

SOMERSET
BEING A REPLAT OF LOTS 6 THROUGH 9, INCLUSIVE, BLOCK 2, OF THE REVISED MAP OF CLEARWATER BEACH
RECORDED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LYING WITHIN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

PROPERTY DESCRIPTION

LOTS 6, 7, 8, AND 9, BLOCK 2, REVISED MAP OF CLEARWATER BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2, REVISED MAP OF CLEARWATER BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 5, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S90°00'00"E, ALONG THE NORTHERLY LINE OF LOTS 6 THROUGH 9, OF SAID BLOCK 2, ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SOMERSET STREET, A DISTANCE OF 198.96 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE S00°12'36"E, ALONG THE EASTERLY LINE OF SAID LOT 9, A DISTANCE OF 87.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE N89°59'03"W, ALONG THE SOUTHERLY LINE OF SAID LOTS 6 THROUGH 9, A DISTANCE OF 199.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE N00°11'04"W, ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 86.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,306 SQUARE FEET (0.40 ACRE), MORE OR LESS.

DEDICATION

THE PRIVATE DRIVEWAY EASEMENTS AND PRIVATE ACCESS EASEMENTS SHOWN ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE PRIVATE USE AND BENEFIT OF THE SOMERSET HOMEOWNERS IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR SOMERSET ("DECLARATION"). NO PUBLIC RIGHTS ARE GRANTED IN SUCH PRIVATE EASEMENTS.

THE 9' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAT IS DEDICATED IN PERPETUITY TO THE CITY OF CLEARWATER, FLORIDA, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY UTILITY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE CITY COMMISSION OF THE CITY OF CLEARWATER, FLORIDA. PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, AND 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.

OWNER: CLOVER SOMERSET BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESS

PRINTED NAME

WITNESS

PRINTED NAME

BY: LYLE FOGARTY, ITS MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY LYLE FOGARTY, AS MANAGER OF CLOVER SOMERSET BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, ☐ WHO IS PERSONALLY KNOWN TO ME OR ☐ WHO PRODUCED HIS/HER FLORIDA DRIVER'S LICENSE AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC

SURVEYOR'S NOTES

- 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 ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS, WHO ARE MEMBERS OF THE ASSOCIATION, AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR THE CITY, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY FOR MAINTENANCE OR IMPROVEMENT OF SUCH STREETS AND UTILITIES. MAINTENANCE OF THE DETENTION POND IS THE RESPONSIBILITY OF THE ASSOCIATION.
- COMMON AREAS SHALL MEAN ALL PROPERTY (INCLUDING THE IMPROVEMENTS THEREON, NOW OR HEREFTER) OWNED BY THE ASSOCIATION FOR COMMON USE AND ENJOYMENT OF THE LOT OWNERS.
- THIS PLAT IS SUBJECT TO A DISTRIBUTION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 20452, PAGE 77, OF THE PUBLIC RECORDS OF PINELLAS COUNTY. SAID EASEMENT BEING BLANKET IN NATURE AND LYING 5 FEE ON EITHER SIDE OF THE GRANTEE'S FACILITIES.

CERTIFICATE OF MORTGAGEE: (CITY OF CLEARWATER)

THE UNDERSIGNED, AS HOLDER OF THAT CERTAIN MORTGAGE AND SECURITY AGREEMENT EXECUTED DECEMBER 15, 2024, AND RECORDED DECEMBER 17, 2021, AS INSTRUMENT NUMBER 2021408962, IN OFFICIAL RECORD BOOK 21855, AT PAGE 262, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, HEREBY JOINS IN AND CONSENTS TO THE RECORDING OF THIS PLAT AND DEDICATIONS OF THE LANDS DESCRIBED HEREON, INCLUDING THE DEDICATION OF THOSE PORTIONS OF THE LAND AS ARE DEDICATED TO PUBLIC USE, AND AGREES THAT, IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE, ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

IN WITNESS WHEREOF, THE UNDERSIGNED HAS DULY EXECUTED THIS PLAT ON THIS _____ DAY OF _____, 2024.

VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION

BY: WITNESS

NAME: PRINTED NAME OF WITNESS

TITLE: WITNESS

PRINTED NAME OF WITNESS

ACKNOWLEDGMENT AS TO MORTGAGEE:

STATE OF FLORIDA
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY _____ AS _____ FOR VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF THE NATIONAL BANKING ASSOCIATION, WHO IS EITHER PERSONALLY KNOWN TO ME, OR PRODUCED IDENTIFICATION TYPE OF IDENTIFICATION PRODUCED _____.

NOTARY SIGNATURE:_____

PRINT NAME:_____

NOTARY PUBLIC--STATE OF FLORIDA AT LARGE

COMMISSION NO.:_____

MY COMMISSION EXPIRES:_____

CERTIFICATE OF APPROVAL OF CITY COMMISSION

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS DAY ____ OF _____, 2024.

BRUCE RECTOR, MAYOR

CLERKS CERTIFICATION AND APPROVAL
BY: ROSEMARIE CALL, 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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK ____ PAGES ____ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS ____ DAY OF _____, 2024.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

CERTIFICATE OF CONFORMITY

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

DATE

THOMAS L. MAHONY
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NUMBER 6289

SURVEYOR'S CERTIFICATE

I, FREDERICK S. BACHMANN, MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF FLORIDA STATUTES (F.S.); THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRMs) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW, ON _____ THE LOT CORNERS AND PERMANENT CONTROL POINTS (PCPs) WILL BE SET AS REQUIRED BY LAW.

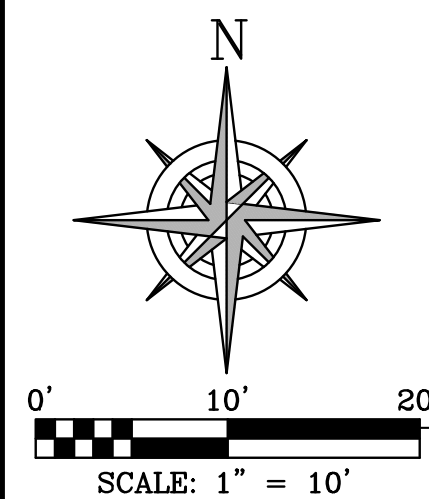
FREDERICK S. BACHMANN, PLS DATE
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA LS 5174
TRANSYSTEMS CORPORATION CONSULTANTS
LB 8103
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764

TRANSYSTEMS

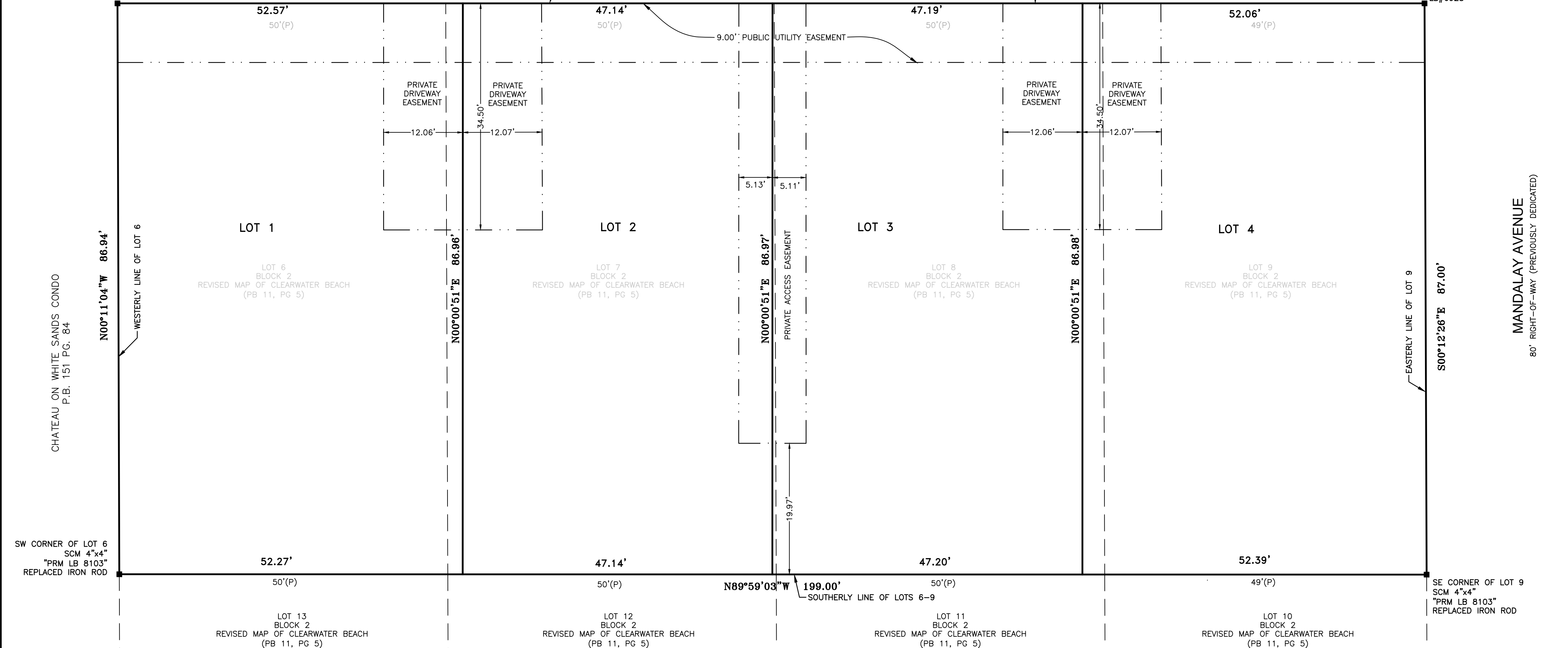
565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103
PROJECT NO.
314240082

SOMERSET

BEING A REPLAT OF LOTS 6 THROUGH 9, INCLUSIVE, BLOCK 2, OF THE REVISED MAP OF CLEARWATER BEACH
RECORDED IN PLAT BOOK 11, PAGE 5, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LYING WITHIN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



POB
NW CORNER OF LOT 6
SCM 4"x4"
"PRM LB 8103"
REPLACED IRON ROD



BEARINGS ARE BASED ON THE SOUTHERLY RIGHT
OF WAY LINE OF SOMERSET ISLE, SAID BEARING
BEING ASSUMED AS S90°00'00"E.

TRANSYSTEMS

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM
LICENSED BUSINESS NUMBER 8103
PROJECT NO.
314240082

LEGEND

A/C	AIR CONDITIONER	F/T	FENCE TIE
ADA	AMERICANS WITH DISABILITIES ACT	GI	GRATE INLET
BFPD	BACK FLOW PREVENTION DEVICE	ID.	IDENTIFICATION
(C)	CALCULATED	(L)	LEGAL DESCRIPTION
CBW	CONCRETE BLOCK WALL	LB	LICENSED BUSINESS
CCR	CERTIFIED CORNER RECORD	MH	MANHOLE
CL	CENTERLINE	NAV88	NORTH AMERICAN VERTICAL DATUM 1988
CLF	CHAIN LINK FENCE	NGS	NATIONAL GEODETIC SURVEY
CONC.	CONCRETE	NO.	NUMBER
C/T	CURB TIE	OH	OVERHEAD WIRES
CRW	CONCRETE RETAINING WALL	OR	OFFICIAL RECORD BOOK
DB	DEED BOOK	(P)	PLAT BOOK 11, PAGE 5
ERC	ELLIPTICAL REINFORCED CONCRETE	PB	PLAT BOOK
EP	EDGE OF PAVEMENT	PG	PAGE/PAGES
EL	ELEVATION	PLS	PROFESSIONAL LAND SURVEYOR
(F)	FIELD	POB	POINT OF BEGINNING
FCIR	FOUND CAPPED IRON ROD	POC	POINT OF COMMENCEMENT
FCM	FOUND CONCRETE MONUMENT	PRM	PERMANENT REFERENCE MONUMENT
FFE	FINISHED FLOOR ELEVATION	PSM	PROFESSIONAL SURVEYOR & MAPPER
FIP	FOUND IRON PIPE	PVC	POLY VINYL CHLORIDE PIPE
FIR	FOUND IRON ROD	PVCF	POLY VINYL CHLORIDE FENCE
P&D	FOUND NAIL AND DISK	P/T	PAVEMENT TIE
FPC	FLORIDA POWER CORPORATION (NOW KNOWN AS DUKE ENERGY)	RCP	REINFORCED CONCRETE PIPE
		RNG.	RANGE
		R/W	RIGHT-OF-WAY

SEC.	SECTION
SAN.	SANITARY
SCIR	SET CAPPED IRON ROD
SCO	SANITARY CLEAN-OUT
SN&D	SET NAIL AND DISK
SR	STATE ROAD
SW/T	SIDEWALK TIE
TBM	TEMPORARY BENCHMARK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
TYP	TYPICAL
TWP.	TOWNSHIP
VCP	VITRIFIED CLAY PIPE
WF	WOOD FENCE

■	PERMANENT REFERENCE MONUMENT (PRM)-4"x4"-(LB8103) SET
●	SET 1/2" IRON ROD & CAP (LB8103)
Δ	CENTRAL ANGLE
	ASPHALT
	BRICK
	CONCRETE