

STEVENSON CREEK TOWNHOMES

BEING A RE-PLAT OF LOT'S 22 AND 23, BLOCK D, SUNSET POINT 1ST ADDITION, RECORDED IN PLAT BOOK 5, PAGE 95 AND LOT 17, BLOCK C, SUNSET POINT 2ND ADDITION, RECORDED IN PLAT BOOK 8, PAGE 14, ALL RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. SECTION 3, TOWNSHIP 29 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER PINELLAS COUNTY FLORIDA.

HOMEOWNERS ASSOCIATION:

*Stevenson Creek Townhomes Property Owners Association, a Florida not-for-profit corporation
By: Certus Living LLC, a Florida limited liability company,
its manager*

MANAGER: GRANT WOOD _____ DATE _____

WITNESS: _____ DATE _____

WITNESS: _____ DATE _____

ACKNOWLEDGMENT: _____

COUNTY OF PINELLAS
STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____ 2017, BY _____ GRANT WOOD
AS MANAGER STEVENSON CREEK TOWNHOMES, LLC
HAS PRODUCED FLORIDA DRIVER LICENSE AS IDENTIFICATION.

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT: _____

TITLE: _____

SERIAL NUMBER: _____

COMMISSION EXPIRES: _____

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 _____, 2017

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

PRINT NAME _____

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL:

STATE OF FLORIDA)
COUNTY OF PINELLAS)

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,

APPROVED BY: _____

WILLIAM B. HORNE, II
CITY MANAGER

DEDICATION:
THE UNDERSIGNED HEREBY CERTIFIES STEVENSON CREEK TOWNHOMES, LLC A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREIN AS STEVENSON CREEK TOWNHOMES AND THAT THIS PLAT REPRESENTS AN INTENTION TO SUBDIVIDE ALL THE PROPERTY LEGALLY DESCRIBED HEREIN.

1) The private roads, private drainage easements and private rights of way as shown hereon as Tract "A", are not dedicated to the public, but are private, and are hereby reserved by Owner(s) for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within this plat. This Subdivision contains rights-of-ways, drainage easements, and other common areas which are neither owned nor maintained by Pinellas County..

Owner hereby grant(s) to the city and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and private rights of way within Tract "A", as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grant(s) to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within Tract "A", and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

2) Tract "B" is a private drainage easement and common area to be maintained by the Home Owners Association.

3) All platted utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.

OWNER: STEVENSON CREEK TOWNHOMES, LLC

MANAGER: GRANT WOOD _____ DATE _____

WITNESS: _____ DATE _____

WITNESS: _____ DATE _____

ACKNOWLEDGMENT: _____

COUNTY OF PINELLAS
STATE OF FLORIDA
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DAY OF _____ 2017, BY _____ GRANT WOOD
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NOTARY PUBLIC:

SIGN: _____ (SEAL)

TITLE: _____

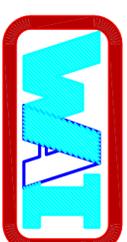
PRINT: _____

SERIAL NUMBER: _____

COMMISSION EXPIRES: _____

WILLIAMSON

&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS



MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062
SHEET 1 OF 2

LEGAL DESCRIPTION:

LOT'S 22 AND 23, BLOCK D, SUNSET POINT 1ST ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 95, TOGETHER WITH LOT 17, BLOCK C, SUNSET POINT 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 14, ALL RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 22, BLOCK D IN SAID SUNSET POINT 1ST ADDITION; THENCE NORTH 59°04'18" WEST ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 22 AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF STEVENSON AVENUE, A DISTANCE OF 195.87 FEET TO THE SOUTHWEST OF LOT 23, BLOCK D IN SAID SUBDIVISION ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PINELLAS TRAIL; THENCE NORTH 21°49'45" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 23 AND THE WESTERLY BOUNDARY OF LOT 17, BLOCK C IN SAID SUNSET POINT 2ND ADDITION, A DISTANCE OF 450.78 FEET TO THE NORTHERLY CORNER OF SAID LOT 17; THENCE SOUTH 00°02'41" EAST ALONG THE EAST BOUNDARY OF SAID LOT'S 17 AND 22, A DISTANCE OF 519.13 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES MORE OR LESS.

GENERAL NOTES:

1) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

2) 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.

3) BASIS OF BEARING IS BASED ON THE WEST BOUNDARY NORTH 21°49'45" EAST GRID BEARING.

SURVEYOR'S REVIEW 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.

Thomas L. Mahony _____ Date _____

Florida Professional Surveyor and Mapper
License Number LS 6289 - State of Florida
City of Clearwater, Engineering Department

I HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND THAT P.R.M.S. (PERMANENT REFERENCE MONUMENTS) AS SHOWN HEREON HAVE BEEN SET, AS SHOWN AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 PART 1 OF THE FLORIDA STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8).

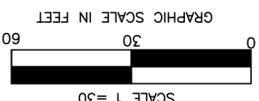
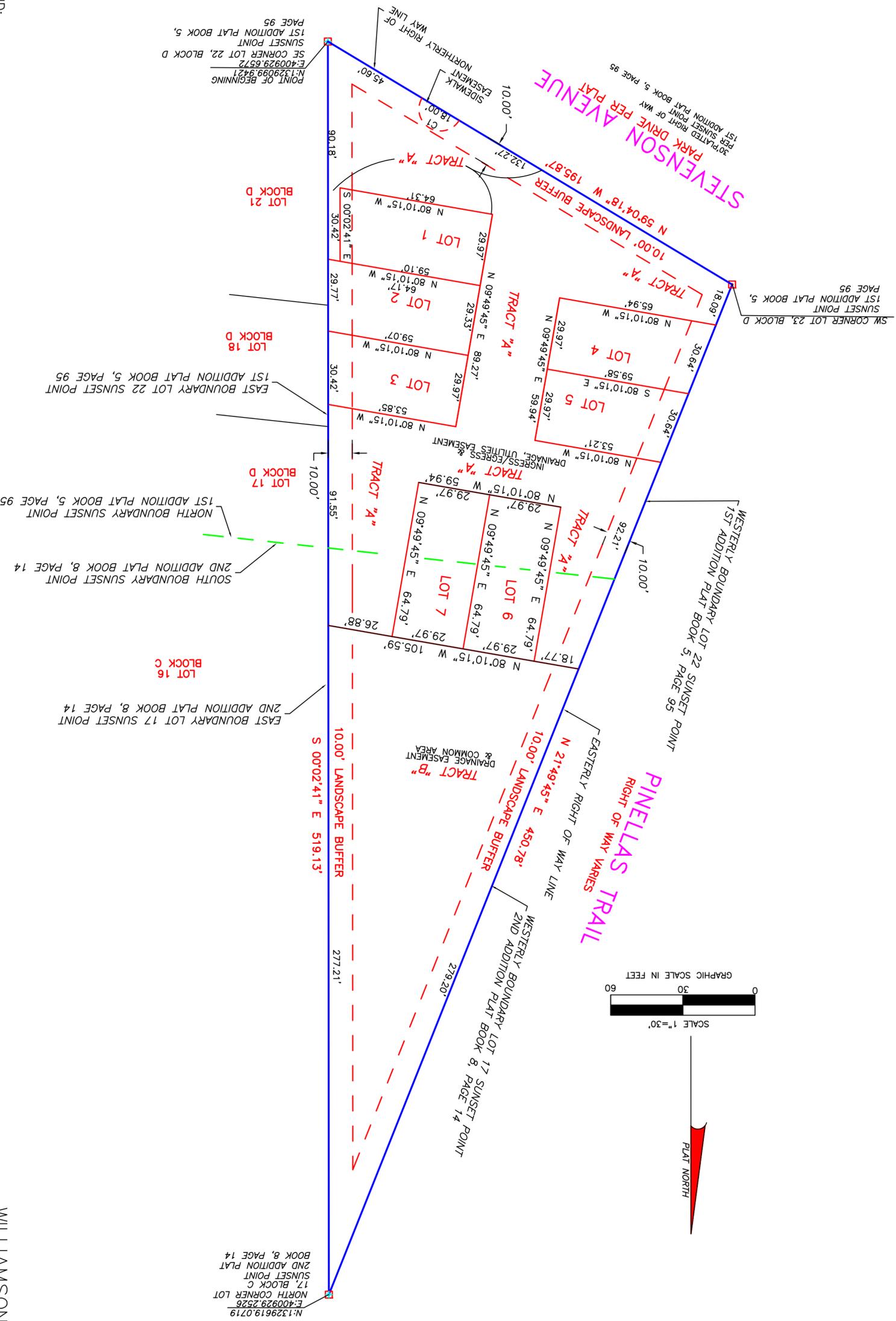
BY: _____ DATE: _____

DONALD L. WILLIAMSON, PSM#5649
PROFESSIONAL SURVEYOR AND MAPPER
COMPANY: WILLIAMSON & ASSOCIATES, INC. LB#6945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624

STEVENSON CREEK TOWNHOMES

PLAT BOOK _____ PAGE _____

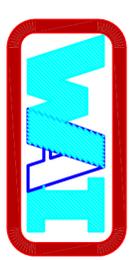
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SECTION 3, TOWNSHIP 29 SOUTH, RANGE 15 EAST, CITY OF CLEARWATER PINELLAS COUNTY FLORIDA.



LEGEND:

- = FOUND 4"x4" CONCRETE MONUMENT AND DISK LB#6776 (PERMANENT REFERENCE MONUMENT)
- LB = LICENSE BUSINESS
- (N/R) = NON-RADIAL
- (O/R) = OFFICIAL RECORDS
- (P) = PLAT BOOK
- PG = PAGE
- R/W = RIGHT-OF-WAY

CURVE ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.27'	9.00°	S 59°04'18" E	18.00'



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