

FOSTER GROVES
LYING WITHIN SECTION 15, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

PROPERTY DESCRIPTION

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29 SOUTH, RANGE 16 EAST, RUN THENCE SOUTH 89°55'26" EAST ALONG THE 40-ACRE LINE, 799.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'26" EAST 90.0 FEET; THENCE SOUTH 00°04'00" EAST 266.90 FEET; THENCE SOUTH 89°41'26" EAST 447.0 FEET; THENCE SOUTH 00°06'31" WEST ALONG THE SECTION LINE 195.0 FEET; THENCE NORTH 89°41'26" WEST 536.82 FEET THENCE NORTH 00°04'00" WEST 461.70 FEET TO THE POINT OF BEGINNING; LESS THAT PART WHICH LIES WITHIN 25 FEET OF THE EAST LINE OF SAID SECTION, AND ALSO THAT PART WHICH LIES WITHIN 25 FEET OF THE NORTH LINE OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION AS PUBLIC ROAD RIGHT-OF-WAY.

LESS THE FOLLOWING DESCRIBED PARCEL:

FROM THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 16 EAST, RUN THENCE SOUTH 89°55'26" EAST, ALONG THE 40 ACRE LINE, 799.67 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°55'26" EAST, 90.00 FEET; THENCE SOUTH 00°04'00" EAST, 226.90 FEET; THENCE NORTH 89°41'26" WEST, 90.00 FEET; THENCE NORTH 00°04'00" WEST, 226.70 FEET TO THE POINT OF BEGINNING, LESS THAT PART WHICH LIES WITHIN 25 FEET OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION AS PUBLIC RIGHT-OF-WAY.

DEDICATION

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, AND THAT BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTEREST IN SAID PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT, WHICH IS HEREBY PLATTED AS FOSTER GROVES.

OWNER: BRAD FOSTER

BRAD FOSTER, OWNER

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESS WITNESS

PRINTED NAME PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS, PERSONALLY APPEARED BRAD FOSTER AND KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS THE OWNER OF FOSTER GROVES FOR THE USES AND PURPOSES THEREIN MENTIONED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS ____ DAY OF _____, 2023 .

NOTARY PUBLIC PRINTED NAME COMMISSION EXPIRES:



565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
LICENSED BUSINESS NUMBER 8423
WO NO. 2021-227

SURVEYOR'S NOTES

1. 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.

2. ALL PUBLIC 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.

3. ALL ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS 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 HOMEOWNERS ASSOCIATION.

CERTIFICATE OF MORTGAGEE:

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED MAY, 2006. RECORDED IN O.R. BOOK ____, PAGE(S) _____ PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

LENDER: PHH MORTGAGE SERVICES

BY: _____ WITNESS
NAME: _____ PRINTED NAME OF WITNESS
TITLE: _____ WITNESS
PRINTED NAME OF WITNESS

ACKNOWLEDGMENT AS TO MORTGAGEE:

STATE OF FLORIDA
COUNTY OF PINELLAS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 20 ____ BY ____ WHO
IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS
IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

NOTARY SIGNATURE

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
INTERIM 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 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 _____, 2023 .

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

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 MAHONY DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER, PUBLIC WORKS DEPARTMENT | ENGINEERING

SURVEYOR'S CERTIFICATE

I 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, 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 (PRM'S) HAVE BEEN SET BEFORE THE RECORDING OF THIS PLAT AND THIS PLAT AND PERMANENT CONTROL POINTS (PCP'S) WILL BE SET AS REQUIRED BY LAW.

FREDERICK S. BACHMANN, PLS
FLORIDA REGISTERED PROFESSIONAL
SURVEYOR AND MAPPER LS 5174

DATE OF PRM INSTALLATION: _____

FOSTER GROVES
LYING WITHIN SECTION 15, TOWNSHIP 29 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



- LEGEND**
- | | |
|----------|---|
| (C) | CALCULATED |
| CCR | CERTIFIED CORNER RECORD |
| CL | CENTERLINE |
| (F) | FIELD |
| FCIR | FOUND CAPPED IRON ROD |
| FCM | FOUND CONCRETE MONUMENT |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| FN&D | FOUND NAIL AND DISK |
| ID. | IDENTIFICATION |
| (L) | LEGAL DESCRIPTION |
| LB | LICENSED BUSINESS |
| NGS | NATIONAL GEODETIC SURVEY |
| NO. | NUMBER |
| OR | OFFICIAL RECORD BOOK |
| (P) | PLAT BOOK 6, PAGE 50 |
| PB | PLAT BOOK |
| PG | PAGE/PAGES |
| PLS | PROFESSIONAL LAND SURVEYOR |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PRM | PERMANENT REFERENCE |
| MONUMENT | MONUMENT |
| PSM | PROFESSIONAL SURVEYOR &
MAPPER |
| RNG. | RANGE |
| R/W | RIGHT-OF-WAY |
| SEC. | SECTION |
| SAN. | SANITARY |
| SCIR | SET CAPPED IRON ROD |
| SN&D | SET NAIL AND DISK |
| SR | STATE ROAD |
| TYP | TYPICAL |
| TWP. | TOWNSHIP |
| □ | PERMANENT REFERENCE MONUMENT
(PRM)-4"x4"-(LB107) SET |
| ○ | SET 5/8" IRON ROD & CAP
(LB107) |
| Δ | CENTRAL ANGLE |

DEUEL & ASSOCIATES
A SEPI COMPANY

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CLEARWATER, FL 33764
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BEARINGS SHOWN HEREON ARE BASED ON THE
NORTH LINE OF THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 29
SOUTH, RANGE 16 EAST