

# SANTORINI TRACE

LYING IN SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST,  
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

**LEGAL DESCRIPTION:**  
A PORTION OF LAND LYING IN SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST; THENCE N89°03'51"W, A DISTANCE OF 800.03 FEET; THENCE S00°14'06"E, A DISTANCE OF 50.01 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE S00°14'06"E ALONG THE WEST LINE OF NELSON PLACE, A CONDOMINIUM RECORDED IN CONDO PLAT BOOK 78, PAGE 79, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 310.10 FEET; THENCE S89°40'44"W, A DISTANCE OF 262.93 FEET; THENCE S00°19'17"E, A DISTANCE OF 211.81 FEET; THENCE S89°41'37"W, A DISTANCE OF 245.07 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE; THENCE N00°19'30"W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 532.86 FEET TO THE SOUTH RIGHT OF WAY LINE OF NURSERY ROAD; THENCE S89°04'51"E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 508.63 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.874 ACRES MORE OR LESS

**PRIVATE DEDICATION:**

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS SANTORINI TRACE, THAT IT GRANTS TO THE CITY OF CLEARWATER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN, THE CITY OF CLEARWATER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF FLOW ONLY IN DRAINAGE EASEMENTS. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF CLEARWATER.

TRACTS "A" AND "B" ARE DEDICATED TO THE SANTORINI TRACE HOMEOWNERS ASSOCIATION FOR INGRESS/EGRESS, RECREATIONAL, LANDSCAPE, AND UTILITY PURPOSES.

TRACT "C" IS DEDICATED DEDICATED TO THE SANTORINI TRACE HOMEOWNERS ASSOCIATION FOR INGRESS/EGRESS AND UTILITY PURPOSES.

TRACT "D" IS DEDICATED TO THE SANTORINI TRACE HOMEOWNERS ASSOCIATION FOR PARKING.

THE 10' SIDEWALK AND UTILITY EASEMENTS ARE DEDICATED DEDICATED TO THE SANTORINI TRACE HOMEOWNERS ASSOCIATION FOR SIDEWALK AND UTILITY PURPOSES.

**GENERAL EASEMENT STATEMENT FOR CONDOMINIUMS AND APARTMENT COMPLEXES**

1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF CLEARWATER, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.
2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. 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 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 PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
3. A TEN (10) FOOT WATER MAIN EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF WATER MAINS, AS THEY ARE LOCATED FROM TIME TO TIME, UP TO AND INCLUDING ALL HYDRANTS AND METERS, EXCEPT WHERE SUCH MAINS AND RELATED WATER FACILITIES MAY LIE UNDER STRUCTURES, [THIS IS A NON-PLOTTABLE, "BLANKET TYPE" EASEMENT THAT AFFECTS THE ENTIRE SUBJECT PROPERTY].

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.

**OWNER:**  
SANTORINI TRACE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
AGOSTINO DIGIOVANNI  
PRESIDENT

WITNESS:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

**ACKNOWLEDGEMENT OF OWNER:**  
STATE OF FLORIDA  
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY \_\_\_\_\_ WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)

**CONFIRMATION OF ACCEPTANCE:**

SANTORINI TRACE HOMEOWNERS ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE PRIVATE ROADS, AS WELL AS THE PRIVATE ACCESS, PRIVATE INGRESS/EGRESS, AND PRIVATE DRAINAGE EASEMENTS SITUATED ON THIS PLAT.

SANTORINI TRACE HOMEOWNERS ASSOCIATION, INC.

BY: \_\_\_\_\_  
AGOSTINO DIGIOVANNI  
PRESIDENT

WITNESS:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
PRINTED NAME

**ACKNOWLEDGEMENT OF HOMEOWNERS ASSOCIATION:**  
STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BEFORE ME PERSONALLY APPEARED AGOSTINO DIGIOVANNI, AS PRESIDENT OF SANTORINI TRACE HOMEOWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION, WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED, WHO DID/DID NOT TAKE AN OATH.

\_\_\_\_\_  
NOTARY SIGNATURE

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
COMMISSION NUMBER

(PLACE NOTARY STAMP HERE)

**CERTIFICATE OF APPROVAL OF THE CITY COUNCIL**

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_  
WILLIAM B. HORNE II

**PLAT NOTES:**

1. BASIS OF BEARING IS THE EAST RIGHT OF WAY LINE OF HIGHLAND AVENUE, BEARING N0°19'30"W, AS MEASURED.
2. PLATTED UTILITY EASEMENTS SHOWN HEREON 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.
3. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DROWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF CLEARWATER BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 12103C0109H, HAVING AND EFFECTIVE DATE OF MAY 17, 2005.
5. ALL PUBLIC UTILITY EASEMENTS MUST 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 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.
6. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.
7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**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 \_\_\_\_\_, 20\_\_\_\_.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

\_\_\_\_\_  
PRINTED NAME

**SURVEYOR'S REVIEW FOR CONFORMITY  
CHAPTER 177, PART 1, FLORIDA STATUTES:**

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.

\_\_\_\_\_  
Thomas L. Mahony  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6289 - STATE OF FLORIDA  
City of Clearwater, Engineering Department

\_\_\_\_\_  
DATE

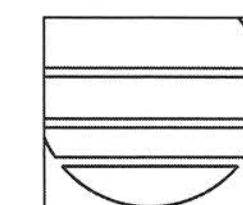
**SURVEYOR'S CERTIFICATE:**

I, THE UNDERSIGNED PROFESSIONAL SURVEY AND MAPPER, HEREBY CERTIFY THAT ON MAY 8, 2017, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION. THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091(9). I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

KYLE MCCLUNG, P.S.M.  
STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177  
SUNCOAST LAND SURVEYING, INC.  
111 FOREST LAKES BOULEVARD  
OLDSMAR, FL 34677  
(813) 854-1342  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: 2/2/18  
DATE OF P.R.M. INSTALLATION: \_\_\_\_\_, 2019

**SHEET 1 OF 2**



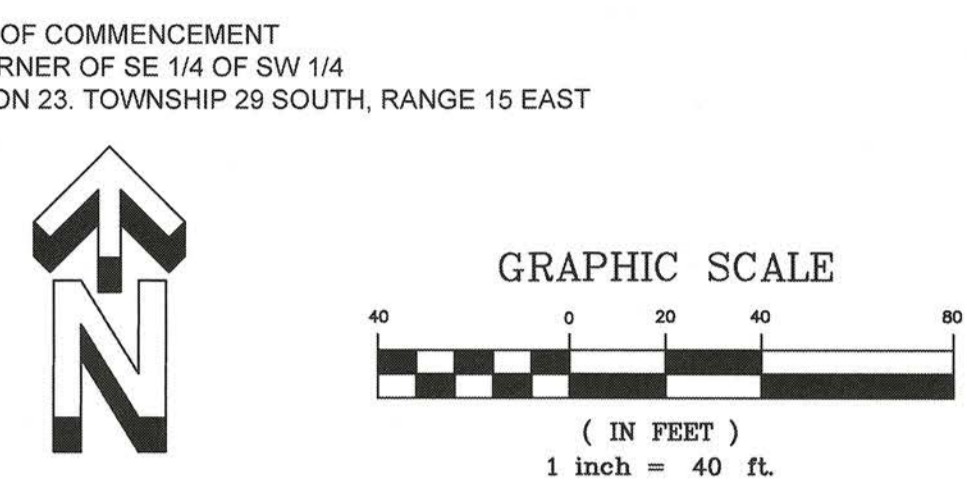
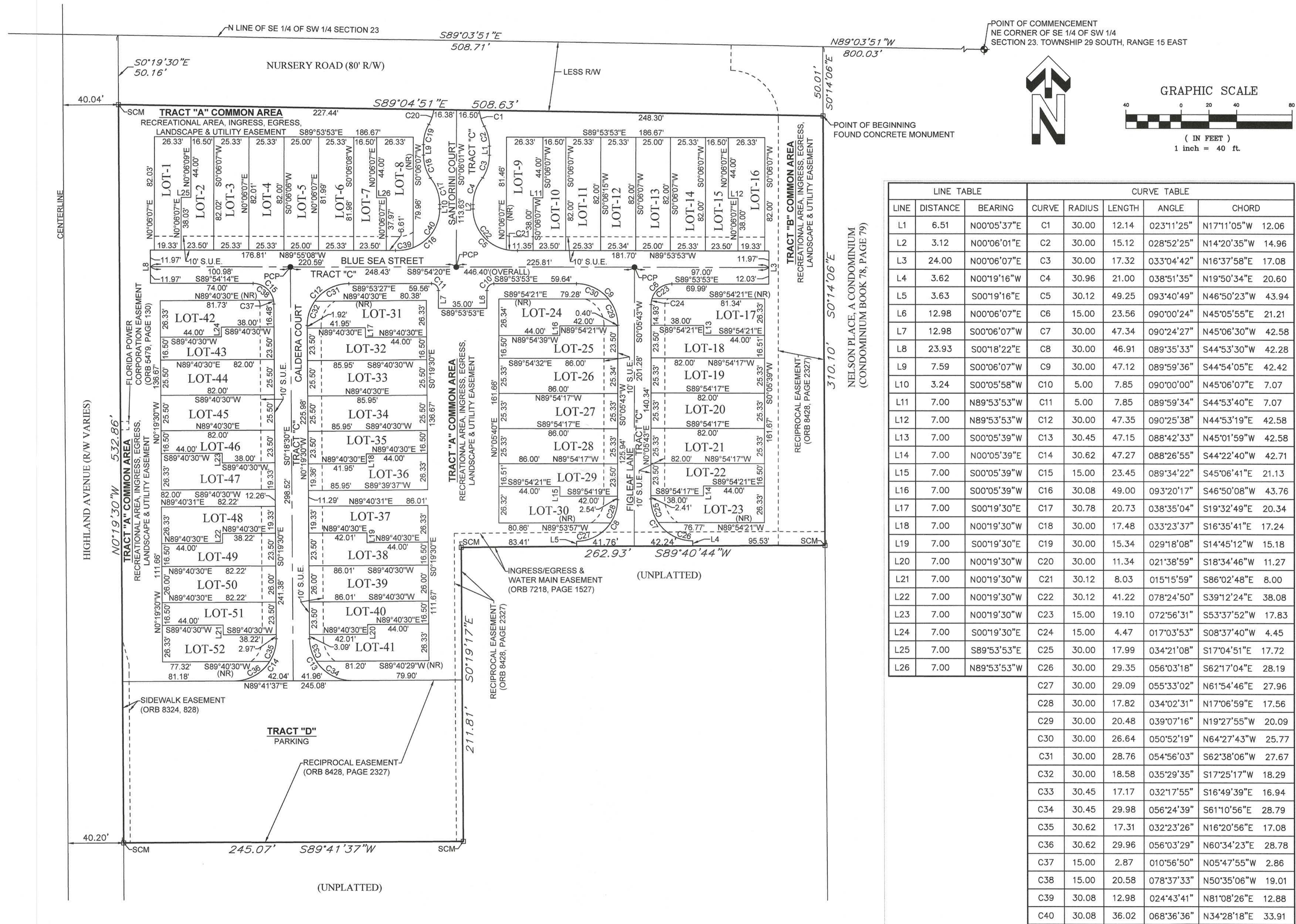
**SUNCOAST LAND SURVEYING, Inc.**  
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**LB 4513**



# SANTORINI TRACE

LYING IN SECTION 23, TOWNSHIP 29 SOUTH, RANGE 15 EAST,  
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



LINE TABLE		CURVE TABLE					
LINE	DISTANCE	BEARING	CURVE	RADIUS	LENGTH	ANGLE	CHORD
L1	6.51	N00°05'37"E	C1	30.00	12.14	023°11'25"	N17°11'05"W 12.06
L2	3.12	N00°06'01"E	C2	30.00	15.12	028°52'25"	N14°20'35"W 14.96
L3	24.00	N00°06'07"E	C3	30.00	17.32	033°04'42"	N16°37'58"E 17.08
L4	3.62	N00°19'16"W	C4	30.96	21.00	038°51'35"	N19°50'34"E 20.60
L5	3.63	S00°19'16"E	C5	30.12	49.25	093°40'49"	N46°50'23"W 43.94
L6	12.98	N00°06'07"E	C6	15.00	23.56	090°00'24"	N45°05'55"E 21.21
L7	12.98	S00°06'07"W	C7	30.00	47.34	090°24'27"	N45°06'30"W 42.58
L8	23.93	S00°18'22"E	C8	30.00	46.91	089°35'33"	S44°53'30"W 42.28
L9	7.59	S00°06'07"W	C9	30.00	47.12	089°59'36"	S44°54'05"E 42.42
L10	3.24	S00°05'58"W	C10	5.00	7.85	090°00'00"	N45°06'07"E 7.07
L11	7.00	N89°53'53"W	C11	5.00	7.85	089°59'34"	S44°53'40"E 7.07
L12	7.00	N89°53'53"W	C12	30.00	47.35	090°25'38"	N44°53'19"E 42.58
L13	7.00	S00°05'39"W	C13	30.45	47.15	088°42'33"	N45°01'59"W 42.58
L14	7.00	N00°05'39"E	C14	30.62	47.27	088°26'55"	S44°22'40"W 42.71
L15	7.00	S00°05'39"W	C15	15.00	23.45	089°34'22"	S45°06'41"E 21.13
L16	7.00	S00°05'39"W	C16	30.08	49.00	093°20'17"	S46°50'08"W 43.76
L17	7.00	S00°19'30"E	C17	30.78	20.73	038°35'04"	S19°32'49"E 20.34
L18	7.00	N00°19'30"W	C18	30.00	17.48	033°23'37"	S16°35'41"E 17.24
L19	7.00	S00°19'30"E	C19	30.00	15.34	029°18'08"	S14°45'12"W 15.18
L20	7.00	N00°19'30"W	C20	30.00	11.34	021°38'59"	S18°34'46"W 11.27
L21	7.00	N00°19'30"W	C21	30.12	8.03	015°15'59"	S86°02'48"E 8.00
L22	7.00	N00°19'30"W	C22	30.12	41.22	078°24'50"	S39°12'24"E 38.08
L23	7.00	N00°19'30"W	C23	15.00	19.10	072°56'31"	S53°37'52"W 17.83
L24	7.00	S00°19'30"E	C24	15.00	4.47	017°03'53"	S08°37'40"W 4.45
L25	7.00	S89°53'53"E	C25	30.00	17.99	034°21'08"	S17°04'51"E 17.72
L26	7.00	N89°53'53"W	C26	30.00	29.35	056°03'18"	S62°17'04"E 28.19
C27	30.00	29.09	055°33'02"	N61°54'46"E	27.96		
C28	30.00	17.82	034°02'31"	N17°06'59"E	17.56		
C29	30.00	20.48	039°07'16"	N19°27'55"W	20.09		
C30	30.00	26.64	050°52'19"	N64°27'43"W	25.77		
C31	30.00	28.76	054°56'03"	S62°38'06"W	27.67		
C32	30.00	18.58	035°29'35"	S17°25'17"W	18.29		
C33	30.45	17.17	032°17'55"	S16°49'39"E	16.94		
C34	30.45	29.98	056°24'39"	S61°10'56"E	28.79		
C35	30.62	17.31	032°23'26"	N16°20'56"E	17.08		
C36	30.62	29.96	056°03'29"	N60°34'23"E	28.78		
C37	15.00	2.87	010°56'50"	N05°47'55"W	2.86		
C38	15.00	20.58	078°37'33"	N50°35'06"W	19.01		
C39	30.08	12.98	024°43'41"	N81°08'26"E	12.88		
C40	30.08	36.02	068°36'36"	N34°28'18"E	33.91		

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- LEGEND:
- SCM SET 4"x4" CONCRETE MONUMENT AND DISK "PRM LB4513"
  - ORB OFFICIAL RECORDS BOOK
  - R/W RIGHT OF WAY
  - S.U.E. SIDEWALK & UTILITY EASEMENT
  - PCP PERMANENT CONTROL POINT
  - NR NON-RADIAL

**SHEET 2 OF 2**

**SUNCOAST LAND SURVEYING, Inc.**  
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