

TOWNS AT SPRING LAKE

BEING A PORTION OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 89°49'04" W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, FOR 1334.62 FEET TO THE POINT OF INTERSECTION OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE S 00°01'48" E ALONG SAID EAST LINE, FOR 50.00 FEET TO A POINT ON THE WEST LINE OF THE PLAT OF LAKE PINES ESTATES UNIT 2, AS RECORDED IN PLAT BOOK 33, PAGE 83, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 00°01'48" E, ALONG THE SAID EAST LINE FOR 995.89 FEET TO A POINT ON THE WEST LINE OF THAT PLAT OF LAKE PINES ESTATES UNIT 3, AS RECORDED IN PLAT BOOK 34, PAGE 16 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALSO BEING A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PALM DRIVE (A 60 FOOT RIGHT-OF-WAY); THENCE N 89°41'22" W, FOR 60.00 FEET; THENCE S 00°01'48" E, FOR 90.00 FEET; THENCE N 89°41'22" W, FOR 90.00 FEET; THENCE N 00°01'48" W, FOR 1085.55 FEET; THENCE S 89°49'04" E, FOR 150.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PINELLAS

KNOW ALL MEN BY THESE PRESENTS, THAT GULFWIND CONTRACTING, LLC DBA GULFWIND HOMES, LLC IS LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE ATTACHED PLAT, ENTITLED **TOWNS AT SPRING LAKE**, LOCATED IN THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A (PRIVATE DRAINAGE EASEMENT) SHOWN HEREON IS HEREBY CONVEYED TO THE TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC..

TRACT B (INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY EASEMENT) AND TRACT C (SURFACE WATER BUFFER) SHOWN HEREON IS HEREBY CONVEYED TO THE TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC.. TRACT B SHALL BE AN INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF THE LOT OWNERS, AND A PUBLIC UTILITY EASEMENT FOR THE SANITARY SEWER, CABLE, PHONE AND ELECTRIC UTILITY PROVIDERS FOR THE MAINTENANCE OF THEIR FACILITIES WITHIN AND ADJACENT TO TRACT B.

OWNER HEREBY GRANTS TO PINELLAS COUNTY GOVERNMENT, THE CITY OF CLEARWATER AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, WATER AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT "B", AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY 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 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.

IN WITNESS WHEREOF, OWNER HAS CAUSED THIS DECLARATION TO BE DULY EXECUTED.

OWNER

GULFWIND CONTRACTING, LLC DBA GULFWIND HOMES, LLC

BY:

MICHAEL A. WILLENBACHER, PRESIDENT

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS NAME PRINTED

WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2019 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC DBA GULFWIND HOMES, LLC, TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
OR PLACE STAMP OR SEAL HERE

SURVEYOR'S NOTES

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF VIRGINIA AVENUE, BEING ASSUMED AS S 89°49'04"E.

2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHICAL 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. ALL PLATTED 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 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.

4. 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.

5. THE EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN DEED BOOK 1611, PAGE 490 AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

6. THE DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 5858, PAGE 27 AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

7. THE DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 7307, PAGE 680 AFFECTS THE SUBJECT PROPERTY AND IS NOT PLOTTABLE.

8. THE PROPERTY IS SUBJECT TO USE RESTRICTIONS AS SET FORTH IN QUIT-CLAIM DEEDS RECORDED IN OFFICIAL RECORDS BOOK 7591, PAGES 1065, 1067, 1069 AND 1071.

CONFIRMATION OF ACCEPTANCE

TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION OF THIS PLAT.

BY:

MICHAEL A. WILLENBACHER, PRESIDENT

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS NAME PRINTED

WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2019 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MICHAEL A. WILLENBACHER, AS PRESIDENT OF TOWNS AT SPRING LAKE HOMEOWNERS' ASSOCIATION, INC., TO ME PERSONALLY KNOWN OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
OR PLACE STAMP OR SEAL HERE

MORTGAGEE

THE UNDERSIGNED, AS HOLDER OF A CERTAIN MORTGAGE ENCUMBERING ALL OR A PORTION OF THE HEREMITH DESCRIBED PARCEL OF LAND HEREBY PLATTED AS "TOWNS AT SPRING LAKE", DOES HEREBY JOIN IN AND RATIFY THE PLAT AND ALL DEDICATIONS AND RESERVATIONS DESCRIBED HEREIN.

BY:

JASON K. LESSER, MANAGING MEMBER
JKL MORTGAGE, LLC

WITNESS SIGNATURE

WITNESS NAME PRINTED

WITNESS SIGNATURE

WITNESS NAME PRINTED

ACKNOWLEDGMENT

COUNTY OF HILLSBOROUGH)
STATE OF FLORIDA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY JASON K. LESSER, MANAGING MEMBER OF JKL MORTGAGE, LLC, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF

NAME: _____

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.

THIS _____ DAY OF _____, 2019.

MAYOR

ATTEST:

CITY CLERK

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) _____, 2019. PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS _____ DAY OF _____, 2019.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY:

DEPUTY CLERK

SURVEYOR'S REVIEW FOR CONFORMITY CHAPTER 177, PART 11, 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

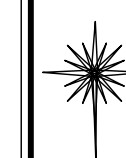
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER, ENGINEERING DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, JUSTIN D. FERRANS, HEREBY CERTIFY THAT ON APRIL 12, 2018, THIS PROPERTY WAS SURVEYED AND THIS PLAT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS (PRM), LOT CORNERS AND PERMANENT CONTROL POINTS (PCP) HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 11 FLORIDA STATUTES OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

JUSTIN D. FERRANS

PROFESSIONAL SURVEYOR & MAPPER NO. 6958



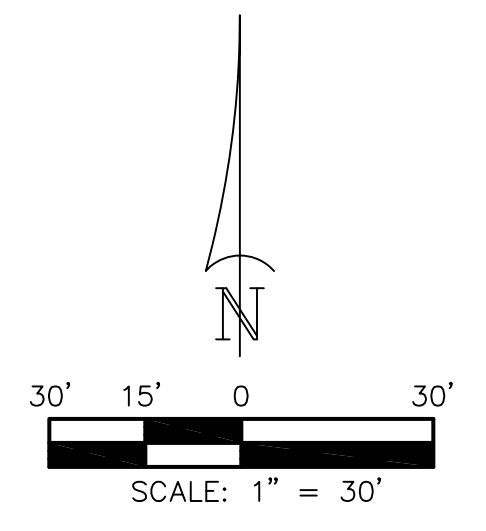
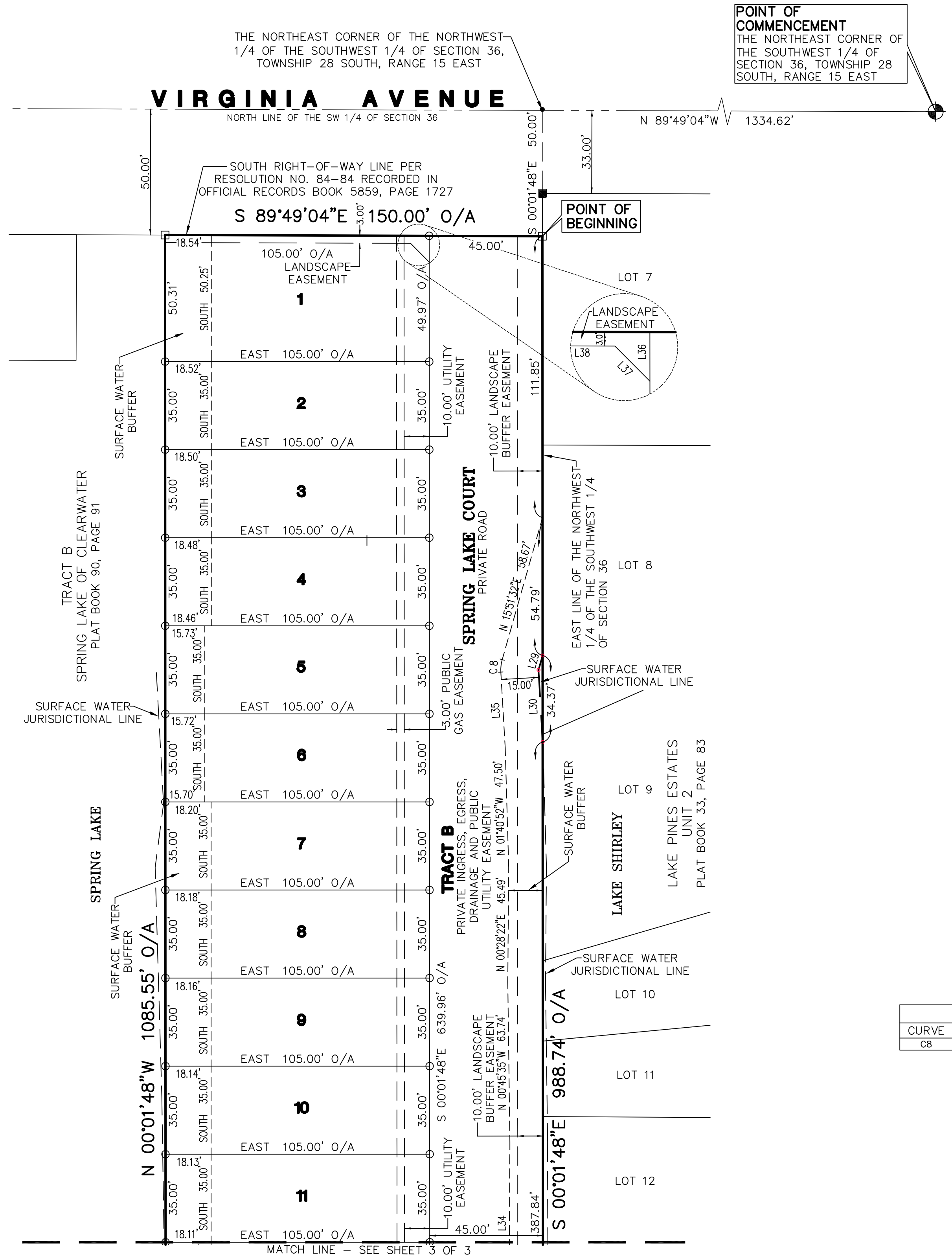
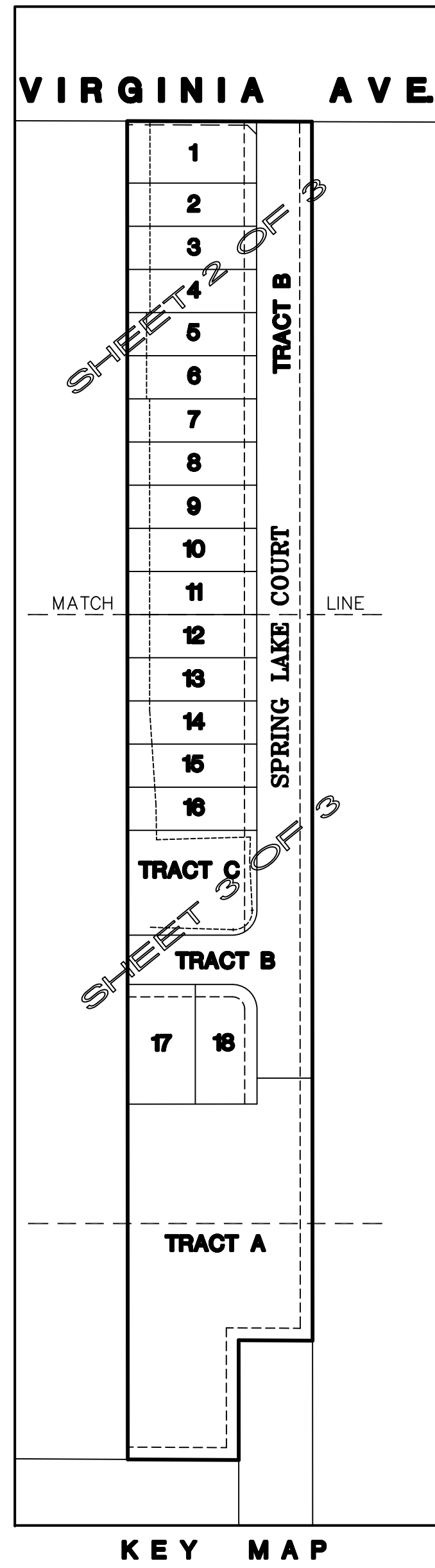
POLARIS ASSOCIATES, INC.

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POLARIS JN: 4746-01 SHEET 1 OF 3

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TOWNS AT SPRING LAKE

BEING A PORTION OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



LEGEND

- = SET NAIL & DISK LB 6113 (PCP)
- = FOUND NAIL & DISK
- = SET 1/2" IRON ROD & CAP LB#6113
- = FOUND IRON ROD & CAP
- = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
- = FOUND CONCRETE MONUMENT STAMPED AS NOTED
- CCR = CERTIFIED CORNER RECORD
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND NAIL & DISK
- O/A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- (NR) = NON RADIAL
- OR = OFFICIAL RECORD
- PC = PAGE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- PSM = PROFESSIONAL SURVEYOR MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- PR&DUT = PRIVATE ROAD & DRAINAGE, UTILITY TRACT

LINE TABLE

LINE	BEARING	LENGTH
L29	S15°51'32"W	5.97'
L30	S03°17'53"E	28.67'
L34	N0°17'55"E	64.20'
L35	N0°31'23"W	30.17'
L36	S0°01'48"E	10.42'
L37	N44°58'15"W	10.51'
L38	N89°49'04"W	97.57'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C8	15.00'	5.02'	19°09'25"	N06°16'49"E	4.99'

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 POLARIS JN: 4746-01 SHEET 2 OF 3

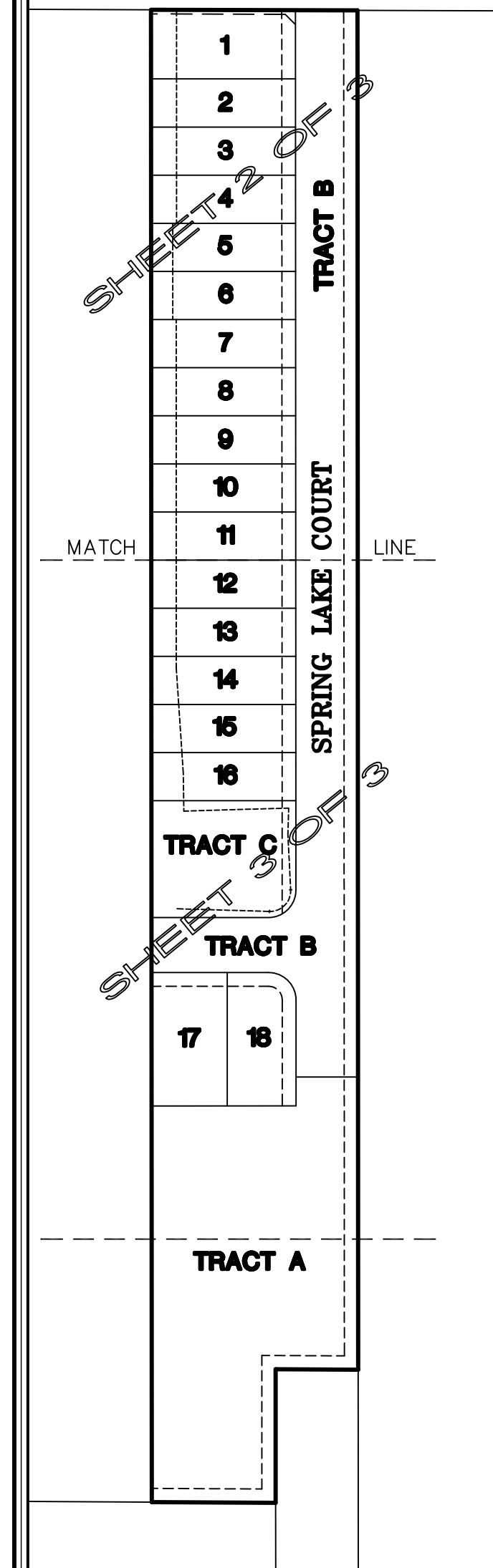
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TOWNS AT SPRING LAKE

BEING A PORTION OF SECTION 36, TOWNSHIP 28 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

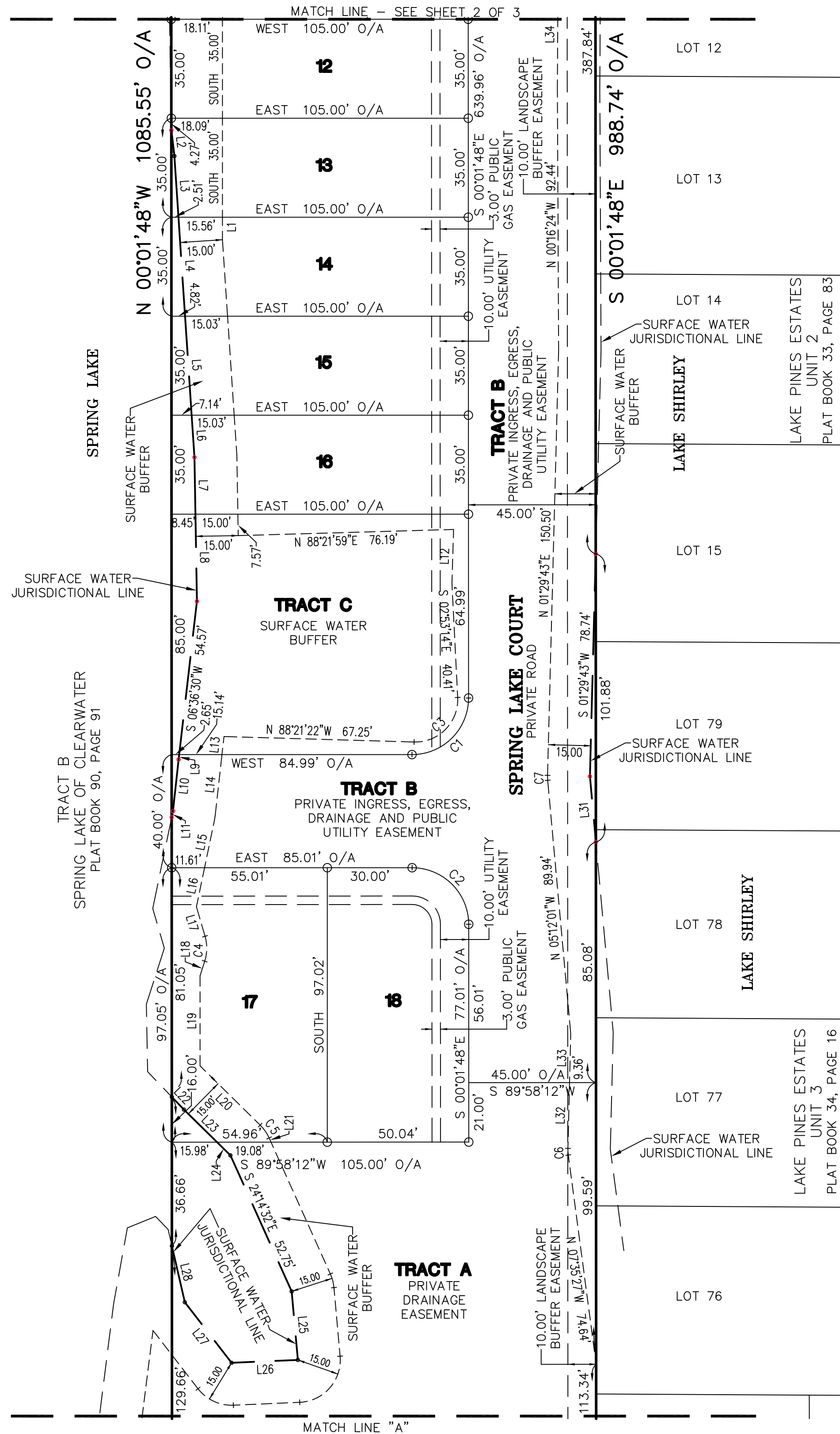
VIRGINIA AVE



KEY MAP

LEGEND

- ⊙ = SET NAIL & DISK LB 6113 (PCP)
- ⊙ = FOUND NAIL & DISK
- = SET 1/2" IRON ROD & CAP LB#6113
- = FOUND IRON ROD & CAP
- = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
- = FOUND CONCRETE MONUMENT STAMPED AS NOTED
- CCR = CERTIFIED CORNER RECORD
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND NAIL & DISK
- O/A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- (NR) = NON RADIAL
- OR = OFFICIAL RECORD
- PG = PAGE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- PSM = PROFESSIONAL SURVEYOR MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- (R) = RADIAL
- R/W = RIGHT-OF-WAY
- PR&UT = PRIVATE ROAD & DRAINAGE, UTILITY TRACT

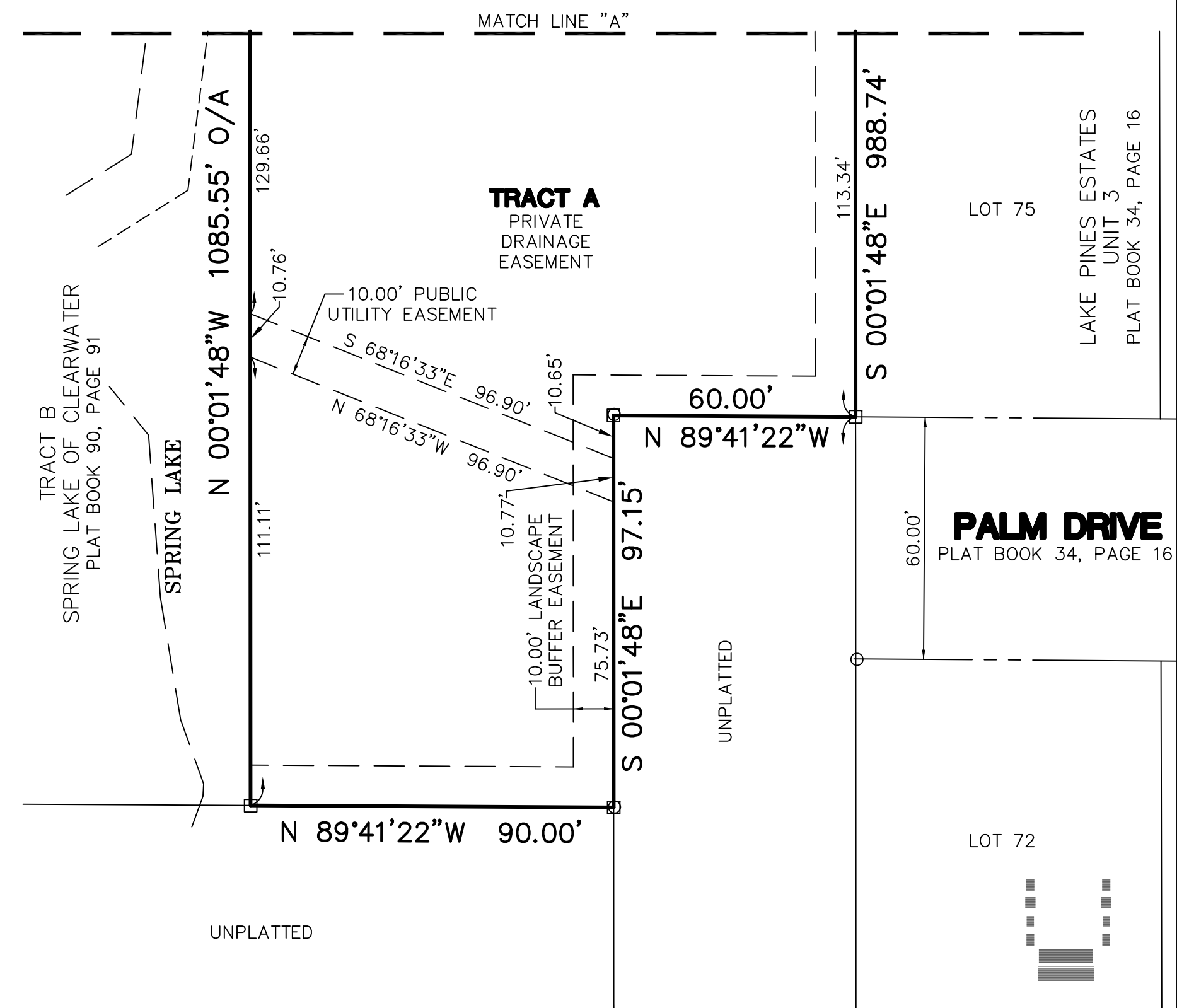
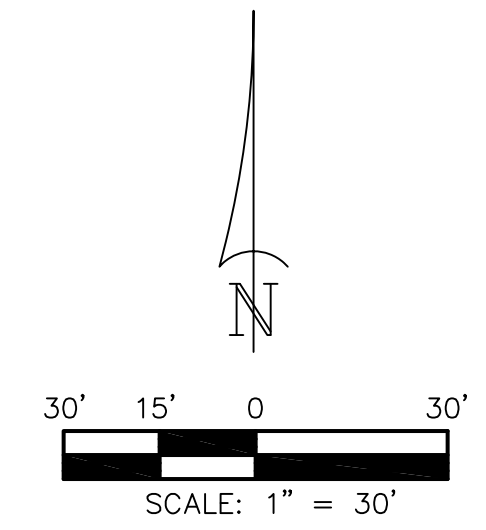


LINE TABLE

LINE	BEARING	LENGTH
L1	SOUTH	7.96'
L2	S06°45'50"E	9.18'
L3	S03°48'53"E	21.66'
L4	S03°48'53"E	35.08'
L5	S03°48'53"E	35.08'
L6	S03°48'53"E	14.92'
L7	S00°58'25"E	20.12'
L8	S00°58'25"E	30.80'
L9	S06°36'30"W	1.73'
L10	S06°11'25"W	18.35'
L11	S11°45'02"W	2.27'
L12	S01°45'56"W	19.05'
L13	S06°21'47"W	6.42'
L14	S06°21'47"W	21.73'
L15	S11°45'02"W	17.37'
L16	S11°45'02"W	14.09'
L17	S16°17'32"E	10.89'
L18	S17°50'35"W	5.43'
L19	SOUTH	31.85'
L20	S45°27'36"E	29.85'
L21	S24°14'32"E	1.64'
L22	S43°46'30"E	6.21'
L23	S45°27'36"E	16.41'
L24	S45°27'36"E	6.63'
L25	S05°08'53"E	24.33'
L26	S87°31'46"W	23.46'
L27	N37°41'23"W	22.05'
L28	N12°53'27"E	20.44'
L31	S05°12'01"E	23.26'
L32	N01°24'25"E	23.26'
L33	N01°24'25"E	17.31'
L34	N00°17'55"E	64.20'

CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.43'	90°01'48"	S44°59'06"W	28.29'
C2	20.00'	31.41'	89°58'12"	S45°00'54"E	28.28'
C3	15.00'	24.75'	94°31'51"	S44°22'42"W	22.04'
C4	15.00'	8.94'	34°08'06"	S00°46'32"W	6.80'
C5	15.00'	5.55'	21°13'04"	S34°51'04"E	5.52'
C6	15.00'	2.36'	8°59'52"	N03°05'31"W	2.35'
C7	15.00'	1.75'	6°41'45"	N01°51'09"W	1.75'



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