

# LANDMARK OF CLEARWATER

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.

## LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, THENCE RUN N 89°38'22" E, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 29, 1200.00 FEET, ALSO BEING THE CENTERLINE OF STATE ROAD 580; THENCE S 00°02'03" W, 53.70 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 580 AS RECORDED IN ORDER OF TAKING IN OFFICIAL RECORDS BOOK 8157, PAGE 879, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1.) N 89°27'58" E, 322.78 FEET; 2.) S 45°09'18" E, 38.38 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF LANDMARK DRIVE (100.00' RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES; 1.) S 00°02'03" W, 517.70 FEET; 2.) ALONG A CURVE TO THE LEFT, CONCAVE NORTHEAST, HAVING A RADIUS OF 934.75 FEET, AN ARC OF 218.51 FEET, CHORD BEARING S 06°39'49" E, 218.02 FEET; THENCE S 89°38'22" W, 775.42 FEET; THENCE N 00°02'03" E, 269.85 FEET; THENCE N 89°38'22" E, 400.00 FEET; THENCE N 00°02'03" E, 490.81 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINING 375,833 SQUARE FEET±, OR 8.63± ACRES, MORE OR LESS.

## GENERAL NOTES:

- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION OF PINELLAS COUNTY HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
- THE BEARING BASIS IS PER LEGAL, BEING THE WESTERLY RIGHT-OF-WAY OF LANDMARK DRIVE BEING S 00°02'03" W.
- ALL PLATTED 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 UTILITIES.
- 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.
- 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.
- 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]

## SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY & PLAT WERE MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THEY COMPLY WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177 PART I, FLORIDA STATUTES AND THE SUBDIVISION REQUIREMENTS OF THE CITY OF CLEARWATER AND THE PERMANENT REFERENCE MONUMENTS (PRM), PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS REQUIRED THEREOF HAVE BEEN INSTALLED.

DATE OF CERTIFICATION \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PROFESSIONAL LAND SURVEYOR

PRINTED NAME: \_\_\_\_\_ VINCENT E. CORBITT

FLORIDA CERTIFICATE NO. \_\_\_\_\_ 4608

LAND PRECISION CORPORATION LB# 6168  
2683 SUNSET POINT ROAD, CLEARWATER, FLORIDA  
ADDRESS: (727)-796-2737, FAX (727)-796-3326

(SURVEYOR'S SEAL)

## 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 L. MAHONY \_\_\_\_\_ DATE: \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE  
NUMBER LS 6289 - STATE OF FLORIDA, CITY OF CLEARWATER  
PUBLIC WORKS/ENGINEERING

## DEDICATION:

1.) THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THE PLAT TO BE KNOWN AS LANDMARK OF CLEARWATER, HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE THIS PLAT FOR RECORD. FURTHER, THE OWNERS MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

2.) OWNER HEREBY DEDICATES TO PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE RIGHTS-OF-WAY WITHIN THE SUBDIVISION AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

3.) PRIVATE INGRESS/EGRESS AND UTILITY EASEMENTS DEPICTED HEREON ARE HEREBY RESERVED BY OWNER(S) FOR FUTURE CONVEYANCE SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNER WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

4.) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS LANDMARK OF CLEARWATER 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.

OWNER:  
HERITAGE UNITED METHODIST CHURCH AT COUNTRYSIDE, INC.,  
A FLORIDA CORPORATION

BY: \_\_\_\_\_  
FRANK LOGAN WEBB,  
CHAIR OF TRUSTEES

WITNESS \_\_\_\_\_

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

BY: \_\_\_\_\_  
PATRICIA BLUHM,  
SECRETARY

WITNESS \_\_\_\_\_

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

## ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA  
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2023,  
BY FRANK LOGAN WEBB AS CHAIR OF TRUSTEES OF HERITAGE UNITED METHODIST CHURCH AT COUNTRYSIDE, INC., AND PATRICIA BLUHM AS SECRETARY OF HERITAGE UNITED METHODIST CHURCH AT COUNTRYSIDE, INC., OWNER. HE AND SHE ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION

NOTARY PUBLIC \_\_\_\_\_

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

## CERTIFICATE OF APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED 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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
JENNIFER POIRRIER,  
CITY MANAGER

## CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA  
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN A 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 \_\_\_\_\_, PAGES \_\_\_\_\_, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

ATTEST: KEN BURKE,  
CLERK, PINELLAS COUNTY,

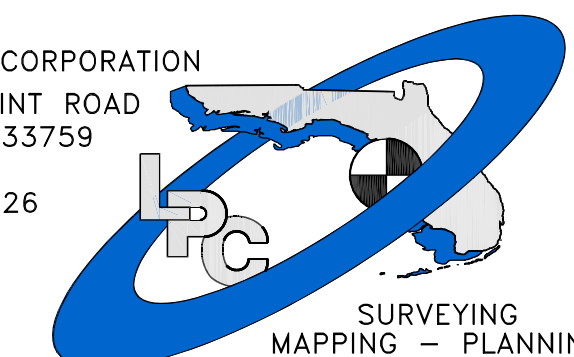
BY: \_\_\_\_\_  
DEPUTY CLERK

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

## 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.

LAND PRECISION CORPORATION  
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CLEARWATER, FL 33759  
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LB#6168

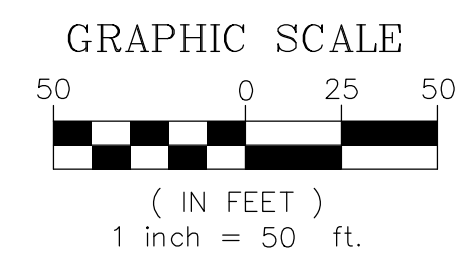
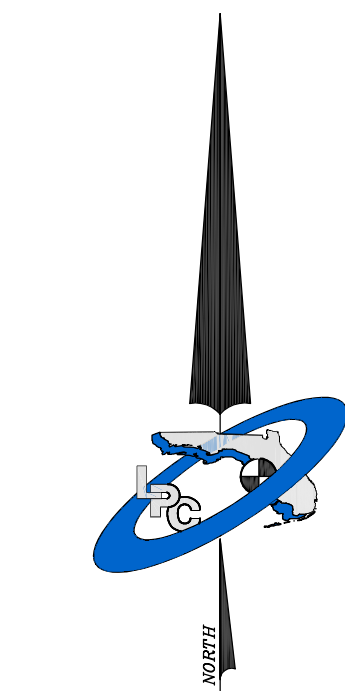


# LANDMARK OF CLEARWATER

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD DELTA
C1	218.51'	934.75'	S06°39'49"E	218.02' 13°23'39"

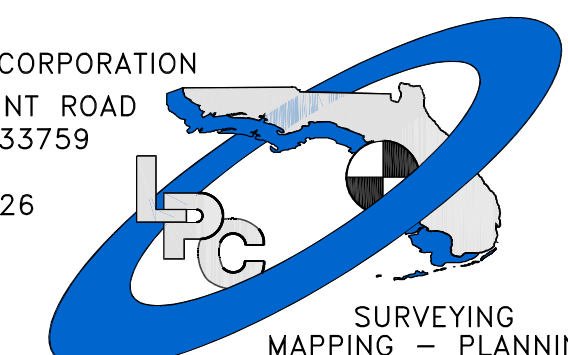
LINE TABLE		
LINE	LENGTH	BEARING
L1	10.25'	S45°09'18"E
L2	329.98'	S89°38'22"W
L3	6.30'	N00°02'03"E



LEGEND	
CL	CENTERLINE
O.R.	OFFICIAL RECORDS
PG	PAGE
LS	LICENSED SURVEYOR
R/W	RIGHT-OF-WAY
(P)	PLAT
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
SCM	SET CONCRETE MONUMENT W/ DISK PRM LB#6168
SN&D	SET NAIL AND DISK
SC	SECTION CORNER
OSRC	SET 1/2" REBAR & CAP LB#6168
POL	POINT ON LINE
FCM	FOUND CONCRETE MONUMENT
PCP	PERMANENT CONTROL POINT
O/A	OVERALL
(D)	DEED
(R)	RECORD
(TYP)	TYPICAL
PB	PLAT BOOK
FND	FOUND
ID	IDENTIFICATION
N&D	NAIL & DISK
●	SET NAIL & DISK LB#6168
FIR	FOUND IRON ROD

NOTE:  
1. THE BEARING BASIS IS PER LEGAL, BEING THE WESTERLY RIGHT-OF-WAY OF LANDMARK DRIVE BEING S 00°02'03" W, PROPERTY CORNER MONUMENTS SET ON 1/2/2023.

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SHEET 2 OF 2

SURVEYING  
MAPPING - PLANNING

