

BELCHER CARWASH & RETAIL CENTER

BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST

LEGAL DESCRIPTION

A TRACT OF LAND LYING WITHIN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 6, THENCE NORTH 89°50'54" EAST, ALONG THE EAST/WEST CENTERLINE OF SAID SECTION 6, SAME ALSO BEING THE CENTERLINE OF SUNSET POINT ROAD (S.R. #588), FOR 1364.24 FEET; THENCE NORTH 00°22'42" EAST ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF COACHMAN ROAD, FOR 772.17 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 23°34'41", AN ARC LENGTH OF 10.29 FEET AND A CHORD BEARING OF SOUTH 78°35'21" WEST, FOR 10.22 FEET; THENCE SOUTH 87°24'39" WEST, FOR 49.06 FEET; THENCE NORTH 89°37'18" WEST, FOR 87.89 FEET; THENCE NORTH 55°11'36" WEST, FOR 56.70 FEET; THENCE SOUTH 34°48'24" WEST, 47.50 FEET; THENCE SOUTH 55°11'36" EAST, FOR 4.00 FEET; THENCE SOUTH 34°48'24" WEST, FOR 126.99 FEET; THENCE NORTH 55°11'36" WEST, FOR 114.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 37°11'55", AN ARC LENGTH OF 16.23 FEET AND A CHORD BEARING NORTH 36°35'39" WEST, FOR 15.95 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BELCHER ROAD; THENCE NORTH 34°48'24" EAST, ALONG SAID RIGHT-OF-WAY LINE, FOR 552.16 FEET; THENCE SOUTH 58°46'47" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE AT THE INTERSECTION OF BELCHER ROAD AND COACHMAN ROAD, FOR 94.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COACHMAN ROAD; THENCE SOUTH 00°22'42" WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR 365.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR THE BENEFIT OF ABOVE DESCRIBED PARCEL AS DESCRIBED IN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 11177, PAGE 1672, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS BELCHER CARWASH & RETAIL CENTER PLAT, 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. 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.

GENERAL EASEMENT STATEMENT

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].

OWNER

PARCELS 1 AND 2

AL-ADWAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
AUTHORIZED REPRESENTATIVE WITNESS SIGNATURE WITNESS NAME PRINTED

WITNESS SIGNATURE WITNESS NAME PRINTED

NOTARY PUBLIC ACKNOWLEDGMENT

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)

PREPARED BY AND RETURN TO:

(THE FEE FOR RECORDING THIS FORM
MUST BE PAID AT THE TIME THE
FORM IS RECORDED.)

GENERAL NOTES

- NORTH ARROW AND BEARINGS BASED ON FLORIDA STATE PLANE COORDINATES (FLORIDA WEST ZONE) UTILIZING GPS READINGS PERFORMED IN APRIL 2022 VIA FPRN, PURSUANT TO ORDINANCE 06-03, ADOPTED BY THE BOARD ON FEBRUARY 28, 2006, REVISING LAND DEVELOPMENT CODE 306.10 AND CODE 700.984F.
- THE COORDINATE VALUES SHOWN HEREON WERE ESTABLISHED TO THIRD ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FLORIDA GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LA TEST EDITION.
- A 5 1/8" IRON ROD, WITH CAP AND/OR NAIL AND DISK, SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED INS. 177.091(9).
- THE PARCEL DEPICTED HEREON IS DETERMINED TO BE LOCATED WITHIN ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY, CITY OF CLEARWATER COMMUNITY PANEL NO. 12103C0126G, EFFECTIVE DATE SEPTEMBER 3, 2003.
- 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.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS:
A. O.R. 18431, PG. 2604
B. O.R. 16378, PG. 0575
C. O.R. 7093, PG. 1837
- THIS PROPERTY IS IN THE CITY OF CLEARWATER ZONING JURISDICTION, ZONING C (COMMERCIAL DISTRICT).
- AREA BY COORDINATE GEOMETRY.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- 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.

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 _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA BY: _____
DEPUTY CLERK SIGNATURE

BY: _____
DEPUTY CLERK PRINTED NAME

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS
CITY OF CLEARWATER

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 _____, 2023.

APPROVED BY: _____
JENNIFER POIRRIER
CITY MANAGER

SURVEYOR'S REVIEW FOR CONFORMITY

CHAPTER 177, PART 1, FLORIDA STATUTES:
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

THOMAS MAHONY DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER, PUBLIC WORKS DEPARTMENT | ENGINEERING

SURVEY CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATE STATUTES; AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S.) SHALL BE SET.

SIGNED: _____
PATRICK J. CORLESS, JR., DATE:
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 7335
BL COMPANIES LB8444

UNLESS ELECTRONICALLY SIGNED AND SEALED, THIS SURVEY IS NOT VALID WITHOUT AN ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.





LOCATION MAP

NOT TO SCALE

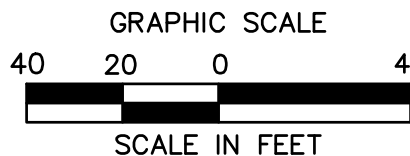


LEGEND

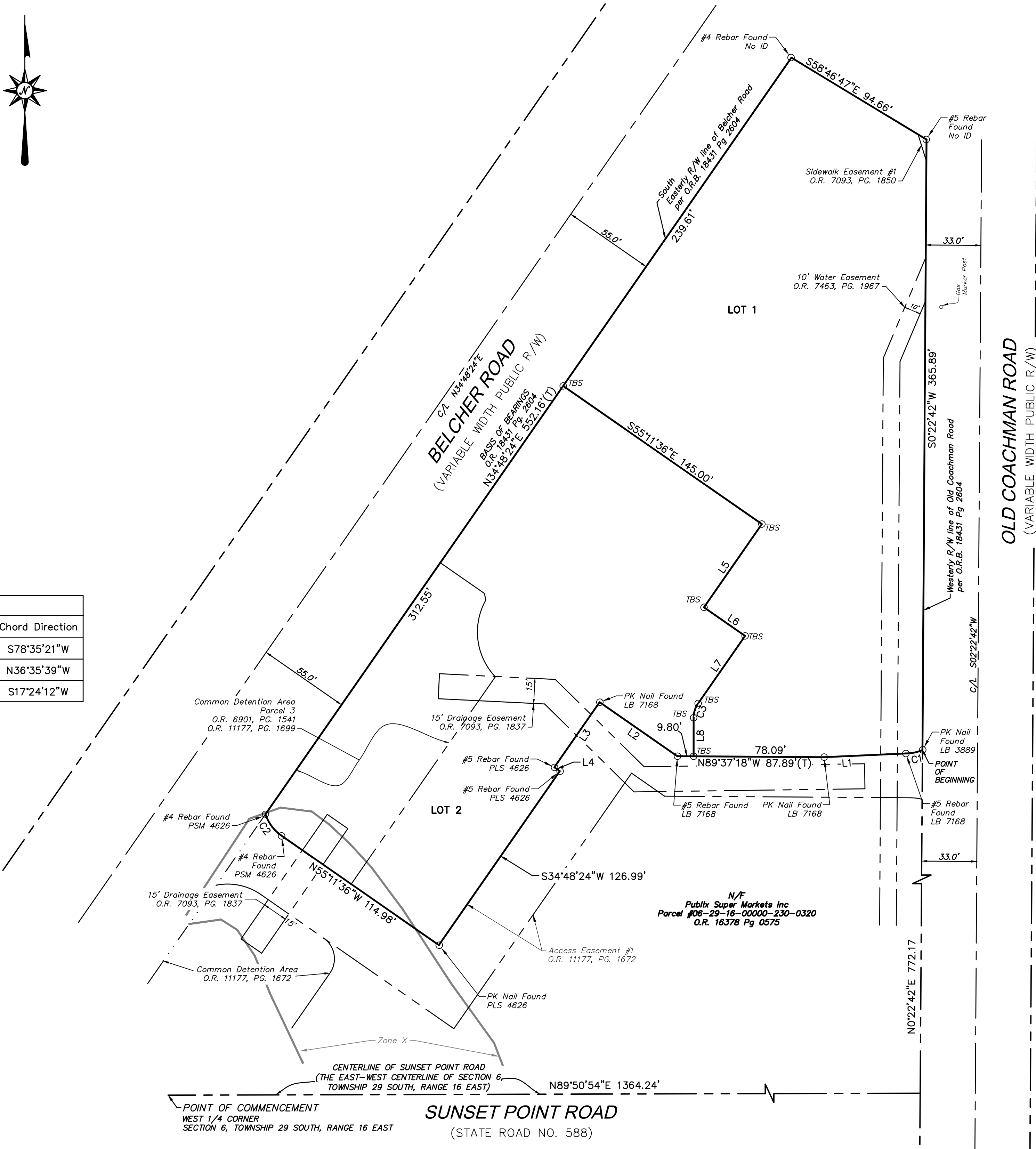
_____	Property Line
_____	Abutter Property Line
_____	Easement Line
○	Survey Monument Found (As Noted)
TBS ○	To Be Set
R/W	Right-of-way
O.R.	Official Record
Pg.	Page
SF	Square Feet
(T)	Total

Line Table		
Line #	Direction	Length (ft)
L1	S87°24'39"W	49.06
L2	N55°11'36"W	56.70
L3	S34°48'24"W	47.50
L4	S55°11'36"E	4.00
L5	S34°48'24"W	60.79
L6	S55°11'36"E	30.00
L7	S34°48'24"W	49.28
L8	S00°00'00"E	23.11

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.29	25.00	23°34'41"	10.22	S78°35'21"W
C2	16.23	25.00	37°11'55"	15.95	N36°35'39"W
C3	9.11	15.00	34°48'24"	8.97	S17°24'12"W



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Mar 23, 2023 9:48am jhayes G:\JOBS22\06\2200738\DWG\SB220073801-SUBDIVISION-22x28.dwg



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