

# FORREST VILLAS

BEING & REPLAT OF A PORTION OF LOT 9, E.A. MARSHALL SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;  
LYING IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.

**LEGAL DESCRIPTION:**

A PORTION OF LOT 9, LESS THE EAST 30 FEET THEREOF, E.A. MARSHALL SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 9, RUN NORTH 88 DEG. 15'17" WEST ALONG THE NORTH LINE OF SAID LOT 9, 30.00 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 00 DEG. 10'08" EAST BEING 30 FEET WEST AND PARALLEL TO THE EAST LINE OF LOT 9, 205.00 FEET, THENCE SOUTH 52 DEG. 29'00" WEST 375.75 FEET TO THE WEST LINE OF LOT 9, THENCE NORTH 00 DEG. 15'36" WEST, ALONG SAID WEST LINE OF LOT 9, 437.72 FEET TO THE NORTHWEST CORNER OF LOT 9, THENCE SOUTH 89 DEG. 15'17" EAST, ALONG THE NORTH LINE OF SAID LOT 9, 299.09 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION THEREOF LYING WITHIN PARCEL DESCRIBED IN CORRECTIVE QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 22974, PAGE 1203, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**DEDICATION**

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS FORREST VILLAS AND BESIDES ITS INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC, ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC", AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

FREEDOM DRIVE, AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE CLEARWATER VILLAGE LC, FOR PUBLIC ACCESS, INGRESS/EGRESS, DRAINAGE, AND UTILITIES, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE TRUST FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A NON-EXCLUSIVE ACCESS EASEMENT OVER FREEDOM DRIVE IS HEREBY GRANTED TO CITY OF CLEARWATER AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC OR QUASI-PUBLIC DUTIES. SAID EASEMENT SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR QUASI-PUBLIC ENTITIES.

A UTILITY EASEMENT OVER FREEDOM DRIVE IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS AND TRACTS WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS AND TRACTS MAINTENANCE OF THE PRIVATELY OWNED AND OPERATED INFRASTRUCTURE, LOCATED WITHIN THE PRIVATE TRACTS AND PRIVATE EASEMENTS SHOWN HEREON, IS A PRIVATE FUNCTION NEITHER ASSIGNED TO NOR ACCEPTED BY CITY OF CLEARWATER, UNLESS OTHERWISE STATED HEREON, THE TRUST IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE HOMEOWNER'S ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

THE INGRESS, EGRESS AND ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 22908, PAGE 562 IS HEREBY ALSO DEDICATED AS A PUBLIC UTILITY EASEMENT BY THIS PLAT.

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS FORREST VILLAS, THAT IT HEREBY DEDICATE ALL UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF CLEARWATER AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

BY: \_\_\_\_\_  
KELLY CINCOTTA, VICE PRESIDENT  
FREEDOM DRIVE LAND TRUST UTD 11/21/2018

SIGNED AND DELIVERED IN THE PRESENCE OF:

\_\_\_\_\_  
WITNESS

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

\_\_\_\_\_  
WITNESS

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

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_ AS THE OWNER.  
\_\_\_\_ IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA

\_\_\_\_\_  
(PRINTED NAME OF NOTARY)

BY: \_\_\_\_\_  
KELLY CINCOTTA  
VICE PRESIDENT  
FREEDOM DRIVE LAND TRUST UTD 11/21/2018

**CETIFICATE OF APPROVAL OF CITY COUNCIL:**

STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 OF THE STATE 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

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

**REVIEWED FOR CONFORMITY:**

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.

\_\_\_\_\_  
KYLE R. VAUGHAN  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 7299 - STATE OF FLORIDA  
CITY OF CLEARWATER, PUBLIC WORKS DEPARTMENT | ENGINEERING

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.

**SURVEYOR'S CERTIFICATE:**

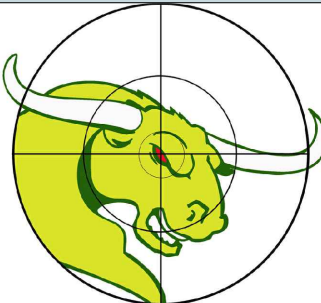
I, GEORGE R. MARTIN, OF BULLSEYE SURVEYING, INC., HEREBY CERTIFY THAT ON THE 9TH DAY OF MAY, 2024, THIS PROPERTY WAS SURVEYED AND THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES.

\_\_\_\_\_  
GEORGE R. MARTIN  
DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, LS 6019

1 of 2

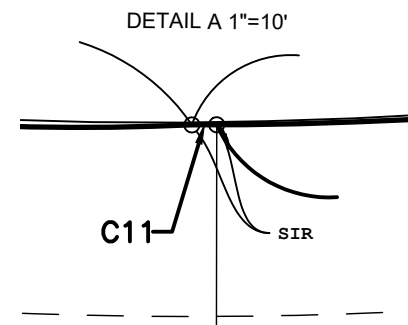
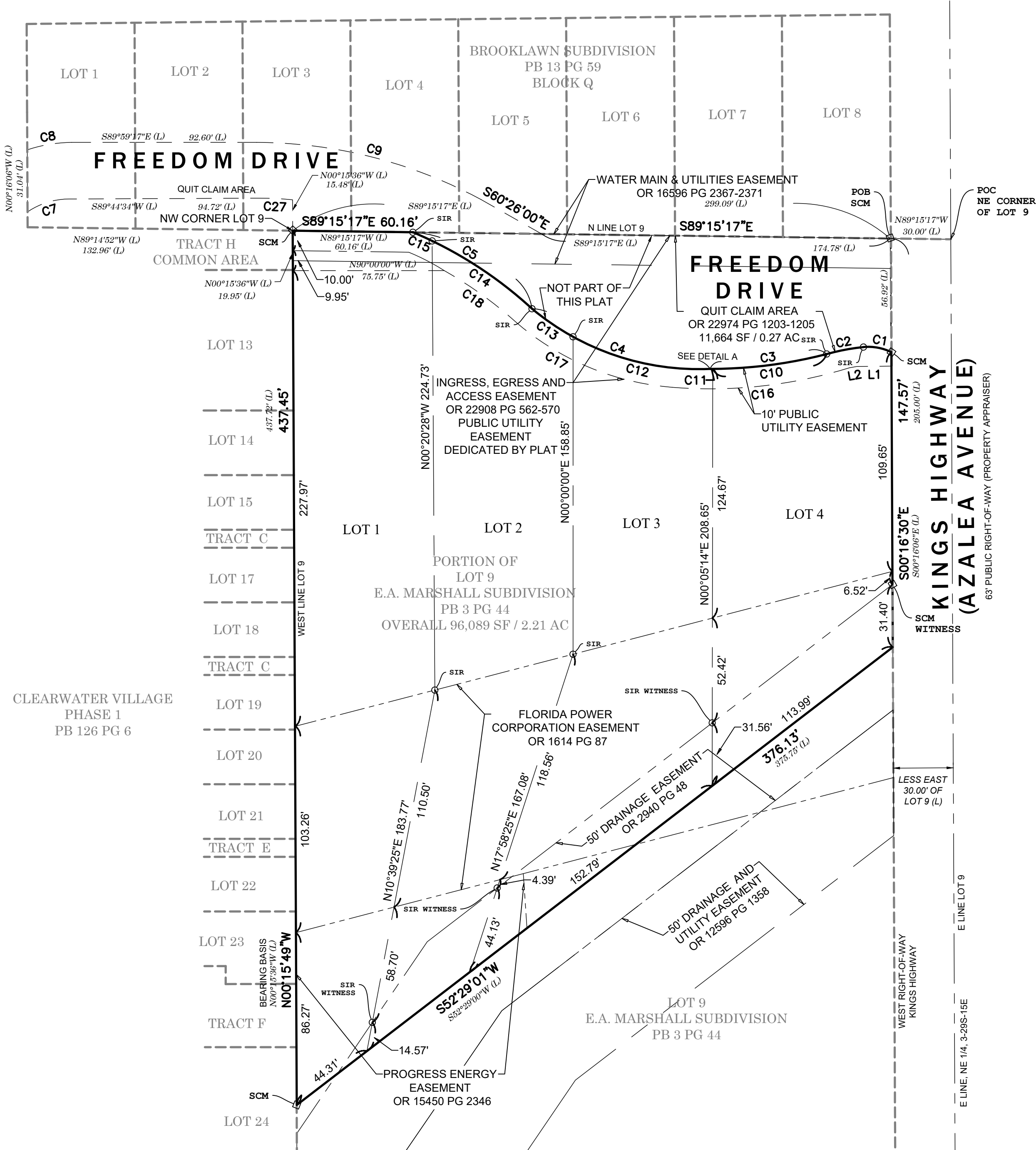
BULLSEYE SURVEYING, INC.

LB 7818  
2198 NE COACHMAN  
ROAD, UNIT F  
CLEARWATER, FL 33765  
PHONE: 727-475-8088  
FAX: 727-264-0457



FORREST VILLAS

BEING & REPLAT OF A PORTION OF LOT 9, E.A. MARSHALL SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;  
LYING IN NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.



ABBREVIATIONS

**DENOTES**

(L)=LEGAL DESCRIPTION INFORMATION  
FCM=FOUND CONCRETE MONUMENT  
FIR=FOUND IRON REBAR  
LB=LICENSED BUSINESS  
LS=LICENSED SURVEYOR  
OR=OFFICIAL RECORDS BOOK  
PRM=PERMANENT REFERENCE MONUMENT  
PB=PLAT BOOK  
PG=PAGE  
PLS=PROFESSIONAL LICENSED SURVEYOR  
POB=POINT OF BEGINNING  
POC=POINT OF COMMENCEMENT  
SCM=SET 4" X 4" CONCRETE MONUMENT  
BULLSEYE LB 7818 PRM  
SIR=SET 5/8" REBAR & CAP BULLSEYE LB 7818

Line Table		
Line #	Direction	Length
L1	S89°16'08"W	17.16'
L2	S80°12'30"W	3.61'

Curve Table					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C1	25.94'	31°43'27"	14.37'	14.18'	N79°31'04"W
C2	109.23'	09°48'57"	18.71'	18.69'	S79°20'00"W
C3	231.05'	14°37'51"	59.00'	58.84'	S82°42'56"W
C4	130.20'	42°22'57"	96.31'	94.13'	N71°20'36"W
C5	206.24'	19°46'42"	71.19'	70.84'	N57°18'38"W
C6	168.80'	5°50'51"	17.23'	17.22'	N87°20'03"W
C7	36.82'	34°15'36"	22.02'	21.69'	S72°43'09"W
C8	73.30'	17°41'20"	22.63'	22.54'	N80°25'22"E
C9	238.05'	28°09'50"	117.01'	115.84'	S75°42'48"E
C10	231.05'	14°18'38"	57.71'	57.56'	S82°33'19"W
C11	231.05'	0°19'14"	1.29'	1.29'	S89°52'15"W
C12	130.20'	31°25'21"	71.41'	70.51'	N76°49'24"W
C13	130.20'	10°57'36"	24.91'	24.87'	N55°37'56"W
C14	206.24'	16°50'16"	60.61'	60.39'	N55°50'25"W
C15	206.24'	2°56'25"	10.58'	10.58'	N65°43'46"W
C16	234.93'	21°53'42"	89.78'	89.23'	S83°42'52"W
C17	135.65'	36°08'45"	85.58'	84.17'	N67°30'10"W
C18	207.35'	12°24'19"	44.89'	44.81'	N54°13'32"W
C27	168.80'	5°50'51"	17.23'	17.22'	N87°20'03"W

