UNION PLACE

LYING IN SECTION 2, TOWNSHIP 29 SOUTH RANGE 15 EAST CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

A PORTION A LAND LYING IN SECTION 2, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 SECTION 2. TOWNSHIP 29 SOUTH, RANGE 15 EAST: THENCE S89°13'29"E ALONG THE NORTH LINE OF SAID SECTION 2. TOWNSHIP 29 SOUTH, RANGE 15 EAST, A DISTANCE OF 143.97 FEET; THENCE S1°36'15"W, A DISTANCE OF 32.88 FEET TO THE POINT OF BEGINNING; THENCE S89°14'23"E ALONG THE SOUTH RIGHT OF WAY LINE OF UNION STREET, A DISTANCE OF 466.24 FEET; THENCE S0°04'32"E ALONG THE WEST LINE OF WINDSOR WOOD, AS RECORDED IN PLAT BOOK 78, PAGE 9, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 450.10 FEET; THENCE N89°14'"19W ALONG THE NORTH LINE OF SAID WINDSOR WOOD, A DISTANCE OF 479.43 FEET; THENCE N1°36'15"E, A DISTANCE OF 450.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.885 ACRES, MORE OR LESS.

PRIVATE DEDICATION:

COMMISSION NUMBER

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS UNION PLACE, THAT IT GRANTS TO THE CITY OF CLEARWATER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE RIGHT TO USE ALL UTILITY AND DRAINAGE EASEMENTS AS SHOWN. 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, RETAINING WALLS, AESTHETIC AND VEGETATION CONSIDERATIONS, IN AND UPON DRAINAGE EASEMENTS ARE A PRIVATE FUNCTION NEITHER ASSIGNED NOR ACCEPTED BY THE CITY OF CLEARWATER.

- 1. THERE IS HEREBY CREATED AN INGRESS AND EGRESS EASEMENT FOR FIRE AND EMERGENCY VEHICLES, PUBLIC OFFICIALS, UTILITY COMPANIES, AND THE CITY OF CLEARWATER, FOR SANITATION SERVICES AND UTILITY MAINTENANCE OVER AND ACROSS ALL PAVED SURFACES, LOCATED ON THE LANDS DESCRIBED HEREON.
- 2. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. 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 UTILITY. IN THE EVENT A CABLE TELEVISION PROVIDER DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3. A TEN (10) FOOT WATER MAIN EASEMENT LYING FIVE (5) FEET ON EACH SIDE OF WATER MAINS, AS THEY ARE LOCATED FROM TIME TO TIME, UP TO AND INCLUDING ALL HYDRANTS AND METERS, EXCEPT WHERE SUCH MAINS AND RELATED WATER FACILITIES MAY LIE UNDER STRUCTURES. [THIS IS A NON-PLOTTABLE, "BLANKET TYPE" EASEMENT THAT AFFECTS THE ENTIRE SUBJECT PROPERTY].

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 MAYBE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER:		
UNION PLACE, LLC		
A FLORIDA LIMITED LIABILITY COMPA	ANY	
BY:		
AGOSTINO DIGIOVANNI		
PRESIDENT		
WITNESS:		
256.		
	_	
SIGNATURE	SIGNATURE	
PRINTED NAME	PRINTED NAME	
ACKNOWLEDGEMENT OF OWNER: STATE OF FLORIDA		
COUNTY OF PINELLAS		
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20 BY	AS ACKNOWLEDGED BEFORE ME THIS, WHO HAS PRODUCED	DAT OF AS
IDENTIFICATION AND WHO DID/DID I	NOT TAKE AN OATH.	
NOTARY SIGNATURE	PRINT NA	 AME

(PLACE NOTARY STAMP HERE)

CONFIRMATION OF ACCEPTANCE:

UNION PLACE HOMEOWNERS ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF THE PRIVATE ROADS. AS WELL AS THE PRIVATE FENCE AND LANDSCAPE EASEMENTS SITUATED ON THIS PLAT.

BY:		
AGOSTINO DIGIOVANNI PRESIDENT		
WITNESS:		
SIGNATURE	SIGNATURE	
PRINTED NAME	PRINTED NAME	
ACKNOWLEDGEMENT OF HOMEOWNE	EDS ASSOCIATION:	
STATE OF FLORIDA COUNTY OF PINELLAS	NO AGGOCIATION.	
I HEREBY CERTIFY THAT ON THIS		
	DIGIOVANNI, AS PRESIDENT OF UN DIME OR PRODUCED DICATION AND ACKNOWLEDGED T	IION PLACE HOMEOWNERS ASSOCIA AS IDENTIFICA HE EXECUTION THEREOF TO BE HIS I
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PLAT NOTES:

- 1. BASIS OF BEARING IS THE NORTH LINE OF SECTION 2-29-15, BEARING S89°13'29"E.
- 2. PLATTED UTILITY EASEMENTS SHOWN HEREON 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.
- 3. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE CITY OF CLEARWATER BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 12103C0107H, HAVING AND EFFECTIVE DATE OF MAY 17, 2005.
- 5. 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 OR AN ELECTRIC. TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES 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. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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.
- 7. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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 _, PAGE(S)___, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS RECORD IN PLAT BOOK DAY OF____

PRINTED NAME

KEN BURKE, CLERK **DEPUTY CLERK** PINELLAS COUNTY, FLORIDA

SURVEYOR'S REVIEW FOR CONFORMITY CHAPTER 177, PART 1, FLORIDA STATUTES:

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.

DATE Thomas L. Mahony PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS 6289 - STATE OF FLORIDA City of Clearwater, Engineering Department

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED PROFESSIONAL SURVEY AND MAPPER, HEREBY CERTIFY THAT ON SEPTEMBER 17, 2018, THIS PROPERTY WAS SURVEYED UNDER MY SUPERVISION, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THERE-UNTO APPERTAINING, AND THAT ALL LOT CORNERS WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES SECTION 177.091(9). I ALSO HEREBY CERTIFY THAT THE MATERIALS AND COMPOSITION OF THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES

KYLE MCCLUNG, P.S.M. STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NUMBER LS7177 SUNCOAST LAND SURVEYING, INC. 111 FOREST LAKES BOULEVARD OLDSMAR, FL 34677 (813) 854-1342 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB4513

DATE OF FIELD SURVEY: SEPTEMBER 17, 2018 DATE OF P.R.M. INSTALLATION:

SHEET 1 OF 2

LB 4513

SUNCOAST LAND SURVEYING, Inc 111 FOREST LAKES BOULEVARD OLDSMAR, FLA. 34677

(813) 854-1342

UNION PLACE GRAPHIC SCALE LYING IN SECTION 2, TOWNSHIP 29 SOUTH RANGE 15 EAST CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA (IN FEET) S89°13'29"E 1 inch = 30 ft.143.97' - POINT OF COMMENCEMENT UNION STREET (66' PUBLIC R/W) NW CORNER OF NE 1/4 S1°36'15"W POINT OF BEGINNING -ASPHALT ROAD SECTION 2-29-15 — 5' FENCE AND LANDSCAPE 32.88' EASEMENT (PRIVATE) S89°14'23"E FCM 4X4 466.24 99.12' 20.00' 14.00 100.00 100.00 14.00' 20.00' 99.12' 7' UTILITY EASEMENT FLORIDA POWER CORPORATION— (ORB 1524, PAGE 271) LOT1 LOT7 LOT13 LOT27 12.5' UTILITY EASEMENT FLORIDA POWER CORPORATION-(ORB 1223, PAGE 593) S 89°14'23" E S 89°14'23" E S 89°14'23" E S 89°14'23" E 15' DRAINAGE & UTILITY 100.00' 100.00' 100.00' 99.99' **EASEMENT** PRIVATE R/W) CITY OF CLEARWATER (ORB 16164, PAGE 866) LOT2 LOT8 LOT14 LOT26 S 89°14'23" E S 89°14'23" E S 89°14'23" E S 89°14'23" E R/W) 100.74 S 00°45′37" W PARAGON CIRCLE W (293.00′ S 00°45′37" W 100.00' 100.00' 100.72 (UNPLATTED) LOT3 LOT9 LOT15 LOT25 S 89°14'23" E S 89°14'23" [S 89°14'23" [S 89°14'23" E 101.48 100.00' 100.00 101.45 LOT4 LOT16 LOT10 LOT24 WINDSOR WOOD PB 78, PAGE 9 S 89°14<u>'</u>23" N1°36'15"E S 89°14'23" E S 89°14'23" S 89°14'23" E 102.21 100.00' 100.00 450.09 102.18 LEGEND: LOT5 LOT11 PB ---- PLAT BOOK LOT17 LOT23 ORB ---- OFFICIAL RECORDS BOOK R/W ---- RIGHT OF WAY PRM ---- PERMANENT REFERENCE MONUMENT S 89°14'23" E FCM ---- FOUND CONCRETE MONUMENT S 89°14'23" E S 89°14'23" E S_89°14'23" E R ---- RADIUS 102.95 100.00' 100.00' L ---- ARC LENGTH ---- DELTA ANGLE LOT12 LOT18 LOT6 | 20.00' | 14.00'<u>|</u> R=28.00'LOT22 R=28.00' 14.001 20.001 ∕-L=43.98° L=43.98'-Δ=090°00'00" Δ=090°00'00" S 89°14'23" E 106.06' 13' UTILITY EASEMENT (PUBLIC) S 89°14'23" E 144.00' S 89°14'23" E 144.00' (UNPLATTED) PARAGON CIRCLE S (34' PRIVATE R/W) S 89°14'23" E 144.00' 112.05 LOT21 31.95' 15' DRAINAGE & UTILITY 13' UTILITY EASEMENT (PUBLIC) **EASEMENT** CITY OF CLEARWATER (ORB 16164, PAGE 866) 10' SANITARY **EASEMENT** (PUBLIC) 10' DRAINAGE & UTILITY EASMENT — (ORB 4682, PAGE 1190) STORM WATER TRACT (PRIVATE) LOT19 LOT20 15' SANITARY EASEMENT (PUBLIC) -N 00°53'28" E _____S_89°14′19"_E__182.78′__ 14.96' 279.80'(OA) \8.70**'**– 87.00' 192.80' 65.19 125.74 — PRM WINDSOR WOOD FCM 4X4-N89°14'19"W PB 78, PAGE 9 479.43' SHEET 2 OF 2 CURVE TABLE SUNCOAST LAND SURVEYING, Inc. CURVE ARC LENGTH RADIUS DELTA CHORD BEARING | CHORD DISTANCE 111 FOREST LAKES BOULEVARD C1 42.00 S44°14'23"E 59.40 65.97 090°00'00" OLDSMAR, FLA. 34677 (813) 854-1342 LB 4513 C2 65.97 42.00 | 090°00'00" N45°45'37"E 59.40