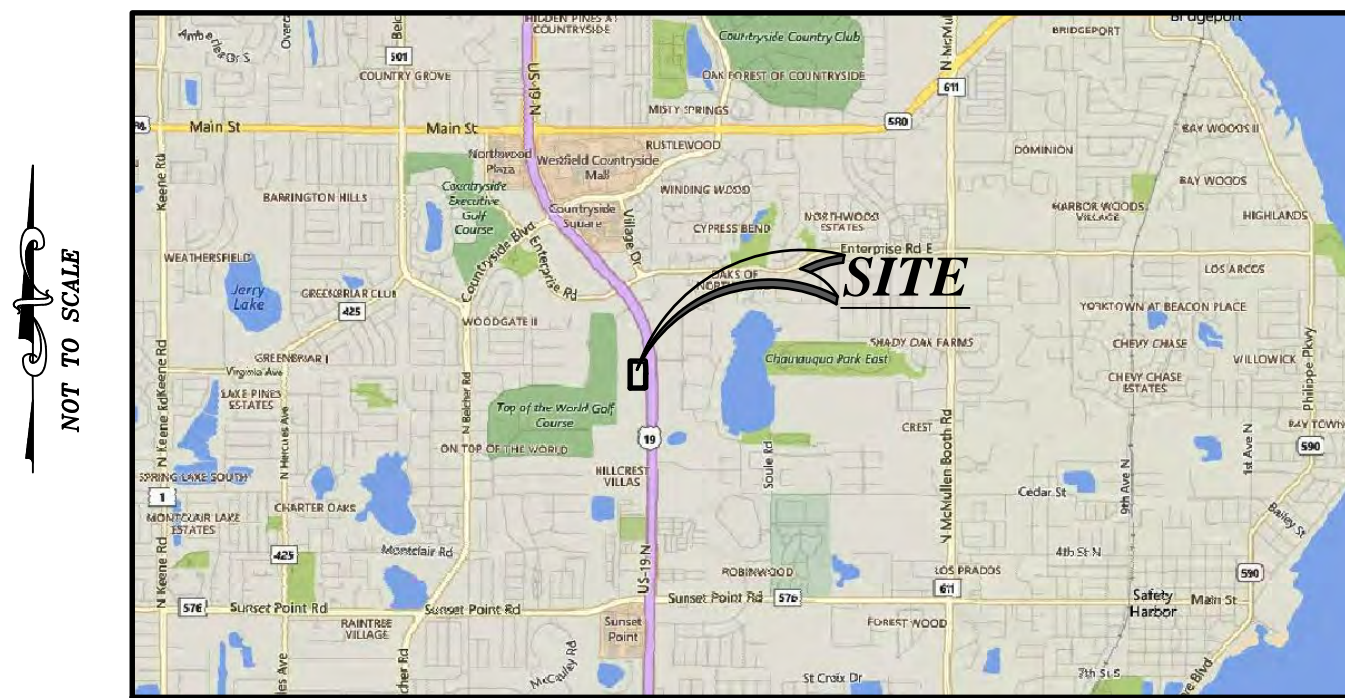


ANGELFISH

A PORTION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

SHEET 1 OF 2



VICINITY MAP

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE N89°46'39"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 (BEING 200 FEET WIDE) AND THE POINT OF BEGINNING; THENCE S00°00'58"W, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 307.81 FEET; THENCE S89°59'59"W, A DISTANCE OF 35.09 FEET; THENCE S00°00'01"E, A DISTANCE OF 9.75 FEET; THENCE N89°59'02"W, A DISTANCE OF 310.54 FEET TO THE EAST LINE OF TURNBERRY POINTE, A CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 147, PAGE 35, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N00°03'16"E, ALONG SAID EAST LINE, A DISTANCE OF 599.35 FEET; THENCE S89°46'39"E, A DISTANCE OF 330.96 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE, 281.07 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,764.91 FEET AND A CENTRAL ANGLE OF 05°49'28" (CHORD BEARING S02°53'47"E, A DISTANCE OF 280.95 FEET) TO THE POINT OF BEGINNING.

CONTAINING 205,145 SQUARE FEET OR 4.709 ACRES, MORE OR LESS.

ANGELFISH

DEDICATION:

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

OWNER: PINELLAS REAL INCOME COALITION, LTD., A FLORIDA LIMITED PARTNERSHIP

SIGNATURE _____ TITLE _____

PRINT NAME _____

WITNESS SIGNATURE _____ WITNESS SIGNATURE _____

WITNESS PRINT NAME _____ WITNESS PRINT NAME _____

NOTARY PUBLIC ACKNOWLEDGMENT:

COUNTY OF: _____, STATE OF: _____

THIS FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY _____, AS _____, OF PINELLAS REAL INCOME COALITION, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE CORPORATION, PERSONALLY APPEARED BEFORE ME ☐ BY PHYSICAL PRESENCE, OR ☐ BY AUDIO-VIDEO COMMUNICATION TECHNOLOGY; AND IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY SIGNATURE _____ PRINT NAME _____

COMMISSION EXPIRES _____ COMMISSION NUMBER _____ NOTARY STAMP _____

CERTIFICATE OF APPROVAL OF THE CITY COUNCIL

STATE OF FLORIDA
COUNTY OF PINELLAS
CITY OF CLEARWATER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____.

APPROVED BY: _____
SIGNATURE: _____ CITY MANAGER

GENERAL NOTES:

1. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA WEST ZONE, STATE PLANE COORDINATE SYSTEM. PRIMARY CONTROL WAS ESTABLISHED USING THE LENGEMANN VIRTUAL REFERENCE SYSTEM. THE HORIZONTAL COORDINATES FOR THE TWO PRIMARY CONTROL POINTS WERE ESTABLISHED USING THIS SYSTEM. SECONDARY CONTROL WAS ESTABLISHED USING CONVENTIONAL CADASTRAL SURVEYING METHODS.

2. 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.

3. COORDINATES SHOWN HEREON WERE COLLECTED BY GLOBAL POSITIONING SYSTEM (GPS), ARE STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT, UNLESS OTHERWISE NOTED), AND ARE SUPPLEMENTAL DATA ONLY.

4. NO PERMANENT PRIVATE STRUCTURES INCLUDING MASONRY OR CONCRETE BLOCK FENCES ARE TO BE LOCATED WITHIN EASEMENTS. 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 OF AN ELECTRIC, TELEPHONE, GAS OR OTHER 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.

5. 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.

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

7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ANGELFISH DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS.

8. 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.

CERTIFICATE OF APPROVAL OF COUNTY CLERK

STATE OF FLORIDA
COUNTY OF PINELLAS

I KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, HEREBY CERTIFY THAT THIS PLAT BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THE THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ON THIS _____, DAY OF _____, 20____.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK SIGNATURE

BY: _____
DEPUTY CLERK 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.

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

DATE: _____

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; 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 (P.R.M.S) HAVE BEEN SET.

DATE: _____ SIGNED: _____

EBI Surveying
8415 SUNSTATE STREET
TAMPA, FLORIDA 33634
LICENSED BUSINESS: LB 7652

NAME: JOHN KENNETH CARR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS-5195

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081

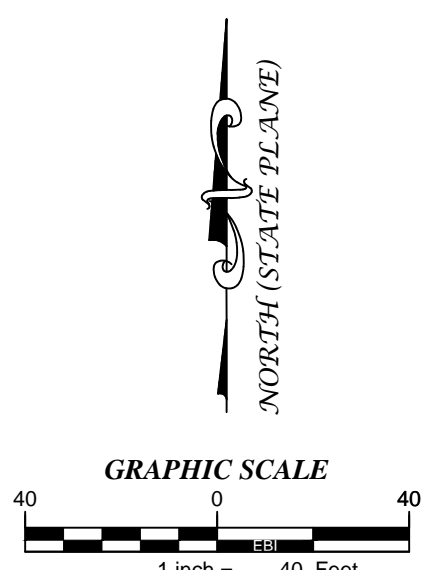
Certificate of Authorization Number: LB-7652

Email: ewb@ebisurvey.com

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.

ANGELFISH

A PORTION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST,
CITY OF CLEARWATER, PINELLAS COUNTY, FLORIDA



LEGEND

ABBREVIATIONS

FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FND FOUND NAIL AND DISC
LB LICENSED BUSINESS NUMBER
ORB OFFICIAL RECORDS BOOK
PRM PERMANENT REFERENCE MONUMENT
R/W RIGHT-OF-WAY
SCM SET 4" X 4" CONCRETE MONUMENT
SND SET NAIL AND DISC
SRD STATE ROAD

SYMBOLS

INDICATES SET 4" X 4"
CONCRETE MONUMENT (PRM)
LB-7652

CENTER OF SECTION 31,
TOWNSHIP 28 SOUTH,
RANGE 16 EAST.

N89°46'39"W
2689.30'

TURNBERRY POINTE, A CONDOMINIUM
(CONDOMINIUM BOOK 147, PAGE 35)
(DECLARATION RECORDED IN ORB 15606, PAGE 1693)

EAST LINE OF
TURNBERRY POINTE, A
CONDOMINIUM
(CONDOMINIUM BOOK
147, PAGE 35)

SCIR 5/8"
LB-7652
PRM
N.: 1334788.0900
E.: 420310.6720

40.00' EASEMENT FOR RIGHT-OF-WAY (ORB 4199, PAGE 1637), SUBORDINATION OF UTILITY INTERESTS (ORB 6304 PAGE 155), SIGN EASEMENT (ORB 4578, PAGE 992), SIGN REMOVAL EASEMENT (ORB 4578, PAGE 996), ORDER OF TAKING (ORB 6267, PAGE 242 PARCEL 101(A))

UNPLATTED LAND

50.00' INGRESS/EGRESS
EASEMENT (ORB 4436, PAGE
1693, PARCEL 2)

20.00' DRAINAGE
AND UTILITY
EASEMENT (ORB
4331, PAGE
1408)

SND
LB-7652
PRM

S89°46'39"E
25.50'

20.00' PRIVATE
DRAINAGE
EASEMENT

S89°46'39"E

15.00'

S89°46'39"E

45.50'

25.00'

S89°46'39"E

25.00'

25.00' INGRESS/EGRESS EASEMENT
(ORB 5530, PAGE 843)

25.00' INGRESS/EGRESS EASEMENT
(ORB 5530, PAGE 847)

333.41'

645.88'

330.96'

SND
LB-7652
PRM
N.: 1335386.1710
E.: 420642.2650

UTILITY AND DRAINAGE
EASEMENT
(ORB 6077 PAGE 2094)
(ORB 5706 PAGE 147)

NORTH LINE OF FDOT
INGRESS/EGRESS, SLOPE AND
DRAINAGE EASEMENT (ORB
17577, PAGE 1001)

CHORD: 281.07'

RADIUS: 2,764.91'

ARC: 52°53'47"E, 280.95'

CENTRAL ANGLE: 54°9'28"

CHORD: N21°25'54"W, 2096.21'

CENTRAL ANGLE: 42°55'15"

1139+00.00

1141+00.00

1143+00.00

1145+00.00

1147+00.00

1149+00.00

1151+00.00

1153+00.00

1155+00.00

1157+00.00

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1167+00.00

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1175+00.00

1177+00.00

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1181+00.00

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1185+00.00

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1197+00.00

1199+00.00

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1203+00.00

1205+00.00

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1397+00.00

1399+00.00

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