BRIGHTWATER BLUE TOWNHOMES

PLAT BOOK

PAGE

A REPLAT OF LOTS 34 THROUGH 46, INCLUSIVE, BAYSIDE SUBDIVISION No. 2, IN SECTION 08, TOWNSHIP 29 SOUTH, RANGE 15 EAST, AS RECORDED IN PLAT BOOK 27, PAGE 32 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA IN THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

SHEET 1 OF 3

LEGAL DESCRIPTION:

LOTS 34 THROUGH 46 INCLUSIVE, BAYSIDE SUBDIVISION No. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 32, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS CONTAIN 2.08 ACRES, MORE OR LESS.

DEDICATION:

STATE OF FLORIDA, COUNTY OF PINELLAS

KNOW ALL MEN BY THESE PRESENTS THAT BRIGHTWATER BLUE RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON HAS CAUSED THIS PLAT OF "BRIGHTWATER BLUE TOWNHOMES" TO BE MADE AND HEREBY DEDICATES FOREVER TO THE PROPERTY OWNERS ASSOCIATION, ONCE IT IS FORMED, TRACT "A", THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; AND HEREBY DEDICATES FOREVER TO THE FUTURE LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, GUESTS AND INVITEES, THE INGRESS/EGRESS, CROSS ACCESS AND DRAINAGE EASEMENTS AND THE SIDEWALK/CROSS ACCESS EASEMENTS, SHOWN HEREON, AND HEREBY DEDICATES A PERPETUAL DRAINAGE EASEMENT OVER, UNDER AND ACROSS ALL AREAS SHOWN HEREON THAT DO NOT LIE BENEATH A BUILDING OR ITS FOUNDATION. IT IS THE INTENTION OF THIS PLAT TO VACATE ALL PREVIOUSLY PLATTED LOTS AND EASEMENTS.

BRIGHTWATER BLUE RESIDENCES, LLC A FLORIDA LIMITED LIABILITY COMPANY

	71 FEOTIBLE EINITED EINBIETT COMM 7111
WITNESS	
PRINTED NAME:	<u>BY:</u>
	PRINTED NAME:
WITNESS	

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PINELLAS

PRINTED NAME:

BEFORE ME APPEARED _____ RESIDENCES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS _____ DAY OF _____, 2016.

	NOTARY PUBLIC
MY COMMISSION EXPIRES:	PRINTED NAME:

MORTGAGEE APPROVAL

STATE OF FLORIDA, COUNTY OF PINELLAS

KNOW ALL MEN BY THESE PRESENTS THAT BRANCH BANKING & TRUST COMPANY. A NORTH CAROLINA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR, MORTGAGEES OF THE LANDS SHOWN HEREON DOES HEREBY CONSENT TO AND JOIN WITH THE OWNER'S DEDICATION AS STATED HEREON.

	BRANCH BANKING & TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION
TNESS PINTED NAME:	BY:
	PRINTED NAME:
	- TITLE:
TNESS	

ACKNOWLEDGEMENT:

STATE OF FLORIDA, COUNTY OF PINELLAS

PRINTED NAME:

____, (TITLE)_____ BANKING & TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS ____, DAY OF _____, 2016.

	NOTARY PUBLIC
	PRINTED NAME:
Y COMMISSION EXPIRES:	

ALL PUBLIC UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION F 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.

SURVEYOR'S NOTES:

• BEARINGS DEPICTED HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF BRIGHTWATER DRIVE BEING ASSUMED N89°02'11"E BETWEEN FIELD MONUMENTATION PER THE RECORD PLAT OF BAYSIDE SUBDIVISION No. 2.

• UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7454" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.

• THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.

• P.C.P.'S SET IN AN IMPERVIOUS SURFACE ARE A PK-NAIL AND DISC "LB-7454" - UNLESS OTHERWISE NOTED.

• LANDS IN THE VICINITY OF THE DRAINAGE/RETENTION AREAS AND SWALES MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND DRAINAGE RUNOFF.

• ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (28).

• THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL TRACTS UNTIL SUCH TIME THAT A PROPERTY OWNER ASSOCIATION IS FORMED AND MADE RESPONSIBLE FOR SUCH

NOTES AND LEGEND

"PCP LB-7454" - UNLESS OTHERWISE NOTED □ PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4"

CONCRETE MONUMENT AND CAP "PRM LB-7454" ■ FCM — FOUND CONCRETE MONUMENT AS NOTED

● FIR — FOUND IRON ROD AS NOTED O FIP — FOUND IRON PIPE AS NOTED ▲ RRS — FOUND RAILROAD SPIKE AS NOTED

(12) = CURVE - SEE CURVE DATA

= AND	R/W = RIGHT - OF - WAY
= CENTERLINE	CONC. = CONCRETE
AD) = RADIAL	$D/\Delta = CENTRAL ANGLE (DELTA)$
R) = NON - RADIAL	R = RADIUS
)./# = NUMBER	L= ARC LENGTH
. "= IDENTIFICATION	T= TANGENT LENGTH
R. = OFFICIAL RECORDS	CH= CHORD DISTANCE
B = PLAT BOOK	CB= CHORD BEARING
S = PAGE	\pm = MORE OR LESS / PLUS OR MINUS
SS = PAGES	$N\&D = NAIL \ AND \ DISK$

FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION (L) = INFORMATION PER LEGAL DESCRIPTION

(CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS

CERTIFICATE OF APPROVAL OF COUNTY COMMISSION:

STATE OF FLORIDA, COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINNELLAS, FLORIDA, THIS ____ DAY OF

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS KEN BURKE, CLERK PINELLAS COUNTY, FLORIDA

DEPUTY 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 FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____, DAY OF _____, 2016.

	BY:	
BURKE, CLERK FULAS COUNTY FLORIDA	DEPUTY CLERK	

CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES

STATE OF FLORIDA, COUNTY OF PINELLAS

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS.

PRINTED NAME:	DATE:
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER	
REGISTRATION NUMBER	

SURVEYOR'S STATEMENT:

STATE OF FLORIDA, COUNTY OF POLK

I HEREBY STATE THAT THIS PLAT OF "BRIGHTWATER BLUE TOWNHOMES" WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND THAT ALL P.R.M.'S, P.C.P.'S, AND OTHER MONUMENTATION HAVE BEEN SET AS SHOWN OR NOTED.

> 06/01/2016 KENNETH W. THOMPSON PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 4080



KENNETH W. THOMPSON REGISTRATION NO. 4080

FLOOD HAZARD WARNING:

PK = PARKER KALON NAIL

HE PROPERTY DEPICTED HEREON IS LOCATED WITHIN A FLOOD HAZARD AREA DESIGNATED AS ZONE "AE" ACCORDING THE FLOOD INSURANCE RATE MAP FOR PINELLAS COUNTY; COMMUNITY PANEL NUMBER 12103C0102 G, EFFECTIVE DATE OF 09/03/2003. BASE FLOOD ELEVATION 11, NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988. YOU SHOULD CONTACT PINELLAS COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS FOR THIS PROPERTY. EVEN MEETING THE COUNTY'S STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS WILL NOT BE FLOODED IN CERTAIN STORM EVENTS.

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.

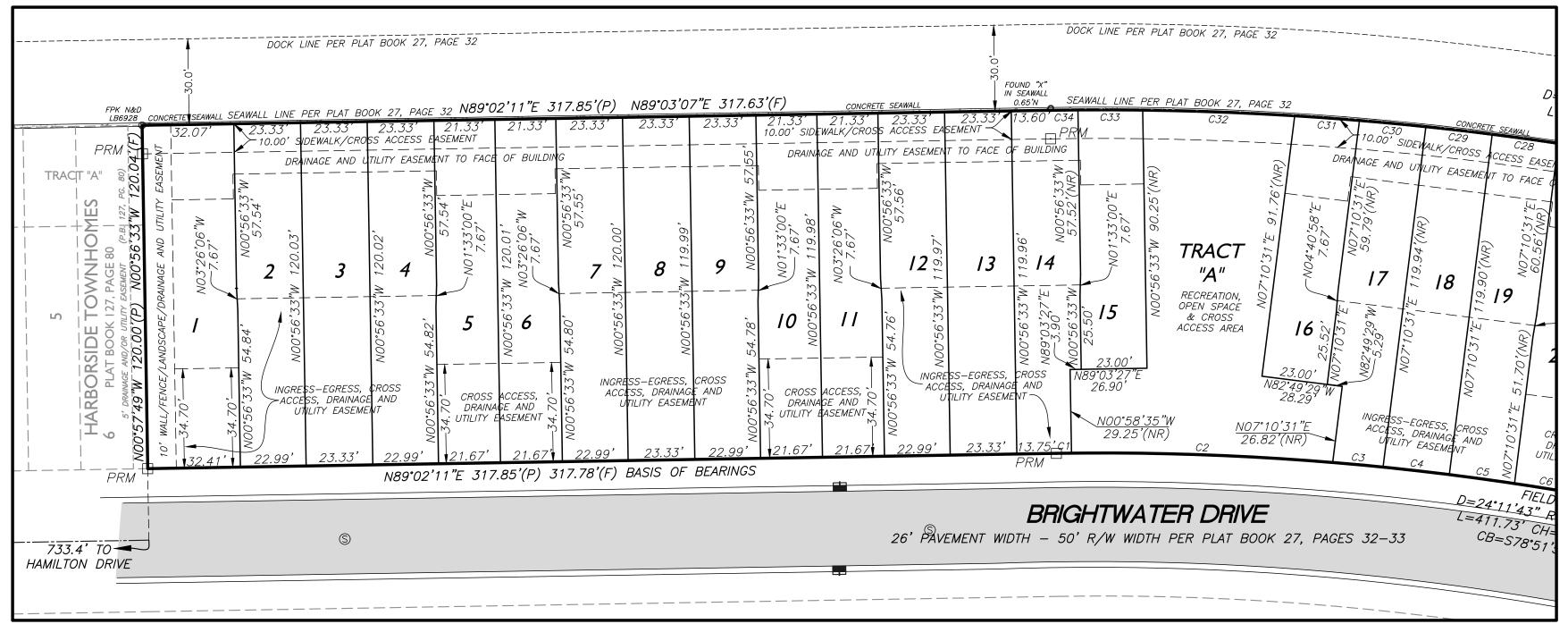
BRIGHTWATER BLUE TOWNHOMES

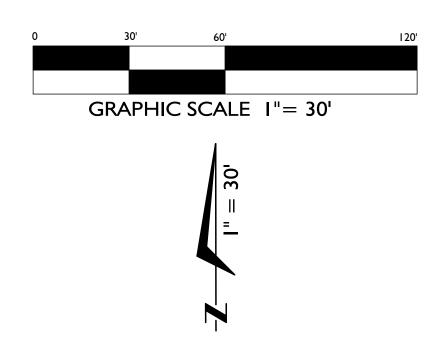
PLAT BOOK

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SHEET 2 OF 3





CURVE TABLE

122 13 14 17 18 19 TRACT 17 18 19 20 21 21 25 26 27 28 29 BRIGHTWATER DRIVE 26 PARMEN WORLD PER PLAT GOOK 27, PAGES 19-53 OF PARMEN WORLD PER PLAT GOOK 27, PAGES 19-53 OF PARMEN WORLD PER PLAT GOOK 27, PAGES 19-53
C UTILITY EASEMENTS MUST PROVIDE THAT SUCH EASEMENTS SHALL ALSO

URVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	0°18'53"	975.00	5.36	5.36	S89°11'38"W
C2	5°22'23"	975.00	91.43	91.40	N87°57'44"W
<i>C3</i>	1°02'27"	975.00	17.71	17.71	N84°45'19"W
C4	1°22'15"	975.00	23.33	23.33	N83°32'58"W
C5	1°21'05"	975.00	22.99	22.99	N82°11'18"W
C6	1°16'26"	975.00	21.68	21.68	N80°52'33"W
<i>C7</i>	1°02'48"	975.00	17.81	17.81	N79°42'56"W
C8	1°21'08"	975.00	23.01	23.01	N78°30'57"W
<i>C9</i>	1°22'16"	975.00	23.33	23.33	N77°09'16"W
C10	1°21'04"	975.00	22.99	22.99	N75°47'36"W
C11	1°16'26"	975.00	21.68	21.68	N74°28'50"W
C12	0°54'48"	975.00	15.54	15.54	N73°23'13"W
C13	1°21'29"	975.00	23.11	23.11	N72°15'05"W
C14	1°22'29"	975.00	23.40	23.40	N70°53'06"W
C15	1°21'11"	975.00	23.03	23.03	N69°31'15"W
C16	2°04'34"	975.00	35.33	35.33	N67°48'23"W
C17	1°48'22"	1095.00	34.52	34.52	N67°38'49"W
C18	1°13′19″	1095.00	23.35	23.35	N69°09'39"W
C19	1°13'24"	1095.00	23.38	23.38	N70°23'01"W
C20	1°13'32"	1095.00	23.42	23.42	N71°36'29"W
C21	1°44'57"	1095.00	33.43	33.43	N73°05'43"W
C22	1°07'00"	1095.00	21.34	21.34	N74°38′22"W
C23	1°13′14″	1095.00	23.33	23.33	N75°48'29"W
C24	1°13'15"	1095.00	23.33	23.33	N77°01'44"W
C25	1°13′17"	1095.00	23.34	23.34	N78°14'59"W
C26	1°38'27"	1095.00	31.36	31.36	N79°40'51"W
C27	1°07'01"	1095.00	21.34	21.34	N81°03'35"W
C28	1°13′14"	1095.00	23.33	23.33	N82°13'43"W
C29	1°13′14″	1095.00	23.33	23.33	N83°26'57"W
C30	1°13′16″	1095.00	23.34	23.34	N84°40′12″W
C31	1°11′16″	1095.00	22.70	22.70	N85°52'28"W
C32	2°47′04″	1095.00	53.21	53.21	N87°51'38"W
C33	1°11'11"	1095.00	22.67	22.67	N89°50'45"W
C34	0°30'32"	1095.00	9.73	9.73	S89°18'23"W
	•		•		•

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6700 South Florida Avenue, Suite 6, Lakeland, Florida 33813 (863) 940-4699 • Fax: (863) 680-1434 STATE OF FLORIDA AUTHORIZATION FOR: SURVEYING AND MAPPING BUSINESS - LB 8135

> KENNETH W. THOMPSON REGISTRATION NO. 4080

BRIGHTWATER BLUE TOWNHOMES

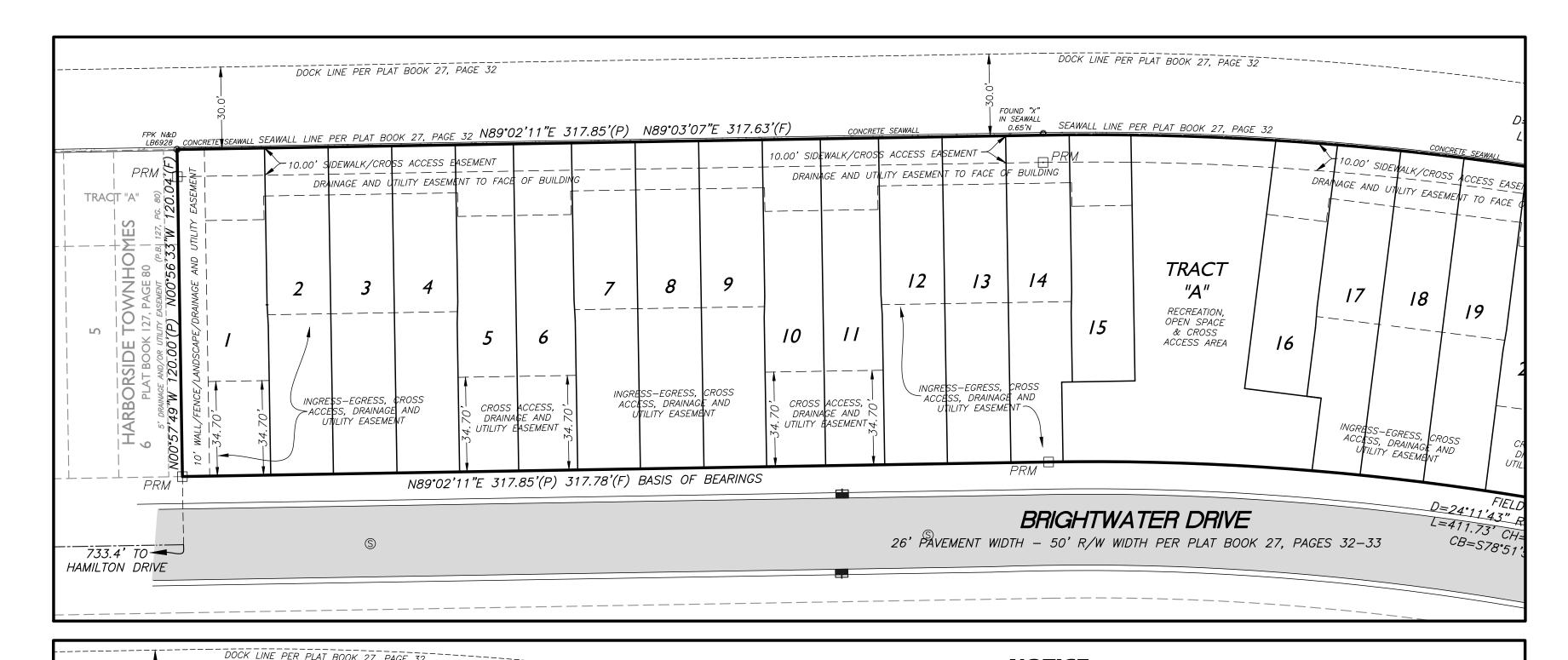
PLAT BOOK

GRAPHIC SCALE I"= 30'

PAGE

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SHEET 3 OF 3



PARCE	EL AREA TABLE
LOT / TRACT	AREA
1	3870.90 Square Feet
2	2780.36 Square Feet
3	2799.76 Square Feet
4	2780.07 Square Feet
5	2579.85 Square Feet
6	2579.72 Square Feet
7	2779.65 Square Feet
8	2799.05 Square Feet
9	2779.37 Square Feet
10	2579.18 Square Feet
1 1	2579.05 Square Feet
12	2778.95 Square Feet
13	2798.33 Square Feet
14	2778.66 Square Feet
15	2104.17 Square Feet
TRACT "A"	6605.86 Square Feet
16	2244.74 Square Feet
17	2782.35 Square Feet
18	2797.61 Square Feet
19	2779.80 Square Feet
20	2575.33 Square Feet
21	3012.43 Square Feet
22	2781.74 Square Feet
23	2796.78 Square Feet
24	2778.88 Square Feet
25	3179.76 Square Feet

2574.10 Square Feet 2803.89 Square Feet 2792.44 Square Feet 3871.72 Square Feet 2783.96 Square Feet

DOCK LINE PER PLAT BOOK 27, PAGE 32	NOTICE:
30.0,-	SEE SHEET 2 OF 3 FOR LOT AND TRACT DIMENSIONS
12 13 14 15 TRACT "A" RECREATION, OPEN SPACE & CROSS ACCESS AREA 16 INGRESS-EGRESS, CROSS ACCESS, DRAINAGE AND UTILITY EASEMENT	SEE SHEET 2 OF 3 FOR LOT AND TRACT DIMENSIONS D=24.12.7 FIELD L=402.58
BRIGHTWATER DRIVE 26' PAVEMENT WIDTH - 50' R/W WIDTH PER PLAT BOOK 27, PAGES 32-3.	D=24°11'43" R=975 00' L=411 77 R=975 00' FIELD CROSS ACCESS Wedge State State
	PRM

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