

GULF TO BAY MARKET PLACE SUBDIVISION

A PORTION OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, ALL LYING IN THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

PLAT BOOK: PAGE:

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT "A":

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, (BEING THE INTERSECTION OF GULF TO BAY BOULEVARD AND GUNN AVENUE); RUN THENCE NORTH 00°23'58" WEST, 50.01 FEET; THENCE SOUTH 89°22'44" EAST, 30.00 FEET (TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD AND EAST RIGHT-OF-WAY OF GUNN AVENUE), FOR THE POINT OF BEGINNING; THENCE NORTH 00°23'58" WEST, ALONG THE EAST RIGHT-OF-WAY, 650.00 FEET; THENCE SOUTH 89°22'44" EAST, 650.00 FEET; THENCE SOUTH 00°23'58" EAST, 650.00 FEET TO THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD; THENCE NORTH 89°22'44" WEST, ALONG THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD, 650.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION DEEDED TO THE STATE OF FLORIDA IN OFFICIAL RECORDS BOOK 1012, PAGE 294, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 422,386 SQUARE FEET, OR 9.6966 ACRES MORE OR LESS.

FURTHER EXCEPTING AND EXCLUDING FROM THE ABOVE DESCRIBED PREMISES THOSE TWO (2) CERTAIN PARCELS OF LAND, BOUNDED AND DESCRIBED AS FOLLOWINGS:

PARCEL No. 1:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, (BEING THE INTERSECTION GULF TO BAY BOULEVARD AND GUNN AVENUE); RUN THENCE NORTH 00°23'58" WEST, 50.01 FEET; THENCE SOUTH 89°22'44" EAST, 484.50 FEET, ALONG THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD TO THE POINT OF BEGINNING; THENCE NORTH 00°40'56" EAST, 228.74 FEET; THENCE SOUTH 89°43'03" EAST, 165.49 FEET; THENCE SOUTH 00°23'58" EAST, 229.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GULF TO BAY BOULEVARD; THENCE NORTH 89°22'44" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GULF TO BAY BOULEVARD, 169.82 FEET TO THE POINT OF BEGINNING.

PARCEL No. 2:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, (BEING THE INTERSECTION OF GULF TO BAY BOULEVARD AND GUNN AVENUE); RUN THENCE NORTH 00°23'58" WEST, 50.01 FEET; THENCE SOUTH 89°22'44" EAST, 156.42 FEET, ALONG THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD; THENCE NORTH 00°37'16" EAST, 48.00 FEET; THENCE NORTH 89°22'44" WEST, 22.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°22'44" WEST, 50.00 FEET; THENCE NORTH 00°37'16" EAST, 97.00 FEET; THENCE SOUTH 89°22'44" EAST, 50.00 FEET; THENCE SOUTH 00°37'16" EAST, 97.00 FEET TO THE POINT OF BEGINNING.

TRACT "B":

PARCEL No. 1:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, (BEING THE INTERSECTION GULF TO BAY BOULEVARD AND GUNN AVENUE); RUN THENCE NORTH 00°23'58" WEST, 50.01 FEET; THENCE SOUTH 89°22'44" EAST, 484.50 FEET, ALONG THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD TO THE POINT OF BEGINNING; THENCE NORTH 00°40'56" EAST, 228.74 FEET; THENCE SOUTH 89°43'03" EAST, 165.49 FEET; THENCE SOUTH 00°23'58" EAST, 229.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GULF TO BAY BOULEVARD; THENCE NORTH 89°22'44" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF GULF TO BAY BOULEVARD, 169.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,432 SQUARE FEET, OR 0.8823 ACRES MORE OR LESS.

TRACT "C":

PARCEL No. 2:

FROM THE SOUTHWEST CORNER OF THE SOUTHEAST (1/4) OF THE NORTHEAST (1/4) OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 15 EAST, (BEING THE INTERSECTION OF GULF TO BAY BOULEVARD AND GUNN AVENUE); RUN THENCE NORTH 00°23'58" WEST, 50.01 FEET; THENCE SOUTH 89°22'44" EAST, 156.42 FEET, ALONG THE NORTH RIGHT-OF-WAY OF GULF TO BAY BOULEVARD; THENCE NORTH 00°37'16" EAST, 48.00 FEET; THENCE NORTH 89°22'44" WEST, 22.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°22'44" WEST, 50.00 FEET; THENCE NORTH 00°37'16" EAST, 97.00 FEET; THENCE SOUTH 89°22'44" EAST, 50.00 FEET; THENCE SOUTH 00°37'16" EAST, 97.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,850 SQUARE FEET, OR 0.1113 ACRES MORE OR LESS.

TRACT "A", "B" AND "C" TOTAL = 465,668 SQUARE FEET, OR 10.6902 ACRES MORE OR LESS.

PLAT NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OFWAY LINE OF GULF TO BAY BOULEVARD, HAVING A BEARING OF SOUTH 89°22'44" WEST.
- LOT CORNERS SET BY: KLEIN & STAUB LLC, WILL BE STAMPED LB 8093.
- THERE MAY BE ADDITIONAL ADDITIONAL EASEMENTS AND / OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, FLORIDA.
- EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4866, PAGES 511 - 512, AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, FLORIDA. DESCRIBES A DISTRIBUTION EASEMENT LYING 5.00 FEET EACH SIDE OF THE CENTERLINE FOR ELECTRIC LINES ABOVE AND BELOW THE ENTIRE SUBJECT PREMISES, ALONG WITH OFFICIAL RECORDS BOOK 19115, PAGES 2531 - 2547 BEING A DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL EASEMENT AGREEMENT. THESE (2) EASEMENTS ARE NON-PLOTTABLE EASEMENTS THAT LIE WITHIN THE ENTIRE PLATTED PREMISES.

NOTICE:

- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC DPR DIGITAL FORM OF THE PLAT
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION:

1) THE UNDERSIGNED CERTIFIES THAT THEY ARE THE OWNER OF THE LAND DESCRIBED HEREON, WHICH IS HEREBY PLATTED AS GULF TO BAY MARKET PLACE SUBDIVISION, AND THAT BESIDES ITS INTEREST THEREIN ON THIS PLAT, THE CITY OF CLEARWATER WILL ASSUME RESPONSIBILITY FOR MAINTENANCE OF FLOW ONLY IN DRAINAGE EASEMENTS. ANY MAINTENANCE, REPAIR, OR REPLACEMENT RESPONSIBILITY RELATING TO PIPES, STRUCTURES, AESTACTIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF CLEARWATER.

2) AND FURTHER DEDICATES TO THE CITY OF CLEARWATER A TEN (10) FOOT GAS MAIN AND WATER MAIN EASEMENT LYING FIVE (5) FOOT ON EACH SIDE OF ALL GAS AND WATER MAINS OVER AND ACCROSS ALL OF TRACTS "A", "B" AND "C", AS THEY ARE LOCATED FROM TIME TO TIME, UP TO AND INCLUDING ALL HYDRANTS AND METERS, EXCEPT WHERE SUCH MAINS AND RELATED GAS AND METER FACILITIES MAY LIE UNDER SUCH STRUCTURES OR WITHIN FIVE (5) FEET OF BUILDINGS, AS ALL SUCH GAS LINES, WATER LINES AND UTILITIES ARE NOW CONSTRUCTED AND EXISTING, OR AS MAY BE CONSTRUCTED IN THE FUTURE WITHIN THE SUBJECT PLAT.(THIS IS A NON-PLOTTABLE, "BLANKET TYPE EASEMENT THAT AFFECTS THE ENTIRE PLATTED LANDS);

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 _____, PAGE(S) _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018

ATTEST: KEN BURKE,
CLERK, PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

PRINT NAME

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL:

STATE OF FLORIDA >
COUNTY OF PINELLAS >

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 _____ 2018.

APPROVED BY:

WILLIAM B. HORNE, II
CITY MANAGER

REVIEW FOR COMFORMITY TO CHAPTER 177, PART I, FLORIDA STATUTES:

STATE OF FLORIDA >
COUNTY OF PINELLAS >

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

PROFESSIONAL SURVEYOR AND MAPPER
LISENCE NUMBER LS - STATE OF FLORIDA

DATE:

UNDER CONTRACT WITH THECITY OF CLEARWATER

SURVEYOR'S CERTIFICATE:

I, BRUCE A. KLEIN, OF KLEIN & STAUB LLC, MAKER OF THIS PLAT, DO HEREY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT THIS PLAT IS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL, IN COMPOSITION, REQUIRED BY FLORIDA STATUTES 177.091; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) WERE SET ON THE 15TH DAY OF NOVEMBER, 2017, AS SHOWN HEREON.

SIGNED ON THIS _____ DAY OF _____, 2018.

BRUCE A. KLEIN, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5052
FLORIDA LICENSED BUSINESS No. 8093

JOB No.: 170004P.2

SHEET 1 OF 3 SHEETS

PREPARED BY:
KLEIN & STAUB LLC
PROFESSIONAL SURVEYORS AND MAPPERS
4699 CONTINENTAL DRIVE, LOT 501
HOLIDAY, FLORIDA 34690
OFFICE: 727-647-9431
EMAIL: BKLEINSTAUB@OUTLOOK.COM

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RANGE 15 EAST, ALL LYING IN THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

PLAT BOOK:

PAGE:

OWNER:

LG GTB & MAIN, LLC, A TEXAS LIMITED LIABILITY COMPANY:

BY: _____	WITNESS SIGNATURE: _____	WITNESS NAME PRINTED: _____
	WITNESS SIGNATURE: _____	WITNESS NAME PRINTED: _____
BY: _____	WITNESS SIGNATURE: _____	WITNESS NAME PRINTED: _____
	WITNESS SIGNATURE: _____	WITNESS NAME PRINTED: _____

ACKNOWLEDGEMENT OF OWNER:

STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS
IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED _____, TO ME KNOWN TO BE THE PERSON
DESCRIBED IN AND WHO EXECUTED THE FOREGOING JOINER AND CONSENT TO DEDICATION AND SEVERALLY ACKNOWLEDGED THE
EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT
TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, _____ COUNTY, _____, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME: _____ COMMISSION No. _____

MY COMMISSION EXPIRES: _____

NOTICE:

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AND AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC DPR DIGITAL FORM OF THE PLAT
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE RECORDED IN THE PUBLIC RECORDS
OF THIS COUNTY.

JOB No.: 170004P.2

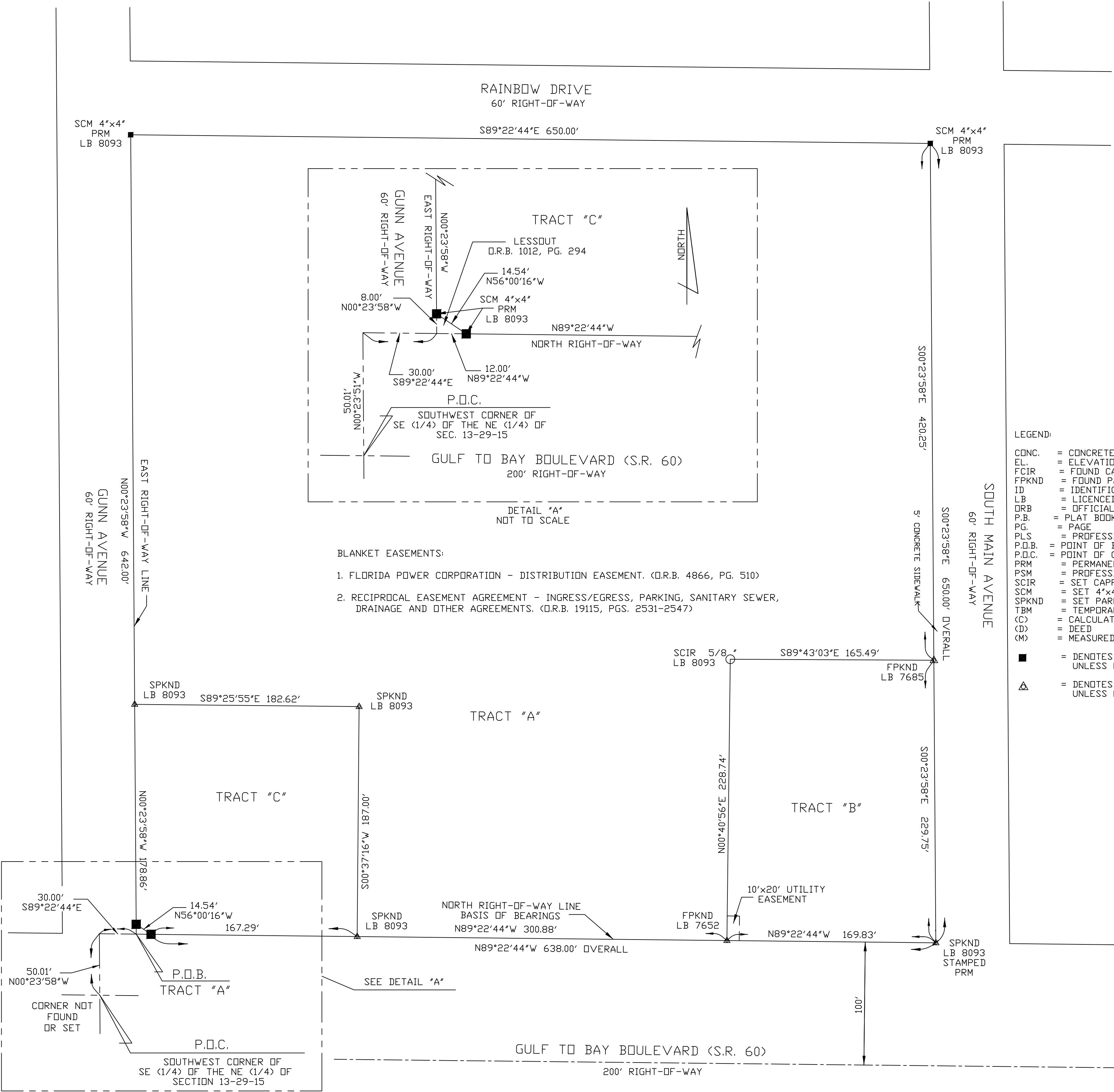
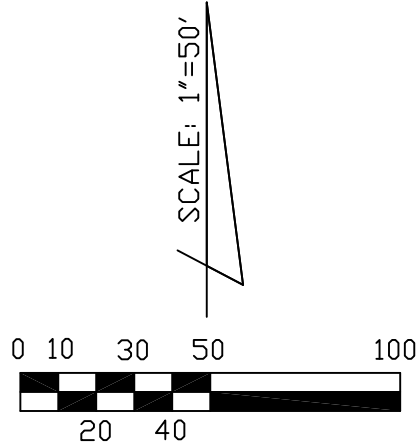
SHEET 2 OF 3 SHEETS
PREPARED BY: KLEIN & STAUB LLC PROFESSIONAL SURVEYORS AND MAPPERS 4699 CONTINENTAL DRIVE, LOT 501 HOLIDAY, FLORIDA 34690 OFFICE: 727-647-9431 EMAIL: BKLEINSTAUB@OUTLOOK.COM

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PLAT BOOK:

PAGE:



BLANKET EASEMENTS:

1. FLORIDA POWER CORPORATION - DISTRIBUTION EASEMENT. (D.R.B. 4866, PG. 510)
2. RECIPROCAL EASEMENT AGREEMENT - INGRESS/EGRESS, PARKING, SANITARY SEWER, DRAINAGE AND OTHER AGREEMENTS. (D.R.B. 19115, PGS. 2531-2547)

LEGEND:

- CONC. = CONCRETE
- EL. = ELEVATION
- FCIR = FOUND CAPPED IRON ROD
- FPKND = FOUND PARKER KALON NAIL AND DISK
- ID = IDENTIFICATION
- LB = LICENCED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PLS. = PROFESSIONAL LICENSED SURVEYOR
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- SCIR = SET CAPPED IRON ROD (5/8", LB 8093)
- SCM = SET 4"x4" CONCRETE MONUMENT
- SPKND = SET PARKER KALON NAIL AND DISK
- TBM = TEMPORARY BENCHMARK
- (C) = CALCULATED
- (D) = DEED
- (M) = MEASURED
- = DENOTES SET 4" X 4" CONCRETE MONUMENT STAMPED PRM LB8093, UNLESS OTHERWISE NOTED.
- △ = DENOTES SET PARKER KALON NAIL AND DISC, STAMPED LB8093, UNLESS OTHERWISE NOTED

JOB No.: 170004P.2

SHEET 3 OF 3 SHEETS

PREPARED BY:
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