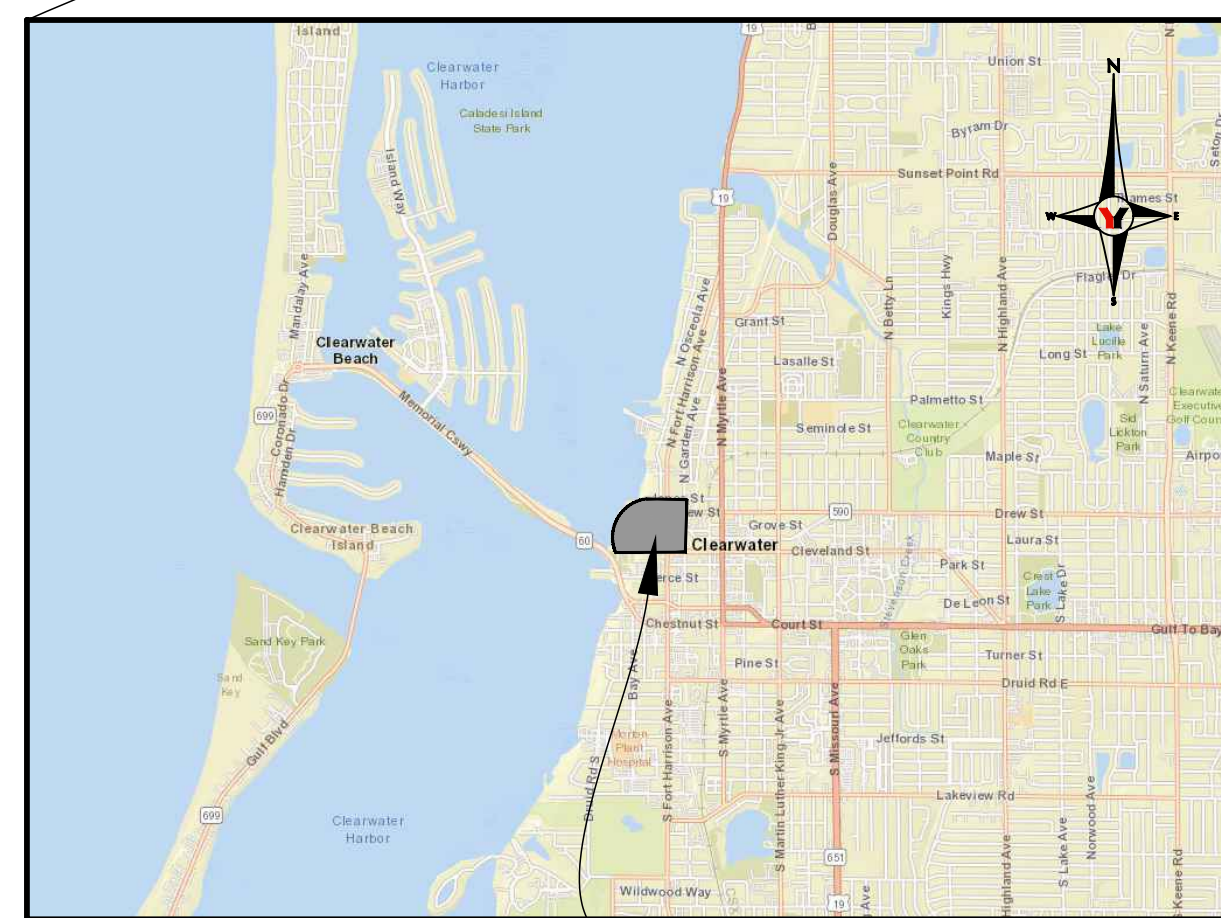


COACHMAN PARK

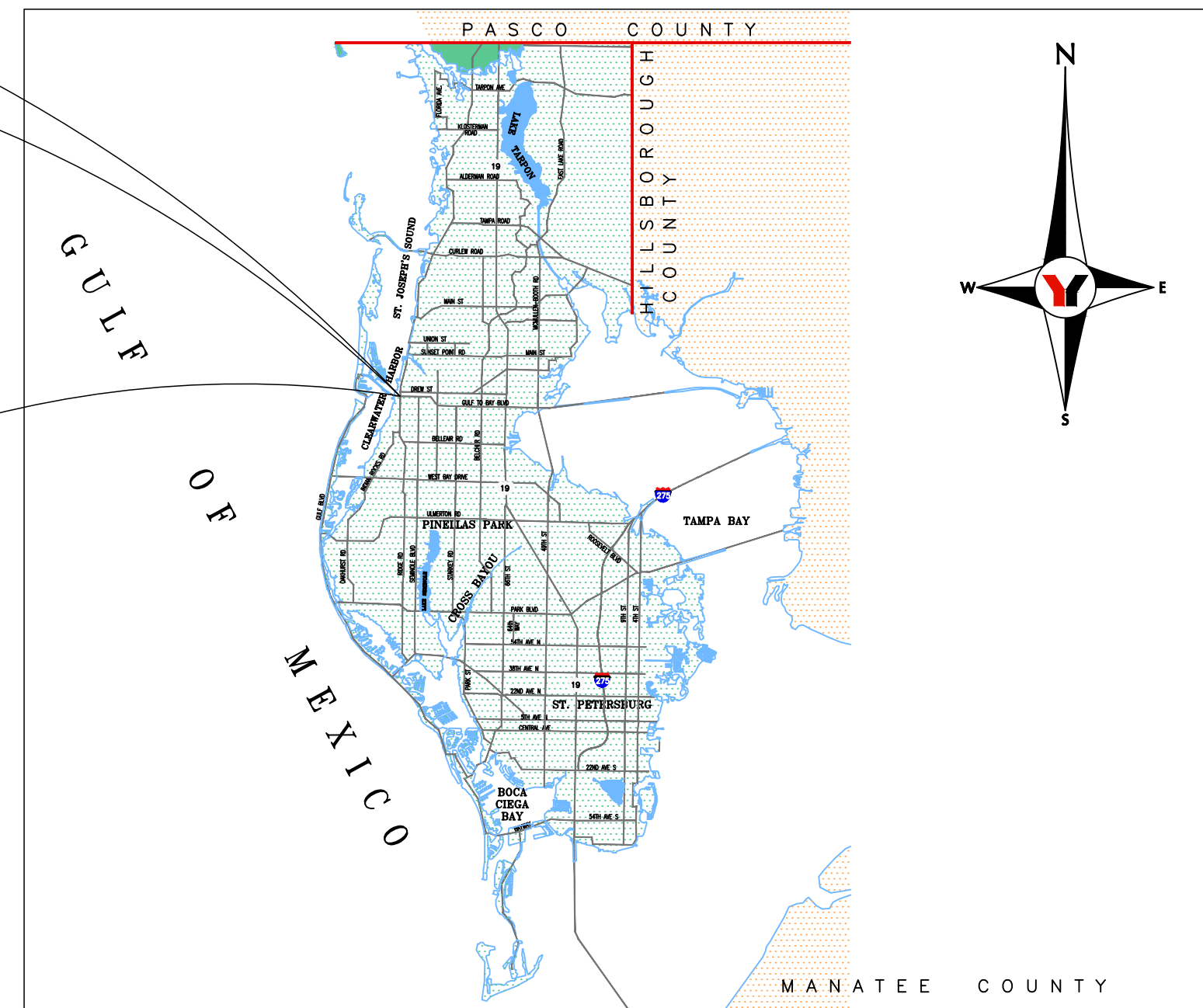
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VICINITY MAP

(NOT TO SCALE)



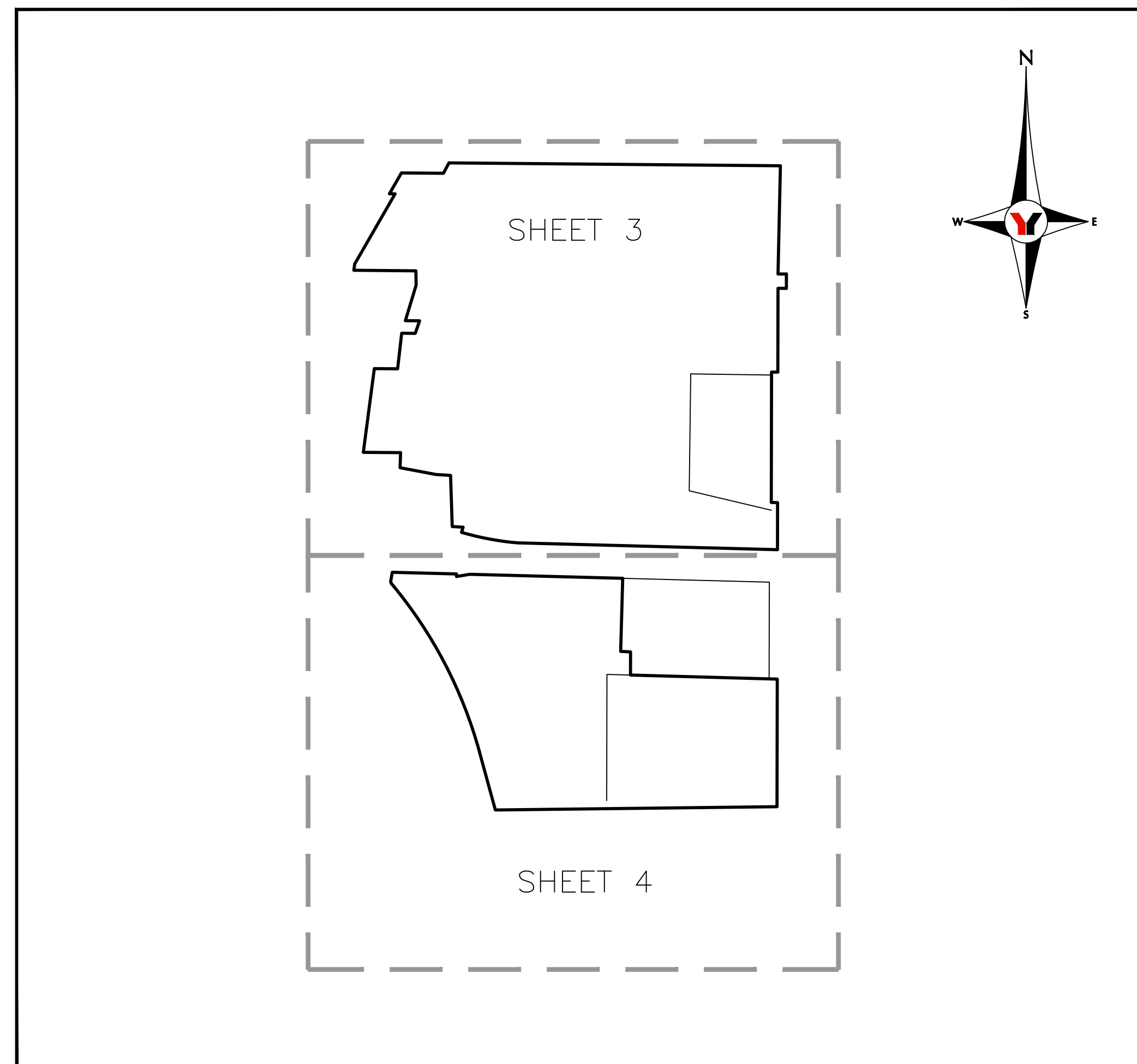
SITE LOCATION



PINELLAS COUNTY

SHEET INDEX

1" = 250'



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.

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 SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

ALL ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY, FOR MAINTENANCE OR IMPROVEMENT OF SUCH STREETS AND UTILITIES. MAINTENANCE OF THE DETENTION POND IS THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION.

AN INGRESS AND EGRESS EASEMENT IS HEREBY GRANTED TO THE CITY OF CLEARWATER FOR FIRE AND EMERGENCY VEHICLE ACCESS AND FOR SANITATION SERVICES AND IS GRANTED TO THE CITY OF CLEARWATER AND PUBLIC UTILITY COMPANIES FOR UTILITY COMPANIES FOR UTILITY MAINTENANCE.

NO PERMANENT PRIVATE STRUCTURES, OTHER THAN PARKING LOTS, INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN UTILITY EASEMENTS.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERN BOUNDARY LINE OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST, BEING N89°30'04"W.

SHEET 1 OF 4

COACHMAN PARK

BEING A REPLAT OF LOTS 3-5, EDWARD MILLS SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 36, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; ALSO LOTS 1, 1A, AND 3-5, ROMPON'S + BASKIN'S CORRECTED MAP OF CAUSEWAY BUSINESS DISTRICT AS RECORDED IN PLAT BOOK 57, PAGE 1, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; ALSO LOTS A AND B, SUNSET COURT AS RECORDED IN PLAT BOOK 21, PAGE 74; ALSO LOTS 1, 2, 4, AND 5 JEFFORDS + SMOYER'S FIRST ADDITION TO CLEARWATER FLA. AS RECORDED IN BOOK 4 PAGE 10, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO PART OF LOTS 3-5, BLOCK A, JOHN R. DAVEY ET AL RE-SUBDIVISION OF EARLL, MUMFORD, ROSS AND STARR'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 87 IN THE RECORDS OF HILLSBOROUGH COUNTY, WHICH IS NOW A PART OF PINELLAS COUNTY, TOGETHER WITH OTHER LANDS, ALL OF WHICH IS LOCATED IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

DESCRIPTION

PARCELS OF LAND LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCK 1

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°30'04" WEST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 1718.58 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF OSCEOLA AVENUE BEING THE POINT OF BEGINNING; THENCE SOUTH 01°16'35" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 233.32 FEET; THENCE DEPARTING SAID RIGHT OF WAY SOUTH 89°30'04" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°06'32" WEST A DISTANCE OF 34.16 FEET; THENCE NORTH 89°30'04" WEST A DISTANCE OF 20.00 FEET TO THE NORTHEAST CORNER OF JEFFORD'S AND SMOYER'S FIRST ADDITION TO CLEARWATER FLA AS RECORDED IN PLAT BOOK 4 PAGE 10 OF PUBLIC RECORDS OF PINELLAS COUNTY; THENCE SOUTH 00°06'32" WEST ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°30'04" WEST A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF ROMPON'S AND BASKIN'S CORRECTED MAP OF CAUSEWAY BUSINESS DISTRICT AS RECORDED IN PLAT BOOK 5 PAGE 1; THENCE SOUTH 00°06'32" WEST ALONG THE EASTERN LINE OF SAID LANDS A DISTANCE OF 311.19 FEET TO A POINT ON THE NORTHERN LINE OF EDWARD MILLS SUBDIVISION AS RECORDED IN PLAT BOOK 9 PAGE 36; THENCE ALONG SAID LINE SOUTH 88°27'29" EAST A DISTANCE OF 15.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 00°06'32" WEST A DISTANCE OF 112.28 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 88°29'57" WEST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED ROMPON'S AND BASKIN'S CORRECTED MAP OF CAUSEWAY BUSINESS DISTRICT A DISTANCE OF 619.64 FEET TO A POINT ON THE SOUTH LINE OF SAID ROMPON'S AND BASKIN'S CORRECTED MAP OF CAUSEWAY BUSINESS DISTRICT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 679.20 FEET, AN ARC LENGTH OF 137.15 FEET WITH A CHORD BEARING NORTH 79°24'36" WEST AND A CHORD DISTANCE OF 136.69 FEET; THENCE NORTH 17°12'15" EAST A DISTANCE OF 12.84 FEET; THENCE NORTH 86°26'43" WEST A DISTANCE OF 26.05 FEET; THENCE NORTH 01°52'28" WEST A DISTANCE OF 122.11 FEET; THENCE NORTH 86°38'40" WEST A DISTANCE OF 34.58 FEET; THENCE NORTH 79°14'22" WEST A DISTANCE OF 87.47 FEET; THENCE NORTH 01°51'41" EAST A DISTANCE OF 35.93 FEET; THENCE NORTH 89°30'04" WEST A DISTANCE OF 88.94 FEET; THENCE NORTH 07°29'40" EAST A DISTANCE OF 201.50 FEET; THENCE SOUTH 89°30'04" EAST A DISTANCE OF 55.60 FEET; THENCE NORTH 06°30'52" EAST A DISTANCE OF 85.47 FEET; THENCE SOUTH 89°30'04" EAST A DISTANCE OF 32.42 FEET; THENCE NORTH 19°01'26" EAST A DISTANCE OF 31.64 FEET; THENCE NORTH 89°30'04" WEST A DISTANCE OF 34.02 FEET; THENCE NORTH 16°54'16" EAST A DISTANCE OF 88.61 FEET; THENCE NORTH 01°03'38" WEST A DISTANCE OF 34.17 FEET; THENCE NORTH 89°30'04" WEST A DISTANCE OF 148.00 FEET; THENCE NORTH 07°24'52" EAST A DISTANCE OF 14.94 FEET; THENCE NORTH 29°54'52" EAST A DISTANCE OF 193.40 FEET; THENCE NORTH 89°30'04" WEST A DISTANCE OF 13.51 FEET; THENCE NORTH 29°54'52" EAST A DISTANCE OF 57.40 FEET; THENCE SOUTH 89°30'04" EAST A DISTANCE OF 100.30 FEET; THENCE NORTH 27°52'34" EAST A DISTANCE OF 28.15 FEET TO A POINT IN THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5286 PAGE 151; THENCE ALONG SAID LINE SOUTH 89°30'04" EAST A DISTANCE OF 791.01 FEET TO A POINT IN THE WESTERN RIGHT OF WAY LINE OF OSCEOLA AVENUE; THENCE ALONG SAID RIGHT OF WAY SOUTH 01°05'22" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BLOCK 2

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°30'04" WEST A DISTANCE OF 1718.58 FEET TO A POINT IN THE WESTERN RIGHT OF WAY OF OSCEOLA AVENUE; THENCE SOUTH 01°16'35" WEST A DISTANCE OF 233.32 FEET; THENCE SOUTH 00°06'32" WEST A DISTANCE OF 735.88 FEET TO A POINT IN THE SOUTH RIGHT OF WAY LINE OF CLEVELAND STREET; THENCE ALONG SAID RIGHT OF WAY NORTH 88°29'57" WEST A DISTANCE OF 369.41 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF CLEVELAND STREET, SAID POINT BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE AND RUNNING SOUTH 01°36'03" WEST A DISTANCE OF 174.39 FEET; THENCE SOUTH 86°50'12" EAST A DISTANCE OF 23.71 FEET; THENCE SOUTH 00°16'33" WEST A DISTANCE OF 55.26 FEET; THENCE SOUTH 88°25'09" EAST A DISTANCE OF 350.43 FEET TO A POINT IN THE WESTERN RIGHT OF WAY OF OSCEOLA AVENUE; THENCE ALONG SAID RIGHT OF WAY SOUTH 00°06'32" WEST A DISTANCE OF 304.45 FEET TO A POINT IN THE NORTHERN RIGHT OF WAY LINE OF PIERCE STREET; THENCE ALONG SAID RIGHT OF WAY SOUTH 89°20'12" WEST A DISTANCE OF 672.15 FEET TO A POINT IN THE EASTERN RIGHT OF WAY OF PIERCE BOULEVARD THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°19'18" WEST A DISTANCE OF 143.51 FEET; (2) THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1064.89 FEET, AN ARC LENGTH OF 457.27 FEET, WITH A CHORD BEARING NORTH 27°37'24" WEST AND A CHORD DISTANCE OF 453.77 FEET; THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING NORTH 19°47'25" WEST A DISTANCE OF 4.64 FEET; THENCE NORTH 09°56'33" EAST A DISTANCE OF 22.72 FEET; THENCE SOUTH 88°29'57" EAST A DISTANCE OF 153.21 FEET; THENCE SOUTH 00°45'45" WEST A DISTANCE OF 6.11 FEET TO A POINT; THENCE NORTH 80°30'23" EAST A DISTANCE 32.02 FEET; THENCE SOUTH 88°29'57" EAST A DISTANCE OF 365.28 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED CERTIFIES IT IS THE OWNER OF THE ABOVE-DESCRIBED TRACT OF LAND HEREBY PLATTED AS "COACHMAN PARK"; THAT THE CITY OF CLEARWATER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RESERVES THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON THIS PLAT AND WILL ASSUME THE RESPONSIBILITY FOR MAINTENANCE OF FLOW ONLY IN DRAINAGE EASEMENTS. ANY MAINTENANCE, REPAIR OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS OVER PRIVATE PARCELS NOT OWNED BY THE CITY OF CLEARWATER ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF CLEARWATER. THE CITY FURTHER DEDICATES TO THE PUBLIC ALL RIGHTS OF WAY SHOWN HEREIN FOR ROAD AND STREET PURPOSES, AND FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE STRUCTURES, SEWERS, UTILITIES, AND PURPOSES INCIDENTAL THERETO.

OWNER: THE CITY OF CLEARWATER, FLORIDA
A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA

BRUCE RECTOR
MAYOR

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESS

WITNESS

(PRINT NAME)

(PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 202____, BY _____, MAYOR OF THE CITY OF CLEARWATER, FLORIDA, A MUNICIPAL CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

COMMISSION NUMBER: _____

(PRINT NAME)

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024

JENNIFER POIRRIER
CITY MANAGER

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

CERTIFICATE OF CONFORMITY:

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORM TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

THOMAS L. MAHONY, PSM
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER, ENGINEERING DEPARTMENT

Date

SURVEYOR'S CERTIFICATE:

I, _____, OF GEORGE F. YOUNG, INC., THE SURVEYOR MAKING THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF PART I, CHAPTER 177, FLORIDA STATUTES.

PLAT BOUNDARY SURVEYED ON THE _____ DAY OF _____, A.D., 20_____.

LOT CORNERS SURVEYED ON THE _____ DAY OF _____, A.D., 20_____.

GEORGE F. YOUNG, INC., LB 021

299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FL 33701
TREVOR HATCH PSM 7443
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
(727) 822-4317

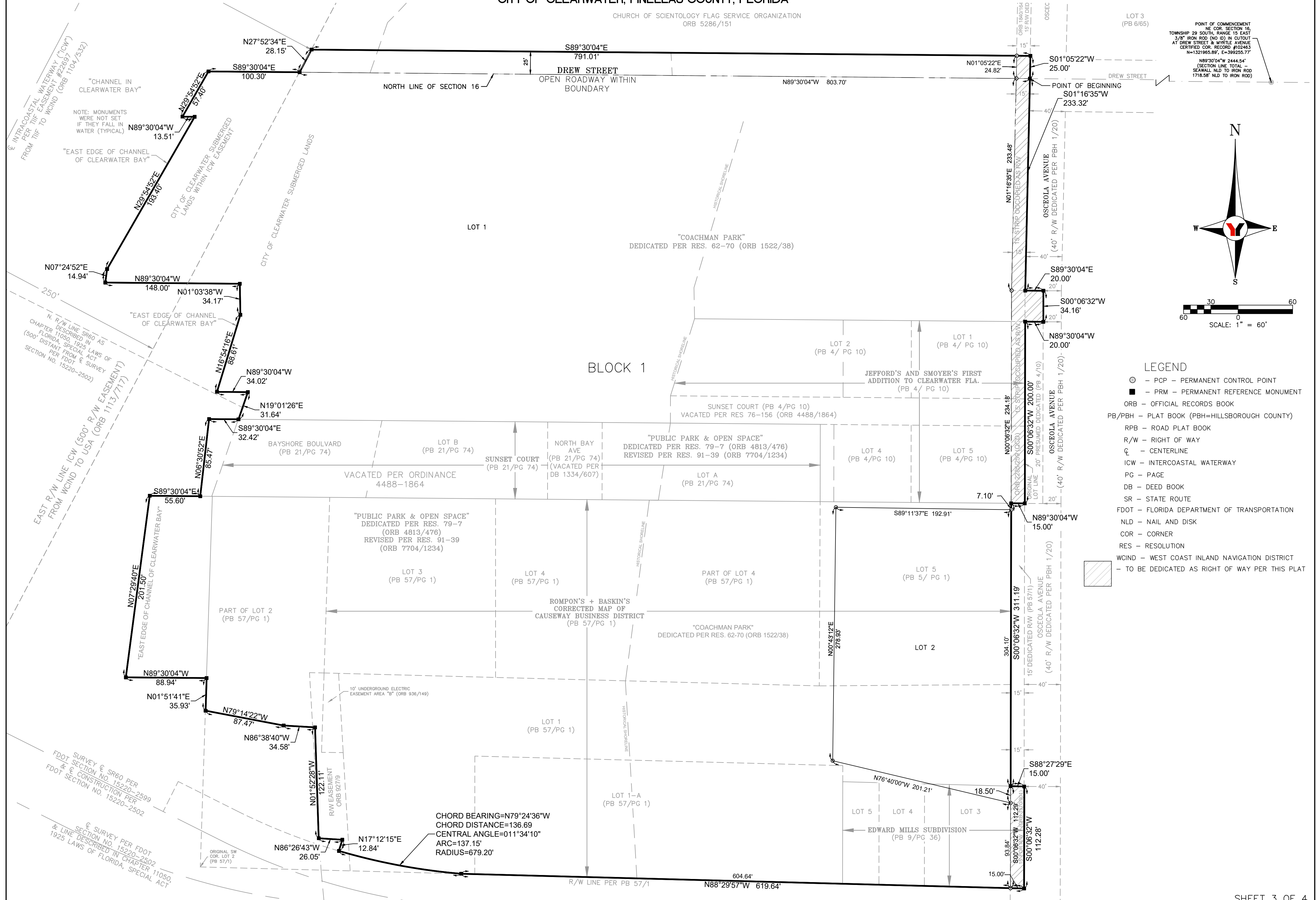
SHEET 2 OF 4



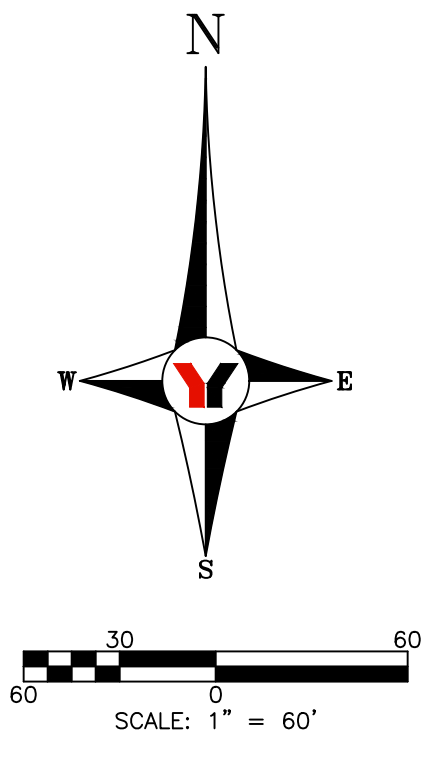
George F. Young, Inc. LB 021
299 DR. MARTIN LUTHER KING JR. STREET NORTH
ST. PETERSBURG, FLORIDA 33701
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COACHMAN PARK

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- LEGEND**
- - PCP - PERMANENT CONTROL POINT
 - - PRM - PERMANENT REFERENCE MONUMENT
 - ORB - OFFICIAL RECORDS BOOK
 - PB/PBH - PLAT BOOK (PBH=HILLSBOROUGH COUNTY)
 - RPB - ROAD PLAT BOOK
 - R/W - RIGHT OF WAY
 - ℄ - CENTERLINE
 - ICW - INTERCOASTAL WATERWAY
 - PG - PAGE
 - DB - DEED BOOK
 - SR - STATE ROUTE
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - NLD - NAIL AND DISK
 - COR - CORNER
 - RES - RESOLUTION
 - WCIND - WEST COAST INLAND NAVIGATION DISTRICT
 - - - TO BE DEDICATED AS RIGHT OF WAY PER THIS PLAT



MATCH LINE - SEE SHEET 4

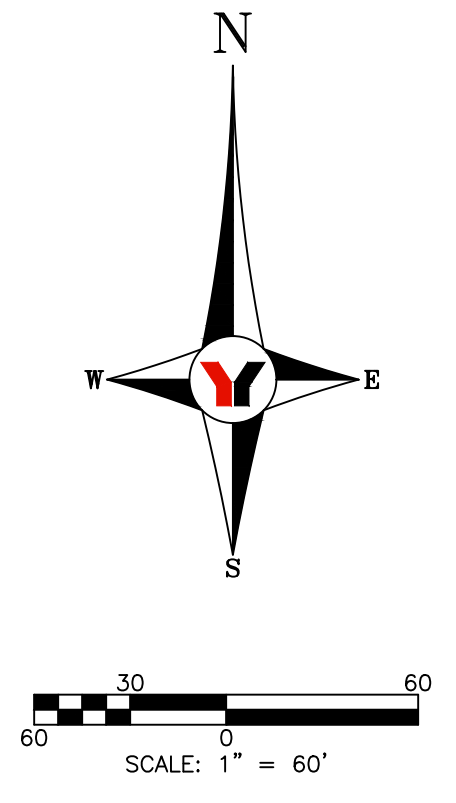
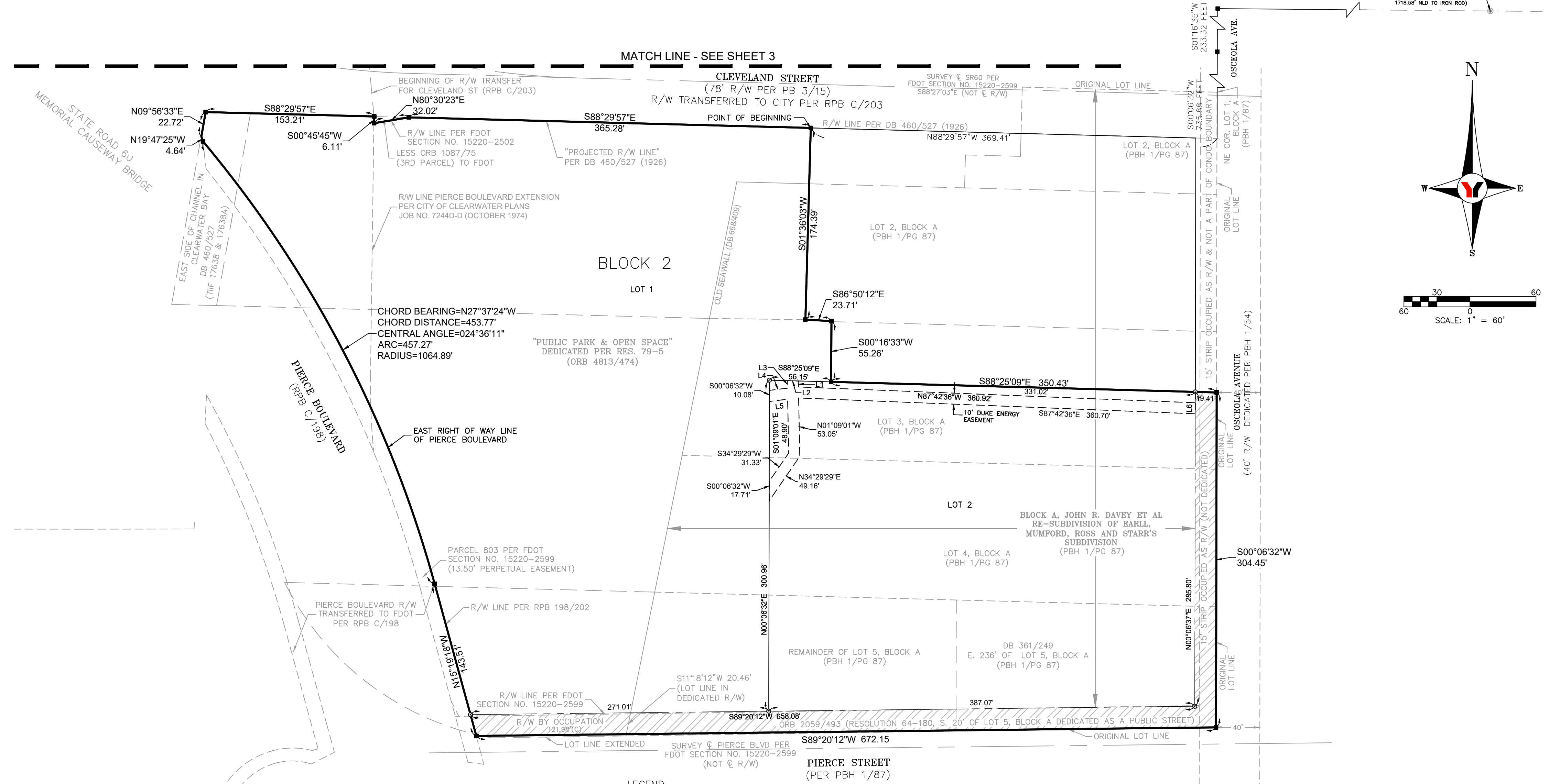
SHEET 3 OF 4

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POINT OF COMMENCEMENT
NE COR. SECTION 16
TOWNSHIP 29 SOUTH, RANGE 15 EAST
3/01' IRON ROD (NO. 10) IN CHOUT
AT DREW STREET & WYRILE AVENUE
CERTIFIED COR. RECORD #103463
N=1321965.89', E=399255.77'
N89°20'04"W 2444.54'
SECTION LINE TOTAL -
SEAWALL NLD TO IRON ROD
1718.58' NLD TO IRON ROD



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 - NLD - NAIL AND DISK
 - COR - CORNER
 - ℄ - CENTERLINE
 - TO BE DEDICATED AS RIGHT OF WAY PER THIS PLAT

LINE #	LENGTH	DIRECTION
L1	5.42'	N01°09'01"W
L2	10.01'	N88°25'09"W
L3	6.80'	S01°09'01"E
L4	16.53'	S82°53'08"W
L5	16.75'	N82°53'08"E
L6	10.01'	N00°06'32"E