





PLATS

87

83229404

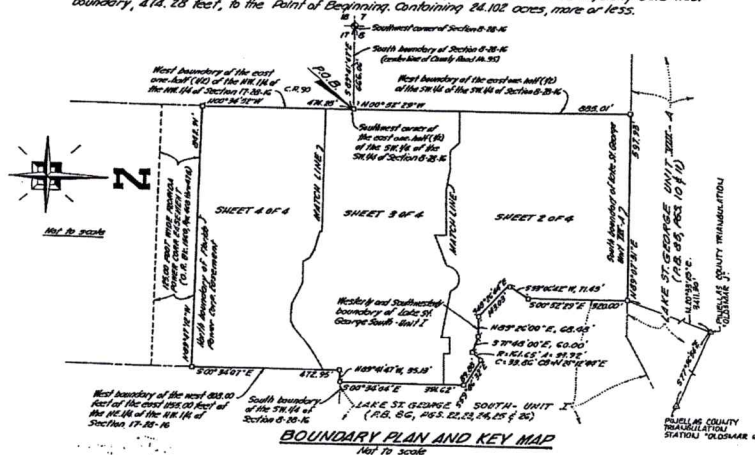
52

## LAKE ST. GEORGE SOUTH-UNIT II

BEING A SUBDIVISION OF A PART OF THE SOUTH ONE-HALF OF THE SW 1/4 OF SECTION 8 AND A PART OF THE NORTH ONE-QUARTER OF THE NW 1/4 OF SECTION 17, ALL LYING IN TOWNSHIP 28 SOUTH, RANGE 16 EAST PINELLAS COUNTY, FLORIDA.

## DESCRIPTION:

Commence at the southwest corner of Section 8, Township 28 South, Range 16 East, Pinellas County, Florida; thence S. 87° 41' 47" E., along the south boundary of said Section 8 (centerline of County Road 1625), 666.06 feet, to the southwest corner of the east one-half (1/2) of the SW 1/4 of said Section 8, for a Point of Beginning; thence N. 00° 52' 29" W., along the west boundary of the east one-half (1/2) of the SW 1/4 of the SW 1/4 of said Section 8, 385.01 feet, to a point on the south boundary of Lake St. George South-Unit I, as recorded in Plat Book 85, pages 10 and 11 of the Public Records of Pinellas County, Florida; thence N. 67° 07' 31" E., along said south boundary, 597.93 feet, to a point on the westerly boundary of Lake St. George South-Unit I, as recorded in Plat Book 85, pages 22, 23, 24, 25 and 26 of the Public Records of Pinellas County, Florida; thence along the westerly and southwesterly boundary of said Lake St. George South-Unit I, 3,007.82' 29" E., 320.00 feet; thence S. 33° 06' 42" W., 71.43 feet; thence S. 68° 26' 44" E., 463.83 feet; thence N. 03° 26' 00" E., 69.46 feet; thence S. 71° 48' 00" E., 60.00 feet; thence along the arc of a curve to the right that has a radius of 161.65 feet, an arc length of 33.92 feet, a chord length of 33.96 feet, a chord bearing of N. 24° 12' 44" E.; thence S. 59° 46' 12" E., 69.88 feet; thence S. 03° 34' 02" E., 391.62 feet, to a point on the south boundary of the SW 1/4 of said Section 8; thence along said westerly and southwesterly boundary, N. 67° 07' 31" E., along said south boundary of the SW 1/4 of said Section 8, 35.13 feet; thence S. 67° 34' 07" E., along the west boundary of the west 600.00 feet of the east 1185.00 feet of the NW 1/4 of the NW 1/4 of Section 17, Township 28 South, Range 16 East, Pinellas County, Florida, 472.95 feet, to a point on the north boundary of a 125.00 foot wide Florida Power Corporation Easement, as recorded in Official Record 1953-1, pages 463 through 475, Pinellas County, Florida; thence N. 67° 47' 12" W., along said north boundary, 612.91 feet, to a point on the west boundary of the east one-half (1/2) of the NW 1/4 of the NW 1/4 of said Section 17; thence N. 00° 34' 52" W., along said west boundary, 414.28 feet, to the Point of Beginning, containing 24.102 acres, more or less.



BOUNDARY PLAN AND KEY MAP

## CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA } S.S. I hereby certify that this plat has been officially approved for record  
COUNTY OF PINELLAS } by the Board of County Commissioners of the County of Pinellas, Florida,  
this 15th day of November, 1953.

Karleen F. DeBlaker  
Alders Clerk

DeBlaker  
County Engineer

DeBlaker  
Chairman, Board of County Commissioners

## CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA } S.S. I, Karleen F. DeBlaker, Clerk of the Circuit Court of Pinellas County, Florida, hereby  
COUNTY OF PINELLAS } certify that this plat has been examined and that it complies in form with all of  
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 87, Pages 82, 83, 84, 85 of the Public Records of Pinellas County, Florida,  
this 11th day of November, 1953, at 1:30 p.m.

KARLEEN F. DEBLAKER, CLERK, PINELLAS COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATE:

I, George L. Lloveras, the undersigned Registered Land Surveyor, hereby certify that on November 3, 1953, A.D. this property was surveyed and that this plat is a true representation of the lands described and shown and that permanent reference monuments have been placed as indicated herein in accordance with the Statutes of the State of Florida, therefore certifying.

Dr. George L. Lloveras  
Deputy Clerk

Florida Surveyor No. 17625, P.L. 1953

## DEDICATION:

The undersigned, SCHICKEDANZ BROS.-HAMMOCK PINE, a Florida General Partnership, by its General Partner SCHICKEDANZ BROS. INC., a Florida Corporation, certifies that it is the owner of the property described herein and besides its interest herein, there are no outstanding judgments or liens against the property, which property is hereby dedicated as "LAKE ST. GEORGE SOUTH-UNIT II" and that it dedicates "GELTENHAM DRIVE", "LAINSTADT DRIVE", "WYNFORD DRIVE", "MACKLIN COURT", "MEGAN COURT", "ULLMAN COURT" and "COUNTY ROAD 50" together with the easements labeled as "Public drainage and utility easements", as shown on this plat, to the use of the public in general.

## GRANT OF PRIVATE EASEMENTS:

Perpetual easements for access, ingress, egress, drainage and the operation and maintenance of utilities including, but not limited to, telephone, power, potable water, police and fire protection, sanitary sewers and cable television services; the dimensions of which are shown on this plat are hereby created for the common use and benefit of the owners of lots and tracts shown on this plat and the LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC., their successors and assigns, provided further, that these said private easements and easement rights shall extend and inure to the benefit of all lots. State and Federal governmental agencies, departments, authorities, and entities, and to all duly licensed public and private utility and services companies and entities for use in performing and discharging their respective duties and obligations for the benefit of lots and tracts shown on this plat. These said private easements shall be maintained and operated in the manner described in the Declaration of Covenants, conditions and restrictions of LAKE ST. GEORGE SOUTH, as recorded in the Public Records of Pinellas County, Florida. These said private easements are not, and are not to be construed as, a public dedication. The LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC. joins in this plat and the grant of private easements for the purpose of agreeing and warranting that it will maintain and operate the said private easements and also tract "A" as shown on this plat. The parties joining herein are:

SCHICKEDANZ BROS.-HAMMOCK PINE  
A Florida General Partnership, by its General Partner,  
SCHICKEDANZ BROS. INC.,  
A Florida Corporation

Dr. George L. Lloveras  
Witness

James W. DeBlaker  
Witness

Dr. George L. Lloveras  
Witness

James W. DeBlaker  
Witness

## ACKNOWLEDGMENTS:

STATE OF FLORIDA } S.S. Schickedanz Bros. Inc.  
COUNTY OF PINELLAS }

Before me, the undersigned authority, personally appeared Hugh Macklin, Vice-President and S.E. Macklin, Assistant Secretary of Schickedanz Bros. Inc. The General Partner of Schickedanz Bros.-Hammock Pine, known and known to me to be the individuals executing the foregoing dedication and grant of private easements as such officers, for and on behalf of Schickedanz Bros.-Hammock Pine, and they acknowledged before me that they executed the same for the purposes set out herein. This 21st day of September, 1953.

My commission expires November 12, 1956

STATE OF FLORIDA } S.S. Lake St. George South  
COUNTY OF PINELLAS } Homeowners Association, Inc.

Before me, the undersigned authority, personally appeared Hugh Macklin, President and S.E. Macklin, Secretary of the Lake St. George South Homeowners Association, Inc., to me known and known to me to be the individuals executing the foregoing dedication and grant of private easements as such officers, for and on behalf of Lake St. George South Homeowners Association, Inc. and they acknowledged before me that they executed the same for the purposes set out herein. This 21st day of September, 1953.

My commission expires November 12, 1956

## RESOLUTION OF PARTIAL VACATION OF

Sub. H. George South Unit II

SUBDIVISION HAS BEEN RECORDED IN

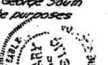
Q. R. BOOK 6142, PAGE 1321

ON November 12, 1956

KARLEEN F. DEBLAKER

Clerk of the Circuit Court

By George L. Lloveras Deputy Clerk



Prepared by:  
LLOVERAS, BAIR and STEVENS  
CONSULTING ENGINEERS - SURVEYORS  
COUNTY P.O. BOX 880 U.S. HIGHWAY 19, S.W.  
CLEARWATER, FLORIDA

SHEET 1064

Completed by: GE

Checked by: GE

Map C.R. by: GE

Approved by: GE



PLAT 3

90

85006355

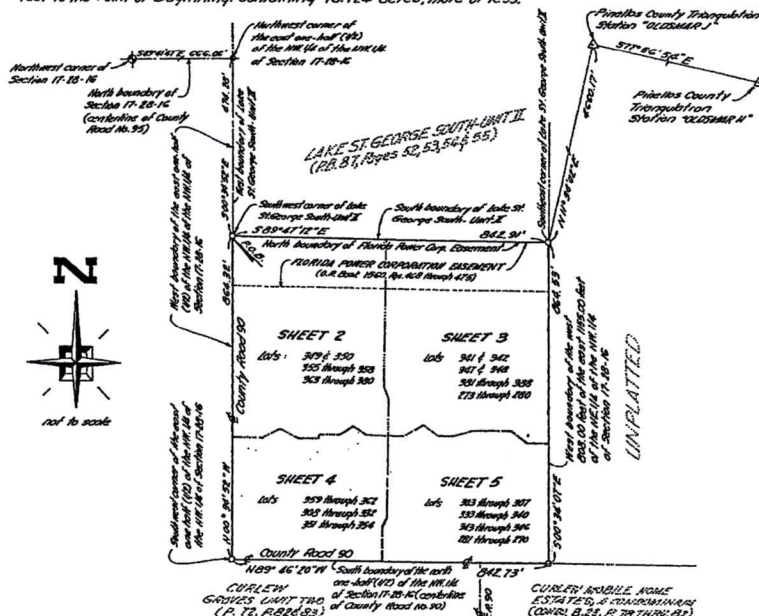
53

## LAKE ST. GEORGE SOUTH-UNIT III

BEING A SUBDIVISION OF A PART OF THE NORTH ONE-HALF OF THE NW 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 16 EAST.  
PINELLAS COUNTY, FLORIDA.

## DESCRIPTION:

Commence at the northwest corner of Section 17, Township 28 South, Range 16 East, Pinellas County, Florida; thence S.69°-41'-41"E, along the north boundary of said Section 17 (centerline of County Road No. 95), 666.06 feet, to the northwest corner of the east one-half (1/2) of the NW 1/4 of the NW 1/4 of said Section 17; thence S.00°-34'-52"E, along the west boundary of the east one-half (1/2) of the NW 1/4 of said Section 17 (centerline of County Road No. 90), also being the west boundary of Lake St. George South-Unit II, as recorded in Plat Book 87, Pages 52, 53, 54 and 55 of the Public Records of Pinellas County, Florida, 474.28 feet, to the southwest corner of said Lake St. George South-Unit II, for a Point of Beginning; thence S.69°-41'-12"E, along the south boundary of said Lake St. George South-Unit II, also being the north boundary of a Florida Power Corporation easement as recorded in Official Record Book 1560, Pages 468 through 479, 542.91 feet, to the southeast corner of said Lake St. George South-Unit II; thence S.00°-34'-07"E, along the west boundary of the west 308.00 feet of the east 1/55.00 feet of the NE 1/4 of the NW 1/4 of said Section 17, 864.53 feet, to a point on the south boundary of the north one-half (1/2) of the NW 1/4 of said Section 17; thence N.89°-46'-20"W, along said south boundary (centerline of County Road No. 90) or its extension, 627.22 feet, to the southwest corner of the east one-half (1/2) of the NW 1/4 of the NW 1/4 of said Section 17; thence N.00°-34'-52"W, along the west boundary of the east one-half (1/2) of the NW 1/4 of said Section 17 (centerline of County Road No. 90), 864.32 feet to the Point of Beginning, Containing 16.724 acres, more or less.



## BOUNDARY PLAN AND KEY MAP

## CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA } S.S. It is hereby certified that this plat has been officially approved for record by the Board  
COUNTY OF PINELLAS } of County Commissioners of the County of Pinellas, Florida, this 8th day  
of January, 1985.  
Karlleen F. DeBlaker, Clerk  
Attest: [Signature] Deputy Clerk  
[Signature] Chairman, Board of County Commissioners

## CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA } S.S. I, Karlleen F. DeBlaker, Clerk of the Circuit Court of Pinellas County, Florida, hereby certify that  
COUNTY OF PINELLAS } this plat has been examined and that it complies in form with all of 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 90, Pages 53, 54, 55, 56, 57 of the Public Records of Pinellas County, Florida, this 9th day of  
JANUARY, 1985, at 9:00 A.M.  
KARLEEN F. DEBLAKER, CLERK, PINELLAS COUNTY, FLORIDA.

By: [Signature]  
Deputy Clerk.

## SURVEYOR'S CERTIFICATE:

I, Santiago Lloveras, the undersigned Registered Land Surveyor, hereby certify that on December 11, 1984, A.D. 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 herein in accordance with the Statutes of the State of Florida, thenceunto appertaining.

Pinellas Surveyor, Reg. No. 1762

## DEDICATION:

The undersigned, SCHICKEDANZ BROS. HAMMOCK PINE, a Florida General Partnership, by its General Partner SCHICKEDANZ BROS, INC., a Florida Corporation, certifies that it is the owner of the property described herein and besides its interest herein, there are no outstanding interests in said property, which property is hereby dedicated as "LAKE ST. GEORGE SOUTH-UNIT III" and that it dedicates "WINFORD DRIVE", "BLUTH HILL COURT", "PETERBOROUGH COURT" and "COUNTY ROAD 90" together with the easements labeled as "Public drainage and utility easements", as shown on this plat, to the use of the public in general.

## GRANT OF PRIVATE EASEMENTS

Perpetual easements for access, ingress, egress, drainage and the operation and maintenance of utilities including, but not limited to, telephone, power, potable water, police and fire protection, sanitary sewers, and cable television services, the dimensions of which are shown on this plat, are hereby created for the common use and benefit of the owners of lots shown on this plat and the LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC., their successors and assigns, provided further, that these said private easements and easement rights shall extend and inure to the benefit of all local, State and Federal Governmental agencies, departments, authorities, and to all duly licensed public and private utility services companies and entities for use in performing and discharging their respective duties and obligations for the benefits of lots and tracts "A" and "B" shown on this plat. These said private easements shall be maintained and operated in the manner described in the Declaration of Covenants, Conditions and Restrictions of LAKE ST. GEORGE SOUTH, as recorded in the Public Records of Pinellas County, Florida. These said private easements are not, and are not to be construed as, a public dedication. The LAKE ST. GEORGE SOUTH HOMEOWNERS ASSOCIATION, INC. joins in this plat and the grant of private easements for the purpose of agreeing and warranting that it will maintain and operate the said private easements and tracts as shown on this plat.

The parties joining herein are:

SCHICKEDANZ BROS. HAMMOCK PINE,  
A Florida General Partnership, by its General Partner,  
SCHICKEDANZ BROS, INC.,  
A Florida Corporation

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
Witness

By: [Signature]  
Hugh MacLain, Vice-President  
of Schickedanz Bros, Inc.

[Signature]  
Sharon MacLain, Assistant Secretary  
of Schickedanz Bros, Inc.

and  
the LAKE ST. GEORGE SOUTH  
HOMEOWNERS ASSOCIATION, INC.

AFFIDAVIT OF CORRECTION OF  
Lake St. George South-Unit III  
PLAT HAS BEEN RECORDED  
IN O. R. BOOK 4109  
PAGE 2121 ON 11-14-85

KARLEEN F. DEBLAKER  
Clerk of the Circuit Court  
By: [Signature] Deputy Clerk

By: [Signature]  
Hugh MacLain, President of  
Lake St. George South  
Homeowners Association, Inc.

[Signature]  
Sharon MacLain, Secretary of  
Lake St. George South  
Homeowners Association, Inc.

## ACKNOWLEDGMENTS:

STATE OF FLORIDA } S.S. Schickedanz Bros Inc.  
COUNTY OF PINELLAS }

Before me, the undersigned authority, personally appeared Hugh MacLain, Vice-President and Sharon MacLain, Assistant Secretary of Schickedanz Bros, Inc., the General Partner of Schickedanz Bros-Hammock Pine, to me known and known to me to be the individuals executing the foregoing dedication and grant of private easements as such officers, for and on behalf of Schickedanz Bros-Hammock Pine, and they acknowledged before me that they executed the same for the purposes set out herein. This 8th day of NOVEMBER, 1984.

My commission expires NOVEMBER 3, 1986

[Signature]  
Notary Public, State of Florida  
of large

STATE OF FLORIDA } S.S. Lake St. George South  
COUNTY OF PINELLAS } Homeowners Association, Inc.

Before me, the undersigned authority, personally appeared Hugh MacLain, President and Sharon MacLain, Secretary of the Lake St. George South Homeowners Association, Inc., to me known and known to me to be the individuals executing the foregoing dedication and grant of private easements as such officers, for and on behalf of Lake St. George South Homeowners Association, Inc., and they acknowledged before me that they executed the same for the purposes set out herein. This 8th day of NOVEMBER, 1984.

My commission expires NOVEMBER 3, 1986

[Signature]  
Notary Public, State of Florida  
of large

RECEIVED

DEC 14 1984

Engineering Services  
By: \_\_\_\_\_

SHEET 10F5

Prepared by:  
LLOVERAS, BAUR & STEVENS  
CONSULTING ENGINEERS - SURVEYORS  
COUNTY HALL PLAZA 3100 U.S. HWY. 19, N.W.  
CLEARWATER, FLORIDA 33757 JUL 1982

Computed by: [Signature]  
Drawn by: [Signature]  
Comp. Ctrl. by: [Signature]  
Map Ctrl. by: [Signature]  
Approved by: [Signature]

