

PELICAN LAKE SUBDIVISION

A REPLAT OF A PORTION OF LOTS 4, 5 AND 7 PINELLAS GROVES, PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

DESCRIPTION

THAT PORTION OF LOTS 4, 5 AND 7, PINELLAS GROVES, IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, NORTH 89°57'37" WEST, 50.00 FEET; THENCE NORTH 00°00'37" EAST, 475.00 FEET; THENCE NORTH 89°57'18" WEST, 18.68 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 49TH STREET NORTH, SAID POINT BEING THE POINT OF BEGINNING OF THE HERON DESCRIBED PARCEL; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, CONTINUE NORTH 89°57'18" WEST, 496.55 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; THENCE 151.81 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 128.97 FEET, A CENTRAL ANGLE OF 62°35'29", A CHORD WHICH BEARS SOUTH 58°44'55" WEST, A CHORD DISTANCE OF 144.38 FEET TO A POINT; THENCE NORTH 89°57'18" WEST, 250.97 FEET; THENCE NORTH 00°01'26" EAST, 257.57 FEET; THENCE SOUTH 89°57'13" EAST, 283.52 FEET; THENCE NORTH 00°01'16" EAST, 618.00 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF ULMERTON ROAD; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°57'02" EAST, 65.01 FEET; (2) SOUTH 00°02'38" WEST, 32.24 FEET; (3) SOUTH 89°57'22" EAST, 342.03 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°05'37" WEST, 200.00 FEET; THENCE SOUTH 89°57'22" EAST, 184.89 FEET TO A POINT ON THE AFORESAID WESTERLY RIGHT OF WAY LINE OF 49TH STREET NORTH; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 00°04'57" WEST, 65.84 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE WESTERLY; (2) 44.41 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,394.40 FEET, A CENTRAL ANGLE OF 00°13'24", A CHORD WHICH BEARS SOUTH 00°11'39" WEST, A CHORD DISTANCE OF 44.41 FEET TO A POINT; (3) SOUTH 00°13'17" EAST, 248.88 FEET TO A POINT ON A TANGENT CIRCULAR CURVE, CONCAVE WESTERLY; (4) 43.63 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 11,399.40 FEET, A CENTRAL ANGLE OF 00°13'09", A CHORD WHICH BEARS SOUTH 01°39'55" WEST, A CHORD DISTANCE OF 43.63 FEET TO A POINT OF REVERSE CURVE; (5) 165.84 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 11,519.40 FEET, A CENTRAL ANGLE OF 00°49'30", A CHORD WHICH BEARS SOUTH 01°21'45" WEST, A CHORD DISTANCE OF 165.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 492,636.52 SQUARE FEET OR 11.309 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT TPS ST PETE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LANDS SHOWN ON THE PLAT AND DESCRIBED HEREIN AS PELICAN LAKE SUBDIVISION, AND THIS PLAT REPRESENTS AN INTENT TO SUBDIVIDE ALL OF THE LANDS LEGALLY DESCRIBED AS SHOWN HEREON. THE AFORESAID OWNERS HEREBY DEDICATES ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, AND PUBLIC PLACES TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL, AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

THE UNDERSIGNED DOES FURTHER MAKE THE FOLLOWING DEDICATIONS FOR THE PURPOSES DESCRIBED BELOW. THIS DEDICATION FOR THE AFORESAID OWNERS ("DECLARANTS"), IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE AFORESAID OWNERS ("DECLARANTS"), DECLARATION TO BE RECORDED BY SEPARATE INSTRUMENT AND PROVIDING FOR CERTAIN EASEMENTS, OBLIGATIONS, COVENANTS, CONDITIONS, RESTRICTIONS AND OTHER MATTERS AFFECTING THE AFORESAID OWNERS ("DECLARANTS"), AND IS SUBJECT TO THE FOLLOWING:

THE PRIVATE INGRESS/ EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT ARE HEREBY DEDICATED TO THE NON-MUNICIPAL UTILITY PROVIDERS WITH THE EXCEPTION OF NON-MUNICIPAL UTILITIES OWNED BY SERVICE PROVIDERS WHO SHALL MAINTAIN ITS OWN FACILITIES, THE OWNERS SHALL MAINTAIN SUCH PRIVATE INGRESS, EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENTS INCLUDING PRIVATE FACILITIES LOCATED THEREIN FOR THE BENEFIT OF THE OWNERS OF EACH UNIT WITHIN THE SUBDIVISION ("UNIT OWNERS"), THEIR SUCCESSORS, ASSIGNS AND INVITEES.

OWNERS:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE DESCRIBED PARCEL OF LAND HEREBY PLATTED AS PELICAN LAKE SUBDIVISION

TPS ST PETE, LLC, BY 1200 BRICKELL AVENUE SUITE 1800 MIAMI, FLORIDA 33131

MARIANA ROBINA AUTHORIZED SIGNATORY

WITNESS SIGNATURE WITNESS SIGNATURE WITNESS PRINTED NAME WITNESS PRINTED NAME WITNESS ADDRESS WITNESS ADDRESS WITNESS CITY, STATE, ZIP CODE WITNESS CITY, STATE, ZIP CODE

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____PHYSICAL PRESENCE OR _____ONLINE NOTERIZATION, THIS _____DAY OF _____, 2024, BY MARIANA ROBINA, AS AUTHORIZED SIGNATORY OF TPS ST PETE, LLC. SAID PERSON IS _____ PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT: _____

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA COUNTY OF PINELLAS

APPROVED BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

APPROVED BY: _____ SANDRA L. BRADBURY, MAYOR

CERTIFICATE OF APPROVAL OF CITY MANAGER:

STATE OF FLORIDA COUNTY OF PINELLAS

APPROVED BY THE CITY MANAGER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024.

APPROVED BY: _____ BART DIEBOLD

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 _____, 2024.

KEN BURKE, CLERK PINELLAS COUNTY, FLORIDA DEPUTY CLERK

BY: _____

DEPUTY CLERK

PRINTED NAME

SURVEYOR'S NOTES:

- 1) BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF 49TH STREET NORTH, LYING WITHIN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AS BEING SOUTH 00°13'17" EAST AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
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 TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
3) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DEPICTED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED 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.
4) IN ADDITION TO THE EXISTING EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
A) IN ADDITION TO THE EXISTING EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
B) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PINELLAS GROVES, INC., RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
C) TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 5539, PAGES 1539-1543.
D) RIGHTS CONTAINED IN DEED OF CONVEYANCE OF PIPELINES, APPURTENANCES AND AQUIFER RIGHTS IN INSTRUMENT RECORDED DECEMBER 2, 1983 IN OFFICIAL RECORDS BOOK 5654, PAGES 2185-2189.
E) DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 6161, PAGES 645-654, AS PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 6943, PAGES 2037-2038, AND AS AMENDED IN OFFICIAL RECORDS BOOK 10152, PAGES 836-841; ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 10152, PAGES 842-846; AND CONSENT AND JOINDER OF DECLARANT RECORDED IN OFFICIAL RECORDS BOOK 10152, PAGES 849-850.
F) RESTRICTIONS AS SET FORTH IN PROPERTY OWNER'S ACKNOWLEDGEMENT OF UNITY OF TITLE RECORDED DECEMBER 7, 1999 IN OFFICIAL RECORDS BOOK 10328, PAGES 2951-2953.
G) DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MARCH 3, 1999 IN OFFICIAL RECORDS BOOK 10425, PAGES 894-896.
H) DISTRIBUTION EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 2, 1986 IN OFFICIAL RECORDS BOOK 6239, PAGES 228-230.
I) TERMS AND CONDITIONS OF THAT CERTAIN MEMORANDUM OF AGREEMENT GIVEN TO TIME WARNER ENTERTAINMENT-ADVANCE/NEWHOUSE PARTNERSHIP, RECORDED 9/2/1999 IN OFFICIAL RECORDS BOOK 10647, PAGES 701-703.
K) TERMS AND CONDITIONS OF THAT CERTAIN RESOLUTION NO. 4146, RECORDED 10/21/2021 IN OFFICIAL RECORDS BOOK 21772, PAGES 689-690.

CERTIFICATE OF APPROVAL OF CITY SURVEYOR:

STATE OF FLORIDA COUNTY OF PINELLAS

APPROVED BY THE CITY SURVEYOR OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2024. THE APPROVAL OF THIS PLAT BY THE PINELLAS PARK SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.

APPROVED BY: _____ TREVOR HATCH, P.S.M. STATE OF FLORIDA LICENSED SURVEYOR NUMBER LS 7443

SEAL

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

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.06(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS, NOR DOES IT VERIFY THE GEOMETRIC DATA FOR CLOSURE SHOWN ON THIS PLAT.

LEWIS D. KENT, P.S.M. STATE OF FLORIDA LICENSED SURVEYOR NUMBER LS 5520

SEAL

SURVEYOR'S CERTIFICATE:

I, DAVID F. PEACH, 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 REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET ON THE 10TH DAY OF JULY, 2023, AS SHOWN HEREON, AND THAT LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

DAVID F. PEACH, P.S.M. REGISTERED SURVEYOR AND MAPPER STATE OF FLORIDA No. 5931 IMPACT SURVEYING AND MAPPING, INC. LB# 7934

SEAL

IMPACT SURVEYING AND MAPPING, INC. L.B. #7934

7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614

Phone: (813) 644-6570

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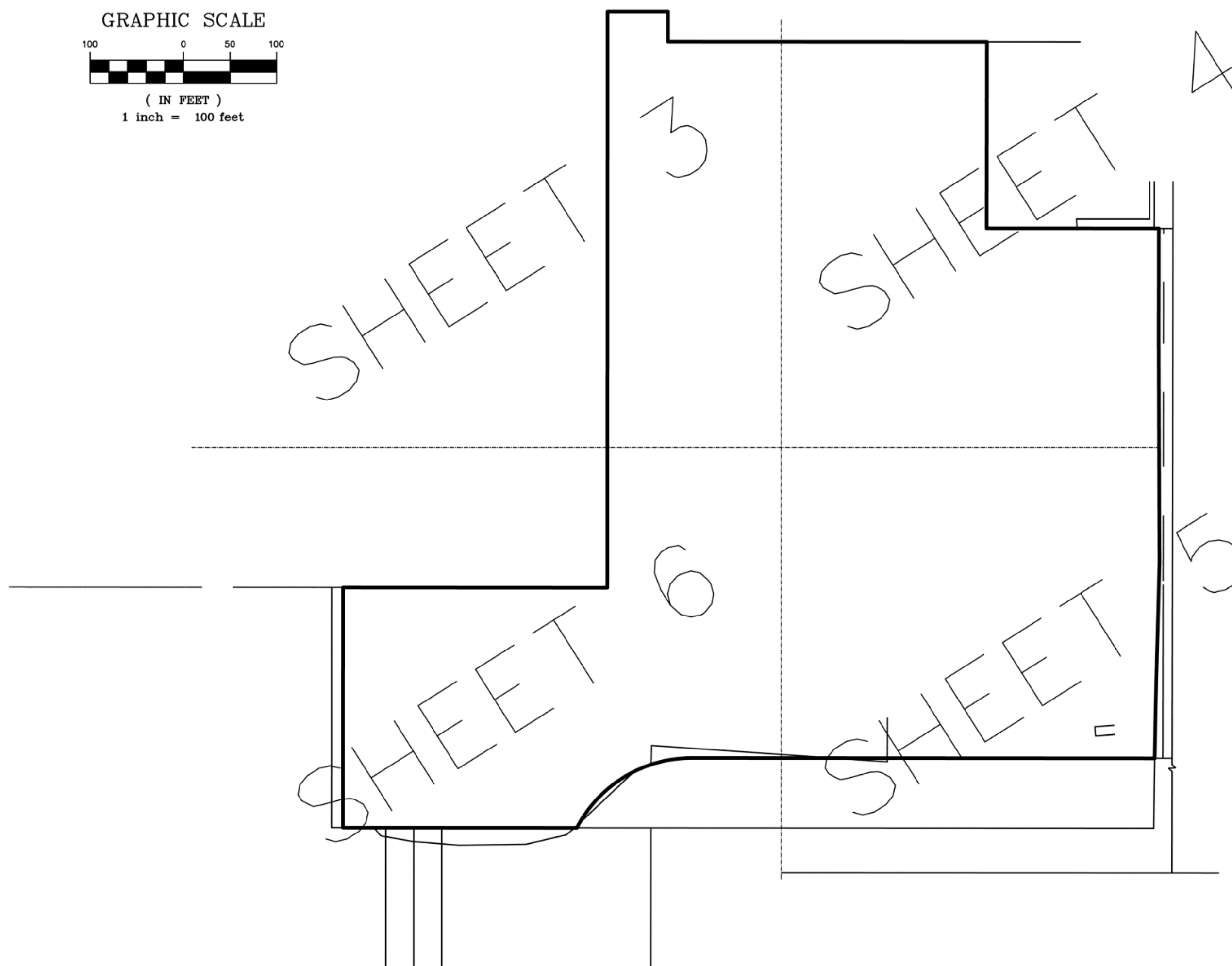
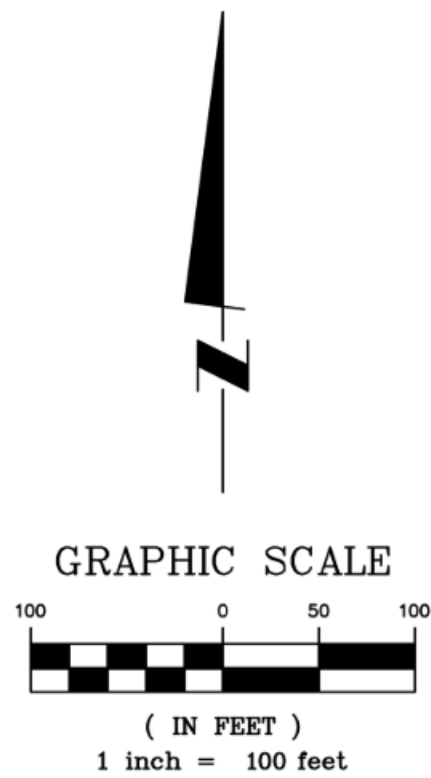
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OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 16 EAST

CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

LEGEND

- SET 5/8" IRON ROD (AS NOTED)
- SET CONCRETE MONUMENT- 4"x4"
P.R.M.-LB#7934
- S.C.M. SET CONCRETE MONUMENT
(AS NOTED)
- S.C.I.R. SET CAPPED IRON ROD
(AS NOTED)
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- PG. PAGE
- P.U.E. PUBLIC UTILITY EASEMENT
- LLC LIMITED LIABILITY COMPANY
- INC. CORPORATION
- P.R.M. PERMANENT REFERENCE MONUMENT



KEY MAP

JMPACT SURVEYING AND MAPPING, INC.
L.B. #7934

7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614

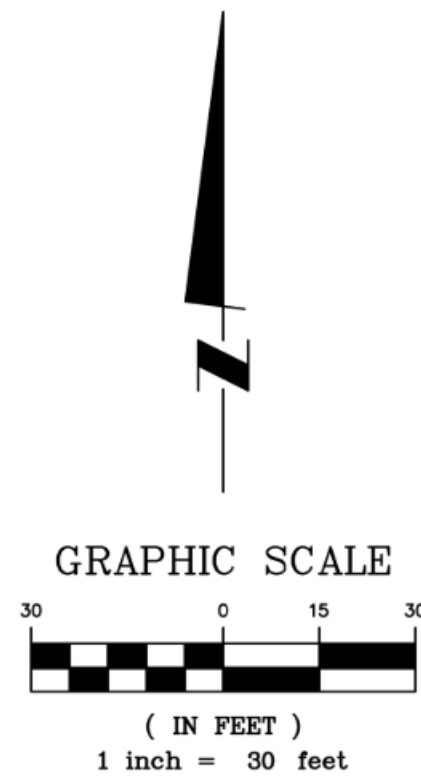
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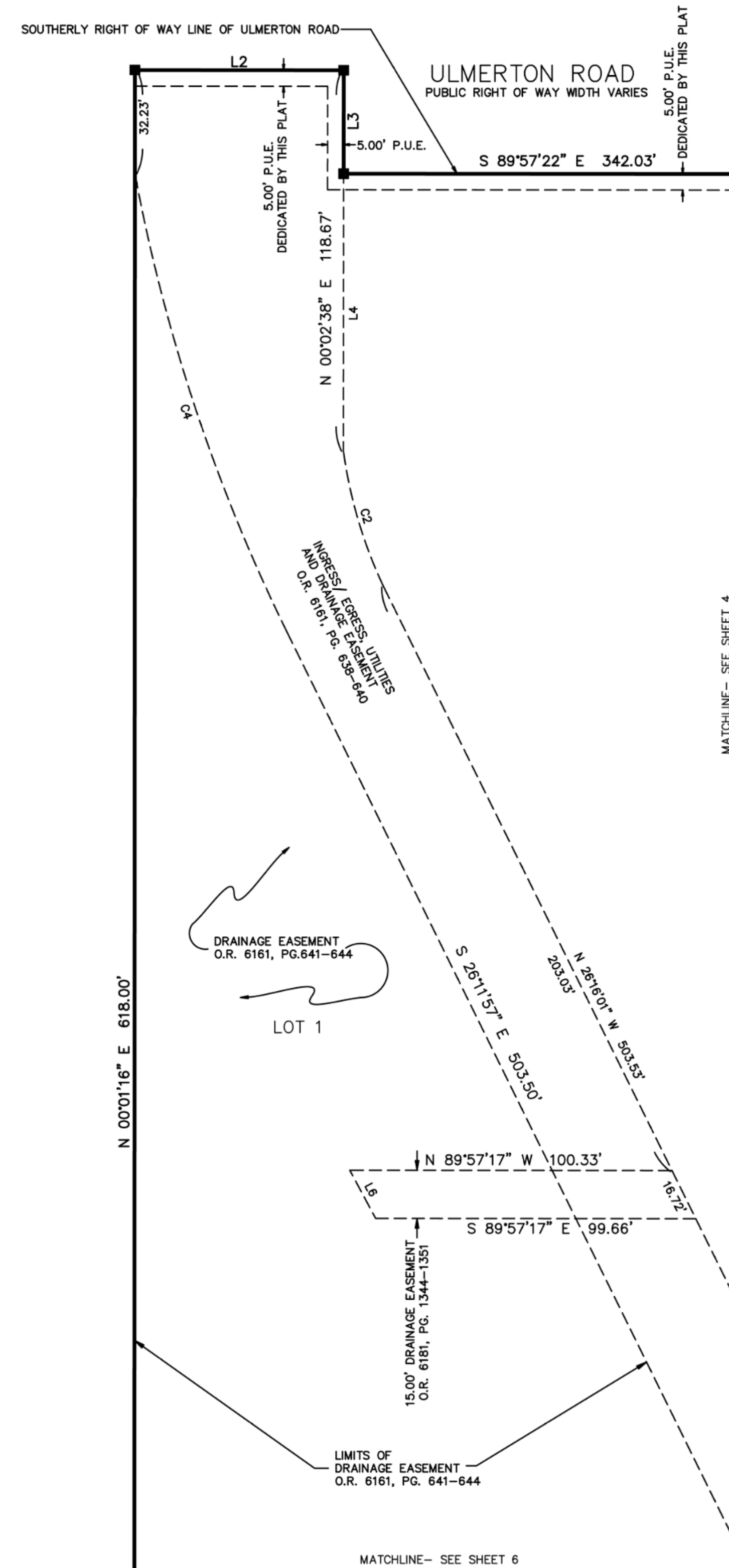


- LEGEND
- SET 5/8" IRON ROD (AS NOTED)
 - SET CONCRETE MONUMENT- 4"x4" P.R.M.-LB#7934
 - S.C.M. SET CONCRETE MONUMENT (AS NOTED)
 - S.C.I.R. SET CAPPED IRON ROD (AS NOTED)
 - F.N&D. FOUND NAIL & DISK (AS NOTED)
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LINE TABLE		
LINE	BEARING	DISTANCE
L2	S 89°57'02" E	65.01'
L3	S 00°02'38" W	32.24'
L4	N 00°02'38" E	86.43'
L6	S 28°13'14" E	17.03'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	44.10'	145.00'	17°25'37"	N 18°27'28" W	43.93'
C4	151.62'	555.00'	15°39'10"	S 18°22'13" E	151.15'

PART OF LOT 6
 PINELLAS GROVES
 P.B. 1, PG. 55

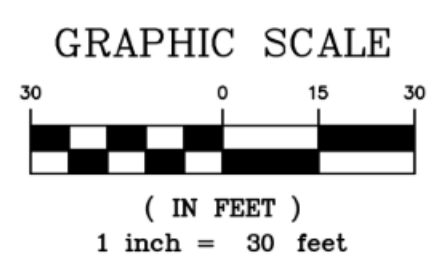
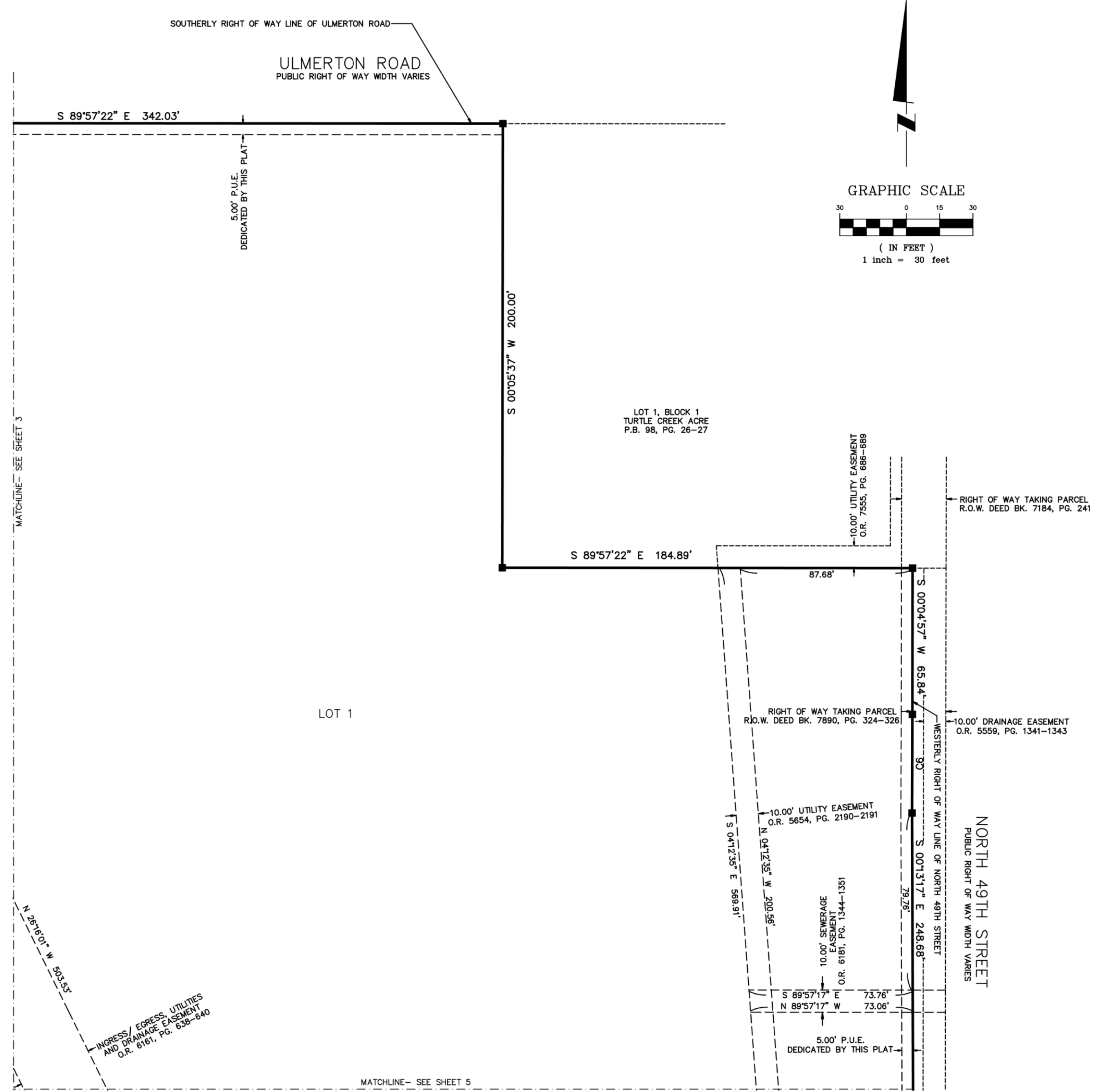


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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C6	44.41'	11394.40'	00°13'24"	S 00°11'39" W	44.41'

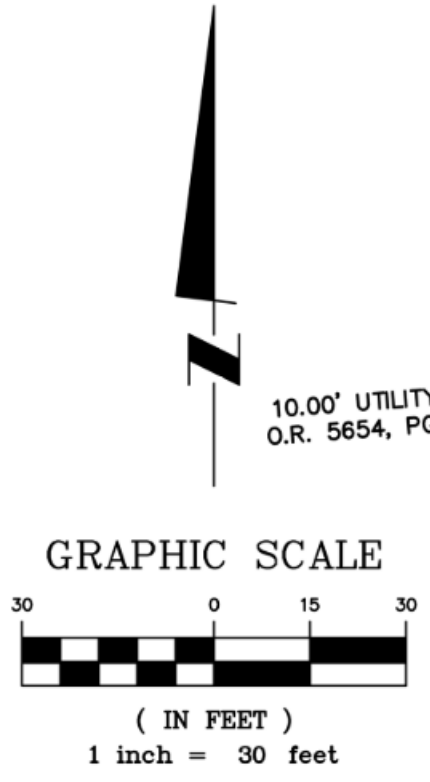
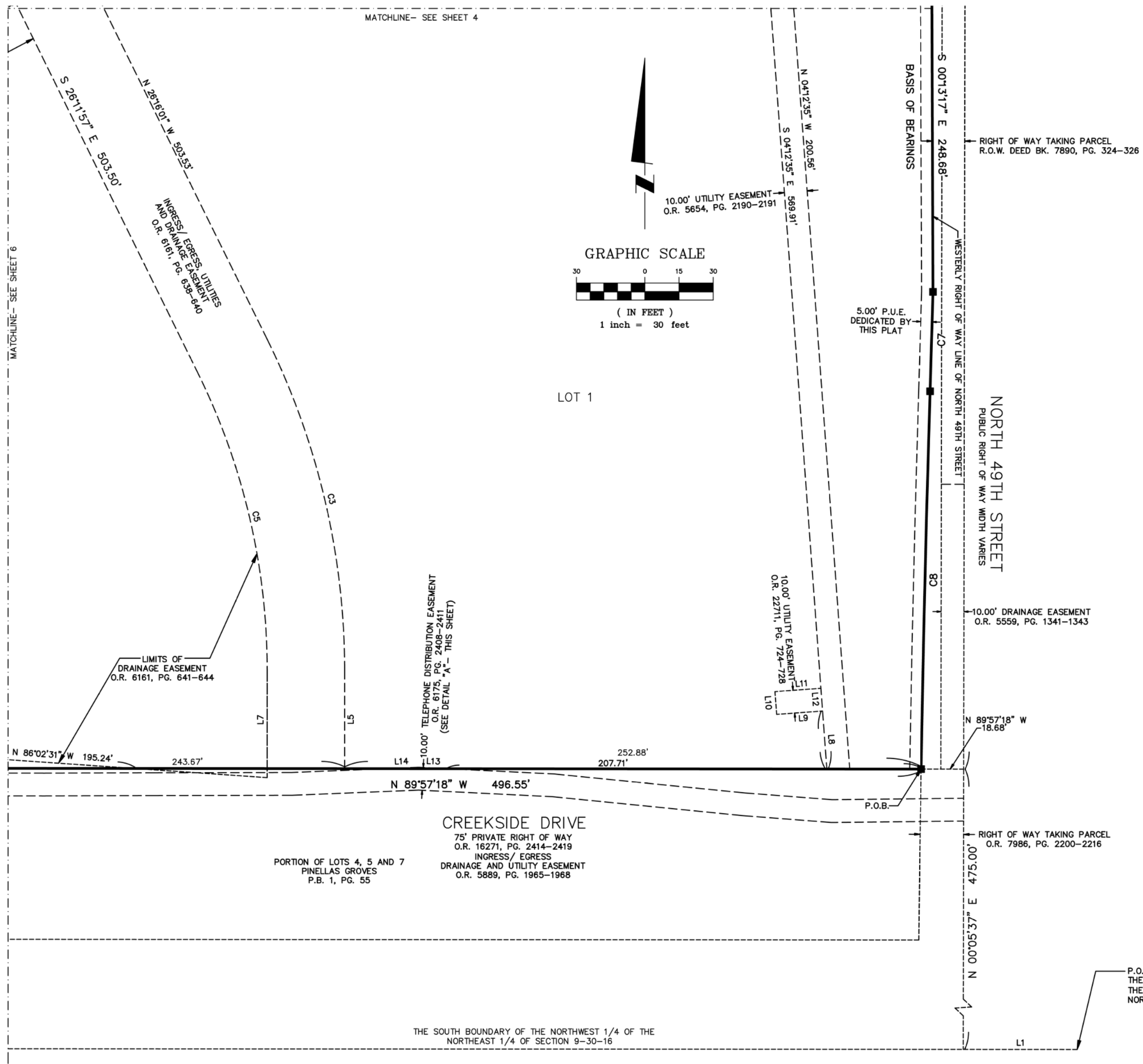
LINE TABLE		
LINE	BEARING	DISTANCE
L17	N 04°12'35" W	15.00'
L18	S 85°47'25" W	10.00'
L19	S 04°12'35" E	14.26'

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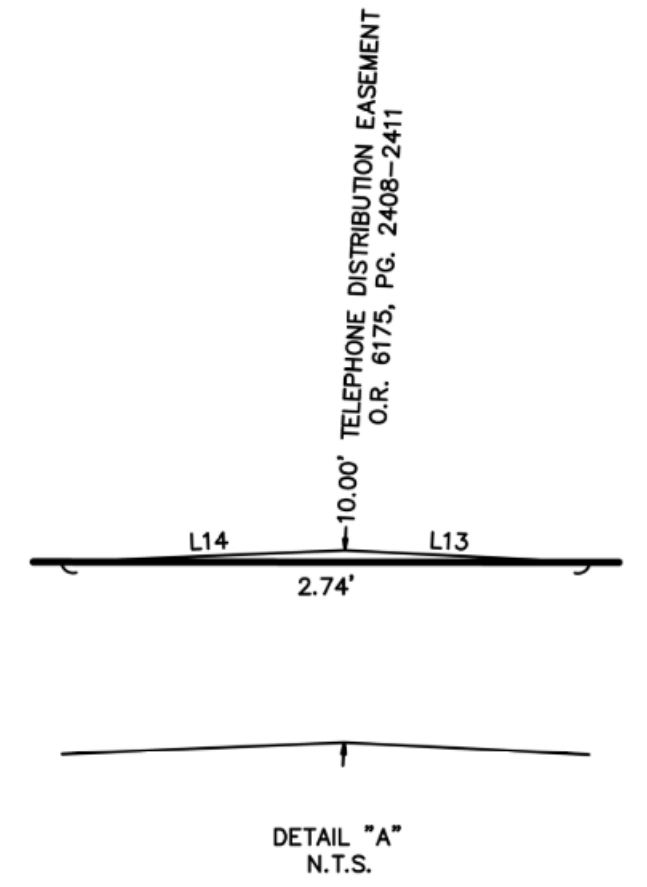
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L7	S 00°01'16" W	43.01'
L8	N 04°12'35" W	25.52'
L9	S 85°47'25" W	20.20'
L10	N 04°12'35" W	10.00'
L11	N 85°47'25" E	20.20'
L12	S 04°12'35" E	10.00'
L13	N 87°10'50" W	12.72'
L14	S 87°38'56" W	14.73'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C3	150.66'	329.00'	26°44'16"	N 13°09'50" W	149.35'
C5	135.01'	295.00'	26°13'16"	S 13°05'21" E	133.83'
C7	43.63'	11399.40'	00°13'09"	S 01°39'55" W	43.63'
C8	165.84'	11519.40'	00°49'30"	S 01°21'45" W	165.84'



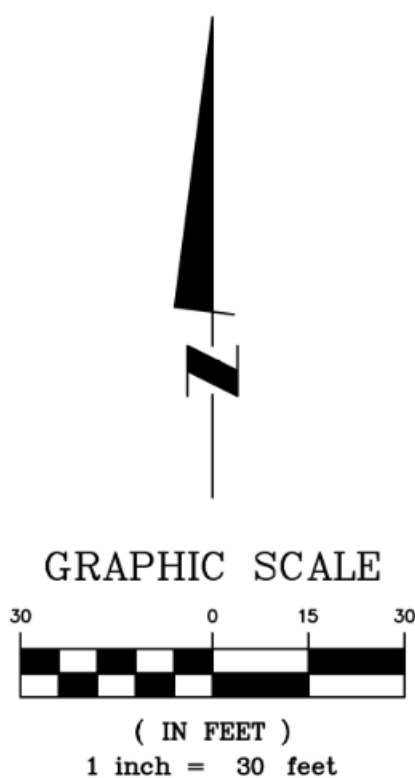
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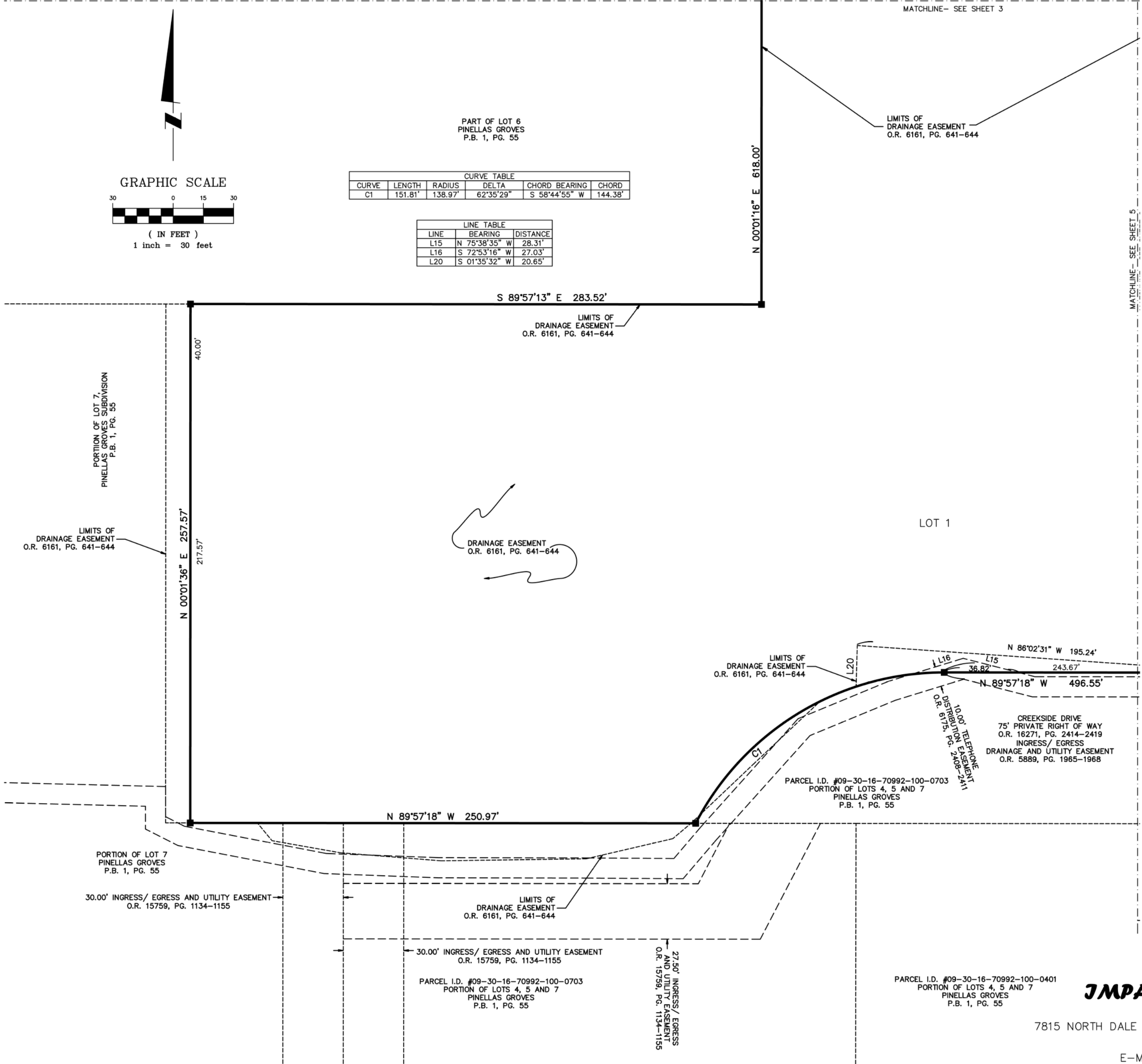
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 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - O.R. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - R.O.W. DEED BK. RIGHT OF WAY DEED BOOK
 - PG. PAGE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - LLC LIMITED LIABILITY COMPANY
 - INC. CORPORATION
 - P.R.M. PERMANENT REFERENCE MONUMENT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	151.81'	138.97'	62°35'29"	S 58°44'55" W	144.38'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N 75°38'35" W	28.31'
L16	S 72°53'16" W	27.03'
L20	S 01°35'32" W	20.65'



IMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614
Phone: (813) 644-6570
E-Mail: dpeach@impactsurveying.com
www.impactsurveyingandmapping.com



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

City Attorney's Office
Lauren C. Rubenstein
James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

August 21, 2024

Ms. Megan Montesino
Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-208
Pelican Lake Subdivision Final Plat

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Final Plat for Pelican Lake Subdivision. I note that the first page of the Plat under the Certificate of Approval of City Council includes a signature line for Jennifer Carfagno, City Clerk (beneath the Mayor's signature line). The signature for the City Clerk is not required and should be deleted. Additionally, a Certificate of Approval for the City Surveyor will need to be added to the Plat (pursuant to Ordinance No. 4261).

Finally the Property Information Report that was received from Majesty Title Services is only current through October 9, 2023. As a result, many of the easements that are currently recorded and reflected on the proposed Plat were not contained on this Property Information Report. Additionally, the Property Information Report lists the Fee Simple title owners as both HC Lakes, LLC, A Delaware limited liability company, and TPS STPETE, LLC, a Delaware limited liability company. The proposed Plat only lists TPS STPETE, LLC, as the Fee Simple title owner. It is possible that because the Property Information Report is so outdated that the information contained on such Report related to the ownership is no longer accurate, but there is no way for us to know for certain. Therefore,

Ms. Megan Montesino
August 21, 2024
Page 2

an updated Property Information Report will need to be submitted and sent to our office with the proposed Final Plat for further review.

Very truly yours,

A handwritten signature in cursive script that reads "Lauren C. Rubenstein".

Lauren C. Rubenstein
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager
Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

LCR/dh
24-208.20240821.LMM.Pelican Lakes Subdivision Final Plat.wpd



CITY HALL - P.O.Box 1100
PINELLAS PARK, FL 33780-1100

Please Respond To:

James W. Denhardt
City Attorney
Law Offices of James W. Denhardt
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

September 18, 2024

Ms. Megan Montesino
Development Review Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #24-247
Pelican Lake Subdivision Final Plat - Second Review

Dear Ms. Montesino:

Our office has received and reviewed the revised Final Plat for Pelican Lake Subdivision, with an updated Property Information Report pursuant to our response dated August 21, 2024. We note that the updated Property Information Report is only current through August 16, 2024, and Section 18-104.3(D)1. of the City's Land Development Code requires that a title certification be dated within 30 days of the date the plat is recorded. Therefore, an additional updated Property Information Report will need to be submitted to the City before the Final Plat can be recorded.

Nevertheless, we would approve of the Final Plat as to form and correctness, with the condition that the Property Information Report is re-dated to a date within 30 days of recording of the Final Plat, but is otherwise identical to the Report current through August 16, 2024.

Very truly yours,

James W. Denhardt
City Attorney

cc: Bart Diebold, City Manager
Jennifer Carfagno, MMC, City Clerk
Dan Hubbard, Asst. City Manager

Ms. Megan Montesino
September 18, 2024
Page 2

Nick Colonna, Community Development Administrator
Aaron Petersen, Asst. Community Development Administrator
Erica Lindquist, Planning & Development Services Director

JWD/pl

24-247.20240918.LMM.Pelican Lake Plat.wpd



Megan Montesino <mmontesino@pinellas-park.com>

Final Plat Review for Pelican Lake (Case No. FINALPL-0324-00003)

McKay, Michael <mmckay@georgefyoung.com>

Tue, Nov 19, 2024 at 3:02 PM

To: Megan Montesino <mmontesino@pinellas-park.com>

Cc: Aaron Petersen <APetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>, "Hansen, Kristin" <khansen@georgefyoung.com>, "Kent, Lewis D" <lkent@georgefyoung.com>

Megan,

All comments have been addressed satisfactorily. We have no further survey review comments.

Thank you,

Michael McKay

Senior Survey Project Manager

Phone: (727) 822-4317

Cell: (727) 318-0306

GEORGE F YOUNG

299 Dr. Martin Luther King Jr. St. N., St. Petersburg, FL 33701

<https://link.edgepilot.com/s/3f91dc23/7awNuD8Ft0CeD3SzTzOg1Q?u=http://www.georgefyoung.com/>

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