

VIRGINIA

CROSSING

BEING A PLAT OF A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

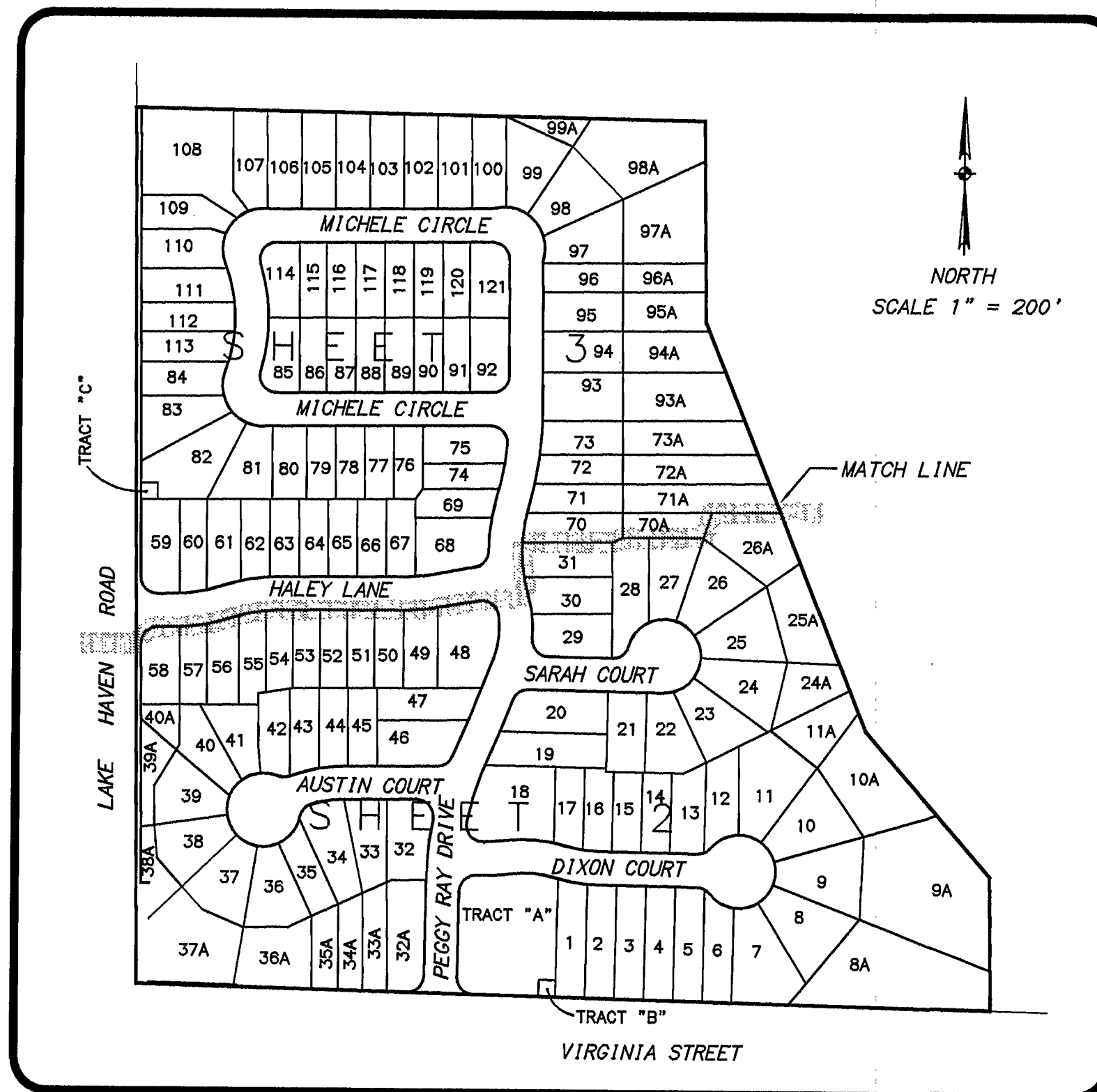
A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 26 AND RUN ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 26, N 88°30'13" W, A DISTANCE OF 680.55 FEET; THENCE LEAVING SAID BOUNDARY AND RUN N 00°48'06" W, A DISTANCE OF 50.04 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT THE FOLLOWING SEVEN (7) COURSES:

- 1) N 88°30'13" W, 1280.54 FEET; 2) N 00°24'27" W, 1308.04 FEET;
- 3) S 88°59'56" E, 850.94 FEET; 4) S 00°48'06" E, 300.00 FEET;
- 5) S 21°51'12" E, 656.59 FEET; 6) S 40°48'06" E, 286.48 FEET;
- 7) S 00°48'06" E, 200.36 FEET;

TO THE AFOREMENTIONED POINT OF BEGINNING.
CONTAINS 30.9146 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS REFERENCED TO THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST BEING N 88°30'13" W (ASSUMED).
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
3. NO VEHICULAR ACCESS WILL BE PERMITTED FROM LOTS 58 TO 37A TO LAKE HAVEN ROAD AND FROM LOTS 37A TO 8A ON VIRGINIA STREET.
4. ALL RETENTION PONDS, PARK AREAS, CONCRETE RETAINING WALLS, WOODEN BOARDWALK WITHIN RIGHT-OF-WAY OF LAKE HAVEN ROAD, RETAINING WALLS AND WELLS AROUND TREES AND LOT 18, PARK AREA, WILL BE MAINTAINED BY VIRGINIA CROSSING HOMEOWNERS ASSOCIATION.
5. NO VEHICULAR ACCESS WILL BE PERMITTED FROM LOTS ABUTTING LAKE HAVEN ROAD AND VIRGINIA STREET.
6. NO VEHICULAR ACCESS WILL BE PERMITTED TO LAKE HAVEN ROAD FROM LOTS 108 TO 59.
7. ALL PLATTED 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 SAID 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.
8. ALL DIMENSIONS SHOWN ARE IN FEET. THOSE DIMENSIONS SHOWN IN EVEN FEET OR TENTHS OF FEET ARE DIMENSIONED TO THE HUNDREDTH OF A FOOT.
EXAMPLE: 25' = 25.00' AND 7.5' = 7.50'
9. ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), #4086 SET.
□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.), FOUND WITH NO NUMBERS SHOWN.
• DENOTES PERMANENT CONTROL POINT (P.C.P.), #4086 SET.



SITE AND SHEET INDEX MAP

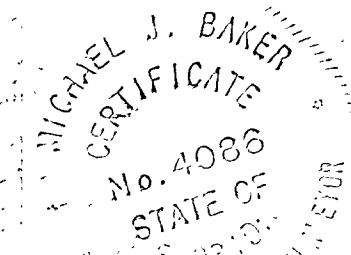
REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES.
BY: (PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT BY THE CITY OF DUNEDIN)

JAMES F. JULIAN (Signature) Sept 17, 1998
NAME (PRINTED) DATE
FLORIDA REGISTERED SURVEYOR AND MAPPER No. 4362

"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."

LEGEND

- D&U DRAINAGE AND UTILITY
SBE SETBACK EXCEPTION
CDUE UNOBTAINED BY DEED
COVENANT DRAINAGE/
UTILITY EASEMENT
ESM'T. EASEMENT
R/W RIGHT-OF-WAY
(R) RADIAL LINE
(N/R) NONRADIAL LINE
CL CENTERLINE



DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT HIGHMARK DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION AND HIGHMARK HOMES OF PINELLAS COUNTY, INC. A FLORIDA CORPORATION ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS "VIRGINIA CROSSING", AND THAT IT DEDICATES TO THE PUBLIC IN GENERAL, ALL STREETS AND EASEMENTS AS SHOWN ON THIS PLAT. THERE ARE NO OTHER OUTSTANDING INTERESTS IN SAID PROPERTY, WHICH IS HEREBY PLATTED AS "VIRGINIA CROSSING".

ANDREW D. STRONG (Signature)
PRESIDENT
HIGHMARK DEVELOPMENT GROUP, INC.
A FLORIDA CORPORATION
AND
HIGHMARK HOMES OF PINELLAS COUNTY, INC.
A FLORIDA CORPORATION

WITNESS (Signature)
WITNESS

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.

I HEREBY CERTIFY THAT ON THIS 17th DAY OF September, A.D. 1998, BEFORE ME PERSONALLY APPEARED ANDREW D. STRONG, PRESIDENT OF HIGHMARK DEVELOPMENT GROUP, INC. AND PRESIDENT OF HIGHMARK HOMES OF PINELLAS COUNTY, INC., ON BEHALF OF THESE CORPORATIONS, AS OWNERS OF "VIRGINIA CROSSING", TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED AND SAID INSTRUMENT IS THE ACT AND DEED OF SAID CORPORATIONS. WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY OF PINELLAS, STATE OF FLORIDA ON THE AFORESAID DATE.

PERSONALLY KNOWN ANDREW D. STRONG
OR PRODUCED IDENTIFICATION.

(TYPE OF IDENTIFICATION)

NOTARY PUBLIC, STATE OF FLORIDA.

COUNTY CLERK APPROVAL

STATE OF FLORIDA }
COUNTY OF PINELLAS } S.S.



MY COMMISSION EXPIRES: 1-24-99

I, KARLEEN F. DEBLAKER, 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 118, PAGE 88, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS 17th DAY OF September, 1998 @ 2:17 P.M.

KARLEEN F. DEBLAKER, CLERK
PINELLAS COUNTY, FLORIDA

BY (Signature)
SIGNATURE OF DEPUTY CLERK
DEPUTY CLERK: J. M. Munchy

CERTIFICATE OF APPROVAL OF CITY COMMISSION

APPROVED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS 20th DAY OF August, A.D. 1998.

Tom Anderson (Signature)
TOM ANDERSON, MAYOR

Sandra L. Woodall (Signature)
SANDRA L. WOODALL, CITY CLERK

CERTIFICATE OF REVIEW OF LOCAL PLANNING AGENCY

APPROVED BY THE ENDORSEMENT OF THE LOCAL PLANNING AGENCY OF THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS 13th DAY OF May, A.D. 1998.

Sandra L. Woodall (Signature)
SANDRA L. WOODALL, SECRETARY LOCAL PLANNING AGENCY

CERTIFICATE OF APPROVAL OF CITY MANAGER

APPROVED FOR THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS 17th DAY OF September, 1998; PROVIDED THAT THIS PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, WITHIN ONE (1) MONTH FROM DATE OF THIS SIGNATURE.

John Lawrence (Signature)
JOHN LAWRENCE, CITY MANAGER

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 F.S.; THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET BEFORE THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS (PCP'S) WILL BE SET AS REQUIRED BY LAW.

MICHAEL BAKER ASSOCIATES, INC.

DATE: SEPT. 17, 1998

Michael J. Baker (Signature)
MICHAEL J. BAKER
FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER NO. 4086