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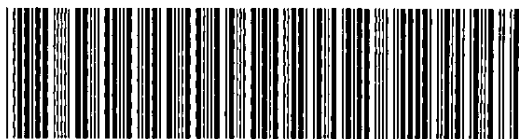
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(Document Number)

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DIVISION OF CORPORATIONS

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Articles

1. Hidden Preserve Homeowner's Association, Inc.  
(CORPORATE NAME AND DOCUMENT #)

2. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

3. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

4. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

5. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

6. \_\_\_\_\_  
(CORPORATE NAME AND DOCUMENT #)

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**SPECIAL INSTRUCTIONS:**

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DIVISION OF CORPORATIONS

14 FEB 26 AM 8:42

ARTICLES OF INCORPORATION  
OF  
HIDDEN PRESERVE HOMEOWNER'S ASSOCIATION II, INC.

The undersigned incorporator(s) and resident(s) of the State of Florida and of full age, hereby makes, subscribes, acknowledges and files with the Department of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit under the laws of the State of Florida.

ARTICLE I  
NAME

The name of this corporation is HIDDEN PRESERVE HOMEOWNER'S ASSOCIATION II, INC., a Florida corporation not for profit (hereinafter called the "Association" in these Articles).

ARTICLE II  
OFFICE AND REGISTERED AGENT

The Association's registered office is: 7290 Park Blvd., Pinellas Park, FL 33781. The Association's registered agent is Michael Ross Kashtan, who maintains a business office at: 7290 Park Blvd., Pinellas Park, FL 33781. Both the Association's registered office and registered agent may be changed from time to time by the Board of Directors as provided by law.

ARTICLE III  
PURPOSE

This Association does not contemplate pecuniary gain or profit to its members and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of all common areas and residential lots within that certain tract of property (hereinafter called the "Property") in Pinellas County, Florida, and more particularly described as:

(See Exhibit "A" attached hereto.)

ARTICLE IV  
POWERS

This Association is empowered to:

(a) Declaration. Exercise all rights, powers, privileges, and perform all duties, of this Association set forth in that certain Declaration of Covenants, Conditions, Restrictions and Easements for HIDDEN PRESERVE II (hereinafter called the "Declaration") applicable to the Property and recorded or to be recorded in the above-referenced county, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth in full;

(b) Property. In any lawful manner, acquire, own, hold, improve, manage, operate,

maintain, repair, replace, operate, convey, sell, lease, transfer, assign, and otherwise dispose of property of any nature whatsoever, real, personal, or mixed, tangible or intangible, in connection with this Association's affairs;

(c) Assessments. Fix, levy, collect, and enforce by any lawful means all charges or assessments established by, or pursuant to, the Declaration; and to use and expend the proceeds of assessments in the exercise of its powers and duties hereunder;

(d) Costs. Pay all costs, expenses, and obligations lawfully incurred in connection with this Association's affairs including, without limitation, all licenses, taxes, or other governmental charges levied or imposed against this Association's property;

(e) Borrowing. Borrow money and, with the approval of eighty (80%) percent of each class of members, mortgage, pledge, deed in trust, hypothecate, assign, grant security interests in, or otherwise transfer any or all of its property as security for money borrowed, debts incurred, or any of its other obligations;

(f) Dedications. With the approval of eighty (80%) percent of each class of members, dedicate, sell or transfer all or any part of its property to any public agency, authority, or utility for such purposes, and subject to such conditions, as eighty (80%) percent of each class of members determine;

(g) Mergers. With the approval of eighty (80%) percent of each class of members, participate in merges and consolidations with other non-profit corporations organized for similar purposes;

(h) Rules. From time to time adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and Common Property (as those terms are defined in the Declaration) consistent with the rights and duties established by the Declaration and these Articles;

(i) Levy/Collect Assessments. To levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management systems, including but not limited to, work within retention areas, drainage structures, and drainage easements;

(j) Operate/Maintain. To operation, maintain, and manage conservation areas and the surface water and stormwater management system, including all lakes, retention areas, culverts, and related appurtenances, in a manner consistent with the Southwest Florida Water Management District permit requirements and applicable District rules, and assist in the enforcement of the restrictions and covenants contained therein;

(k) General. Have and exercise all common law rights, powers, and privileges and those that a corporation not for profit may now or hereafter have or exercise under the laws of the State of Florida, together with all other rights, powers, and privileges reasonably to be implied from the existence of any right, power, or privilege so granted, or granted by the Declaration or these Articles, or reasonably necessary to effectuate the exercise of any right, power, or privilege so granted;

(l) Enforcement. To enforce by legal means the obligations of the members of this Association and the provisions of the Declaration;

(m) Litigation. To sue or be sued; provided, however, that this Association's right to sue any third party is limited in the manner described in the Declaration;

(n) Other. Engage in all lawful acts permitted or authorized by applicable sections of the Florida Statutes.

(o) The Southwest Florida Water Management District (the "District") has the right to take enforcement measures, including a civil action for injunction and/or penalties against the Association to compel it to correct any outstanding problems with the surface water management system facilities;

(p) Any amendment of the Declaration of protective covenants, deed restrictions or declaration of condominium affecting the surface water management system facilities shall have the prior written approval of the District, if necessary;

(q) If the Association ceases to exist, all of the lot owners, parcel owners or unit owners shall be jointly and severally responsible for operation and maintenance of the surface water management system facilities in accordance with the requirements of the Environmental Resource Permit, unless and until an alternate entity assumes responsibility; and

(r) For projects which have on-site wetland mitigation requiring ongoing monitoring and maintenance, the declaration of protective covenants, deed restrictions or declaration of condominium shall include a provision requiring the Association to allocate sufficient funds in its budget for monitoring and maintenance of the wetland mitigation area(s) each year until the District determines that the area(s) is successful in accordance with the Environmental Resource Permit.

#### ARTICLE V MEMBERSHIP

Every person who from time to time holds the record fee simple title to, or any undivided fee simple interest in, any Lot that is subject to the provisions of the Declaration is a member of this Association, including contract sellers, but excluding all other persons who hold any interest in any Lot merely as security for the performance of an obligation. An Owner of more than one (1) Lot is entitled to one (1) membership for each Lot owned. Membership is appurtenant to, and may not be separated from, ownership of at least one (1) Lot that is subject to the provisions of the Declaration, and membership may not be transferred other than by transfer of title to such Lot. Each membership is transferred automatically by record conveyance or other transfer of title of a Lot.

#### ARTICLE VI VOTING RIGHTS

This Association shall have two (2) classes of voting membership: Class "A" Members shall be entitled to one (1) vote for each Lot in which they hold the interest required for membership under Article V hereof; provided, however, there shall be only one (1) vote per Lot. In any situation where a person is entitled personally to exercise the vote for his Lot and more than one (1) person holds the interest in such Lot required for membership, the vote for such Lot shall be exercised as those persons determine among themselves and advise the Secretary of this Association in writing prior to

any meeting. In the absence of such advice, the Lot's vote shall be suspended if more than one (1) person seeks to exercise it.

The Class "B" Member shall be the Declarant (as defined in the Declaration). The Class "B" Member shall have three (3) votes for each Lot which it owns until the end of the Class "B" Control Period, as hereafter defined.

Thereafter, the Class "B" Member shall have one (1) vote for each Lot which it owns. Other rights of the Class "B" Member, including the right to approve actions taken under the Declaration and this Association's By-Laws, are specified in the Declaration and the By-Laws.

The Class "B" Member shall be entitled to appoint a majority of the members of the Board of Directors of this Association during the Class "B" Control Period, as hereafter defined; provided, however, in the event the Class "B" Member fails to exercise this power within thirty (30) days after a vacancy after a vacancy occurs on the Board for which the Class "B" Member would be entitled to appoint a successor, the Class "B" Member shall be deemed to have waived its right to appoint such a successor. In such case, the voting members representing the Class "A" Members may act to call a special meeting of this Association (in accordance with Article III of the By-Laws) for the purpose of electing a successor to serve the remainder of the unexpired term of the vacating director. Thereafter, the voting members representing the Class "A" Members shall be entitled to elect a successor to the director who filled the vacant in accordance with the By-Laws in addition to those directors the voting members may be entitled to elect under Article IV of the By-Laws.

The Class "B" Control Period shall commence with the execution of the Declaration by Declarant and expire upon the first to occur of the following:

- (a) within three (3) months after ninety (90%) percent of the Lots in HIDDEN PRESERVE II that will ultimately be operated by the Association have been conveyed to Owners other than the Declarant, any builders, contractors or other parties who purchased a Lot for the purpose of constructing improvements thereon for resale;
- (b) five (5) years after the date the Declaration is recorded in the public records in the county where the Property is situated; or
- (c) when, in its discretion, the Class "B" Member so determines.

#### ARTICLE VII

##### BOARD OF DIRECTORS

Section 1. This Association's affairs are managed by a Board of Directors initially composed of three (3) Directors. The number of Directors from time to time may be changed by amendment to this Association's By-Laws, but at all times it must be either three (3) members or five (5) members. The initial Directors named below shall serve until this Association's Turnover meeting. The term of office for all Directors is one (1) year. Before any such annual meeting occurring after the Class "B" Control Period expires, all vacancies occurring on the Board of Directors, if any, will be filled by majority vote of the remaining Directors, even if less than a quorum. Any Director

may succeed himself or herself in office. All Directors will be elected by majority membership vote by written ballot with the exception of the initial Board of Directors. Each member may vote for each vacancy; however, cumulative voting is not permitted. Directors need not be Association members.

Section 2. The names and addresses of the persons who will serve as Officers and Directors until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

Names:	(1) Michael Ross Kashtan	President/Director
	(2) Dorothy Leslie Kashtan	Secretary/Treasurer/Director
	(3) Michael Willenbacher	Vice President/Director
Address:	7290 Park Blvd. Pinellas Park, FL 33781	(of all Officers and Directors)

#### ARTICLE VIII INCORPORATOR

The name and business office of the incorporator is:

Name: Michael Ross Kashtan

Address: 7290 Park Blvd.  
Pinellas Park, FL 33781

#### ARTICLE IX DISSOLUTION

This Association may be dissolved in the manner from time to time provided by the laws of the State of Florida and with the assent given in writing and signed by not less than eighty (80%) percent of each class of members. Upon dissolution of this Association in any manner other than incident to a merger or consolidation, all of this Association's assets must be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. If dedication is refused, such assets must be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In no event, however, may any assets inure to the benefit of any member or private individual.

In the event of termination, dissolution, or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water a Stormwater Management System must be transferred to and accepted by an entity which would comply with applicable sections of the Fla. Adm. Code, if any, and be approved by the Southwest Florida Water Management District, if necessary, prior to such termination, dissolution or liquidation.

ARTICLE X  
DURATION

This Association exists perpetually.

ARTICLE XI  
BY-LAWS

This Association's By-Laws initially will be adopted by the Board of Directors. Thereafter, the By-Laws may be altered amended, or rescinded with the approval of the Board of Directors, except as those provisions for amendment to the By-Laws which are provided in the Declaration or any future supplemental declaration in which case those provisions shall control such amendment.

ARTICLE XII  
AMENDMENTS

Amendments to these Articles may be proposed and adopted in the manner from time to time provided by the laws of the State of Florida, provided that each such amendment must have the approval in writing of eighty (80%) percent of the entire membership, except as to those provisions for amendment to these Articles which are provided in the Declaration or any supplemental declaration in which case those provisions shall control such Amendments, or if the provision to be amended requires a higher percentage for a specified action, such provisions may not be amended except by the percentage vote specified therein.

ARTICLE XIII  
INTERPRETATION

Express reference is made to the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. Without limitation, all terms defined in the Declaration have the same meaning where used in these Articles. By subscribing and filing these Articles, the incorporator intends for its provisions to be consistent with the provisions of the Declaration and to be interpreted, construed, and applied with those of the Declaration to avoid inconsistencies or conflicting results.

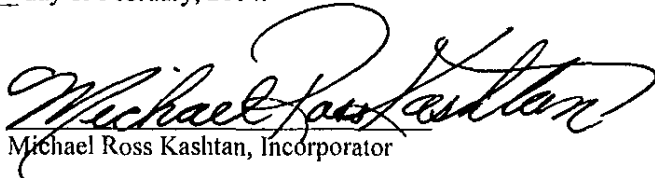
ARTICLE XIV  
INDEMNIFICATION

The corporation shall indemnify any individual who was or is a party to any proceeding (other than an action by, or in the right of, the corporation), by reason of the fact that such individual is or was a director, officer, employee, or agent of the corporation, or is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, against liability incurred in connection with such proceedings, including any appeal thereof, including gross negligence, to the full extent as authorized by law, said indemnity to include but not be limited to expenses and amounts paid in settlement, expenses of liabilities incurred as a result of such individual serving as a director, officer, employee or agent as



hereinabove provided, or as otherwise contemplated and included within applicable law. Indemnification and advancement of expenses as provided herein shall continue as to an individual who has ceased to be a director, officer, employee or agent, and shall enure to the benefit of the heirs, executors and administrators of such an individual, and any amendment or changes to this indemnification provision shall be prospective only and as to individuals who shall serve as a director, officer, employee or agent after the effective date of such amendment, and such amendment shall not otherwise affect the rights of indemnification for any individual who has theretofore served as a director, officer, employee or agent.

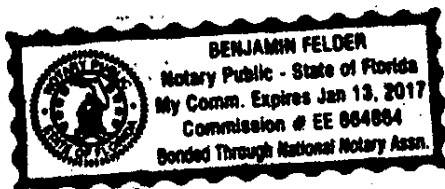
IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, I, the undersigned, constituting the incorporator of this Association, have executed these Articles of Incorporation, this 20th day of February, 2014.


  
Michael Ross Kashtan, Incorporator

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY, that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Michael Ross Kashtan, to me personally known or who has produced \_\_\_\_\_ as identification, and known to me to be the individual described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the purposes therein expressed on behalf of said corporation.

20th day of February, 2014 at St. Petersburg, said county and state, this



  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA AND NAMING THE  
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

HIDDEN PRESEVE HOMEOWNER'S ASSOCIATION II, INC. desiring to organize under the laws of the State of Florida, as a corporation not for profit with its principal office, as indicated in its Articles of Incorporation, at 7290 Park Blvd., Pinellas Park, FL 33781, has named Michael Ross Kashtan whose business office is 7290 Park Blvd., Pinellas Park, FL 33781 as its registered agent to accept service of process within Florida.

**ACCEPTANCE**

Having been named to accept service of process for the foregoing corporation at the place designated in this certificate, I hereby agree to act in this capacity, and I further agree to comply with the provisions of all statutes, including the duties and obligations imposed by Chapter 617, Florida Statutes, relative to the proper and complete performance of my duties.

Date: \_\_\_\_\_

*February 20, 2014*

*Michael Ross Kashtan*

Print Name: Michael Ross Kashtan

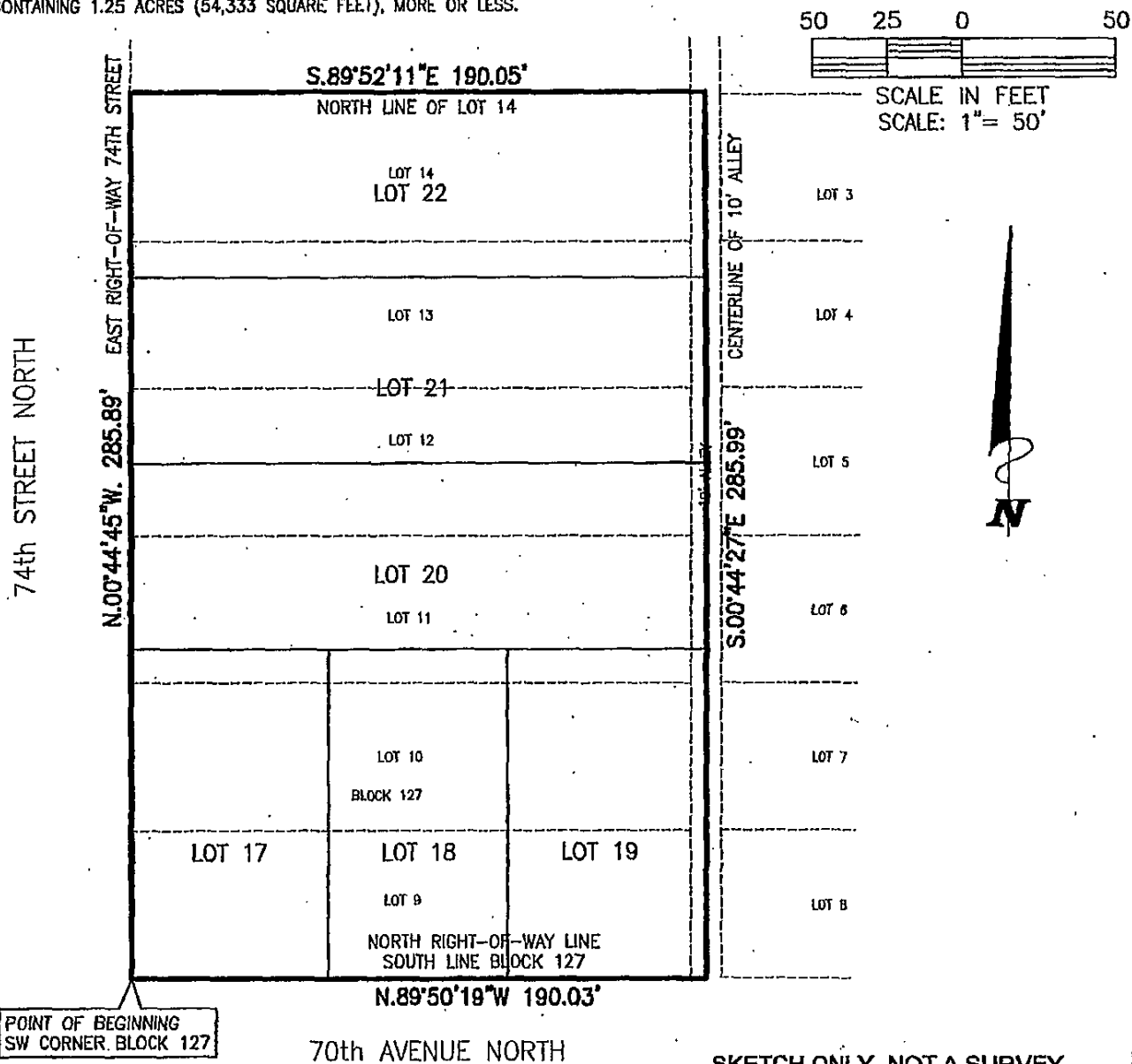
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DIVISION OF CORPORATIONS  
14 FEB 24 AM 8:42

# DESCRIPTION

ALL OF LOTS 9 THROUGH 14, TOGETHER WITH THE WEST ONE-HALF OF THE 10 FOOT ALLEY LYING EAST THEREOF, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 127; THENCE N.00°44'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 285.89 FEET TO THE NORTHWEST CORNER OF LOT 14; THENCE S.89°52'11"E, ALONG SAID NORTH LINE, AND IT'S EASTERLY EXTENSION, 190.05 FEET TO THE CENTERLINE OF A 10 FOOT ALLEY; THENCE S.00°44'27"E, ALONG SAID CENTERLINE, 285.99 FEET TO THE SOUTH LINE OF BLOCK 127; THENCE N.89°50'19"W, ALONG SAID SOUTH BLOCK LINE, 190.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.25 ACRES (54,333 SQUARE FEET), MORE OR LESS.

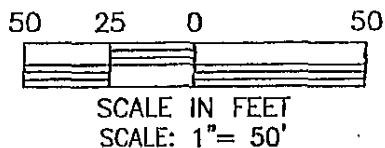
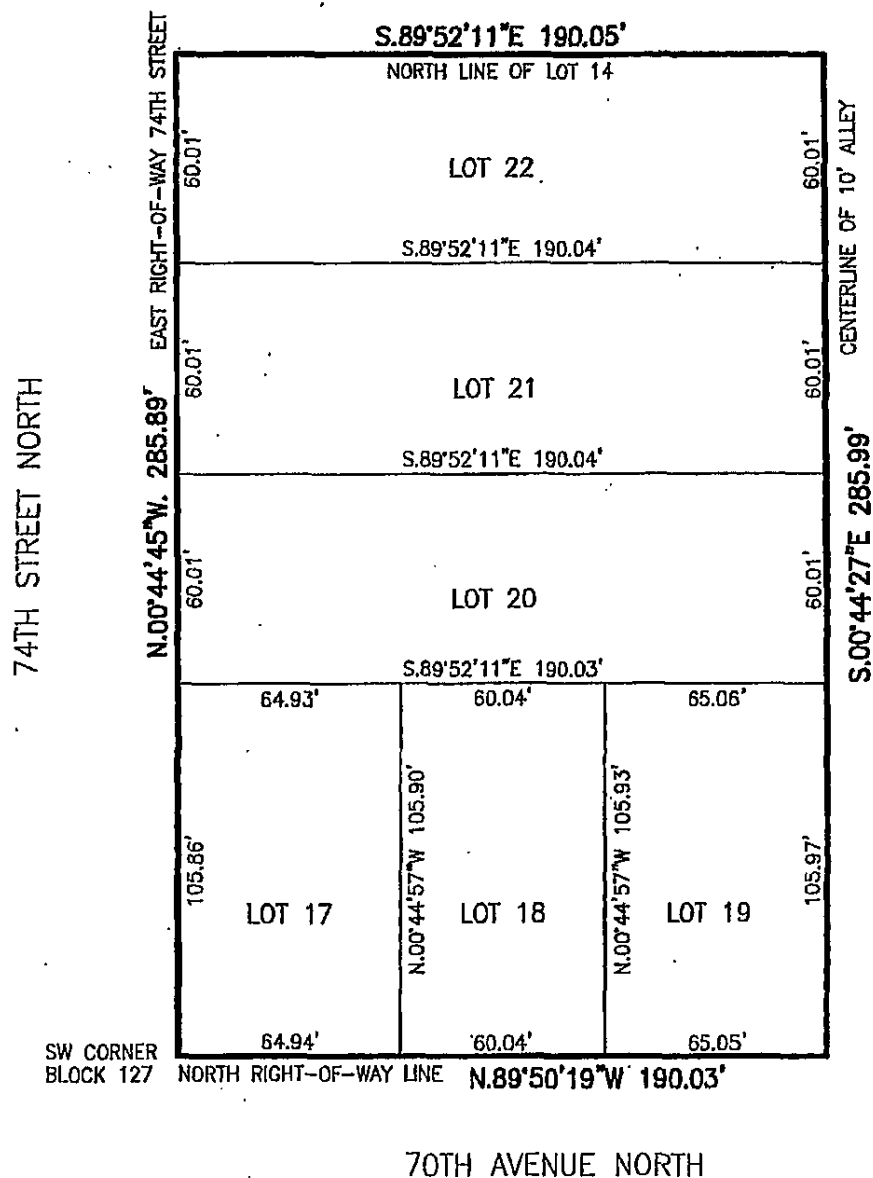


**Revolution Professional Services, Inc.**  
 Surveying and Mapping Subsurface Utility Engineering  
 25400 U.S. Hwy 19 North Suite 137  
 Clearwater, FL 33763-2143  
 Phone: 727-798-8740 Fax: 727-798-8801 www.rpspla.com

**EXHIBIT A**  
**OVERALL PARCEL**

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
 PINELLAS COUNTY, FLORIDA

SCALE: 1"= 50' DATE: 01/24/14 DR/CHK: MFC/KCL JOB NO. 1203X



SKETCH ONLY- NOT A SURVEY



**Revolution Professional Services, Inc.**

Surveying and Mapping Subsurface Utility Engineering

25400 U.S. Hwy 19 North Suite 137

Clearwater, FL 33763-2143

Phone: 727-798-8740 Fax: 727-798-8601 www.rpspls.com

**EXHIBIT A**  
**LOTS 17-22**  
**SHEET 1 OF 2**

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 18 EAST  
PINELLAS COUNTY, FLORIDA

SCALE: 1" = 50'

DATE: 01/24/14

DR/CHK: MFC/KCL

JOB NO. 1203X

**LOT 17**

A PORTION OF LOTS 9, 10 AND 11, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 127; THENCE N.00°44'45"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 105.86 FEET; THENCE, LEAVING SAID LINE, S.89°52'11"E. A DISTANCE OF 64.93 FEET; THENCE S.00°44'57"E. A DISTANCE OF 105.90 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH (A 60' R/W); THENCE N.89°50'19"W. ALONG SAID LINE, A DISTANCE OF 84.94 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES (6875 SQ.FT.), MORE OR LESS.

**LOT 18**

A PORTION OF LOTS 9, 10 AND 11, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID BLOCK 127 ALONG THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH, S.89°50'19"E. A DISTANCE OF 64.94 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE LEAVING SAID LINE N.00°44'57"W., A DISTANCE OF 105.90 FEET; THENCE S.89°52'11"E., A DISTANCE OF 60.04 FEET; THENCE S.00°44'57"E., A DISTANCE OF 105.93 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH; THENCE N.89°50'19"W., ALONG SAID LINE, A DISTANCE OF 60.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES (6358 SQ.FT.), MORE OR LESS.

**LOT 19**

A PORTION OF LOTS 9, 10 AND 11, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID BLOCK 127 ALONG THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH, S.89°50'19"E. A DISTANCE OF 124.98 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE LEAVING SAID LINE N.00°44'57"W., A DISTANCE OF 105.93 FEET; THENCE S.89°52'11"E., A DISTANCE OF 65.06 FEET TO A POINT ON THE CENTER LINE OF A 10 FEET WIDE ALLEY; THENCE ALONG SAID LINE S.00°44'27"E., A DISTANCE OF 105.97 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH; THENCE ALONG SAID LINE N.89°50'19"W., A DISTANCE OF 65.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.16 ACRES (6892 SQ.FT.), MORE OR LESS.

**LOT 20**

A PORTION OF LOTS 11 AND 12, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID BLOCK 127 N.00°44'45"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 105.86 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N.00°44'45"W., A DISTANCE OF 60.01 FEET; THENCE S.89°52'11"E., A DISTANCE OF 190.04 FEET TO A POINT ON THE CENTER LINE OF A 10 FEET WIDE ALLEY; THENCE S.00°44'27"E., ALONG SAID LINE A DISTANCE OF 60.01 FEET; THENCE LEAVING SAID LINE, N.89°52'11"W., A DISTANCE OF 190.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES (11,402 SQ.FT.), MORE OR LESS.

**LOT 21**

A PORTION OF LOTS 12 AND 13, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID BLOCK 127 N.00°44'45"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 165.87 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N.00°44'45"W., A DISTANCE OF 60.01 FEET; THENCE S.89°52'11"E., A DISTANCE OF 190.04 FEET TO A POINT ON THE CENTER LINE OF A 10 FEET WIDE ALLEY; THENCE S.00°44'27"E., ALONG SAID LINE A DISTANCE OF 60.01 FEET; THENCE LEAVING SAID LINE, N.89°52'11"W., A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES (11,402 SQ.FT.), MORE OR LESS.

**LOT 22**

A PORTION OF LOTS 13 AND 14, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOUND BY MEASURING FROM THE SOUTHWEST CORNER OF SAID BLOCK 127 N.00°44'45"W. ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 225.88 FEET TO THE AFOREMENTIONED POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE N.00°44'45"W., A DISTANCE OF 60.01 FEET; THENCE S.89°52'11"E., A DISTANCE OF 190.05 FEET TO A POINT ON THE CENTER LINE OF A 10 FEET WIDE ALLEY; THENCE S.00°44'27"E., ALONG SAID LINE A DISTANCE OF 60.01 FEET; THENCE LEAVING SAID LINE, N.89°52'11"W., A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES (11,403 SQ.FT.), MORE OR LESS.

SKETCH ONLY- NOT A SURVEY



**Revolution Professional Services, Inc.**

Surveying and Mapping Subsurface Utility Engineering

25400 U.S. Hwy 19 North Suite 137

Clearwater, FL 33763-2143

Phone: 727-798-8740 Fax: 727-798-8601 www.rpspls.com

**EXHIBIT A**  
**LOTS 17-22**  
**SHEET 2 OF 2**

SCALE: 1"= 50'

DATE: 01/24/14

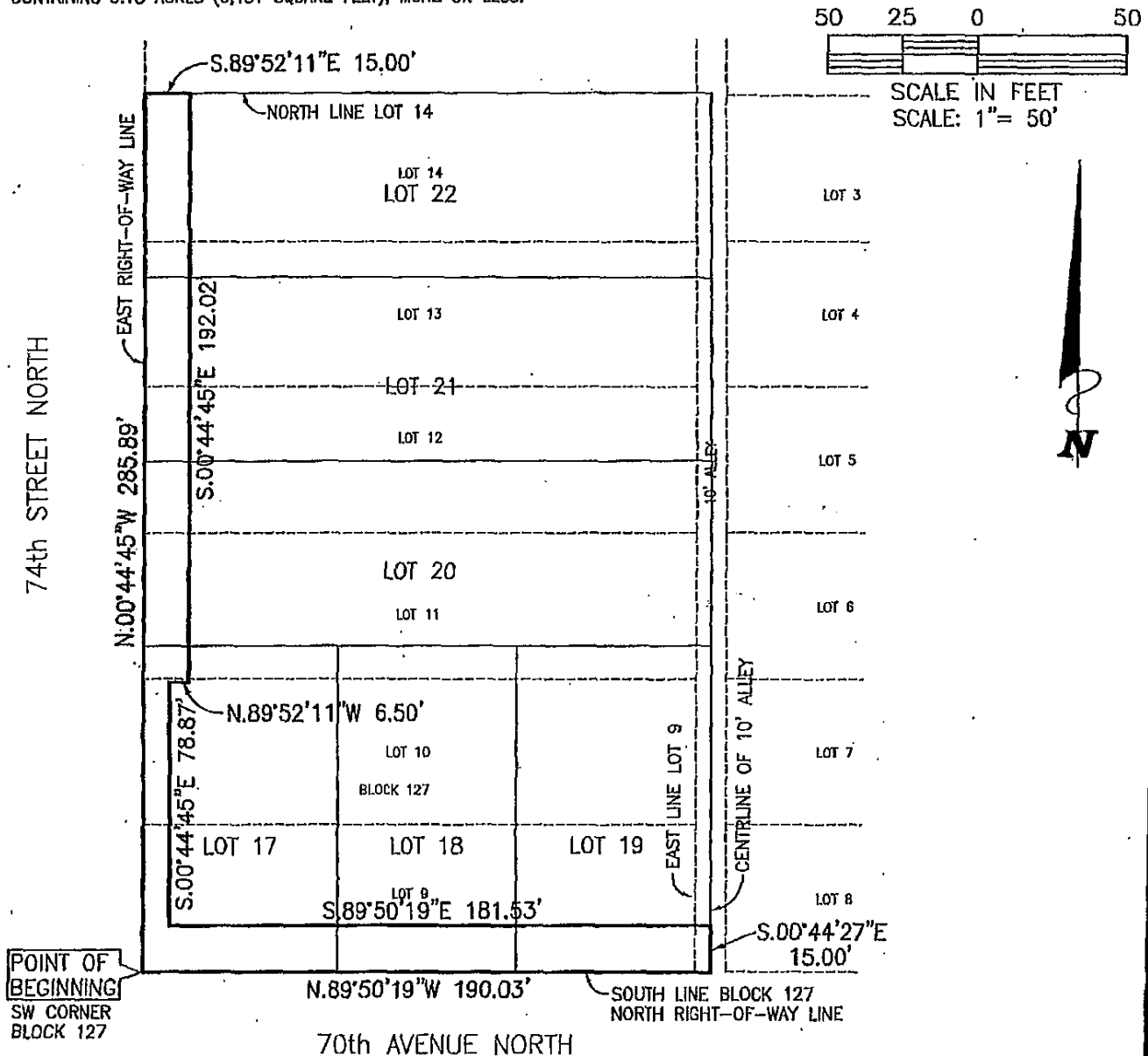
DR/CHK: MFC/KCL

JOB NO. 1203X

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

## DESCRIPTION

A PORTION OF LOTS 9 THROUGH 14, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 127; THENCE N.00°44'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 285.89 FEET TO THE NORTHWEST CORNER OF LOT 14; THENCE S.89°52'11"E, ALONG SAID NORTH LINE, 15.00 FEET; THENCE LEAVING SAID LINE, S.00°44'45"E, 15 FEET EAST OF AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE, 192.02 FEET; THENCE N.89°52'11"W, 6.50 FEET; THENCE S.00°44'45"E, 8.5 FEET EAST OF AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH, 78.87 FEET; THENCE S.89°50'19"E, 15 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF BLOCK 127, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH, 181.53 FEET TO THE CENTERLINE OF A 10 FOOT ALLEY; THENCE S.00°44'27"E, ALONG SAID CENTERLINE, 15.00 FEET TO THE SOUTH LINE OF BLOCK 127; THENCE N.89°50'19"W, ALONG SAID SOUTH BLOCK LINE, 190.03 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES (8,401 SQUARE FEET), MORE OR LESS.



SKETCH ONLY- NOT A SURVEY



**Revolution Professional Services, Inc.**

Surveying and Mapping Subsurface Utility Engineering

25400 U.S. Hwy 19 North Suite 137

Clearwater, FL 33763-2143

Phone: 727-798-8740 Fax: 727-798-8801 www.rpspls.com

## EXHIBIT A UTILITY EASEMENT

SCALE: 1" = 50'

DATE: 01/24/14

DR/CHK: MFC/KCL

JOB NO. 1203X

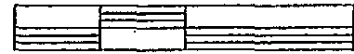
SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA

# DESCRIPTION

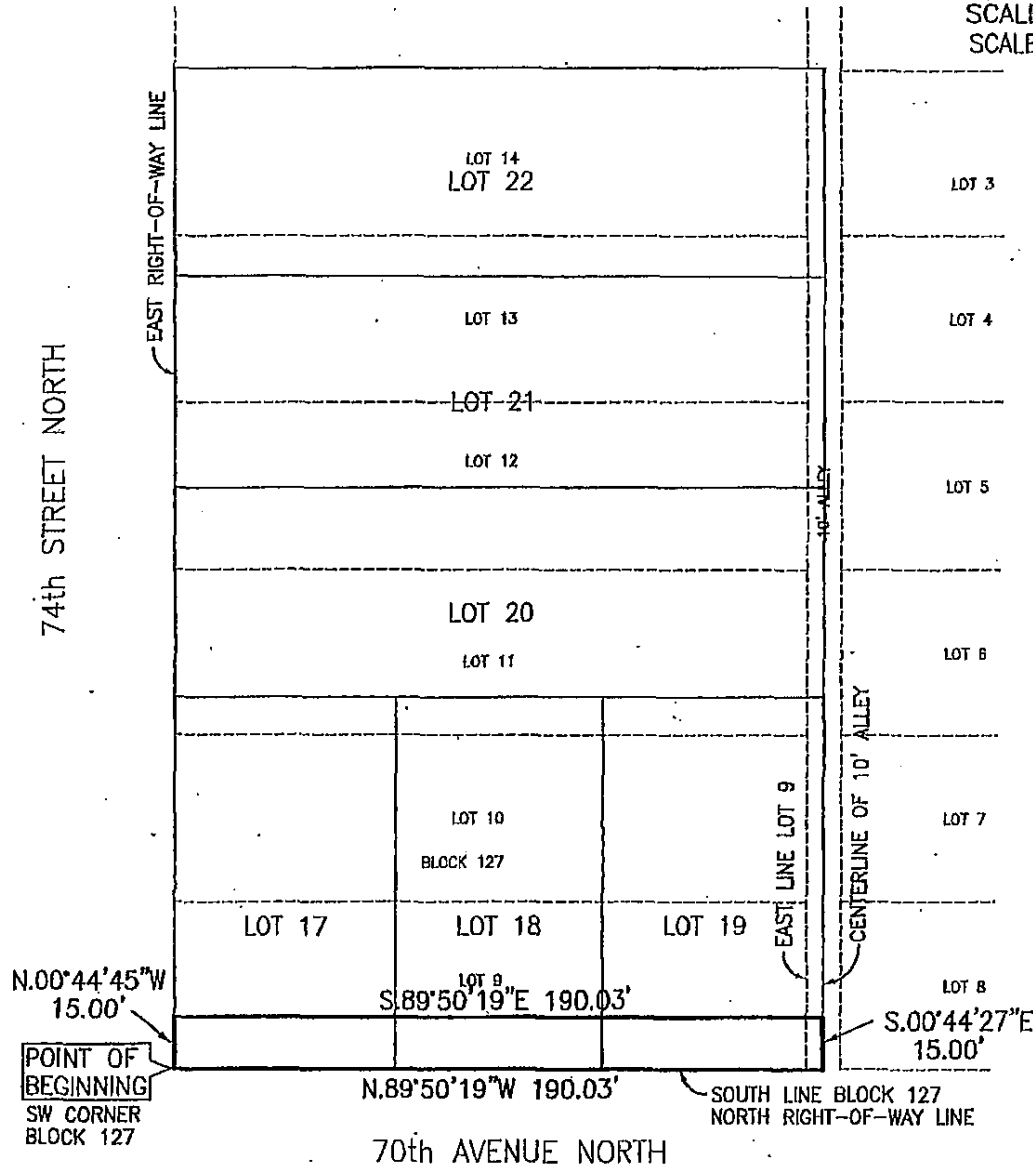
A PORTION OF LOT 9 AND THE 10 FOOT ALLEY LYING EASTERLY THEREOF, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 127; THENCE N.00°44'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 15.00 FEET; THENCE S.89°50'19"E, PARALLEL TO AND 15 FEET NORTH OF THE SOUTH LINE OF BLOCK 127, 190.03 FEET TO A POINT ON THE CENTERLINE OF THE 10 FOOT ALLEY LYING IN BLOCK 127; THENCE S.00°44'27"E, ALONG SAID CENTERLINE, 15.00 FEET TO THE SOUTH LINE OF BLOCK 127, BEING ALSO THE NORTH RIGHT-OF-WAY LINE OF 70TH AVENUE NORTH; THENCE N.89°50'19"W, ALONG SAID BLOCK AND RIGHT-OF-WAY LINE, 190.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.06 ACRES (2,850 SQUARE FEET), MORE OR LESS.

50 25 0 50



SCALE IN FEET  
 SCALE: 1" = 50'



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**EXHIBIT A**  
**UTILITY &**  
**DRAINAGE EASEMENT**

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
 PINELLAS COUNTY, FLORIDA

SCALE: 1" = 50'

DATE: 01/24/14

DR/CHK: MFC/KCL

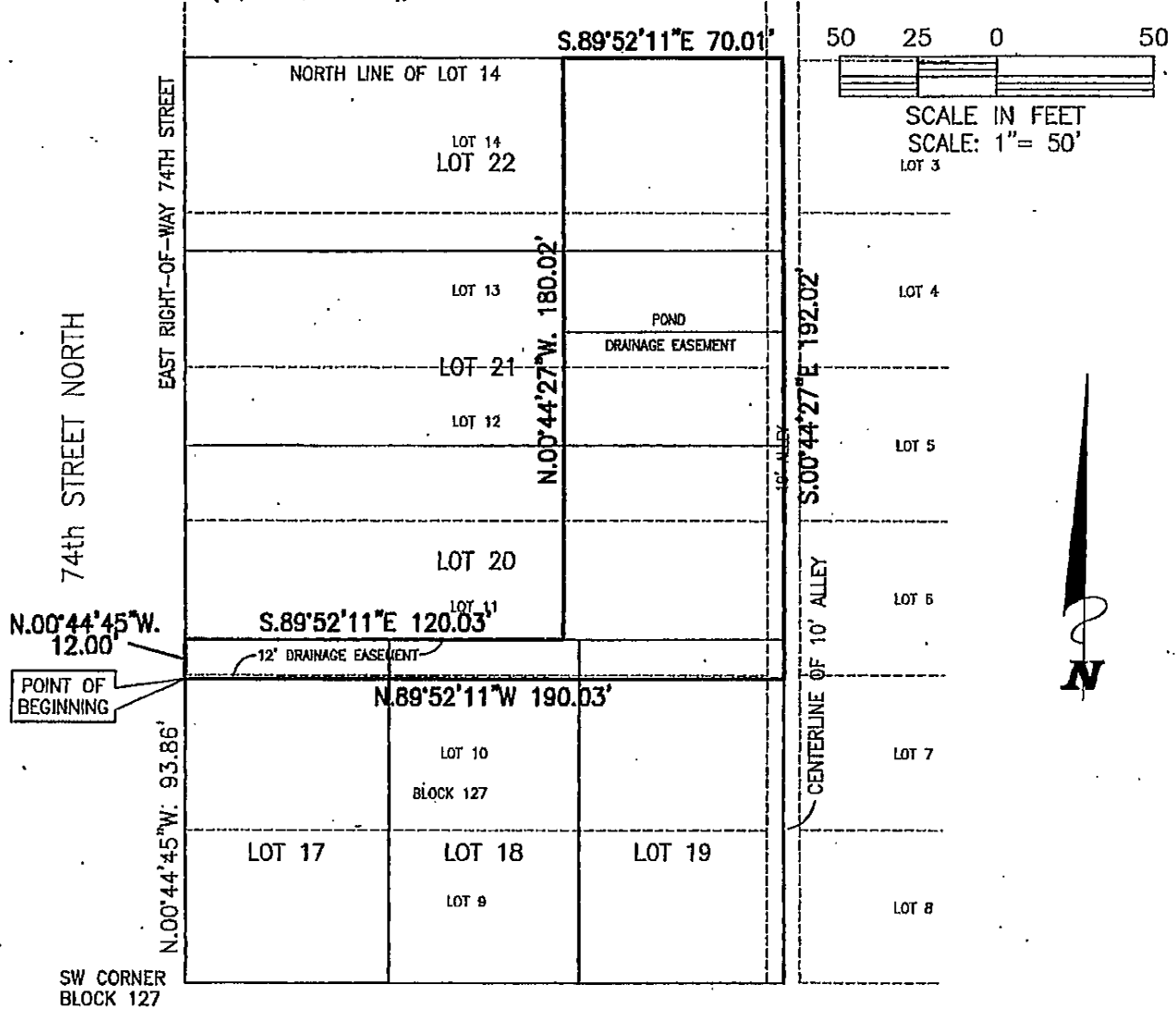
JOB NO. 1203X

# DESCRIPTION

A PORTION OF LOTS 10 THROUGH 14, AND THE WEST HALF OF THE 10 FOOT ALLEY LYING EASTERLY THEREOF, BLOCK 127, SECOND ADDITION TO PINELLAS PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 8 AND 9 PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID BLOCK 127; THENCE N.00°44'45"W, ALONG THE EAST RIGHT-OF-WAY LINE OF 74TH STREET NORTH (A 60' R/W), A DISTANCE OF 93.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°44'45"W, ALONG SAID RIGHT-OF-WAY LINE 12.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY-LINE, S.89°52'11"E., 120.03 FEET TO A POINT 65 FEET WEST OF THE EAST LINE OF SAID LOTS 11-14; THENCE N.00°44'27"W., PARALLEL WITH AND 65 FEET WEST OF SAID EAST LOT LINES, 180.02 FEET TO THE NORTH LINE OF AFORESAID LOT 14; THENCE S.89°52'11"E., ALONG SAID NORTH LINE, 70.01 FEET TO A POINT ON THE CENTERLINE OF A 10 FOOT ALLEY; THENCE S.00°44'27"E., ALONG SAID CENTERLINE, 192.02 FEET; THENCE N.89°52'11"W., 190.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.34 ACRES (14,882 SQUARE FEET), MORE OR LESS.



70th AVENUE NORTH

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**EXHIBIT A**  
**DRAINAGE EASEMENT**

SCALE: 1" = 50'

DATE: 01/24/14

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JOB NO. 1203X

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA