

**ASPEN TRAIL SUBDIVISION**

**A SUBDIVISION**

**IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
CITY OF CLEARWATER – PINELLAS COUNTY – FLORIDA**

**LEGAL DESCRIPTION:**

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST, SAID POINT ALSO BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE S00°24'05"E FOR A DISTANCE OF 404.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF TRAILS OF COUNTRYSIDE, PLAT BOOK 90, PAGE 49 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S89°52'41"W, ALONG SAID NORTHERLY BOUNDARY LINE FOR A DISTANCE OF 452.36 FEET; THENCE CONTINUE ALONG SAID NORTHERLY BOUNDARY LINE, S84°41'31"W FOR A DISTANCE OF 941.50 FEET TO A POINT ON THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE N.01°11'15"W, ALONG THE WEST BOUNDARY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 718.29 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 586 (CURLEW ROAD) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15009-2540 AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1832.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF N71°52'05"E, 16.12 FEET; THENCE ALONG THE ARC OF THE CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, 16.12 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S64°00'52"E, 20.10 FEET; THENCE N72°26'33"E, 23.95 FEET; THENCE N27°53'29"E, 19.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1832.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF N74°51'00"E, 101.75 FEET; THENCE ALONG THE ARC OF THE CURVE, 101.77 FEET TO A POINT OF TANGENCY; THENCE N13°33'35"W, 5.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1837.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF N79°22'56"E, 188.65 FEET; THENCE ALONG THE ARC OF THE CURVE, 188.73 FEET TO A POINT OF TANGENCY; THENCE S07°40'33"E, 7.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1830.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF N83°56'42"E, 103.56 FEET; THENCE ALONG THE ARC OF THE CURVE, 103.57 FEET TO A POINT OF TANGENCY; THENCE N85°33'56"E, 593.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1330.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF N86°27'04"E, 56.63 FEET; THENCE ALONG THE ARC OF THE CURVE, 56.63 FEET TO A POINT OF TANGENCY; THENCE N02°39'43"W, 5.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHERLY HAVING A RADIUS OF 1835.86 FEET, A CHORD BEARING AND CHORD DISTANCE OF S88°00'19"E, 298.11 FEET; THENCE ALONG THE ARC OF THE CURVE, 298.44 FEET TO A POINT OF TANGENCY AND THE EAST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE ALONG SAID EAST BOUNDARY LINE, S00°34'56"E, 360.40 FEET TO THE POINT OF BEGINNING.

**DEDICATION**

ASPEN TRAIL, L.P., A LIMITED LIABILITY COMPANY (OWNER) HEREBY STATES AND DECLARES IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERED TO AS "ASPEN TRAILS SUBDIVISION" AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKE THE FOLLOWING DEDICATIONS:

TRACT "A" (ROADWAYS AND PARKING) AS SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION) IT'S SUCCESSORS AND ASSIGNS.

TRACT "B" (COMMON AREA, UTILITY & LANDSCAPE AREA) SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION) IT'S SUCCESSORS AND ASSIGNS.

TRACT "C" (DETENTION AREA) SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION) IT'S SUCCESSORS AND ASSIGNS.

OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE COUNTY, CITY AND ALL UTILITY ENTITIES A NON-EXCLUSIVE EASEMENT FOR STREET LIGHTS, TELEPHONE, ELECTRIC, CABLE TELEVISION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS UTILITY EASEMENTS, THE USE AND BENEFIT OF WHICH SHALL EXTEND TO THE BENEFIT OF ALL LOCAL, STATE AND FEDERAL GOVERNMENTS, INCLUDING ALL AGENCIES AND DEPARTMENTS THEREOF.

OWNER DOES FURTHER RESERVE UNTO ITSELF, IT'S RESPECTIVE SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28).

**PLAT NOTES:**

1. REFERENCE BEARING OF N85°33'56"E, ALONG THE CENTER LINE OF SURVEY (FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15009-2540), DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALUES PUBLISHED FOR PINELLAS COUNTY CERTIFIED CORNER RECORD NO. 102294 AND 102294, PURSUANT TO FLORIDA STATUTE 177-151.

2. NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY AND 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.

3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH 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 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFTY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

**Owner:**

ASPEN TRAIL, L.P.

By: \_\_\_\_\_ Witness: \_\_\_\_\_  
Ariel J. Quintela, General Partner  
Witness: \_\_\_\_\_  
PRINT NAME  
Witness: \_\_\_\_\_  
Witness: \_\_\_\_\_  
PRINT NAME

**Acknowledgement:**

County of Hillsborough, State of Florida  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by \_\_\_\_\_ Ariel J. Quintela \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

NOTARY PUBLIC: \_\_\_\_\_ (Seal)

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**CONFIRMATION OF ACCEPTANCE:**

ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION JOINS IN THE DEDICATION OF THIS PLAT.

By: \_\_\_\_\_ Witness: \_\_\_\_\_  
XXXXXXXXXX, PRESIDENT  
Witness: \_\_\_\_\_  
PRINT NAME  
Witness: \_\_\_\_\_  
Witness: \_\_\_\_\_  
PRINT NAME

**Acknowledgement:**

County of Hillsborough, State of Florida  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.

NOTARY PUBLIC: \_\_\_\_\_ (Seal)

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Title: \_\_\_\_\_

**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 \_\_\_\_\_, PAGE(S) \_\_\_\_\_, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

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

PRINTED NAME

**CERTIFICATE OF APPROVAL OF CITY COUNCIL**

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019.

APPROVED BY:

WILLIAM B. HORNE, II  
CITY MANAGER

**REVIEWED FOR CONFORMITY TO  
CHAPTER 177, PART 1, FLORIDA STATUES**

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

\_\_\_\_\_  
DATE


PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS \_\_\_\_ - STATE OF FLORIDA

UNDER CONTRACT WITH THE CITY OF CLEARWATER

**Surveyor's Certification:**

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (PRMs) WERE SET ON THE 15th DAY OF MARCH 26, 2018, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE AND IN ACCORDANCE WITH CONDITIONS OF ACCEPTABLE FINANCIAL GUARANTEE AS SET FORTH BY THE LOCAL GOVERNMENTS.

By: \_\_\_\_\_ P.S.M.# 5349  
SURVEYOR; STEVEN M. INFIELD

 **BROOKS LAND SURVEYING, INC.**  
Certificate No. LB-7077  
110 W. Ball Street Plant City, Fla. 33563  
Phone: (813) 754-6620

# ASPEN TRAIL SUBDIVISION

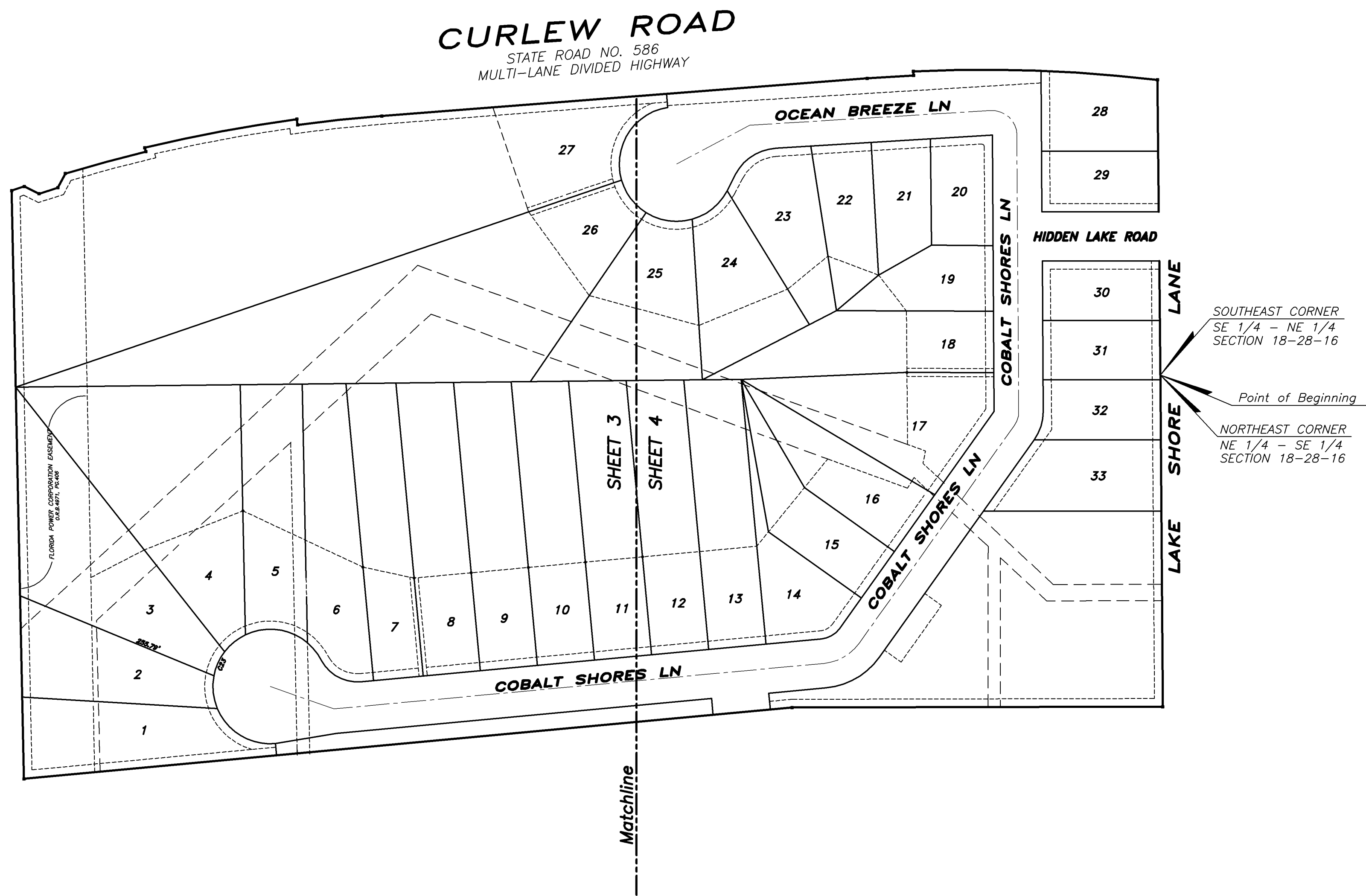
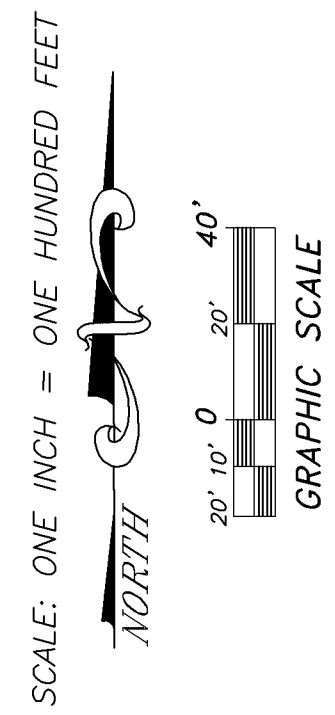
A SUBDIVISION

IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
CITY OF CLEARWATER - PINELLAS COUNTY - FLORIDA

## KEY SHEET

**NOTE:**

REFER TO THE FOLLOWING SHEETS OF THIS PLAT  
FOR DETAILED LABELLING AND DIMENSIONS



**B L**  
**S I**

**BROOKS LAND SURVEYING, INC.**  
Certificate No. LB-7077

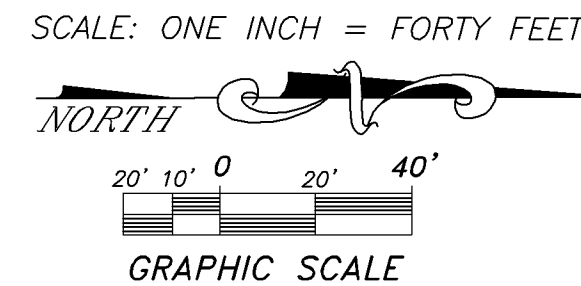
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A SUBDIVISION

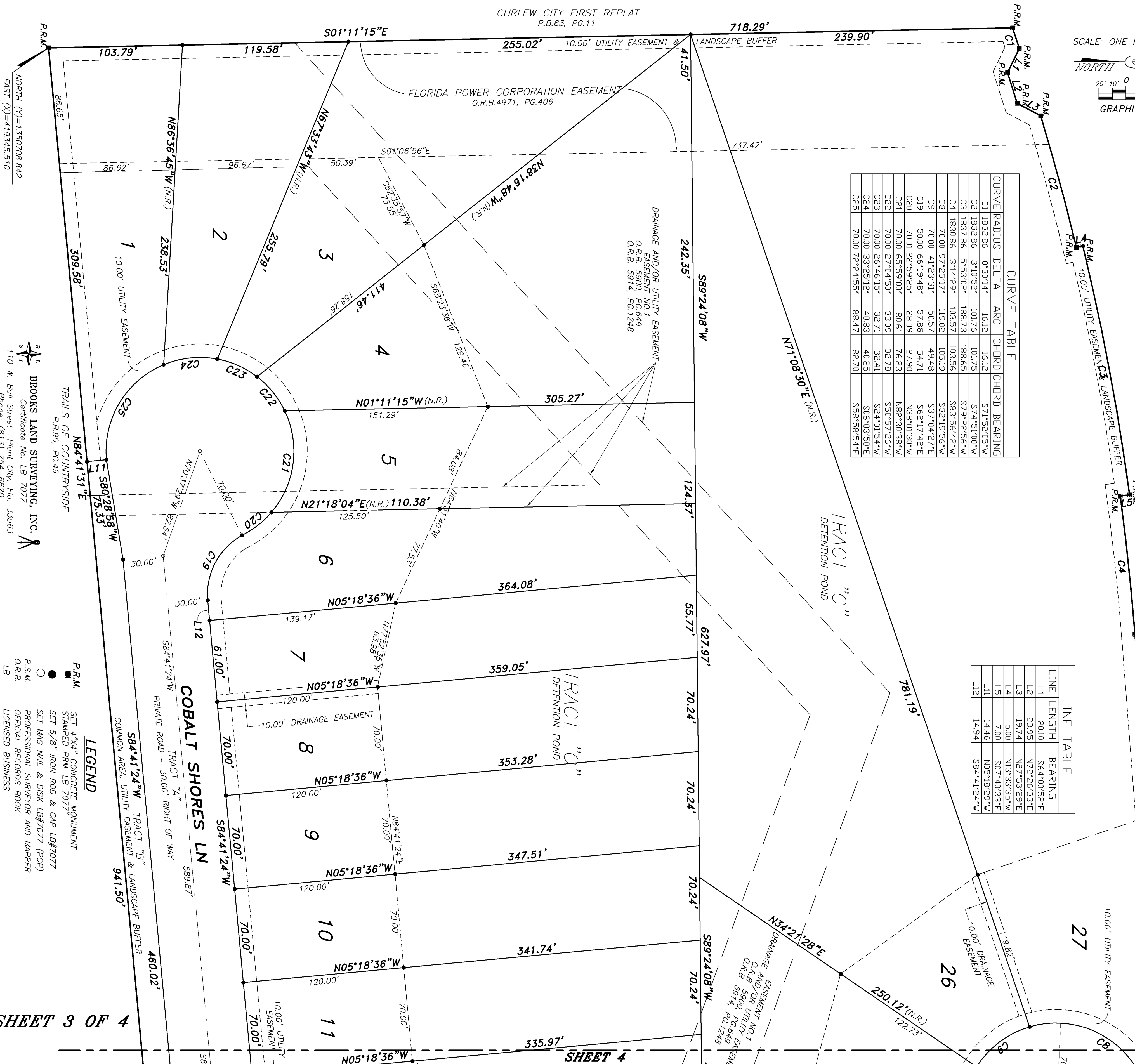
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CITY OF CLEARWATER - PINELLAS COUNTY - FLORIDA

CURLEW CITY FIRST REPLAT  
P.B.63, PG.11



CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1832.861	0°30'14"	16.12	16.12	S71°52'05"W
C2	1832.861	3°10'52"	101.76	101.75	S74°51'00"W
C3	1837.861	5°53'02"	188.73	188.65	S79°22'56"W
C4	1830.861	3°14'29"	103.57	103.56	S83°56'42"W
C8	70.00	97°25'17"	119.02	105.19	S32°19'56"W
C9	70.00	41°23'31"	50.57	49.48	S37°04'27"E
C19	50.00	66°19'48"	57.88	54.71	S62°17'42"E
C20	70.00	12°59'25"	28.09	27.90	N82°30'38"W
C21	70.00	65°59'00"	80.61	76.23	N82°30'38"W
C22	70.00	27°04'50"	33.09	32.78	S30°57'26"W
C23	70.00	26°46'15"	32.71	32.41	S24°01'54"W
C24	70.00	33°29'12"	40.83	40.25	S06°03'50"E
C25	70.00	72°24'55"	88.47	82.70	S58°58'54"E

LINE	LENGTH	BEARING
L1	20.10	S64°00'52"E
L2	23.95	N72°26'33"E
L3	19.74	N27°53'29"E
L4	5.00	N13°33'35"W
L5	7.00	S07°40'33"E
L11	14.46	N05°18'29"W
L12	14.94	S84°41'24"W



**BEARING BASIS:**  
REFERENCE BEARING OF N85°33'56"E, ALONG THE CENTER LINE OF SURVEY (FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15009-2540), DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALUES PUBLISHED FOR PINELLAS COUNTY CERTIFIED CORNER RECORD NO. 102294 AND 102294, PURSUANT TO FLORIDA STATUTE 177-151.

**CURLEW ROAD**  
STATE ROAD NO. 586  
MULTI-LANE DIVIDED HIGHWAY  
PUBLIC RIGHT OF WAY WIDTH VARIES

**BEARING BASIS**  
S85°33'56"W  
100.00' UTILITY EASEMENT & LANDSCAPE BUFFER

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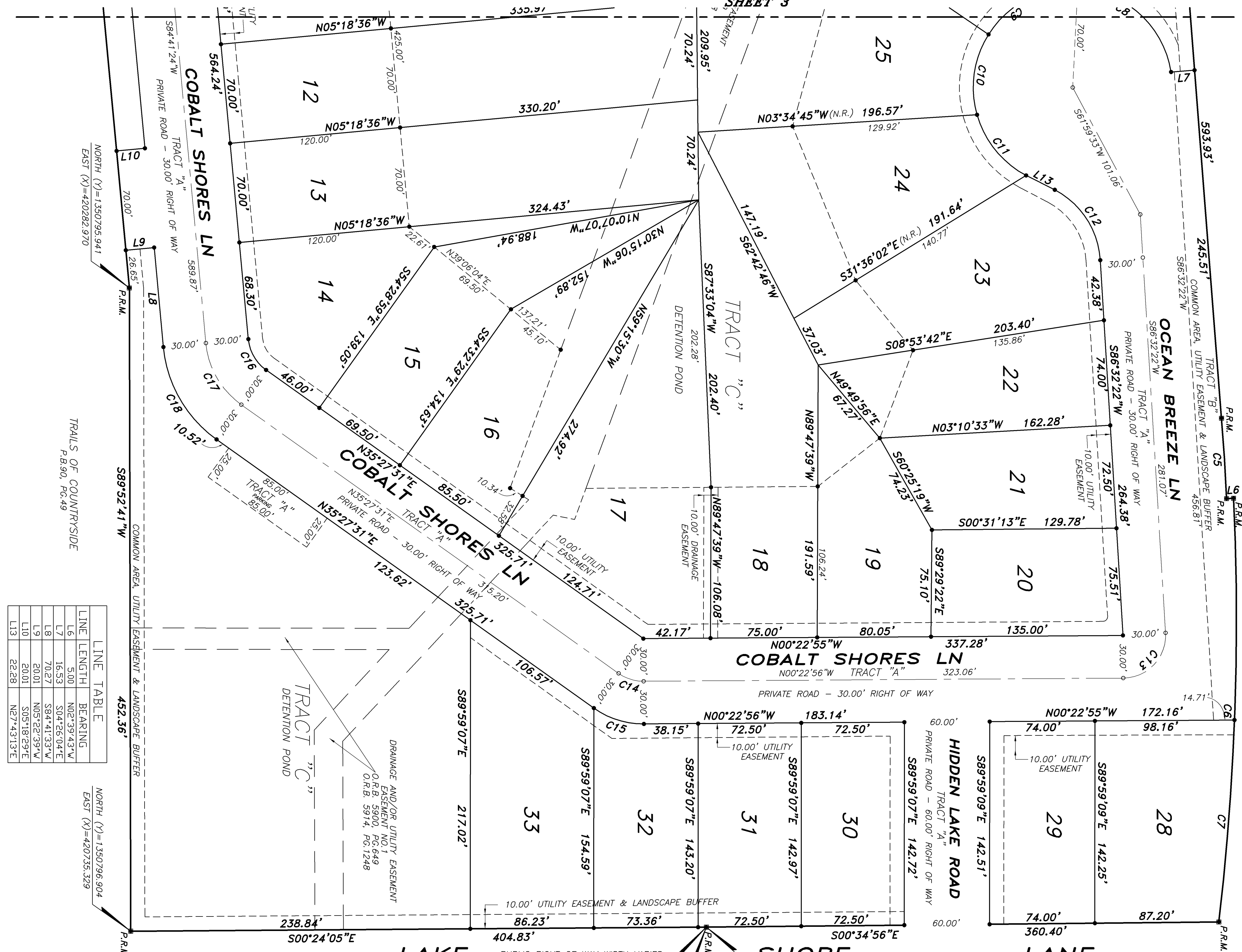
**LEGEND**  
P.R.M. SET 4"x4" CONCRETE MONUMENT  
STAMPED P.R.M.-LB 7077  
O.S.M. SET 5/8" IRON ROD & CAP LB#7077  
O.R.B. SET MAG NAIL & DISK LB#7077 (PCP)  
LB PROFESSIONAL SUPERVISOR AND MAPPER  
OPTICAL RECORDS BOOK  
LICENSED BUSINESS



# ASPEN TRAIL SUBDIVISION

A SUBDIVISION  
 IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
 CITY OF CLEARWATER - PINELLAS COUNTY - FLORIDA

SHEET 3



LINE	LENGTH	BEARING
L6	5.00	N02°39'43"W
L7	16.53	S04°26'04"E
L8	70.27	S84°41'33"W
L9	20.01	N05°22'39"W
L10	20.01	S05°18'29"E
L13	22.28	N27°43'13"E

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C5	1330.86	2°26'18"	56.63	56.63	S86°27'04"W
C6	1835.86	9°18'50"	298.43	298.11	N88°00'19"W
C7	1835.86	4°26'48"	142.48	142.44	N85°34'18"W
C10	70.00	48°08'03"	58.81	57.09	S81°50'14"E
C11	70.00	46°09'21"	56.39	54.88	N51°01'04"E
C12	60.00	58°49'09"	61.60	58.93	S57°07'48"W
C13	30.00	93°04'42"	48.74	43.55	N46°55'17"W
C14	30.00	35°50'27"	18.77	18.46	N17°32'17"E
C15	60.00	35°50'27"	37.53	36.92	N17°32'17"E
C16	30.00	49°13'54"	25.78	24.99	N60°04'28"E
C17	60.00	49°13'54"	51.56	49.98	N60°04'28"E
C18	90.00	49°13'54"	77.33	74.98	N60°04'28"E

- LEGEND**
- P.R.M. SET 4"x4" CONCRETE MONUMENT STAMPED PRM-LB 7077
  - P.S.M. SET 5/8" IRON ROD & CAP LB#7077
  - O.R.B. SET MAG NAIL & DISK LB#7077 (PCP)
  - L.B. PROFESSIONAL SURVEYOR AND MAPPER OFFICIAL RECORDS BOOK LICENSED BUSINESS

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 Certificate No. LB-7077  
 110 W. Ball Street Plant City, Fla. 33563  
 Phone: (813) 754-6620

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