


ASPEN TRAIL TWO SUBDIVISION

A SUBDIVISION

BEING A REPLAT OF LOTS 25 AND 26 OF ASPEN TRAIL SUBDIVISION, PLAT BOOK 144, PAGE 80
IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
CITY OF CLEARWATER – PINELLAS COUNTY – FLORIDA

 **BROOKS LAND SURVEYING, INC.**
Certificate No. LB-7077
110 W. Ball Street Plant City, Fla. 33563
Phone: (813) 754-6620

DEDICATION

TOLL SOUTHEAST, L.P., A LIMITED LIABILITY COMPANY (OWNER) HEREBY STATES AND DECLARES IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERRED TO AS "ASPEN TRAIL TWO SUBDIVISION" AS DESCRIBED IN THE LEGAL DESCRIPTION AND MAKE THE FOLLOWING DEDICATIONS:

TRACT "A" (60' PRIVATE RIGHT OF WAY, PARKING AND PUBLIC UTILITY EASEMENT) AS SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION) IT'S SUCCESSORS AND ASSIGNS.

TRACT "C" (DETENTION AREA) SHOWN AND DEPICTED HEREON SHALL BE OWNED AND MAINTAINED BY THE ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE ASSOCIATION) IT'S SUCCESSORS AND ASSIGNS.

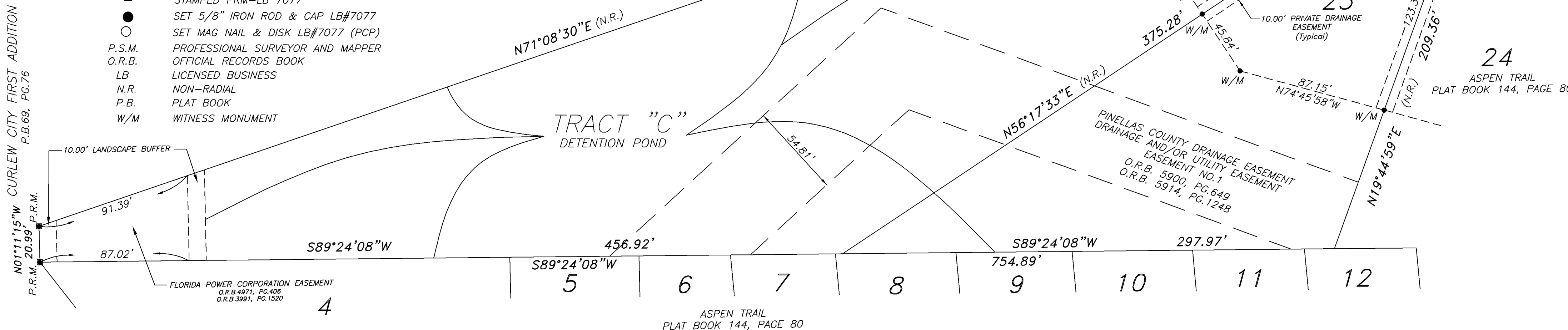
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS "ASPEN TRAIL TWO SUBDIVISION", THAT IT GRANTS TO THE CITY OF CLEARWATER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN. ANY MAINTENANCE, 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 DOES FURTHER RESERVE UNTO ITSELF, IT'S RESPECTIVE SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT IN COMMON WITH OTHERS LOCATED WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT. SAID NON-EXCLUSIVE EASEMENT IS FOR THE INSTALLATION, OPERATION AND MAINTENANCE AND/OR REPLACEMENT OF COMMUNICATION LINES, INCLUDING BUT NOT LIMITED TO CABLE TELEVISION, INTERNET ACCESS, TELECOMMUNICATIONS AND BULK TELECOMMUNICATION SERVICES TO THE EXTENT CONSISTENT WITH S. 177.091(28).

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.

LEGEND

- P.R.M. SET 4"x4" CONCRETE MONUMENT
STAMPED PRM-LB 7077"
● SET 5/8" IRON ROD & CAP LB#7077
○ SET MAG NAIL & DISK LB#7077 (PCP)
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
O.R.B. OFFICIAL RECORDS BOOK
LB LICENSED BUSINESS
N.R. NON-RADIAL
P.B. PLAT BOOK
W/M WITNESS MONUMENT



Owner:

TOLL SOUTHEAST LP COMPANY INC.

By: _____
Brian O'Hara, Division President
Witness: _____
PRINT NAME
Witness: _____
PRINT NAME
Witness: _____
PRINT NAME

Acknowledgement:

County of Pinellas, State of Florida
The foregoing instrument was acknowledged before me this _____ day
of _____, 20____, by _____ Brian O'Hara _____
who is personally known to me or who has produced _____
as identification and who did not take an oath.

NOTARY PUBLIC: _____ (Seal)

Sign: _____
Print: _____
Title: _____

Surveyor's Certification:

I, THE UNDERSIGNED SURVEYOR, DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT ALL PERMANENT REFERENCE MONUMENTS (PRMs) WERE SET ON THE 20th DAY OF JANUARY 20, 2023, AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE AND IN ACCORDANCE WITH CONDITIONS OF ACCEPTABLE FINANCIAL GUARANTEE AS SET FORTH BY THE LOCAL GOVERNMENTS.

BY: _____ P.S.M.# 5349
SURVEYOR; STEVEN M. INFELD

CONFIRMATION OF ACCEPTANCE:

ASPEN TRAILS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION JOINS IN THE DEDICATION OF THIS PLAT.

By: _____
Bryan Eggimann
PRESIDENT
Witness: _____
PRINT NAME
Witness: _____
PRINT NAME
Witness: _____
PRINT NAME

Acknowledgement:

County of Pinellas, State of Florida
The foregoing instrument was acknowledged before me this _____ day
of _____, 20____, by _____ Bryan Eggimann _____
who is personally known to me or who has produced _____
as identification and who did not take an oath.

NOTARY PUBLIC: _____ (Seal)

Sign: _____
Print: _____
Title: _____

BEARING BASIS:

REFERENCE BEARING OF N85°33'56"E, ALONG THE CENTER LINE OF SURVEY (FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 15009-2540), DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALUES PUBLISHED FOR PINELLAS COUNTY CERTIFIED CORNER RECORD NO. 102294 AND 102294, PURSUANT TO FLORIDA STATUTE 177-151.

THIS PLAT, AS SHOWN HEREON, WILL BE A PART OF THE "ASPEN TRAIL HOMEOWNERS ASSOCIATION".

DESCRIPTION:

LOTS 25 AND 26 OF ASPEN TRAIL SUBDIVISION, AS RECORDED IN PLAT BOOK 144, PAGE 80 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE BEGIN AT THE NORTHEAST CORNER OF SAID LOT 25, THENCE S19°44'59"W, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 25, FOR A DISTANCE OF 209.36 FEET TO THE SOUTHEAST CORNER OF SAID LOT 25; THENCE S.89°24'08"W, ALONG THE SOUTH BOUNDARY LINE OF LOTS 25 AND 26 OF AFOREMENTIONED ASPEN TRAIL SUBDIVISION, FOR A DISTANCE OF 754.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE N.01°11'15"W, ALONG THE WEST BOUNDARY LINE OF SAID LOT 26, FOR A DISTANCE OF 20.99 FEET; THENCE N.71°08'30"E, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 26, FOR A DISTANCE OF 778.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE ALONG SAID CURVE HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING AND DISTANCE OF S.52°46'40"E, 112.00 FEET, THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 129.81 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 25 AND THE POINT OF BEGINNING. CONTAINS 2.681 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY 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.

APPROVED BY: _____
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 _____, 2023.

ATTEST: KEN BURKE
CLERK, PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

PRINTED NAME

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

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 of 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