

SUNSTREAM SUBDIVISION
A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 32, TOWNSHIP 28 SOUTH, RANGE 16 EAST
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

Plat Book: _____ Page No.: _____

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°01'04"W ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 32 FOR 679.24 FEET; THENCE LEAVING SAID WEST BOUNDARY N89°39'11"W FOR 1328.96 FEET; THENCE N00°00'01"E FOR 318.62 FEET; THENCE S89°40'51"E FOR 154.67 FEET; THENCE S00°19'09"W FOR 40.70 FEET; THENCE S43°52'22"E FOR 29.50 FEET; THENCE S82°44'03"E FOR 33.42 FEET; THENCE N75°45'20"E FOR 104.03 FEET; THENCE N64°31'38"E FOR 91.32 FEET; THENCE S89°40'51"E FOR 308.60 FEET; THENCE N00°00'43"E FOR 360.00 FEET; THENCE S89°40'45"E FOR 629.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 640,230 SQUARE FEET OR 14.698 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE OWNER OF ALL THE LANDS DESCRIBED HEREON AND PLATTED AS "SUNSTREAM SUBDIVISION" AND THAT THIS PLAT REPRESENTS THE INTENTION TO SUBDIVIDE THE PROPERTY LOCATED IN SECTION 32, TOWNSHIP 28 SOUTH, RANGE 16 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA AS DESCRIBED IN THE LEGAL DESCRIPTION AND DOES HEREBY DEDICATE THIS PLAT FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL RIGHTS OF WAY AND EASEMENTS DESIGNATED ON THIS PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

TRACTS "A", "B", "C" & THE 10.00 FOOT DRAINAGE EASEMENT ARE HEREBY RESERVED BY OWNER(S) FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS & EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE MAINTAINED BY SAID HOMEOWNERS' ASSOCIATION.

SUNSTREAM LANE DEVELOPMENT, LLC – OWNER

	WITNESS	WITNESS
TERENCE M. MCNAY OFFICER/DIRECTOR	PRINT: _____	PRINT: _____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF PINELLAS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, AS AUTHORIZED AGENT, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:

SIGN: _____

PRINT: _____

SUNSTREAM LANE DEVELOPMENT, LLC – MORTGAGOR

	WITNESS	WITNESS
TERENCE M. MCNAY OFFICER/DIRECTOR	PRINT: _____	PRINT: _____

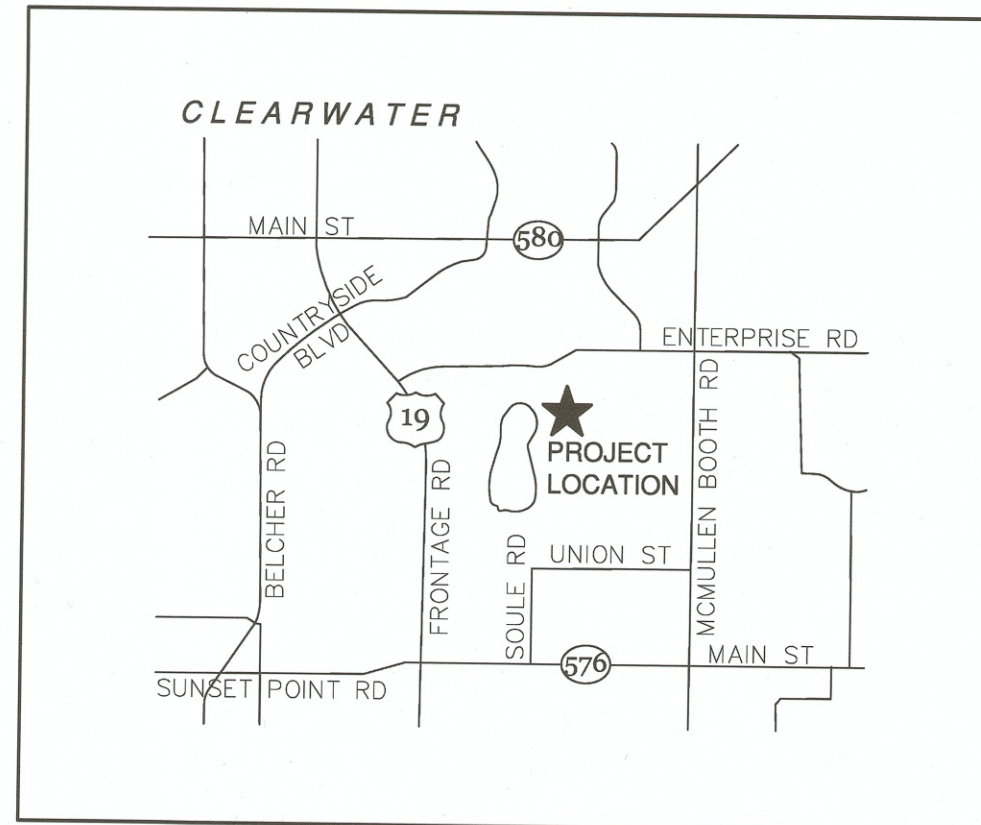
ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF PINELLAS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2016, AS AUTHORIZED AGENT, HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC:

SIGN: _____

PRINT: _____



Vicinity Map
(NOT TO SCALE)

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 HILLSBOROUGH COUNTY.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83 – 1990 ADJUSTMENT), FOR THE WEST ZONE OF FLORIDA. COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY AND ARE PROVIDED AS SUPPLEMENTAL DATA ONLY. REFERENCE STATIONS: SAFETY K & SAFETY H WERE UTILIZED. FOR BEARING REFERENCE THE WEST BOUNDARY OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 32 BEARS S00°01'04"W AS SHOWN HEREON.
3. JURISDICTIONAL WETLAND LINE SHOWN HEREON AS FLAGGED AND FIELD LOCATED IN MARCH 2013 AND APPROVED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD) ON APRIL 25, 2013.
4. THE SUBJECT PARCEL OF LAND REPRESENTED ON THIS PLAT LIES IN FLOOD ZONE "A" AND "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, PINELLAS COUNTY AND UNINCORPORATED AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 12103C 0088 G, MAP REVISED SEPTEMBER 3, 2003. SEE SHEET 2 OF 5 FOR APPROXIMATE FLOOD ZONE TRANSITION LINE.
5. ALL PLATTED 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.
6. HISTORICAL DOCUMENTS PROVIDE VARYING WIDTH INFORMATION FOR THE RIGHT OF WAY, NOW VACATED, SHOWN HEREON (COUNTY ROAD 224).
7. FIELD SURVEY FOR PARCEL SHOWN HEREON PERFORMED MARCH 29, 2013.

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF CLEARWATER PINELLAS COUNTY, FLORIDA. THIS _____ DAY OF _____, 2016.

CHAIRMAN

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES 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) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BY: _____
KEN BURKE

BY: _____
DEPUTY CLERK

THIS _____ DAY OF _____, 2016. TIME: _____

CERTIFICATE OF REVIEW BY SURVEYOR:

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED FOR MATHEMATICAL CLOSURE.

THOMAS L. MAHONEY PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6289 – STATE OF FLORIDA CITY OF CLEARWATER ENGINEERING DEPARTMENT	DATE
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SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE SURVEY DATA COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. P.R.M.'S (PERMANENT REFERENCE MONUMENTS) SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 AND ALL OTHER MONUMENTATION OF LOT CORNERS, POINTS OF INTERSECTION AND CHANGE OF DIRECTION OF LINES WITHIN THE SUBDIVISION WILL BE SET WITHIN THE ALLOTTED TIME AS REQUIRED BY SAID CHAPTER 177, FLORIDA STATUTE 177.091–9.

MILLS and ASSOCIATES, INC.

DATE	LAWRENCE E. MILLS, P.L.S. #3141 FLORIDA REGISTERED LAND SURVEYOR LICENSED BUSINESS NUMBER 3868
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Sheet No.: 1 of 5

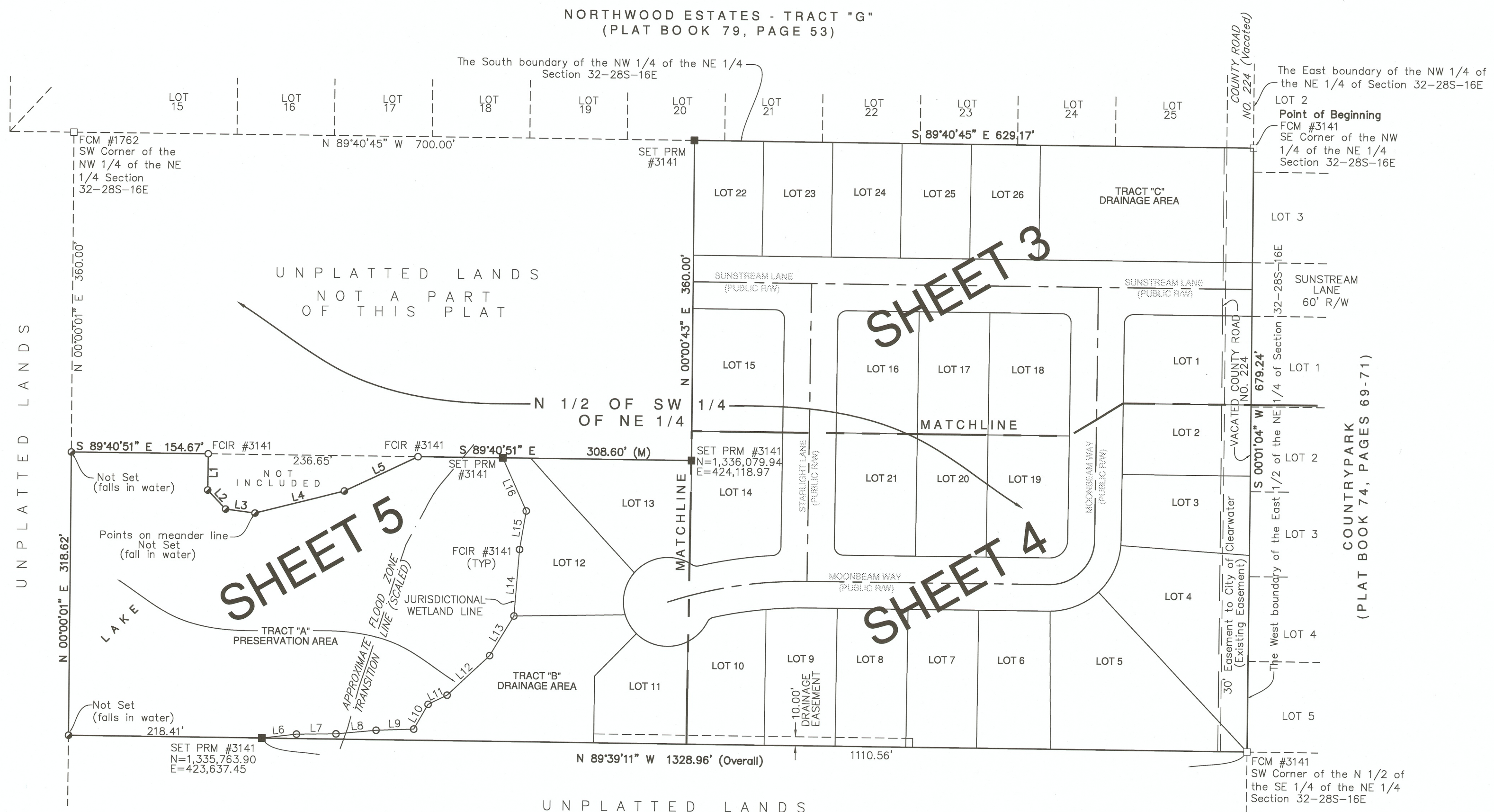
MILLS and ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
3242 HENDERSON BOULEVARD * SUITE 300
TAMPA, FLORIDA 33609–3056
TELEPHONE: (813) 876–5869

SUNSTREAM SUBDIVISION

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CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

Plat Book: _____ Page No.: _____

- INDEX SHEET AND OVERALL BOUNDARY -



LEGEND:

FCM FOUND CONCRETE MONUMENT (AS NOTED)
FCIR FOUND CAPPED IRON ROD (AS NOTED)
FCM FOUND CONCRETE MONUMENT (AS NOTED)
ID IDENTIFICATION
(NR) NON-RADIAL
O/A OVERALL
PCP PERMANENT CONTROL POINT
PRM PERMANENT REFERENCE MONUMENT #3868
PLS PROFESSIONAL LAND SURVEYOR
(R) RADIAL
R/W RIGHT OF WAY
SF SQUARE FEET
SET PRM #3141
SET CIR #3868
SET PCP PK NAIL & DISK #3868
FOUND CONCRETE MONUMENT (AS NOTED)
FOUND CORNER (AS NOTED)
NO CORNER SET (AS NOTED)
C# CURVE TABLE ID
L# LINE TABLE ID
UE UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°19'09" W	40.70'
L2	S 43°52'22" E	29.50'
L3	S 82°44'03" E	33.42'
L4	N 75°45'20" E	104.03'
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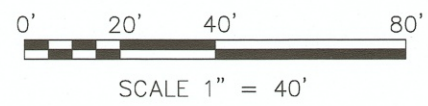
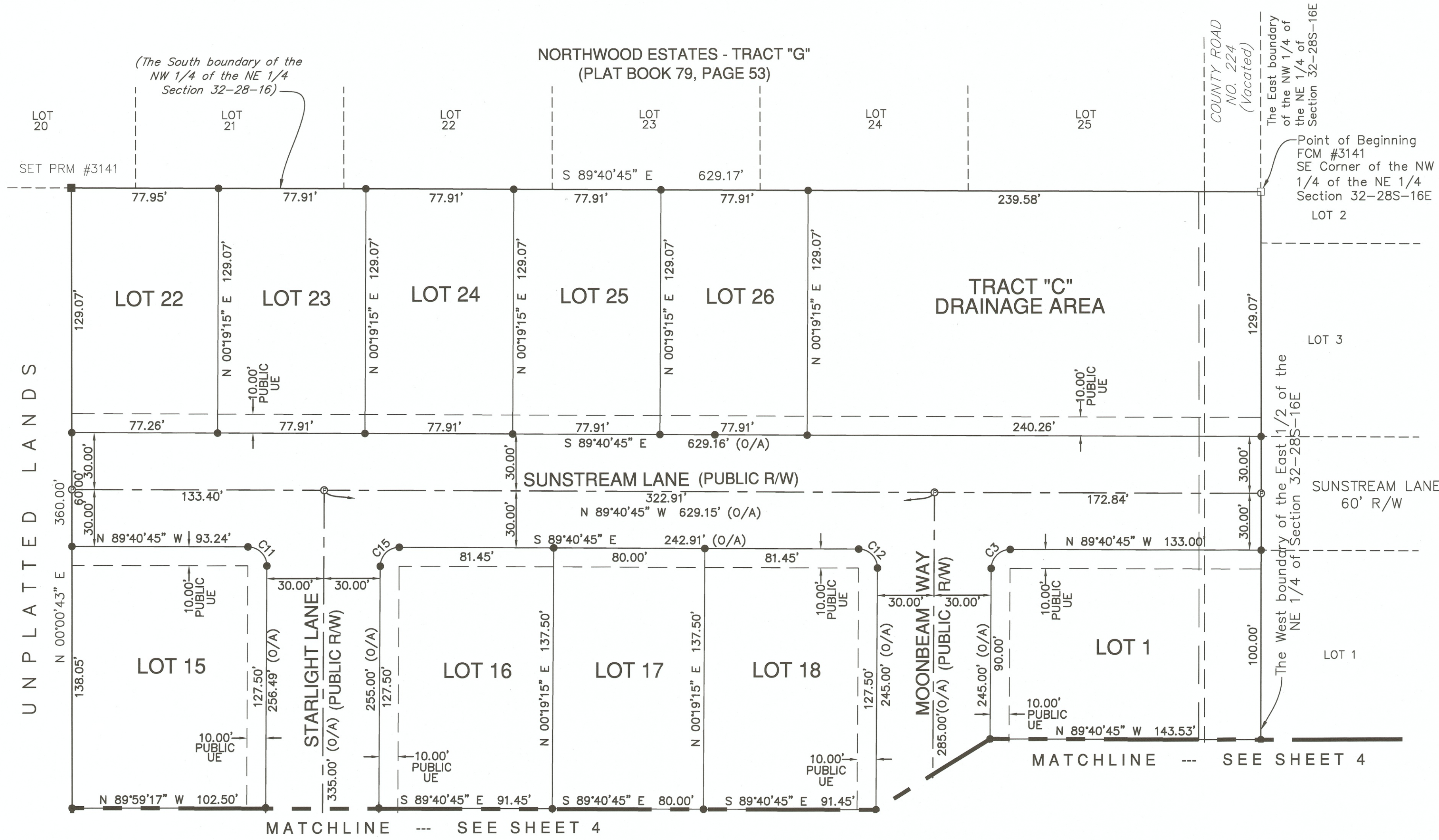
Sheet No.: 2 of 5

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NO CORNER SET (AS NOTED)
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L# LINE TAFE ID
UE UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C3	10.00'	90°00'00"	15.71'	S 45°19'15" W	14.14'
C11	10.00'	90°00'00"	15.71'	N 44°40'45" W	14.14'
C12	10.00'	90°00'00"	15.71'	S 44°40'45" E	14.14'
C15	10.00'	90°00'00"	15.71'	N 45°19'15" E	14.14'

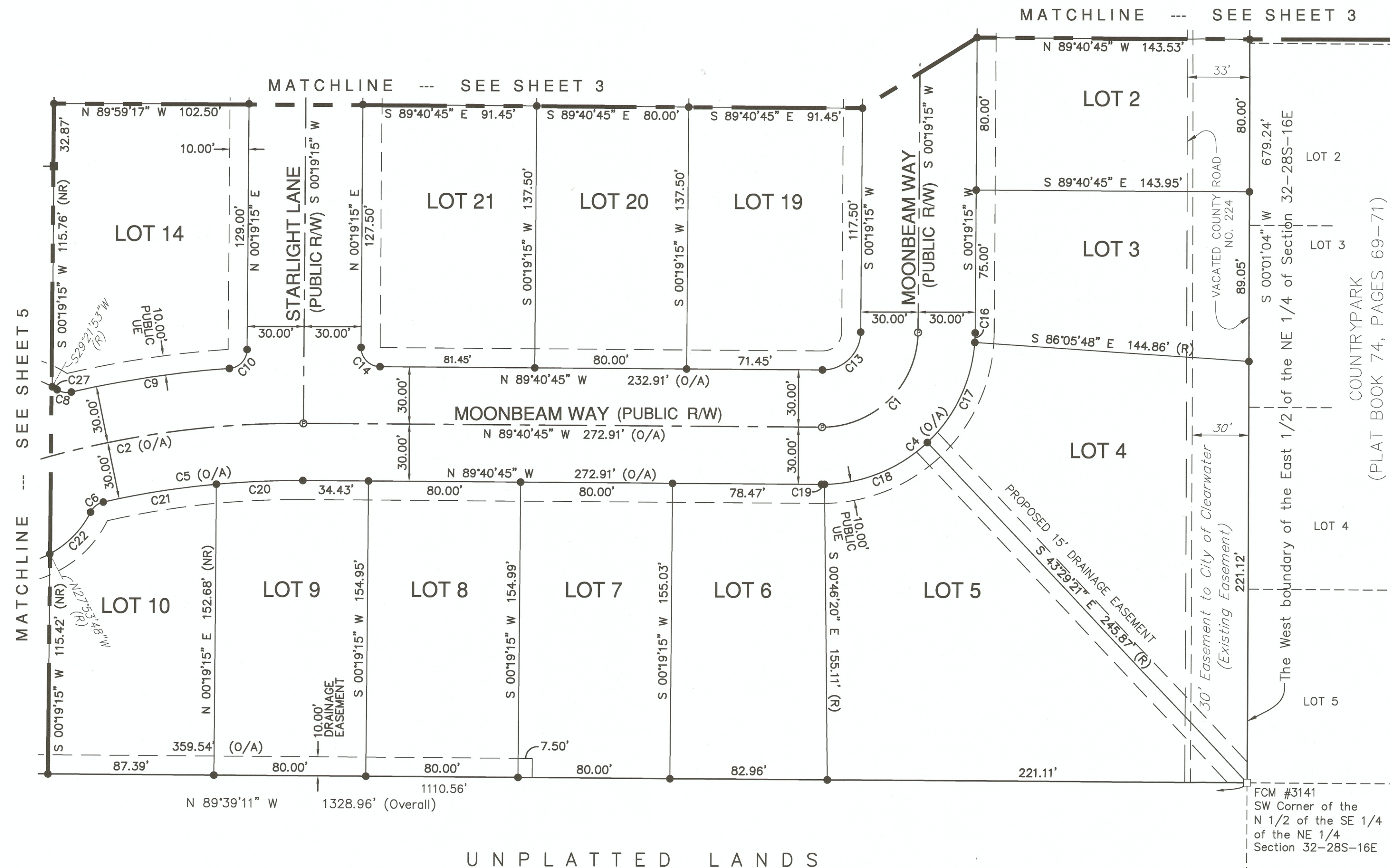
Sheet No.: 3 of 5

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UNPLATTED LANDS

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L# LINE TABLE ID
UE UTILITY EASEMENT

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	90°00'00"	78.54'	S 45°19'15" W	70.71'
C2	495.50'	18°25'24"	159.33'	S 81°06'33" W	158.64'
C4	80.00'	90°00'00"	125.66'	S 45°19'15" W	113.14'
C5	465.50'	13°01'41"	105.85'	S 83°48'25" W	105.62'
C6	10.00'	50°56'39"	8.89'	S 51°49'15" W	8.60'
C8	10.00'	45°45'00"	7.98'	S 80°15'06" E	7.77'
C9	525.50'	09°09'49"	84.05'	N 81°22'19" E	83.96'
C10	10.00'	85°42'58"	14.96'	N 43°10'45" E	13.60'
C13	20.00'	90°00'00"	31.42'	S 45°19'15" W	28.28'
C14	10.00'	90°00'00"	15.71'	N 44°40'45" W	14.14'
C16	80.00'	03°34'56"	5.00'	S 02°06'43" W	5.00'
C17	80.00'	42°36'27"	59.49'	S 25°12'25" W	58.13'
C18	80.00'	42°43'01"	59.64'	S 67°52'10" W	58.27'
C19	80.00'	01°05'35"	1.53'	S 89°46'28" W	1.53'
C20	465.50'	05°37'03"	45.64'	S 87°30'44" W	45.62'
C21	465.50'	07°24'37"	60.21'	S 80°59'53" W	60.16'
C22	50.00'	35°45'17"	31.20'	S 44°13'34" W	30.70'
C27	50.00'	03°15'31"	2.84'	S 59°00'21" E	2.84'

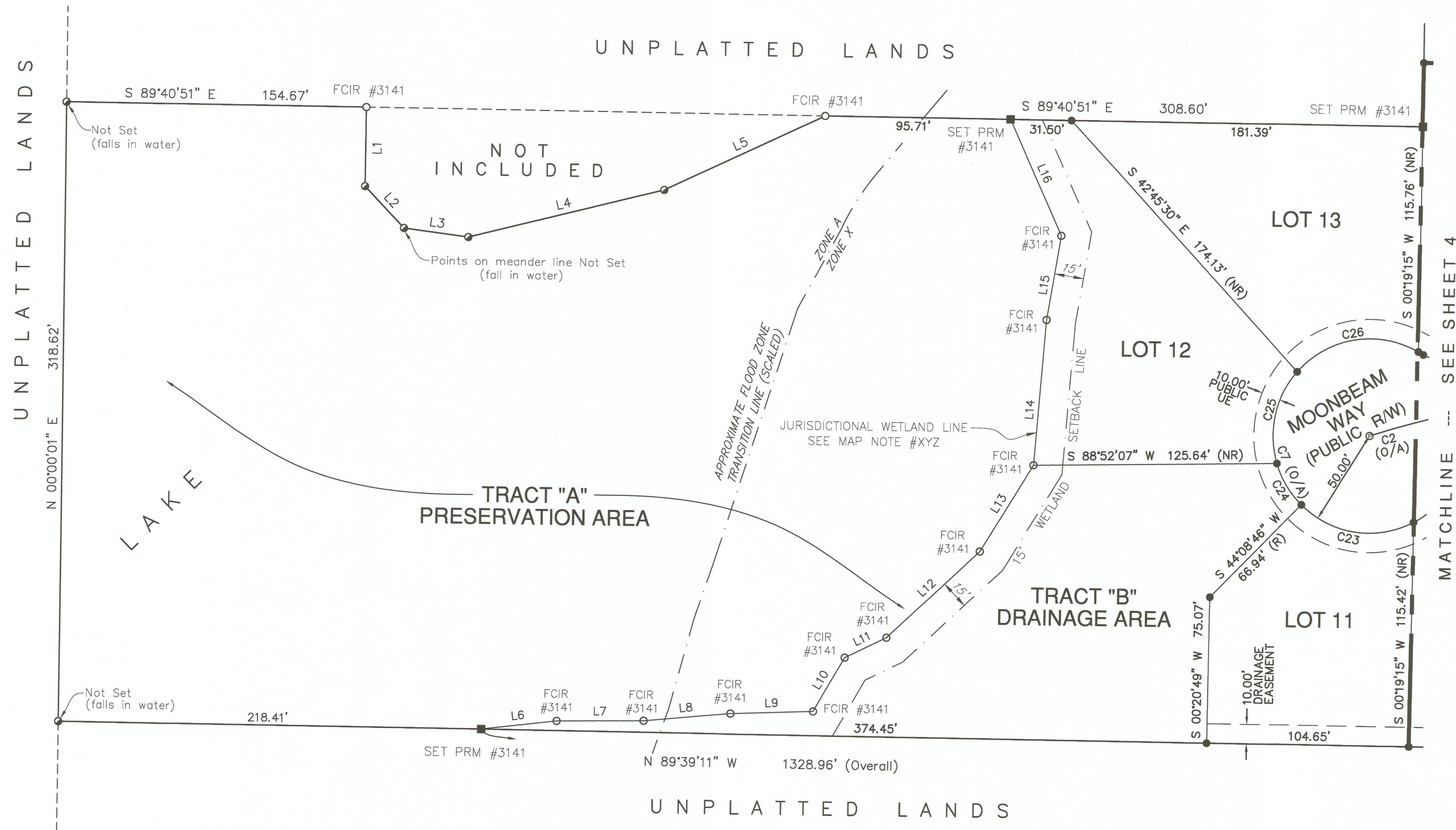
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0' 20' 40' 80'
SCALE 1" = 40'

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L16	N 24°21'07" W	65.45'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C7	50.00'	276°16'29"	241.10'	N 15°30'50" W	66.73'
C23	50.00'	72°02'34"	62.87'	N 81°52'31" W	58.81'
C24	50.00'	28°38'52"	25.00'	N 31°31'47" W	24.74'
C25	50.00'	57°44'20"	50.39'	N 11°39'49" E	48.28'
C26	50.00'	78°49'55"	68.79'	N 79°56'56" E	63.49'

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