

Atmi Junior Greene

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A plat of a portion of the Northwest 1/4 of Section 7, Township 29 South, Range 16 East, City of Clearwater, Pinellas County, Florida

Description:

That portion of the Northwest ¼ of the Northwest ¼ of Section 7, Township 29 South, Range 16 East, Pinellas County, Florida, lying 50 feet Southerly of and parallel to CSX Railroad centerline, LESS the West 55 feet thereof.

More particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Northwest Corner of Section 7, Township 28 South, Range 16 East, Pinellas County, Florida; thence S 89° 54' 29" E, 55.00 feet for a Point of Beginning; thence along the East Right-of-way line for Belcher Road N 00° 17' 11" W, 232.93 feet to the South Right-of-way for the CSX Railroad; thence along the South Right-of-way line for the CSX Railroad S 72° 57' 29" E, 797.88 feet to the North Line of Coachman Hill Estates as recorded in the public records of Pinellas County, Florida in Plat Book 75 Pages 90 and 91 to the North Boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 7; thence along the North Line of Coachman Hill Estates and the North Boundary of the Southwest 1/4 of the Northwest 1/4 of said Section 7 N 89° 55' 53" W, 761.69 feet to the Point of Beginning.

Note:

All area shown and described as roadways, walkways or other avenues of ingress and egress, and also all drainage and utility areas are specifically not dedicated for public use. Instead, such areas have been established for the private use of all lot owner's, their guests, invitees and licensees of Atmi Junior Greene. This easement agreement, identified as Tract "A", requires the lot owners of all lots which now or hereafter exist within the Atmi Junior Greene community to bear equally all costs and expenses incidental to the maintenance, repair alteration or improvements of such easement area and this platting creates no governmental responsibility whatsoever with respect thereto. The allocation of these costs and expenses is set forth in the Declaration of Covenants, Conditions and Restrictions of Atmi Junior Greene, including all amendments thereto. The maintenance of the landscaping along Atmi Junior Greene Road shall be responsibility of the Atmi Junior Greene Homeowners Association, inc as outlined in the Declaration of Covenant.

Notice:

This plat, as recorded in is 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.

Dedication:

The undersigned hereby certifies, that he is the owner of the above described property and that besides his interest therein, there are no other outstanding interests in said property, except as shown in the official record, Pinellas County, Florida, which property is hereby platted as Atmi Junior Greene. 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.

Notes:

- 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.
- 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.
- 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].

During the initial construction period of the Atmi Junior Greene development each residential unit shall have an easement on the common area and the adjoining lot(s) upon which the companion portion of the multi-family building is located.

Atmi Kurtishi, Owner

David Richardson Witness

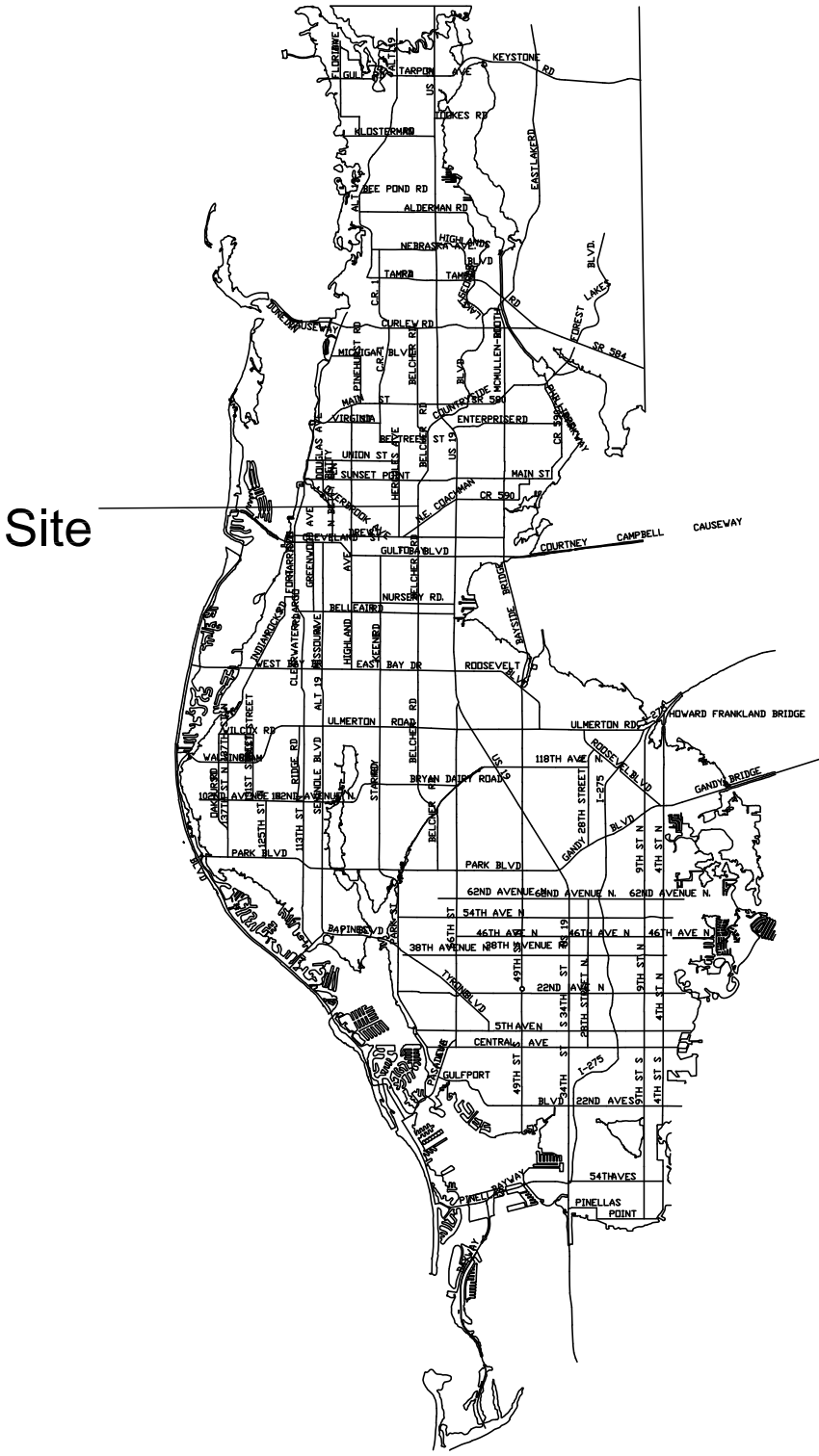
Lisa Richardson Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA}
COUNTY OF PINELLAS}

The foregoing instrument was acknowledged before me this 11th day of May, 2019 by Atmi Kurtishi, owner of property described hereon. He is personally known to me or has produced a State Driver's License as identifications and who did take an oath.

David F Ramsey, Notary Public GG 156258
My Commission Expires: October 30, 2021



Pinellas County

Confirmation of Acceptance:

Atmi Junior Greene Homeowners Association, Inc, a Florida Corporation, joins in the dedication for the purpose of accepting the maintenance of all lands with the exception of Lots 1-10 as shown on this plat.

Atmi Kurtishi, President

David Richardson Witness

Lisa Richardson Witness

ACKNOWLEDGEMENT:

STATE OF FLORIDA}
COUNTY OF PINELLAS}

The foregoing instrument was acknowledged before me this 11th day of May, 2019 by Atmi Kurtishi, President of Atmi Junior Greene Homeowners Association, Inc on behalf of the corporation. He is personally known to me or has produced a State Driver's License as identifications and who did take an oath.

David F Ramsey, Notary Public GG 156258
My Commission Expires: October 30, 2021

Certificate of Surveyor and Mapper Review for Conformity:

Pursuant to Chapter 177.081(1) Florida Statutes I have reviewed this plat and find it conforms to Chapter 177, Part 1 of the Florida Statutes. The geometric data has not been verified for mathematical closure.

By: Thomas L Mahony
Professional Surveyor and Mapper
License Number LS 6389 State of Florida
City of Clearwater, Engineering Department

Date:

Certificate of Approval of City of Clearwater

State of Florida }
County of Pinellas }

It is hereby certified that his 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 ____, A. D. 2019,

Approved By:

William B Horne II, City Manager

Certificate of Approval of County Clerk

State of Florida}
County of Pinellas }

I, Ken Burke, Clerk of Circuit Court of Pinellas County, Florida, hereby certify that this plat has been examined and that it complies in form with all of the requirements of the Statutes of Florida pertaining to maps and plats, and that his plat has been filed for record in Plat Book ____, Pages ____, and ____, Public Records of Pinellas County, Florida. Signed on this ____ day of ____, A D 2019 at Clearwater, Florida.

Ken Burke, Clerk
Pinellas County, Florida

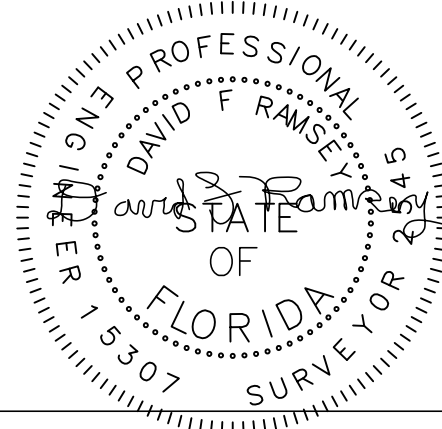
By: _____
Deputy Clerk

Surveyor's Certificate:

I, David F Ramsey, Professional Engineer and Land Surveyor, do hereby certify that this is a true and correct representation of the lands platted to the best of my knowledge and belief; that this plat was prepared under my direction and supervision and complies with all of the Survey Requirements of Chapter 177, Part 1, Florida State Statutes; and that permanent reference monuments have been set as of May 1, 2019; and all lot corners will be set in accordance with the statutes of the State of Florida thereunto appertaining, and this plat meets all material in compositions required by Florida Statute Number 177.091.

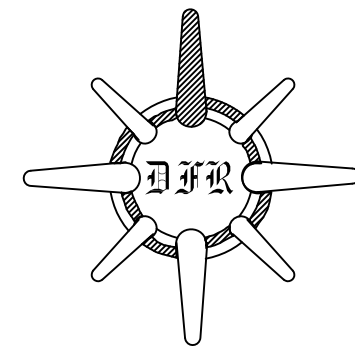
David F Ramsey, Professional Engineer, 15307
Dated May 11, 2019, Professional Land Surveyor, 2545

prepared by:
 David F Ramsey
434 Skinner Boulevard, DUNEDIN, FL 34698
727-409-4639
email david.ramsey@verizon.net



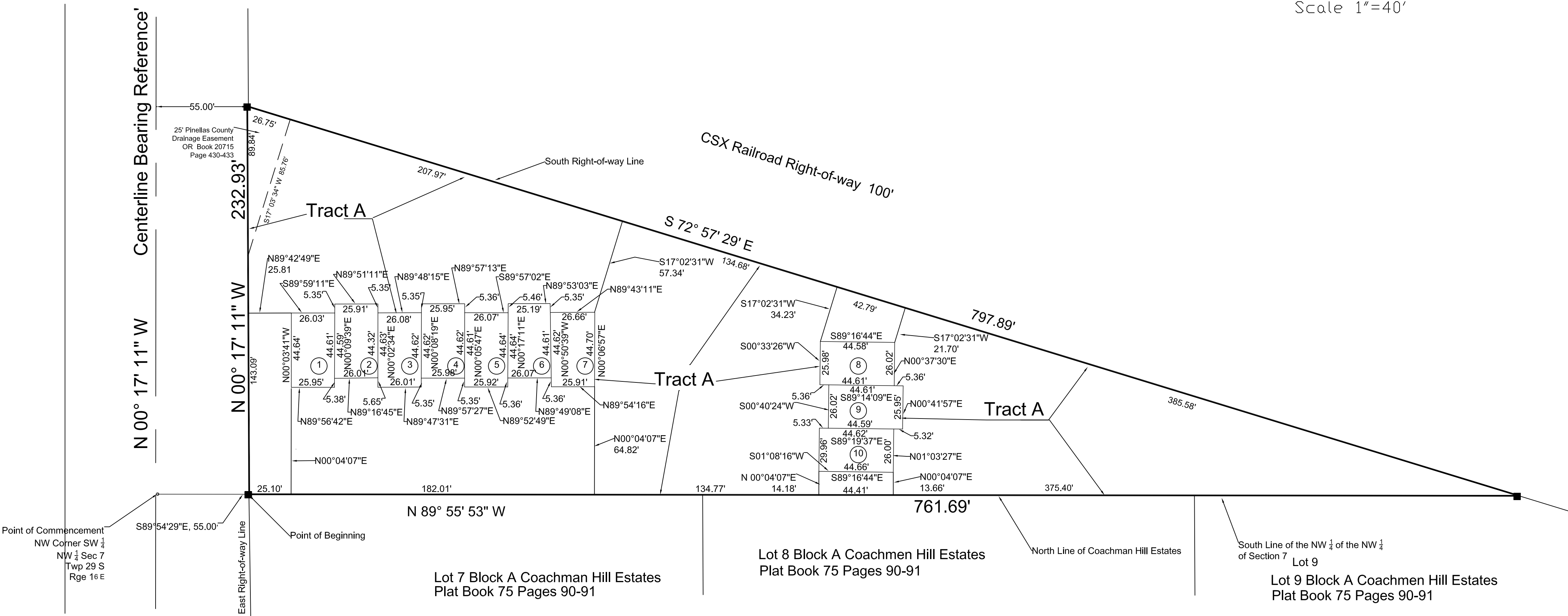
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0 40 80

Scale 1"=40'



SYMBOLS

- Found Iron Pin or Pipe
 - Set Iron Pin and Cap #2545
 - Found Concrete Marker No Number
 - Set Permanent Reference Monument 4"x4" CONCRETE #2545
- R/W Right-of-way
PLS Professional Licenced Surveyor
P.B. Plat Book

Note: Property Corners Cannot be set at time of platting due to building construction.

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