

SURFSIDE ESTATES UNIT ONE

THE SOUTH 1,100± FEET AND THE EAST 645 FEET OF GOVERNMENT ORIGINAL LOT 1, SECTION 22, TOWNSHIP 9 SOUTH, RANGE II WEST, GULF COUNTY, FLORIDA.

DESCRIPTION: THE UNDERSIGNED, BEING THE OWNERS IN FEE SIMPLE HAS HAD SURVEYED AND PLATTED THE PARCEL OF LAND DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO AND THE EAST LINE OF GOVERNMENT ORIGINAL LOT 1, SECTION 22, TOWNSHIP 9 SOUTH, RANGE II WEST, AND EXTEND A LINE NORTH ALONG SAID EAST LOT LINE FOR 100 FEET MORE OR LESS, TO A PRM; THEN CONTINUE NORTH ALONG SAID EAST LOT LINE FOR 885.7 FEET; THEN TURN 97°27' LEFT ALONG THE SOUTH LINE OF THE 100 FOOT STATE ROAD RIGHT OF WAY FOR 850.2 FEET; THEN TURN 82°33' LEFT ALONG A LINE THAT IS 644.64 FEET WEST OF AND PARALLEL TO THE SAID EAST LOT LINE FOR 1,088.87 FEET; THEN TURN 102°30' LEFT AND MEANDER THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO IN A NORTHEASTERLY DIRECTION FOR 665± FEET TO THE POINT OF BEGINNING.

DEDICATION: THE UNDERSIGNED OWNERS DEDICATE TO THE PUBLIC FOR PROPER USE THE PORTIONS PLATTED AS STREETS, DRIVES, AND AVENUES, BUT RESERVES TO THEMSELVES AND ALL SUCCESSORS IN INTEREST OF WHATEVER NATURE: (1) THE REVERSION OF EACH SUCH PORTION UPON DISCONTINUANCE OF ITS PROPER USE;

(2) A PERPETUAL EXCLUSIVE EASEMENT UPON, OVER, THROUGH OR UNDER ALL DEDICATED LAND, AND A 5 FOOT STRIP OF LAND ON EACH SIDE OF THE SIDE AND REAR LOT LINES, TO INSTALL, ALTER, EXTEND, MAINTAIN AND FURNISH FULL UTILITIES FACILITIES AND SERVICES OF ALL TYPES, INCLUDING WITHOUT LIMITATION GAS, ELECTRICITY, WATER, TELEPHONE SERVICE, AND SEWAGE AND GARBAGE DISPOSAL.

BUILDINGS: (1) ALL BUILDINGS SHALL BE CONSTRUCTED OF MASONRY OR OTHER TYPE MATERIAL WHICH HAS THE PRIOR WRITTEN APPROVAL OF THE DEVELOPERS OR THEIR SUCCESSORS.

(2) ALL BUILDINGS SHALL BE SINGLE FAMILY, 1 OR 1½ STORY STRUCTURES, WITH CARPORT OR GARAGE ATTACHED, WITH A MINIMUM LIVING AREA OF 840 SQUARE FEET FOR INTERIOR LOTS AND NOT LESS THAN 1,000 SQUARE FEET FOR LOTS ADJACENT TO GULF BEACH, EXCLUSIVE OF PORCHES, TERRACES, GARAGE, CARPORTS, ETC.

(3) NO BUILDING SHALL ENCROACH ON THE BUILDING RESTRICTION LINES AS PLATTED HEREON. NO BUILDING SHALL BE LOCATED NEARER THAN 10 FEET TO ANY SIDE OR REAR LOT LINE.

(4) TRAILERS, TENTS, CAMP HOUSES, OR OTHER OUTHUSES SHALL NOT BE LOCATED ON ANY LOT PLATTED HEREON EITHER TEMPORARILY OR PERMANENTLY.

(5) ALL FORMS OF LIVESTOCK EXCEPT HOUSEHOLD PETS ARE PROHIBITED.

GENERAL: (1) THE OWNERS AND OCCUPANTS ONLY OF THE LAND PLATTED HEREON SHALL HAVE THE RIGHT OF EGRESS AND INGRESS TO THE BEACH AREA ACROSS THE RESERVED AREA BETWEEN GULF DRIVE AND THE GULF OF MEXICO.

(2) ALL GARBAGE OR OTHER DEBRIS MUST BE DEPOSITED IN THE AREA DESIGNATED NO GARBAGE OR OTHER DEBRIS MAY BE DEPOSITED ON THE LAND PLATTED HEREON OR IN THE WATERS ADJACENT THERETO. OUTDOOR TOILETS, PRIVIES OR OPEN PIT LATRINES ARE PROHIBITED. SANITARY SEWAGE DISPOSAL SYSTEMS MUST CONFORM TO THE FLORIDA STATE BOARD OF HEALTH REQUIREMENTS.

(3) ALL LOTS ARE DESIGNATED FOR RESIDENTIAL PURPOSES ONLY, WITH THE EXCEPTION OF LOTS 11, 17, & 18, BLOCK 1.

(4) THE TEMPORARY GARBAGE DISPOSAL AREA AS INDICATED HEREON IS FOR THE EXCLUSIVE USE OF THE OWNERS AND OCCUPANTS OF THIS SUBDIVISION.

(5) ALL BOATHOUSES, DOCKS, PIERS AND FLOATS MUST HAVE PRIOR APPROVAL OF THE DEVELOPERS OR THEIR SUCCESSORS AND STATE OF FLORIDA) MEET CORPS OF ENGINEERS, U.S.A., MINIMUM STANDARDS

J.C. Taylor
J. C. TAYLOR
Edith B. Taylor
EDITH B. TAYLOR

COUNTY OF PINELLAS)

BEFORE ME PERSONALLY APPEARED J.C. TAYLOR AND EDITH B. TAYLOR HIS WIFE KNOWN TO ME TO BE THE PERSONS WHO STATED UNDER OATH THAT THEY EXECUTED FREELY THIS DEDICATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF JUNE 1959.

Max W. Kilbourn
NOTARY PUBLIC STATE OF FLORIDA
AT LARGE. MY COMMISSION EXPIRES APRIL 29, 1962.

PLAT APPROVED AND DEDICATION ACCEPTED BY BOARD OF COUNTY COMMISSIONERS OF GULF COUNTY, FLORIDA, JUNE 23, 1959.

ATTEST: BY: *Max W. Kilbourn*
CHAIRMAN

Max W. Kilbourn
CLERK

I CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES 1957, AND THAT IT WAS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF GULF COUNTY, FLORIDA, JUNE 23, 1959.

Max W. Kilbourn
CLERK OF CIRCUIT COURT

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND PLATTED AND THE PERMANENT REFERENCE MONUMENTS HAVE BEEN SET ACCORDING TO FLORIDA LAW.

FLORIDA ENGINEERING ASSOCIATES, INC.

BY: *Max W. Kilbourn*
MAX W. KILBOURN,
REGISTERED LAND SURVEYOR,
FLORIDA CERTIFICATE NO. 1428
JUNE 2, 1959.

- LEGEND
- PLAT BOUNDARY
 - BUILDING RESTRICTION LINE
 - PERMANENT MONUMENT POINT
 - SURVEY POINT
 - SECTION DIVISION LINES

TITLE	
SURFSIDE ESTATES UNIT ONE	
DATE 3/31/59	DRAWN BY J. S. M. APPROVED BY M. W. K.
FLORIDA ENGINEERING ASSOCIATES, INC. 515 19th AVE. TALLAHASSEE, FLORIDA POFF ST. JOE	

ST. JOSEPH BAY

1.1 GRAPES

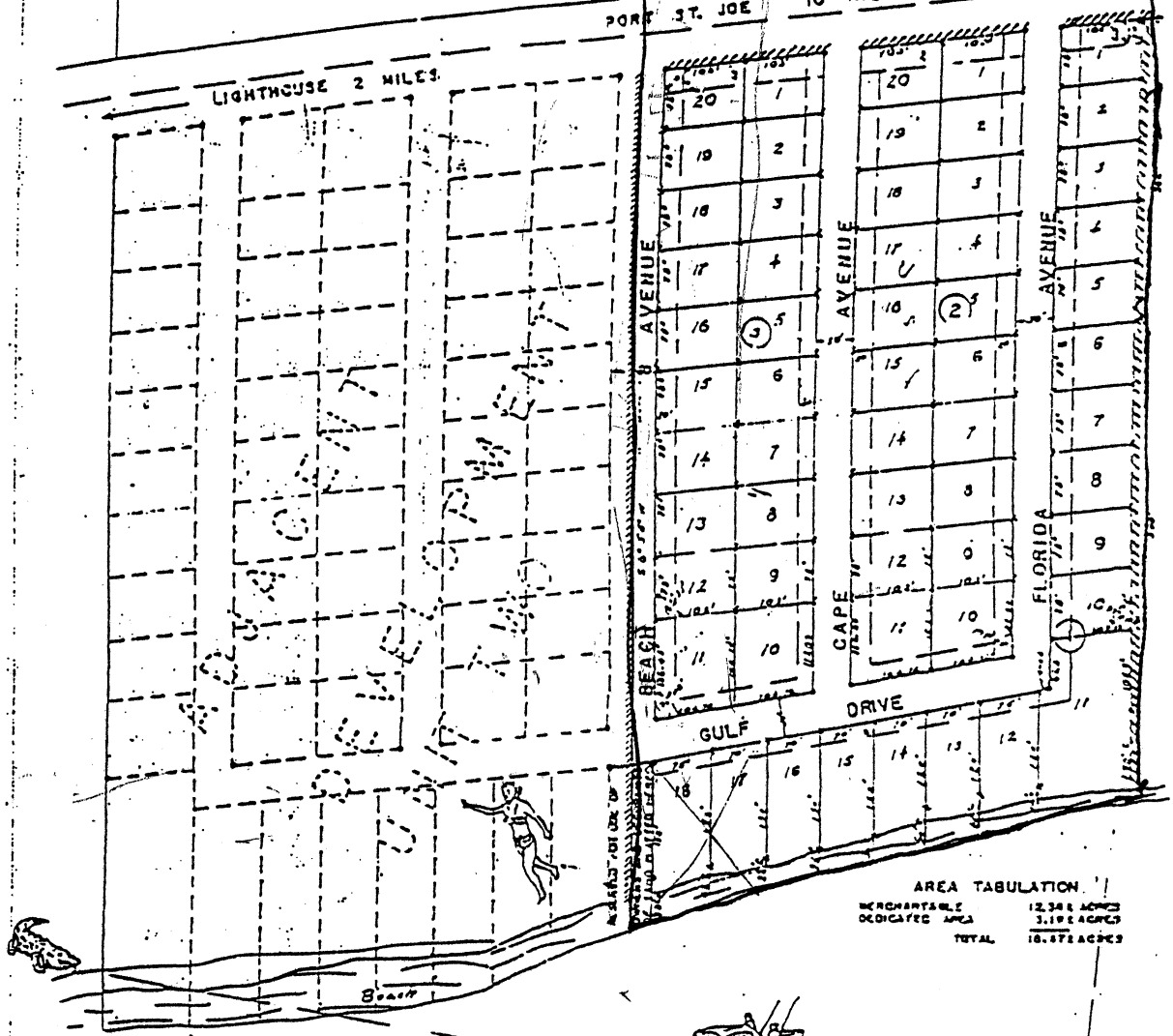
TEMPORARY GARBAGE DISPOSAL AREA

ICTAYLOR

UNIT 1

PORT ST. JOE 10 MILES

LIGHTHOUSE 2 MILES



AREA TABULATION

MEASURABLE	12.341 ACRES
DEVELOPABLE	3.119 ACRES
TOTAL	15.460 ACRES

GULF OF MEXICO

SCALE: 1" = 100'



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