CHORD BEARING N56°02'33"E FOR 200.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; (6) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N50°20'30"W, HAVING A RADIUS OF 348.90 FEET, A CENTRAL ANGLE OF 29°02'54", AN ARC LENGTH OF 176.89 FEET, AND A CHORD BEARING N25°08'03"E FOR 175.00 FEET, TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE LEAVING SAID CENTERLINE OF PAVEMENT, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N83°38'42"E, HAVING A RADIUS OF 49.85 FEET, A CENTRAL ANGLE OF 114°48'58", AN ARC LENGTH OF 99.90 FEET, AND A CHORD BEARING N51°03'11"E FOR 84.00 FEET TO THE POINT OF INTERSECTION A NON-TANGENT CURVE; THENCE S88°32'11"E, FOR 119.40 FEET; THENCE S01°07'42"W, FOR 12.49 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 18465, PAGE 62, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62 THE FOLLOWING FOUR (4) COURSES: (1) THENCE S89°43'33"E, FOR 394.37 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 368.00 FEET, A CENTRAL ANGLE OF 17°46'36", AN ARC LENGTH OF 114.18 FEET, AND A CHORD BEARING N81°23'09"E FOR 113.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 161.50 FEET, A CENTRAL ANGLE OF 38°26'00", AN ARC LENGTH OF 108.33 FEET, AND A CHORD BEARING S88°17'09"E FOR 106.31 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY; (4) THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 02°33'40", AN ARC LENGTH OF 13.41 FEET, AND A CHORD BEARING S70°20'59"E FOR 13.41 FEET TO THE NORTHEAST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62; THENCE LEAVING SAID NORTH LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORD BOOK 18465, PAGE 62, N01°34'35"E, FOR 13.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 770,085 SQUARE FEET OR 17.679 ACRES, MORE OR LESS.

**DEDICATION:**

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND HEREBY PLATTED AS BELLEVUE PLACE; THAT THEY RESERVE ALL STREETS SHOWN HEREON AND OTHER COMMON AREAS WITHIN TRACT A FOR THE PRIVATE AND NON-EXCLUSIVE USE OF THE BELLEVUE PLACE MASTER PROPERTY OWNERS ASSOCIATION, INC., THE OWNERS OF THE LOTS MORE PARTICULARLY DESCRIBED HEREON AS BEING A PART OF BELLEVUE PLACE AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, EMPLOYEES, CONTRACTORS, GUESTS, INVITEES AND LESSEES FOR INGRESS AND EGRESS IN PERPETUITY AND TO THE EXCLUSION OF THE PUBLIC AT LARGE; PROVIDED, HOWEVER, THAT ANY CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER BELLEVUE PLACE AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES SHALL HAVE A NON-EXCLUSIVE EASEMENT IN, OVER, UNDER AND THROUGH AND THE NON-EXCLUSIVE RIGHT TO USE SAID STREETS AND OTHER COMMON AREAS WITHIN TRACT A FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE FACILITIES, STORM SEWERS AND UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION AND COLLECTION OF TRASH, AND PURPOSES INCIDENTAL THERETO, AS WELL AS FOR INGRESS AND EGRESS FOR THE PURPOSES OF PROVIDING EMERGENCY FIRE, MEDICAL AND SIMILAR SERVICES; AND THAT THEY GRANT TO ANY CORPORATE SOVEREIGN HAVING JURISDICTION FROM TIME TO TIME OVER BELLEVUE PLACE AND PRIVATE, PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES THE NON-EXCLUSIVE RIGHT TO USE THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON, BUT ONLY FOR THE INSTALLATION OF UTILITIES AND DRAINAGE FACILITIES AND PURPOSES INCIDENTAL THERETO SERVING BELLEVUE PLACE.

**OWNER:**

BELLEVUE PLACE - LAND, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: MIDWAY HOLDINGS, INC.,  
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: ERIC D. HOWELL  
TITLE: PRESIDENT

WITNESS PRINTED NAME

WITNESS PRINTED NAME

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF MANATEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ERIC D. HOWELL, AS PRESIDENT OF MIDWAY HOLDINGS, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - LAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY SIGNATURE

NOTARY STAMP OR SEAL

PRINTED NAME OF NOTARY

**OWNER:**

BELLEVUE PLACE - CONDOMINIUM, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,  
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: J. MICHAEL CHEEZEM  
NAME: J. MICHAEL CHEEZEM  
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

**ACKNOWLEDGMENT OF OWNER:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - CONDOMINIUM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY SIGNATURE

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**OWNER:**

BELLEVUE PLACE - TOWNHOME, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,  
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: J. MICHAEL CHEEZEM  
NAME: J. MICHAEL CHEEZEM  
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

**ACKNOWLEDGMENT OF OWNER:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVUE PLACE - TOWNHOME, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

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3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.6707  
JANUARY 2016 - 2014-0031 (210)

# BELLEVIEW PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA  
A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

## OWNER:

BELLEVIEW PLACE - INN, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: JMC COMMUNITIES, INC.,  
A FLORIDA CORPORATION, ITS MANAGER

WITNESS SIGNATURE

WITNESS SIGNATURE

BY: \_\_\_\_\_  
NAME: J. MICHAEL CHEEZEM  
TITLE: CHIEF EXECUTIVE OFFICER

WITNESS PRINTED NAME

WITNESS PRINTED NAME

## ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED J. MICHAEL CHEEZEM, AS CHIEF EXECUTIVE OFFICER OF JMC COMMUNITIES, INC., A FLORIDA CORPORATION, MANAGER OF BELLEVIEW PLACE - INN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

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## JOINDER OF MORTGAGEE:

REGIONS BANK, AS THE HOLDER OF: (1) MORTGAGE AND SECURITY AGREEMENT DATED JUNE 7, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19222, PAGE 1701, AS MODIFIED BY FIRST NOTE, MORTGAGE AND LOAN DOCUMENTS MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 57 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THAT CERTAIN ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED JUNE 7, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19222, PAGE 1726 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; (2) MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 84 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 109 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; (3) MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 157 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND ASSIGNMENT OF LEASES, RENTS AND CONTRACT RIGHTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19417, PAGE 182 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ENCUMBERING THE LANDS DESCRIBED IN THE FOREGOING DEDICATION (THE "DEDICATION"), JOINS IN THE EXECUTION OF THE DEDICATION AS MORTGAGEE FOR THE PURPOSE OF SUBORDINATING THE AFORESAID MORTGAGE TO THE DEDICATION.

REGIONS BANK

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS PRINTED NAME

## ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, AS \_\_\_\_\_ OF REGIONS BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

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## JOINDER OF MORTGAGEE:

USAMERIBANK, AS THE HOLDER OF: MORTGAGE AND SECURITY AGREEMENT DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19416, PAGE 1330 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THAT CERTAIN ASSIGNMENT OF LEASES AND RENTS DATED NOVEMBER 16, 2016, RECORDED IN OFFICIAL RECORDS BOOK 19416, PAGE 1358 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ENCUMBERING THE LANDS DESCRIBED IN THE FOREGOING DEDICATION (THE "DEDICATION"), JOINS IN THE EXECUTION OF THE DEDICATION AS MORTGAGEE FOR THE PURPOSE OF SUBORDINATING THE AFORESAID MORTGAGE TO THE DEDICATION.

USAMERIBANK BANK

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS PRINTED NAME

WITNESS PRINTED NAME

## ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, AS \_\_\_\_\_ OF USAMERIBANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY 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 NOT TAKE AN OATH.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

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## NOTES:

1. THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "BELLEVIEW PLACE" ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF BELLEVIEW PLACE AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2. THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. CONTROL POINTS UTILIZED ARE: (a) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS R", DESIGNATED BY NGS AS "HARRIS R", PID = AG0588 (NORTHING = 1315980.23 EASTING = 396133.41); (b) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS Z", DESIGNATED BY NGS AS "HARRIS Z", PID = AG0596 (NORTHING = 1312500.50, EASTING = 397916.57), BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (WWW.NGS.NOAA.GOV)

3. 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.

4. THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY TOWN OF BELLEAIR, PINELLAS COUNTY.

5. LOT AND TRACT 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 ARE 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 ARE FOUND OR WILL BE SET AS NOTED.

## CERTIFICATE OF APPROVAL OF TOWN COMMISSION

APPROVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

GARY H. KATICA, MAYOR

CHRISTINE TOROK, TOWN CLERK

## 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 \_\_\_\_\_, PAGES \_\_\_\_\_, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, AT \_\_\_\_\_.

BY: \_\_\_\_\_ KEN BURKE, CLERK  
DEPUTY CLERK PINELLAS COUNTY, FLORIDA

## CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT BY THE TOWN OF BELLEAIR. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

ALBERT P. CARRIER \_\_\_\_\_ DATE \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 6488  
STATE OF FLORIDA  
DEVEL & ASSOCIATES, LB 107

## SURVEYOR AND MAPPER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED BY THE STATE OF FLORIDA AS A PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND SAID PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1.

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

JARED T. PATENAUE \_\_\_\_\_ FLORIDA DESIGN CONSULTANTS, INC.  
PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE OF AUTHORIZATION,  
LICENSE NUMBER LS 6971 LB 6707 3030 STARKEY BOULEVARD  
STATE OF FLORIDA NEW PORT RICHEY, FLORIDA



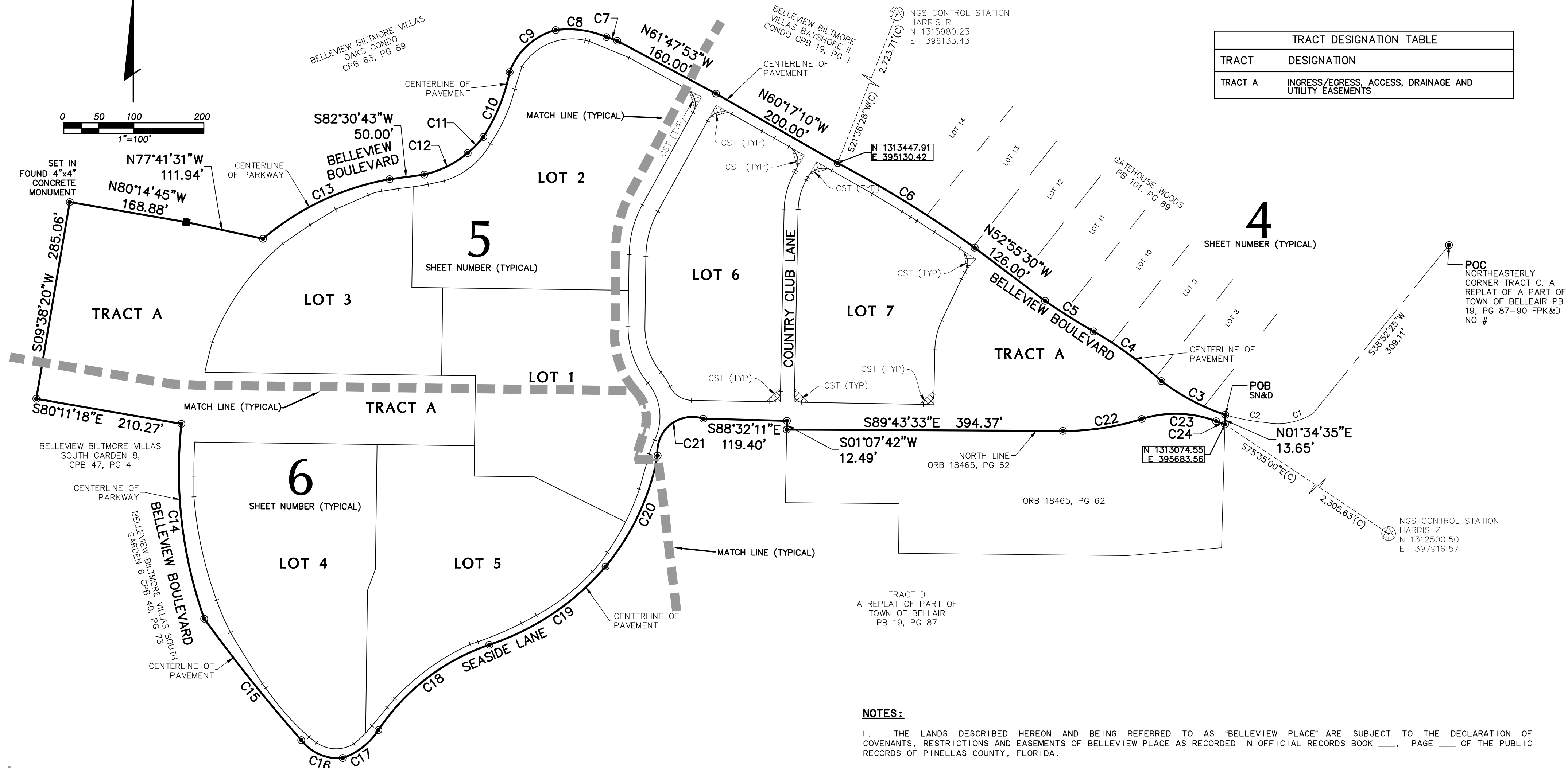
**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
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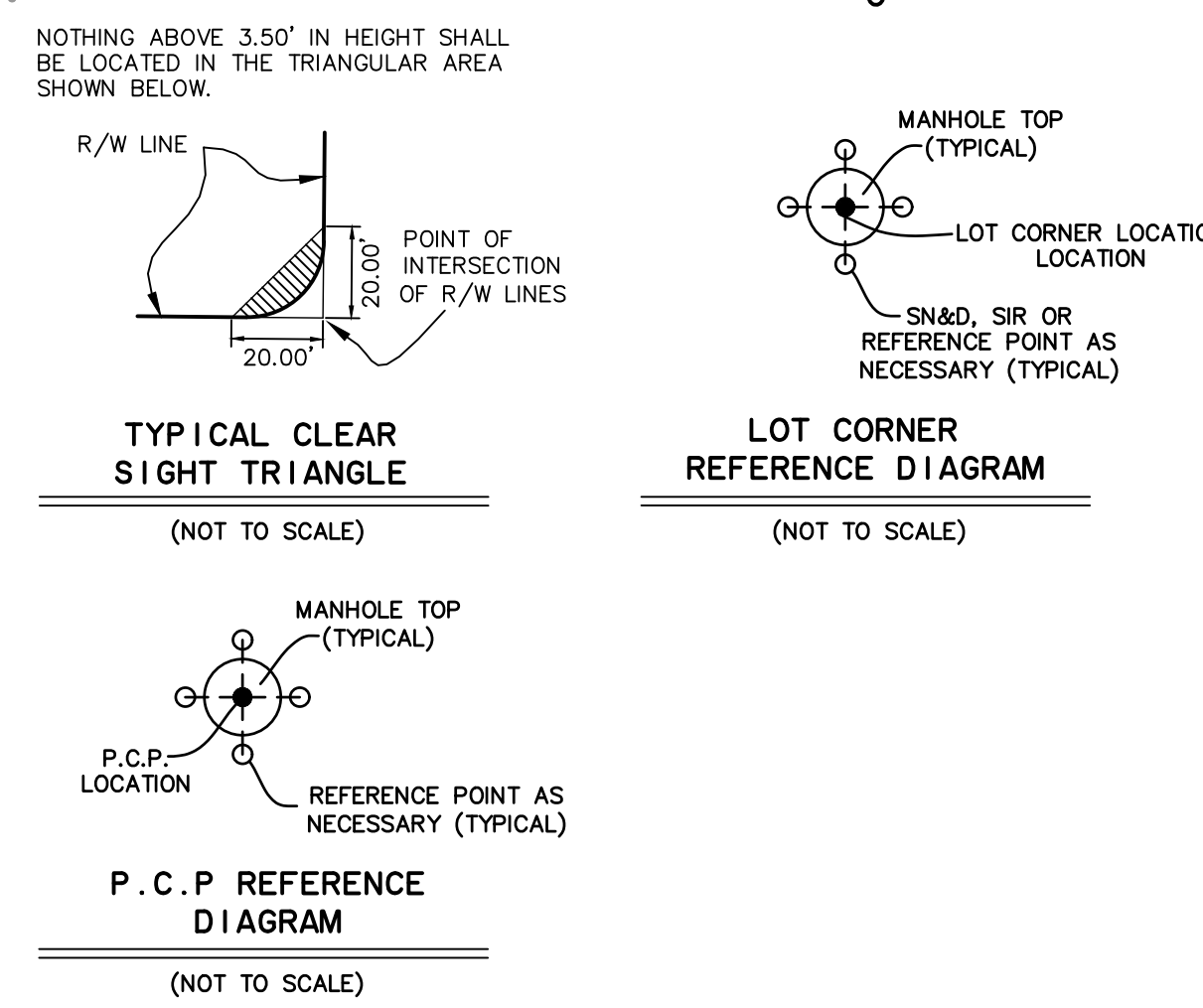
JANUARY 2016 - 2014-0031 (210)

# BELLEVUE PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA  
 A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.



TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
TRACT A	INGRESS/EGRESS, ACCESS, DRAINAGE AND UTILITY EASEMENTS



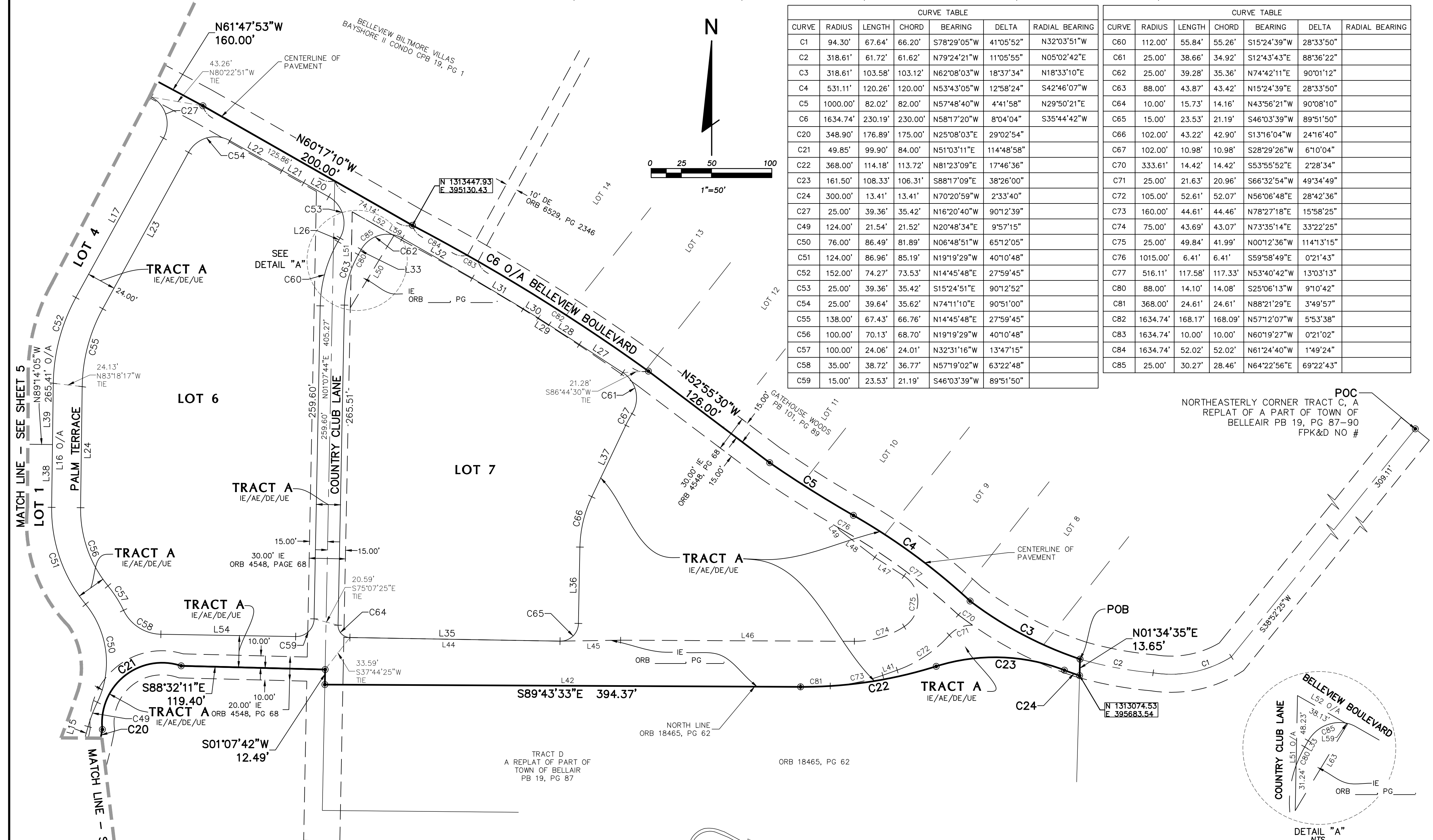
CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	94.30'	67.64'	66.20'	S78°29'05"W	41°05'52"	N32°03'51"W
C2	318.61'	61.72'	61.62'	N79°24'21"W	11°05'55"	N05°02'42"E
C3	318.61'	103.58'	103.12'	N62°08'03"W	18°37'34"	N18°33'10"E
C4	531.11'	120.26'	120.00'	N53°43'05"W	12°58'24"	S42°46'07"W
C5	1000.00'	82.02'	82.00'	N57°48'40"W	4°41'58"	N29°50'21"E
C6	1634.74'	230.19'	230.00'	N58°17'20"W	8°04'04"	S35°44'42"W
C7	135.77'	16.27'	16.26'	N71°27'04"W	6°51'57"	S21°58'55"W
C8	135.77'	73.98'	73.07'	N82°01'30"W	31°13'15"	S23°35'07"W
C9	96.68'	92.62'	89.12'	S47°37'30"W	54°53'26"	S14°55'47"E
C10	265.53'	100.60'	100.00'	S22°00'10"W	21°42'27"	N78°51'03"W
C11	147.23'	32.26'	32.19'	S44°15'56"W	12°33'12"	N52°00'26"W
C12	147.23'	69.69'	69.04'	S63°34'33"W	27°07'12"	N39°59'03"W
C13	381.21'	202.37'	200.00'	S64°47'22"W	30°24'57"	S10°00'09"E
C14	630.28'	282.84'	280.47'	S06°40'15"E	25°42'41"	S83°48'54"E
C15	2370.72'	222.08'	222.00'	S38°37'36"E	5°22'02"	N54°03'25"E
C16	66.65'	67.42'	64.58'	S66°39'46"E	57°57'20"	N52°18'54"E
C17	100.18'	65.76'	64.59'	N51°49'47"E	37°36'45"	N19°21'50"W
C18	309.50'	203.65'	200.00'	N52°24'25"E	37°42'04"	S56°26'37"E
C19	369.22'	202.53'	200.00'	N56°02'33"E	31°25'43"	N18°14'35"W
C20	348.90'	176.89'	175.00'	N25°08'03"E	29°02'54"	N50°20'30"W
C21	49.85'	99.90'	84.00'	N51°03'11"E	114°48'58"	N83°38'42"W
C22	368.00'	114.18'	113.72'	N81°23'09"E	17°46'36"	
C23	161.50'	108.33'	106.31'	S88°17'09"E	38°26'00"	
C24	300.00'	13.41'	13.41'	S70°20'59"E	2°33'40"	

- NOTES:**
- THE LANDS DESCRIBED HEREON AND BEING REFERRED TO AS "BELLEVUE PLACE" ARE SUBJECT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS OF BELLEVUE PLACE AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_, PAGE \_\_\_\_, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
  - THE COORDINATE VALUES AND GRID BEARINGS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT. CONTROL POINTS UTILIZED ARE: (a) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS R", DESIGNATED BY NGS AS "HARRIS R", P.I.D. = AG0588 (NORTHING = 1315980.23, EASTING = 396133.41); (b) FOUND 12" DIAMETER CONCRETE MONUMENT WITH BRASS DISK STAMPED "HARRIS Z", DESIGNATED BY NGS AS "HARRIS Z", P.I.D. = AG0596 (NORTHING = 1312500.50, EASTING = 397916.57). BOTH AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY WEB SITE. (WWW.NGS.NOAA.GOV)
  - 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.
  - THIS PLAT CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY TOWN OF BELLEAIR, PINELLAS COUNTY.
  - LOT AND TRACT 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 ARE 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 ARE FOUND OR WILL BE SET AS NOTED.

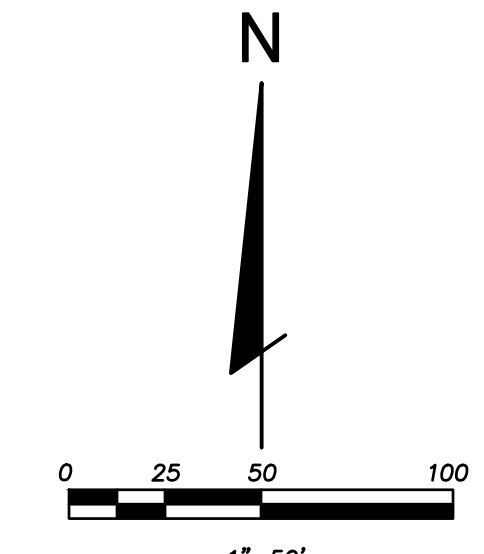
- LEGEND:**
- AE = ACCESS EASEMENT
  - ORB = CALCULATED
  - CCR = CERTIFIED CORNER RECORD
  - COR = CORNER
  - CST = CLEAR SIGHT TRIANGLE EASEMENT
  - CPB = CONDOMINIUM PLAT BOOK
  - DE = DRAINAGE EASEMENT
  - ESMT = EASEMENT
  - FDC = FLORIDA DESIGN CONSULTANTS
  - FCM = FOUND 4"x4" CONCRETE MONUMENT "FRM LB 6707" (UNLESS OTHERWISE NOTED)
  - FIR = FOUND IRON ROD (SIZE AND DESIGNATION NOTED)
  - FIP = FOUND IRON PIPE
  - FN&D = FOUND NAIL & DISK (DESIGNATION AS NOTED)
  - FPK&D = FOUND PARKER KALON NAIL & DISK
  - IE = INGRESS/EGRESS EASEMENT
  - LB = LICENSED BUSINESS
  - N/F = NOT FOUND
  - NGS = NATIONAL GEODETIC SURVEY
  - (NR) = NON-RADIAL
  - NTS = NOT TO SCALE
  - O/A = OVERALL
  - ORB = OFFICIAL RECORDS BOOK
  - PLS = PLAT BOOK
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PCP = PERMANENT CONTROL POINT (OR P.C.P.)
  - PG(S) = PAGE(S)
  - POB = POINT OF BEGINNING
  - POC = POINT OF COMMENCEMENT
  - PRM = PERMANENT REFERENCE MONUMENT
  - PT = POINT
  - R/W = RIGHT-OF-WAY
  - SCM = SET 4"x4" CONCRETE MONUMENT "FRM LB 6707" UNLESS OTHERWISE NOTED
  - SCM = SET 4"x4" CONCRETE MONUMENT "FDC LB 6707 WIT COR" (UNLESS OTHERWISE NOTED)
  - (W) = FOUND NAIL & DISK (DESIGNATION AS NOTED)
  - SEC = SECTION
  - SIR = SET IRON ROD
  - SN&D = SET NAIL & DISK
  - TYP = TYPICAL
  - UE = UTILITY EASEMENT
  - (W) = WITNESS
  - = FOUND 4"x4" CONCRETE MONUMENT "FRM LB6707" (UNLESS OTHERWISE NOTED)
  - = SET 4"x4" CONCRETE MONUMENT "FRM LB6707" (UNLESS OTHERWISE NOTED)
  - = SET NAIL & DISK "FRM LB6707" (UNLESS OTHERWISE NOTED)
  - ⊙ = NGS CONTROL POINT

# BELLEVUE PLACE

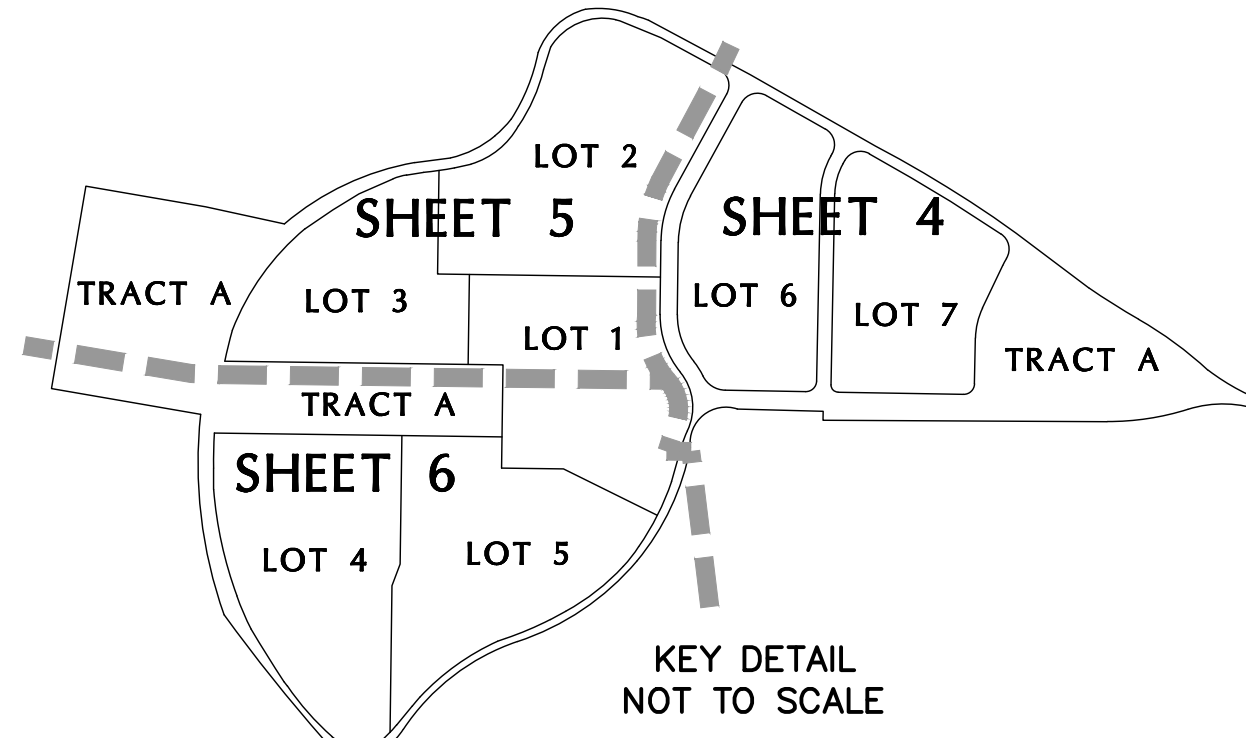
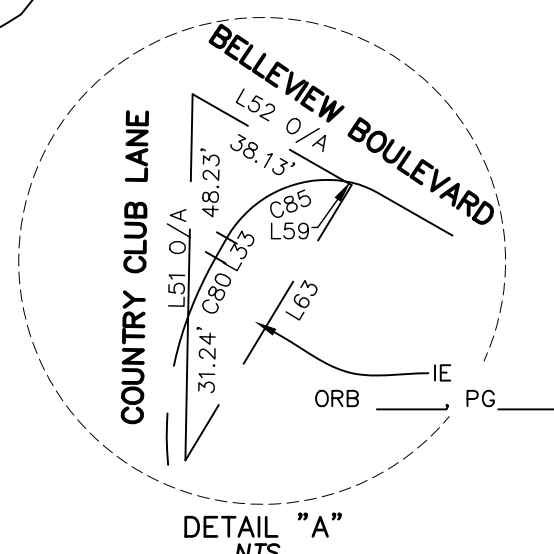
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 A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.



CURVE TABLE						CURVE TABLE							
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	94.30'	67.64'	66.20'	S78°29'05\"W	41°05'52\"	N32°03'51\"W	C60	112.00'	55.84'	55.26'	S15°24'39\"W	28°33'50\"	
C2	318.61'	61.72'	61.62'	N79°24'21\"W	11°05'55\"	N05°02'42\"E	C61	25.00'	38.66'	34.92'	S12°43'43\"E	88°36'22\"	
C3	318.61'	103.58'	103.12'	N62°08'03\"W	18°37'34\"	N18°33'10\"E	C62	25.00'	39.28'	35.36'	N74°42'11\"E	90°01'12\"	
C4	531.11'	120.26'	120.00'	N53°43'05\"W	12°58'24\"	S42°46'07\"W	C63	88.00'	43.87'	43.42'	N15°24'39\"E	28°33'50\"	
C5	1000.00'	82.02'	82.00'	N57°48'40\"W	4°41'58\"	N29°50'21\"E	C64	10.00'	15.73'	14.16'	N43°56'21\"W	90°08'10\"	
C6	1634.74'	230.19'	230.00'	N58°17'20\"W	8°04'04\"	S35°44'42\"W	C65	15.00'	23.53'	21.19'	S46°03'39\"W	89°51'50\"	
C20	348.90'	176.89'	175.00'	N25°08'03\"E	29°02'54\"		C66	102.00'	43.22'	42.90'	S13°16'04\"W	24°16'40\"	
C21	49.85'	99.90'	84.00'	N51°03'11\"E	11°44'58\"		C67	102.00'	10.98'	10.98'	S28°29'26\"W	6°10'04\"	
C22	368.00'	114.18'	113.72'	N81°23'09\"E	17°46'36\"		C70	333.61'	14.42'	14.42'	S53°55'52\"E	2°28'34\"	
C23	161.50'	108.33'	106.31'	S88°17'09\"E	38°28'00\"		C71	25.00'	21.63'	20.96'	S66°32'54\"W	49°34'49\"	
C24	300.00'	13.41'	13.41'	N70°20'59\"W	2°33'40\"		C72	105.00'	52.61'	52.07'	N56°06'48\"E	28°42'36\"	
C27	25.00'	39.36'	35.42'	N16°20'40\"W	9°01'23\"		C73	160.00'	44.61'	44.46'	N78°27'18\"E	15°58'25\"	
C49	124.00'	21.54'	21.52'	N20°48'34\"E	9°57'15\"		C74	75.00'	43.69'	43.07'	N73°35'14\"E	33°22'25\"	
C50	76.00'	86.49'	81.89'	N06°48'51\"W	65°12'05\"		C75	25.00'	49.84'	41.99'	N00°12'36\"W	114°13'15\"	
C51	124.00'	86.96'	85.19'	N19°19'29\"W	4°01'48\"		C76	1015.00'	6.41'	6.41'	S59°58'49\"E	0°21'43\"	
C52	152.00'	74.27'	73.53'	N14°45'48\"E	27°59'45\"		C77	516.11'	117.58'	117.33'	N53°40'42\"W	13°03'13\"	
C53	25.00'	39.36'	35.42'	S15°24'51\"E	9°01'52\"		C80	88.00'	14.10'	14.08'	S25°06'13\"W	9°10'42\"	
C54	25.00'	39.64'	35.62'	N74°11'10\"E	9°05'10\"		C81	368.00'	24.61'	24.61'	N88°21'29\"E	3°49'57\"	
C55	138.00'	67.43'	66.76'	N14°45'48\"E	27°59'45\"		C82	1634.74'	168.17'	168.09'	N57°12'07\"W	5°53'38\"	
C56	100.00'	70.13'	68.70'	N19°19'29\"W	4°01'48\"		C83	1634.74'	10.00'	10.00'	N60°19'27\"W	0°21'02\"	
C57	100.00'	24.06'	24.01'	N32°31'16\"W	13°47'15\"		C84	1634.74'	52.02'	52.02'	N61°24'40\"W	1°49'24\"	
C58	35.00'	38.72'	36.77'	N57°19'02\"W	63°22'48\"		C85	25.00'	30.27'	28.46'	N64°22'56\"E	69°22'43\"	
C59	15.00'	23.53'	21.19'	S46°03'39\"W	89°51'50\"								



POC  
 NORTHEASTERLY CORNER TRACT C, A  
 REPLAT OF A PART OF TOWN OF  
 BELLEAIR PB 19, PG 87-90  
 FPK&D NO #



LINE TABLE				LINE TABLE				LINE TABLE			
LINE	BEARING	LENGTH		LINE	BEARING	LENGTH		LINE	BEARING	LENGTH	
L15	N15°49'56\"E	52.45'	L30	S58°26'37\"E	14.66'	L45	N89°05'48\"E	50.22'			
L16	N00°45'55\"E	102.91'	L31	S59°00'23\"E	49.24'	L46	S89°43'33\"E	193.79'			
L17	N28°45'40\"E	150.81'	L32	S60°17'13\"E	66.78'	L47	N57°19'13\"W	28.71'			
L20	S60°31'17\"E	23.79'	L33	N29°41'34\"E	4.91'	L48	N52°27'49\"W	36.90'			
L21	N60°23'20\"W	20.57'	L35	N89°00'26\"W	174.19'	L49	N32°12'44\"W	2.91'			
L22	S60°23'20\"E	49.82'	L36	S01°07'44\"W	63.32'	L50	S31°07'08\"W	69.80'			
L23	N28°45'40\"E	147.91'	L37	S25°24'24\"W	65.58'	L51	N01°07'44\"E	79.47'			
L24	N00°45'55\"E	100.42'	L38	N00°45'55\"E	52.05'	L52	S60°17'10\"E	39.74'			
L26	S29°41'34\"W	3.50'	L39	N00°45'55\"E	50.86'	L54	N89°00'26\"W	111.74'			
L27	S57°01'54\"E	42.92'	L41	S70°28'06\"W	12.64'	L59	S60°17'10\"E	1.61'			
L28	S57°10'35\"E	29.87'	L42	N89°43'33\"W	379.37'						
L29	S57°10'35\"E	10.58'	L44	S89°00'26\"E	179.22'						

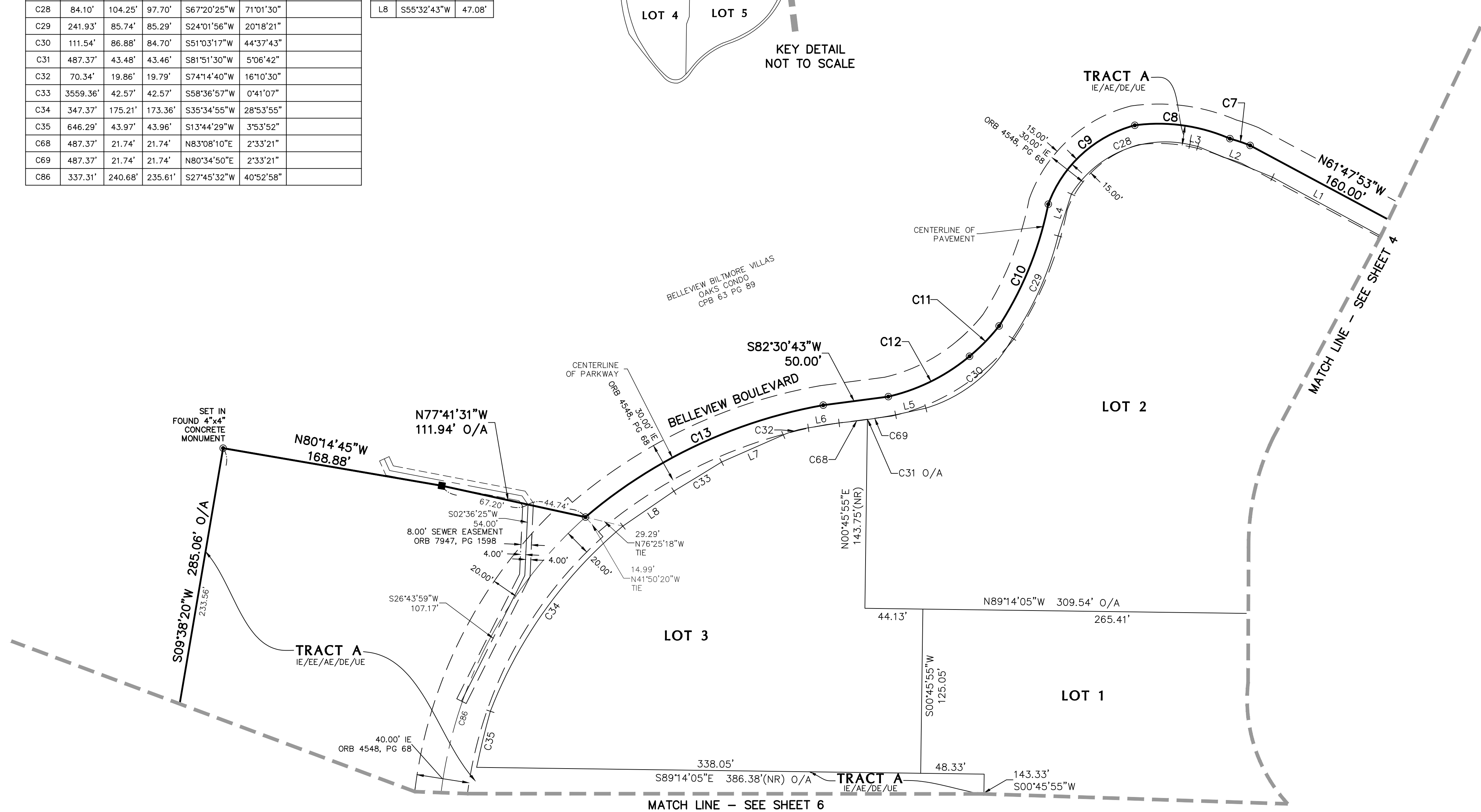
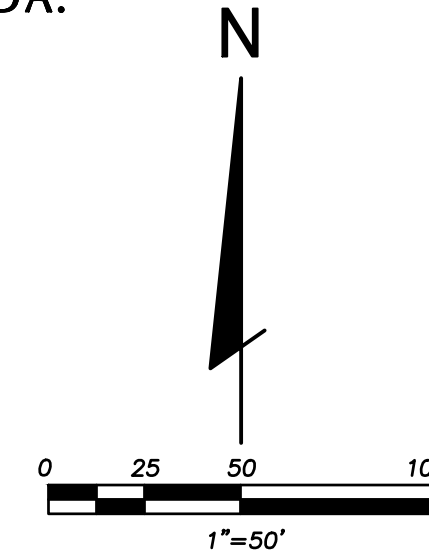
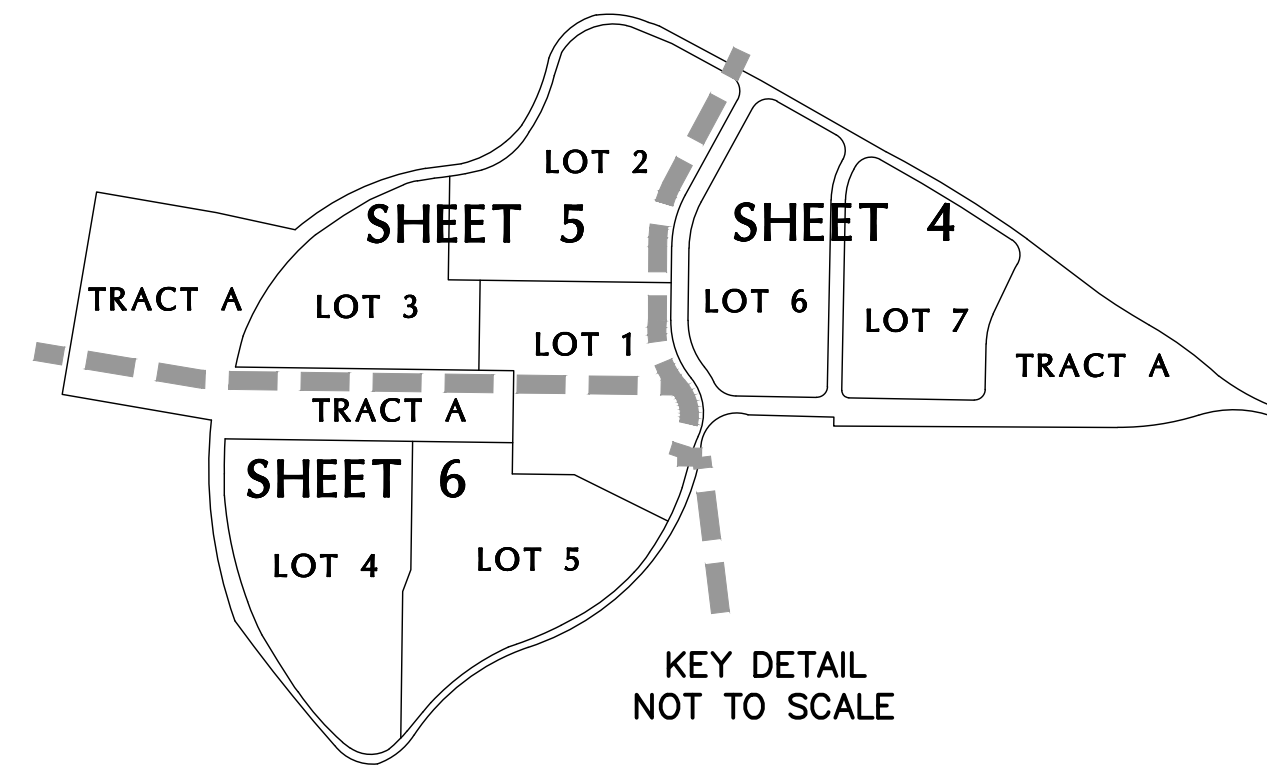
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 JANUARY 2016 - 2014-0031 (210)

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 A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLEAIR, PINELLAS COUNTY, FLORIDA.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C7	135.77'	16.27'	16.26'	N71°27'04"W	6°51'57"	S21°58'55"W
C8	135.77'	73.98'	73.07'	N82°01'30"W	31°13'15"	S23°35'07"W
C9	96.68'	92.62'	89.12'	S47°37'30"W	54°53'26"	S14°55'47"E
C10	265.53'	100.60'	100.00'	S22°00'10"W	21°42'27"	N78°51'03"W
C11	147.23'	32.26'	32.19'	S44°15'56"W	12°33'12"	N52°00'26"W
C12	147.23'	69.69'	69.04'	S63°34'33"W	27°07'12"	N39°59'03"W
C13	381.21'	202.37'	200.00'	S64°47'22"W	30°24'57"	S10°00'09"E
C28	84.10'	104.25'	97.70'	S67°20'25"W	71°01'30"	
C29	241.93'	85.74'	85.29'	S24°01'56"W	20°18'21"	
C30	111.54'	86.88'	84.70'	S51°03'17"W	44°37'43"	
C31	487.37'	43.48'	43.46'	S81°51'30"W	5°06'42"	
C32	70.34'	19.86'	19.79'	S74°14'40"W	16°10'30"	
C33	3559.36'	42.57'	42.57'	S88°36'57"W	0°41'07"	
C34	347.37'	175.21'	173.36'	S35°34'55"W	28°53'55"	
C35	646.29'	43.97'	43.96'	S13°44'29"W	3°53'52"	
C68	487.37'	21.74'	21.74'	N83°08'10"E	2°33'21"	
C69	487.37'	21.74'	21.74'	N80°34'50"E	2°33'21"	
C86	337.31'	240.68'	235.61'	S27°45'32"W	40°52'58"	

LINE TABLE		
LINE	BEARING	LENGTH
L1	N61°26'59"W	92.51'
L2	N67°39'18"W	61.51'
L3	N77°08'50"W	6.21'
L4	S17°38'43"W	33.44'
L5	S77°38'46"W	23.60'
L6	S80°49'21"W	23.72'
L7	S66°18'11"W	51.29'
L8	S55°32'43"W	47.08'

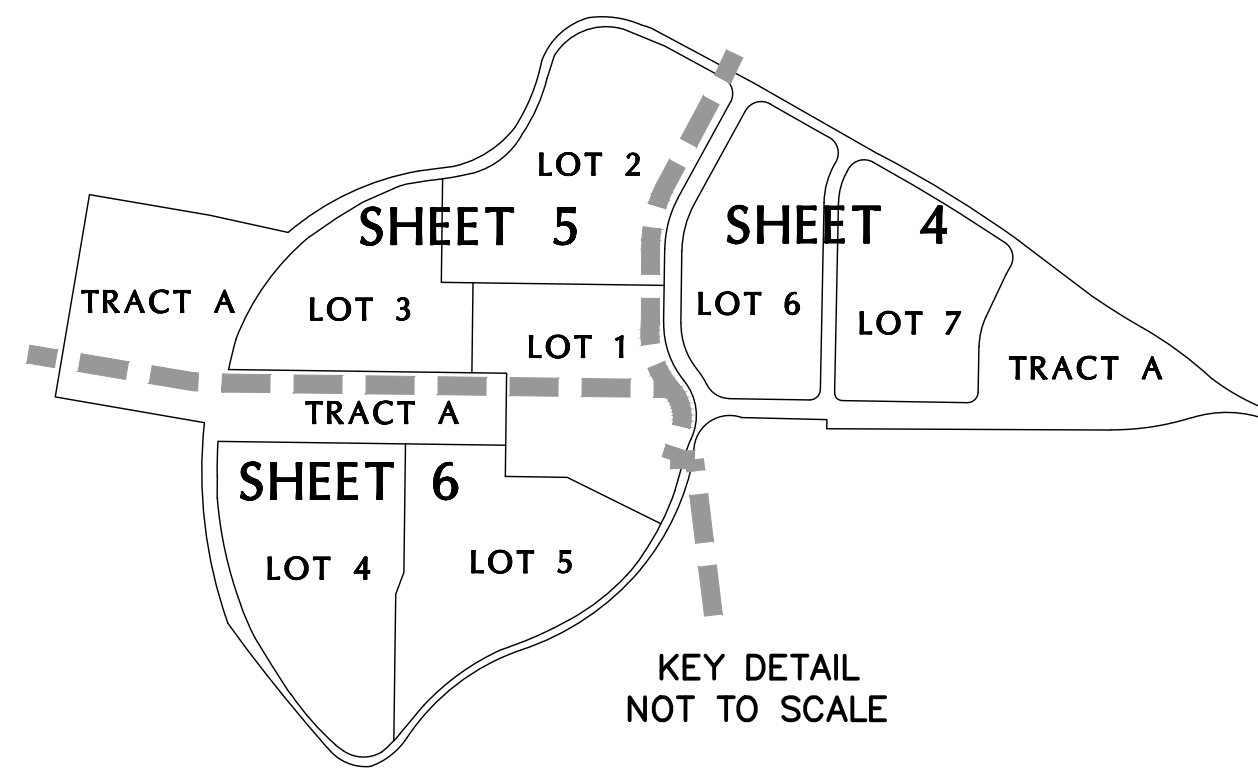


**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

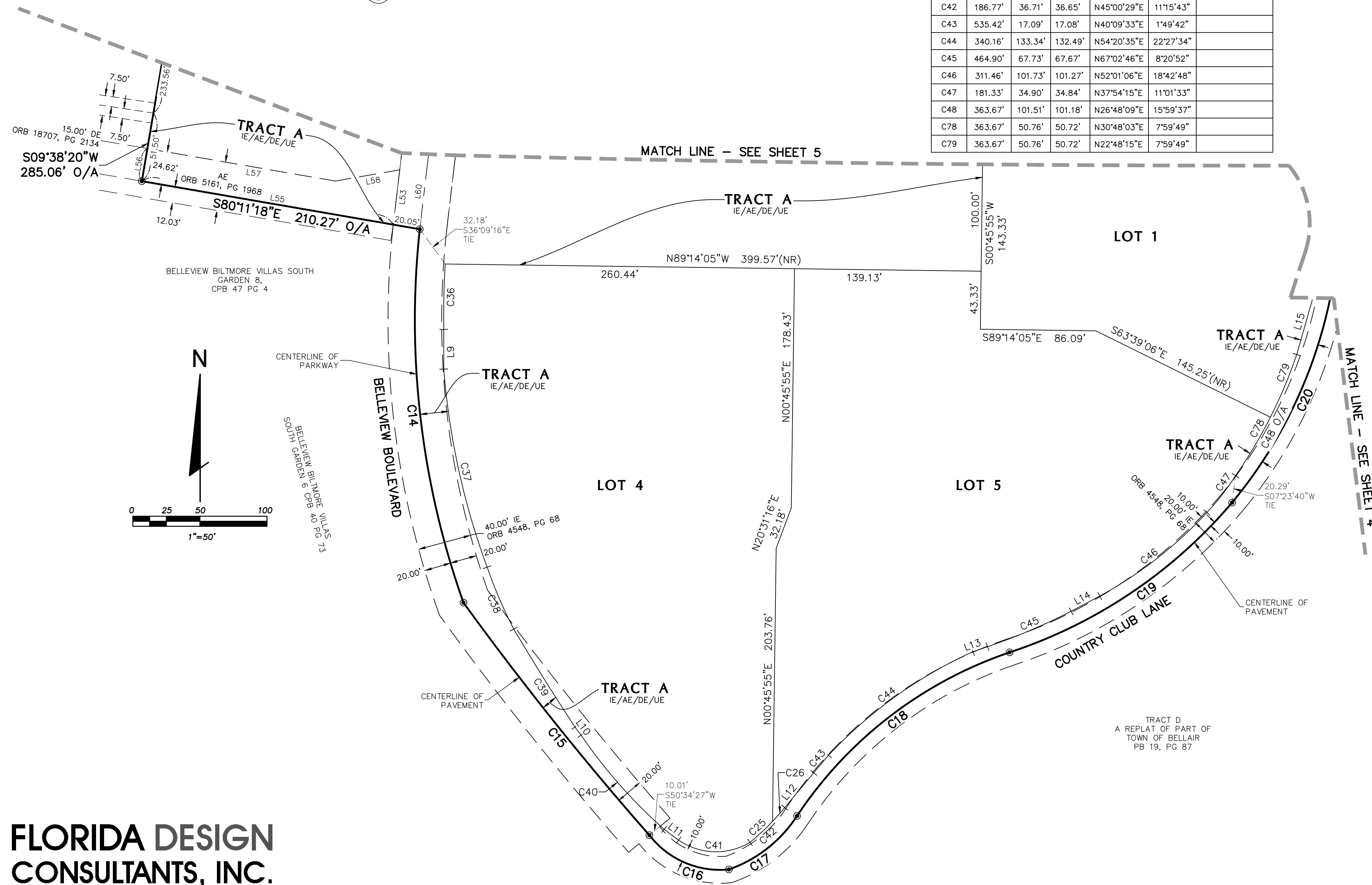
3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO. 6707  
 JANUARY 2016 - 2014-0031 (210)

# BELLEVUE PLACE

A REPLAT OF PORTIONS OF TRACT C AND TRACT D OF A REPLAT OF A PART OF TOWN OF BELLAIR, PINELLAS COUNTY, FLORIDA  
 A PARCEL OF LAND LYING WITHIN SECTION 21, TOWNSHIP 29 SOUTH, RANGE 15 EAST, TOWN OF BELLAIR, PINELLAS COUNTY, FLORIDA.



CURVE TABLE						LINE TABLE			
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING	LINE	BEARING	LENGTH
C14	630.28'	282.84'	280.47'	S06°40'15"E	25°42'41"		L9	S00°01'45"W	29.62'
C15	2370.72'	222.08'	222.00'	S38°37'36"E	5°22'02"		L10	S37°11'51"E	7.52'
C16	66.65'	67.42'	64.58'	S66°39'46"E	57°57'20"		L11	S53°03'11"E	13.50'
C17	100.18'	65.76'	64.59'	N51°49'47"E	37°36'45"		L12	N39°42'29"E	33.85'
C18	309.50'	203.65'	200.00'	N52°24'25"E	37°42'04"		L13	N71°05'38"E	11.53'
C19	369.22'	202.53'	200.00'	N56°02'33"E	31°25'43"		L14	N61°58'48"E	24.19'
C20	348.90'	176.89'	175.00'	N25°08'03"E	29°02'54"		L15	N15°49'56"E	52.45'
C25	186.77'	22.97'	22.95'	N47°06'58"E	7°02'44"		L53	S06°44'18"W	41.13'
C26	186.77'	13.74'	13.74'	N41°29'07"E	41°2'59"		L55	S80°11'18"E	190.22'
C36	656.02'	48.77'	48.76'	S01°16'14"W	41°5'35"		L56	N09°38'20"E	24.64'
C37	553.03'	151.72'	151.24'	S12°20'57"E	15°43'06"		L57	S80°11'18"E	142.14'
C38	352.46'	50.33'	50.29'	S23°13'51"E	81°0'55"		L58	N80°08'30"E	48.82'
C39	1950.07'	86.15'	86.15'	S32°00'08"E	2°31'53"		L60	N06°44'29"E	56.29'
C40	377.97'	93.87'	93.63'	S41°23'36"E	141°3'44"				
C41	49.03'	56.30'	53.25'	S88°11'56"E	65°47'02"				
C42	186.77'	36.71'	36.65'	N45°00'29"E	111°5'43"				
C43	535.42'	17.09'	17.08'	N40°09'33"E	1°49'42"				
C44	340.16'	133.34'	132.49'	N54°20'35"E	22°27'34"				
C45	464.90'	67.73'	67.67'	N67°02'46"E	8°20'52"				
C46	311.46'	101.73'	101.27'	N52°01'06"E	18°42'48"				
C47	181.33'	34.90'	34.84'	N37°54'15"E	11°01'33"				
C48	363.67'	101.51'	101.18'	N26°48'09"E	15°59'37"				
C78	363.67'	50.76'	50.72'	N30°48'03"E	7°59'49"				
C79	363.67'	50.76'	50.72'	N22°48'15"E	7°59'49"				



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