

AVENTON CLEARWATER

LYING IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 16 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION:

A parcel of land lying in the Northwest 1/4 of Section 5, Township 29 South, Range 16 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northwest 1/4 of Section 5, run thence along the West boundary of said Northwest 1/4 of Section 5, S.01°02'46" W., a distance of 525.73 feet; thence S.89°46'06" E., a distance of 99.81 feet to point on the East right-of-way line of US HIGHWAY 19, said point also being to the **POINT OF BEGINNING**; continue thence S.89°46'06" E., a distance of 1237.71 feet to a point on the East boundary of the West 1/2 of aforesaid Northwest 1/4 of Section 5; thence along said East boundary, S.00°40'54" W., a distance 974.07 feet; thence N. 89°44'09" W., a distance of 1243.81 feet to a point on aforesaid East right-of-way line of US HIGHWAY 19; thence along said East right-of-way line, N. 01°02'28" E., a distance of 165.02 feet to a point on the South boundary of the Northwest 1/4 of aforesaid Northwest 1/4 of Section 5; thence along said South boundary, S.89°44'09" E., a distance of 214.01 feet; thence N. 00°29'32" E., a distance of 35.01 feet; thence N. 89°43'19" W., a distance of 73.63 feet; thence N. 01°01'17" E., a distance of 336.94 feet; thence S.89°43'19" E., a distance of 21.77 feet; thence N. 01°21'11" E., a distance of 24.48 feet; thence 9.81 feet along the arc of a non-tangent curve to the left, having a central angle of 86°55'51", with a radius of 6.47 feet, having a chord bearing of N. 46°05'36" W. and a chord distance of 8.90 feet; thence N. 89°43'19" W., a distance of 56.29 feet; thence 111.09 feet along the arc of a non-tangent curve to the right, having a central angle of 89°43'28", with a radius of 70.94 feet, having a chord bearing of N. 44°07'48" W. and a chord distance of 100.08 feet; thence N. 01°18'06" E., a distance of 76.07 feet; thence 44.14 feet along the arc of a non-tangent curve to the left, having a central angle of 91°29'52", with a radius of 27.64 feet, having a chord bearing of N. 44°43'48" W. and a chord distance of 39.60 feet to a point on aforesaid East right-of-way line of US HIGHWAY 19; thence along said East right-of-way line, N. 01°02'28" E., a distance of 230.23 feet to the **POINT OF BEGINNING**.

Containing 26.231 acres, more or less.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS AVENTON CLEARWATER, 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. 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.

AND FURTHER DEDICATES 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].

AND FURTHER DEDICATES 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.

OWNER:

SOUTHERN COMFORT PARK, INC., A FLORIDA CORPORATION

BY: _____

WITNESS _____ PRINT
NAME _____

WITNESS _____ PRINT
NAME _____

ACKNOWLEDGEMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY ON THIS ____ DAY OF _____, 2021, A.D., BEFORE ME PERSONALLY APPEARED _____, AS PRESIDENT OF _____, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE AND DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED:

SIGNATURE

PRINTED NAME

TITLE

SERIAL NUMBER, IF APPLICABLE

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 19 HAVING A GRID BEARING OF N.01°02'28"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICA HORIZONTAL DATUM OF 1983 (NAD 83-1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- 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 DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 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
- PROPERTY IS SUBJECT TO AND BENEFITS FROM THE FOLLOWING:

1) EASEMENT GRANTED TO FLORIDA POWER CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 6553, PAGE 204, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. PLOTTED HEREON

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 _____, 2021 .

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

PRINTED 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 _____, 2021.

APPROVED BY:

CITY MANAGER

PRINTED NAME

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

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

THOMAS L. MAHONY
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6289 - STATE OF FLORIDA
CITY OF CLEARWATER, ENGINEERING DEPARTMENT

DATE

SURVEYORS CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) AND LOT CORNERS WERE SET ON THE 12TH DAY OF NOVEMBER, 2019 AS SHOWN HEREON.

PIERSON MONETTI
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7227
CERTIFICATE OF AUTHORIZATION NO. LB8352
10901 SPUR CT, TAMPA, FL 33626

DATE

NOTICE:
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 ABLE 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.

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.



AVENTON CLEARWATER

LYING IN SECTION 5, TOWNSHIP 29 SOUTH, RANGE 16 EAST, CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

PLAT BOOK

PAGE

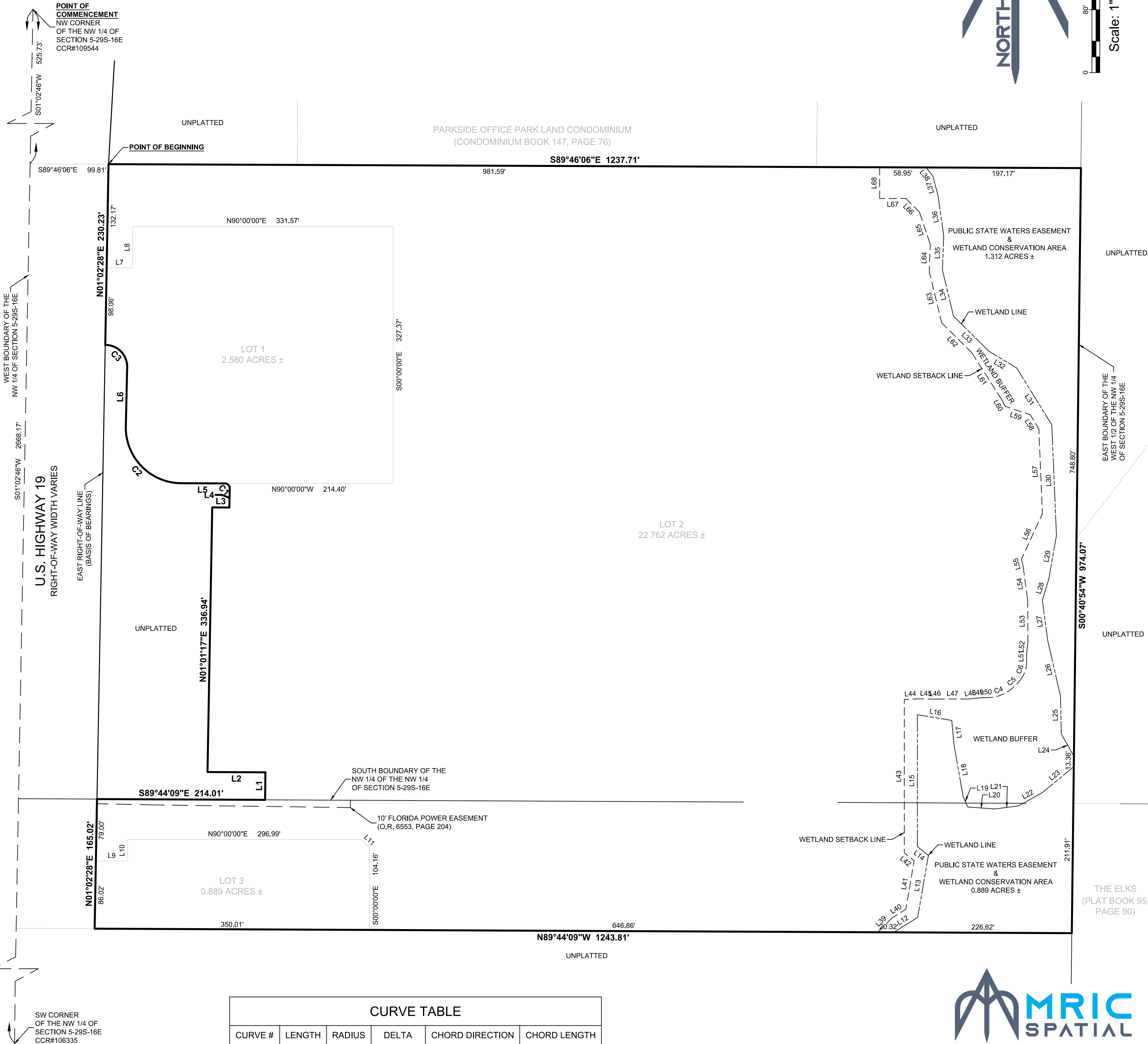


Scale: 1" = 80'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	35.01'	N00°29'32"E	L35	43.58'	N02°13'49"E
L2	73.63'	N89°43'19"W	L36	51.35'	N08°04'04"W
L3	21.77'	S89°43'19"E	L37	25.78'	N14°36'00"W
L4	24.48'	N01°21'11"E	L38	14.41'	N38°04'37"W
L5	56.29'	N89°43'19"W	L39	25.98'	N45°00'00"E
L6	76.07'	N01°18'06"E	L40	20.38'	N57°52'30"E
L7	33.16'	N90°00'00"E	L41	62.71'	N09°47'48"E
L8	53.03'	N00°00'00"E	L42	16.11'	N51°16'59"W
L9	40.46'	N90°00'00"E	L43	195.17'	N00°00'00"E
L10	27.49'	N00°00'00"E	L44	16.36'	N86°53'18"E
L11	15.56'	S45°00'00"E	L45	22.46'	S89°07'45"E
L12	35.99'	N57°52'16"E	L46	1.66'	N86°39'46"E
L13	79.98'	N09°47'48"E	L47	42.07'	N89°53'44"E
L14	17.94'	N51°16'59"W	L48	5.24'	N81°38'47"E
L15	167.91'	N00°00'00"E	L49	13.24'	N85°53'52"E
L16	44.37'	S80°34'00"E	L50	6.75'	N88°36'45"E
L17	31.48'	S05°17'57"E	L51	9.14'	N00°08'04"E
L18	65.94'	S09°58'53"E	L52	13.93'	N06°31'31"E
L19	15.10'	S22°49'41"E	L53	52.94'	N00°15'49"W
L20	34.72'	S85°45'36"E	L54	44.52'	N07°40'59"W
L21	30.46'	N82°36'22"E	L55	8.34'	N14°22'13"W
L22	35.03'	N60°37'01"E	L56	64.05'	N24°41'21"E
L23	51.45'	N50°32'57"E	L57	108.06'	N02°24'56"W
L24	32.51'	N29°29'41"W	L58	21.07'	N31°41'47"W
L25	48.63'	N01°18'20"W	L59	33.35'	N71°32'39"W
L26	71.81'	N13°00'45"W	L60	10.02'	N27°41'31"W
L27	52.17'	N07°33'43"W	L61	70.56'	N32°35'08"W
L28	28.19'	N16°53'02"E	L62	54.09'	N45°09'45"W
L29	56.36'	N09°57'45"E	L63	67.28'	N13°33'13"W
L30	140.94'	N02°24'56"W	L64	34.35'	N02°13'49"E
L31	84.88'	N31°41'47"W	L65	43.69'	N18°36'03"W
L32	41.80'	N58°46'17"W	L66	24.12'	N45°00'00"W
L33	63.11'	N45°09'45"W	L67	33.44'	N90°00'00"W
L34	60.25'	N13°33'13"W	L68	39.79'	N00°00'00"E

LEGEND:

- ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
- ----- indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325,
- (TYP) ----- Typical
- PG. ----- Page
- (NR) ----- indicates non-radial line
- RB ----- indicates radial bearing
- O.R. ----- Official Records Book
- P.B. ----- Plat Book
- U.E. ----- Utility Easement



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	9.81'	6.47'	086°55'51"	N46°05'36"W	8.90'
C2	111.09'	70.94'	089°43'28"	N44°07'48"W	100.08'
C3	44.14'	27.64'	091°29'52"	N44°43'48"W	39.60'



701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

SHEET 2 OF 2 SHEETS