

# ELEVATE SAFEPOINT

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PLAT BOOK:

PAGE:

## LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 29 SOUTH, RANGE 15 EAST, THENCE RUN SOUTH 00°09'21" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNION STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89°09'36" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF UNION STREET, A DISTANCE OF 418.03 FEET TO THE NORTHWEST CORNER OF LOT 63, WALDEN WOODS PLAT, AS RECORDED IN PLAT BOOK 70, PAGE 49, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF UNION STREET, RUN SOUTH 00°09'24" EAST, ALONG THE WEST BOUNDARY LINES OF LOTS 52 THROUGH 63, OF SAID WALDEN WOODS PLAT, A DISTANCE OF 730.26 FEET TO THE INTERSECTION OF LOTS 50 AND 52, OF SAID WALDEN WOODS PLAT; THENCE RUN NORTH 89°15'23" WEST, ALONG THE NORTH BOUNDARY LINE OF LOTS 44 THROUGH 50, OF SAID WALDEN WOODS PLAT, A DISTANCE OF 417.40 FEET TO THE NORTHWEST CORNER OF SAID LOT 44 OF SAID WALDEN WOODS PLAT; THENCE LEAVING SAID NORTH BOUNDARY LINE OF SAID WALDEN WOODS PLAT, RUN NORTH 00°08'20" WEST, A DISTANCE OF 730.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF UNION STREET AND THE POINT OF BEGINNING.

CONTAINING 7.00 ACRES MORE OR LESS.

## DEDICATION

ELEVATE SAFEPOINT, LLC, A LIMITED LIABILITY CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA ("OWNER"), HEREBY STATES AND DECLARES THAT IT IS THE FEE SIMPLE OWNER OF ALL LANDS REFERENCED HEREON AS ELEVATE SAFEPOINT, LLC, AS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS A PART OF THIS PLAT AND MAKES THE FOLLOWING DEDICATIONS:

1. OWNER DOES FURTHER GRANT, CONVEY AND DEDICATE TO THE CITY OF CLEARWATER AND PINELLAS COUNTY, FLORIDA, A PERPETUAL EASEMENT OVER AND ACROSS ALL STREETS FOR ANY AND ALL GOVERNMENTAL PURPOSES INCLUDING (WITHOUT LIMITATION) FIRE AND LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES.

2. OWNERS DO FURTHER GRANT, CONVEY, AND DEDICATE TO THE CITY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL LICENSED PRIVATE UTILITY ENTITIES A NON-EXCLUSIVE, UNOBSTRUCTED UTILITY EASEMENT FOR TELEPHONE, ELECTRIC, CABLE TELEVISION, WATER, SEWER, STREET LIGHTS, FIRE PROTECTION AND OTHER UTILITIES OVER AND ACROSS THOSE PORTIONS OF THE PLAT SHOWN AS "UTILITY EASEMENT", AND IDENTIFIED HEREON FOR SUCH PURPOSES, THE USE AND BENEFIT OF WHICH SHALL EXTEND AND INURE TO THE BENEFIT OF THE COUNTY, STATUTORILY AUTHORIZED PUBLIC UTILITY ENTITIES AND ALL DULY LICENSED PRIVATE UTILITY COMPANIES. IN THE EVENT UTILITY IMPROVEMENTS ARE CONSTRUCTED WITHIN SUCH UTILITY EASEMENT AREAS, IT SHALL BE THE RESPONSIBILITY OF THE UTILITY ENTITIES TO REPAIR OR REPLACE SAID UTILITY IMPROVEMENTS AS NECESSARY FOR MAINTENANCE OF SAID UTILITIES.

## NOTES:

- THE COORDINATE VALUES SHOWN HEREON WERE ESTABLISHED TO THIRD ORDER CLASS I ACCURACY AS DEFINED BY THE STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS, AS PUBLISHED BY THE FLORIDA GEODETIC COMMITTEE DATED SEPTEMBER 1984 OR LATEST EDITION.
- THE BEARINGS SHOWN ON THE PLAT ARE BASED ON STATE PLANE COORDINATE VALUES PURSUANT TO ORDINANCE 06-03, ADOPTED BY THE BOARD ON FEBRUARY 28, 2006, REVISING LAND DEVELOPMENT CODE 306.10 AND CODE 700.984f.
- A 5/8" IRON ROD, WITH CAP AND/OR NAIL AND DISK, INSCRIBED WITH DAVRIS, INC LB-7968 SHALL BE SET AT EACH LOT CORNER, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN S. 177.091(9).
- BASIS OF BEARINGS - BEARINGS ARE REFERENCED TO THE SOUTH RIGHT-OF-WAY LINE OF UNION STREET, BEING SOUTH 89°09'36" EAST (GRID).
- ALL PLATTED UTILITY EASEMENTS SHALL 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- "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."
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OF MAY NOT BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

## NOTES:

GENERAL EASEMENT STATEMENT FOR TOWNHOMES, CONDOMINIUMS AND APARTMENT COMPLEXES

- 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].

## CERTIFICATE OF APPROVAL OF COUNTY COMMISSION

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

APPROVED:

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK BY: \_\_\_\_\_  
PINELLAS COUNTY, FLORIDA DEPUTY CLERK

## 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 BY: \_\_\_\_\_  
PINELLAS COUNTY, FLORIDA DEPUTY CLERK

## 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

## SURVEYOR'S CERTIFICATE

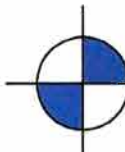
I, CHRISTOPHER C. CHITTUM, OF DAVRIS, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES. I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL, IN COMPOSITION, REQUIRED BY FLORIDA STATUTES 177.091; THAT PERMANENT REFERENCE MONUMENTS (PRM'S) AND ALL LOT CORNERS WERE SET ON THE 11TH DAY OF FEBRUARY, 2021, AND ARE SET IN ACCORDANCE WITH FLORIDA LAW, AS SHOWN HEREON.

SIGNED AND SEALED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

\_\_\_\_\_  
CHRISTOPHER C. CHITTUM  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER PSM 5167 - STATE OF FLORIDA  
DAVRIS, INC. - CERTIFICATE OF AUTHORIZATION LB-7968

## LEGEND

ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
LS	LICENSED SURVEYOR
NO.	NUMBER
O.R.	OFFICIAL RECORDS
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
SPE	STATE PLANE COORDINATE
TYP	TYPICAL
○	SET 5/8" IRON ROD (LB-7968)
□	SET 4" X 4" CONCRETE MONUMENT (PRM LB-7968)



DAVRIS, INC.

5830 NEBRASKA AVENUE  
NEW PORT RICHEY, FLORIDA 34662  
(727) 232-3800  
CERTIFICATE OF AUTHORIZATION LB-7968  
WWW.DAVRISINC.COM  
TW@DAVRISINC.COM

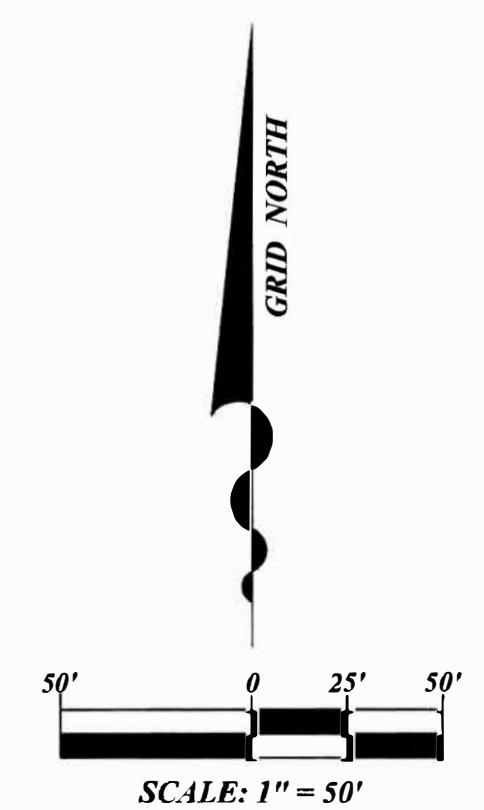
SHEET 1 OF 2



A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF  
SECTION 2, TOWNSHIP 29 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA

PAGE:

SPC NO. 2 - SET 4" X 4" CONCRETE MONUMENT (PRM LB-7968)  
NORTHING = 1332479.86 EASTING = 406992.73



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R/W	RIGHT-OF-WAY
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*SHEET 2 OF 2*