

OAKS OF CLEARWATER SUBDIVISION

A SUBDIVISION LYING IN SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST, BEING A REPLAT OF LOTS 3, 4 AND A PORTION OF LOTS 1 & 5, BLOCK 5, OF THE PLAN OF CLEAR WATER HARBOR, FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK K, PAGE 475, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA.

LEGAL DESCRIPTION

THAT PORTION OF SECTION 16, TOWNSHIP 29 SOUTH, RANGE 15 EAST INCLUDING LOTS 3, 4 AND A PORTION OF LOTS 1 AND 5, BLOCK 5 OF THE PLAN OF CLEAR WATER HARBOR, FLA COMPRISING A.C. TURNERS SUBDIVISION, AS RECORDED IN DEED BOOK "K", PAGE 475, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE VACATED 30' RIGHT-OF-WAY OF MARKLEY STREET LYING SOUTH THEREOF, SAID LANDS LYING NORTH OF BLOCK 8, TURNERS SUBDIVISION #3, AS RECORDED IN PLAT BOOK 1, PAGE 53 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS WAS FORMERLY A PART AND THE 14' ALLEY THEREOF VACATED PURSUANT TO OFFICIAL RECORDS BOOK 4813, PAGE 477 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LYING NORTH OF PRELUDE 80, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 26, PAGE 90 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;

BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST RIGHT OF WAY OF BAY AVENUE (40' WIDE) LYING N 00°00'00" W, 155.92 FEET OF THE SOUTHEAST CORNER OF LOT 1, OF AFORESAID BLOCK 8 OF TURNERS SUBDIVISION #3, BEING THE INTERSECTION OF RODGERS STREET (40' RIGHT-OF-WAY) AND BAY AVENUE (40' RIGHT-OF-WAY), RUN THENCE N 89°19'01" W, ALONG THE NORTH LINE OF THE AFORESAID 14' VACATED ALLEY AND NORTH LINE OF AFORESAID PRELUDE 80 CONDOMINIUM, 633.69 FEET TO THE MEAN HIGH WATERLINE; THENCE ALONG THE MEAN HIGH WATERLINE THE FOLLOWING SEVEN (7) COURSES: 1.) N 21°52'37" E, 240.48 FEET; 2.) S 89°19'53" E, 111.44 FEET; 3.) N 75°56'34" E, 25.68 FEET; 4.) N 67°35'47" E, 29.17 FEET; 5.) N 24°12'32" E, 46.61 FEET; 6.) N 13°43'29" E, 45.30 FEET; 7.) N 23°43'08" E, 64.32 FEET TO THE NORTH LINE OF AFORESAID LOT 3, BLOCK 5; THENCE S 89°18'28" E ALONG SAID NORTH LINE OF LOT 3, BLOCK 5 AND CONTINUING THROUGH AFORESAID LOT 1, BLOCK 5, 259.40 FEET TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF CHESTNUT STREET BY ORDER OF TAKING RECORDED IN OFFICAL RECORD BOOK 11285, PAGE 1941 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S 39°48'01" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 37.51 FEET; THENCE CONTINUED ALONG SAID WESTERLY RIGHT-OF-WAY LINE S 33°56'41" E, 74.50 FEET TO THE OCCUPIED WEST RIGHT-OF-WAY LINE OF BAY STREET (40' WIDE); THENCE S 00°00'00" W ALONG SAID WEST RIGHT-OF-WAY LINE, 298.43 TO THE POINT OF BEGINNING.

CONTAINING: 188,083 SQUARE FEET OR 4.32 ACRES OF LAND, 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.
- BASIS OF BEARING IS BASED ON THE WEST RIGHT-OF-WAY OF LINE OF BAY AVENUE BEING S 00°00'00" E.
- 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.

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
ENGINEERING DEPARTMENT.

DEDICATION:

1.) THE UNDERSIGNED, OWNER OF THE LANDS SHOWN ON THE PLAT TO BE KNOWN AS OAKS OF CLEARWATER SUBDIVISION, 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.

OWNER:

BY: _____
WITNESS _____

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____
DAY OF _____, 2023, BY _____ AS JOINT TENANT
OWNERS. 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
INTERIUM 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,

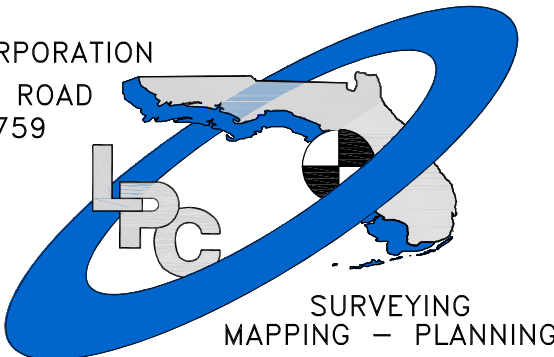
BY: _____
DEPUTY CLERK

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
2683 SUNSET POINT ROAD
CLEARWATER, FL 33759
727-796-2737
FAX 727-796-3326
LB#6168



SHEET 1 OF 2

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LOT 2, BLOCK 5, CLEAR WATER HARBOR, FLA, COMPRISING A.C. TURNER SUBDIVISION
 DEED BOOK K, PAGE 475

