

CITY OF PINELLAS PARK
PUBLIC SAFETY COMPLEX

A REPLAT OF A PORTION OF BLOCKS 4 AND 9, PLAT OF PINELLAS PARK, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA,
LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK,
PINELLAS COUNTY, FLORIDA

Legal Description:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING ALL OF BLOCK 4 AND BLOCK 9,
PLAT OF PINELLAS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING
NORTHEASTERLY OF ATLANTIC COASTLINE RAILROAD (PER PLAT BOOK 6, PAGE 25 OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA) ALONG WITH THE VACATED PORTIONS OF
77TH AVENUE NORTH, RAILROAD AVENUE, AND THE 10 FOOT WIDE VACATED ALLEY LYING
WITHIN SAID BLOCK 4 AS RECORDED IN OFFICIAL RECORDS BOOK 4865, PAGE 1834,
OFFICIAL RECORDS BOOK 6822, PAGE 281 AND OFFICIAL RECORDS BOOK 9843, PAGE
2004, OF SAID PUBLIC RECORDS, AND THE 10 FOOT WIDE ALLEY LYING WITHIN AFORESAID
BLOCK 9, ALL DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF BLOCK 4, PLAT OF PINELLAS PARK,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF
THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND RUN SOUTH 00°08'28" WEST
ALONG THE EAST LINE OF SAID BLOCK 4, A DISTANCE OF 5.00 FEET TO THE SOUTH
RIGHT-OF-WAY LINE OF 78TH AVENUE NORTH AND THE POINT OF BEGINNING; THENCE
CONTINUE SOUTH 00°08'28" WEST ALONG THE SAID EAST LINE OF BLOCK 4, AND THE
WEST RIGHT-OF-WAY LINE OF 59TH STREET NORTH, A DISTANCE OF 798.56 FEET TO A
POINT LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ATLANTIC COASTLINE
RAILROAD (A 100 FOOT WIDE RIGHT-OF-WAY PER PLAT BOOK 6, PAGE 25 OF SAID
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA); THENCE RUN NORTH 44°22'52" WEST
ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 557.74 FEET TO A
POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF 60TH STREET NORTH, ALSO BEING THE
WEST LINE OF SAID BLOCK 4; THENCE RUN NORTH 00°17'47" EAST ALONG SAID LINE, A
DISTANCE OF 401.10 FEET TO A POINT LYING ON THE AFORESAID SOUTH RIGHT-OF-WAY
LINE OF 78TH AVENUE NORTH; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE RUN THE
FOLLOWING COURSES AND DISTANCES: SOUTH 89°49'49" EAST, 189.98 FEET; NORTH
00°17'47" EAST, 5.00 FEET; SOUTH 89°49'49" EAST, 10.00 FEET; SOUTH 00°08'28" WEST,
5.00 FEET; SOUTH 89°49'49" EAST, 190.00 FEET TO THE POINT OF BEGINNING.

Plat Notes:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF 60TH
STREET NORTH, HAVING A GRID BEARING OF N 00°17'47" E. THE BEARINGS HEREON
REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL
DATUM OF 1983 (2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
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 NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS
INFORMATION REGARDING FLOODING AND RESTRICTION ON DEVELOPMENT.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST ZONE, STATE
PLANE COORDINATE SYSTEM AND INTENDED FOR INFORMATIONAL PURPOSES ONLY.
INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM
HORIZONTAL DATUM OF OF 1983 (2011 ADJUSTMENT).
4. 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.
5. DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS,
INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES,
PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES,
FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS
OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND
RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
6. IN ADDITION TO THE EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT
ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
- A. DISTRIBUTION EASEMENT RECORDED JUNE 12, 2013 IN BOOK 18042, PAGE 1411.
- B. DISTRIBUTION EASEMENT RECORDED JUNE 12, 2013 IN BOOK 18080, PAGE 2105.
- C. COMMUNICATION EASEMENT RECORDED DECEMBER 20, 2024 IN BOOK 23009, PAGE 71

ALL IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.



Prepared By:
CPH, LLC
500 West Fulton Street,
Sanford, Florida 32771
Phone: 407.322.6841
License:
LB# 7143

Dedication

THE UNDERSIGNED HEREBY CERTIFIES THAT THEY ARE THE OWNERS OF THE ABOVE
DESCRIBED TRACT OF LAND HEREBY PLATTED AS CITY OF PINELLAS PARK PUBLIC
SAFETY COMPLEX, AND THAT THEY DEDICATE THE FOLLOWING:

ALL PUBLIC RIGHT-OF-WAY 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 DECLARANT FURTHER RESERVES THE RIGHT TO GRANT NONEXCLUSIVE EASEMENTS
AND EASEMENT USES IN ADDITION TO THOSE NOTED.

ALL LAND SHOWN ON THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR CITY PINELLAS PARK PUBLIC SAFETY COMPLEX AS
RECORDED IN OFFICIAL RECORDS BOOK _____, PAGES _____ THROUGH _____, OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AS THE SAME MAY BE AMENDED
FROM TIME TO TIME ('DECLARATION').

Owner:

CITY OF PINELLAS PARK
BY: _____
TITLE
BY: _____

WITNESS _____ WITNESS _____
ADDRESS _____ ADDRESS _____
PRINT NAME _____ PRINT NAME _____

Acknowledgement of Owner:

STATE OF FLORIDA
COUNTY OF PINELLAS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL
PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____,
20____, BY SANDRA BRADBURY, AS MAYOR OF THE CITY OF PINELLAS PARK, FLORIDA, WHO
IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS
IDENTIFICATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, A.D., _____.
MY COMMISSION EXPIRES: _____ BY: _____
SIGNATURE
PRINTED NAME OF ACKNOWLEDGER
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NUMBER: _____

Certificate of Approval of the Community Development Administrator

APPROVED BY THE COMMUNITY DEVELOPMENT ADMINISTRATOR OF PINELLAS PARK, PINELLAS
COUNTY, FLORIDA, THIS _____ DAY OF _____, 20____
COMMUNITY DEVELOPMENT ADMINISTRATOR SIGNATURE: _____
NICK A. COLONNA, AICP
PRINTED NAME

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.

Certificate of Approval of the City Manager

STATE OF FLORIDA
COUNTY OF PINELLAS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY
THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF
_____ 2025.
APPROVED BY: _____
BART DIEBOLD
SEAL
PRINTED NAME

Certificate of Approval of the City Surveyor

STATE OF FLORIDA
COUNTY OF PINELLAS
IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY
THE CITY SURVEYOR OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____
DAY OF _____ 2025.
APPROVED BY: _____
TREVOR J. HATCH, PSM, LICENSED LAND SURVEYOR NUMBER LS 7443

Certificate of Approval of the 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 _____, 2025.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA
BY: _____
DEPUTY CLERK
PRINTED NAME

CERTIFICATE OF CONFORMITY BY SURVEYOR
CHAPTER 177, PART 1, FLORIDA STATUTES

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES BY A
PROFESSIONAL SURVEYOR AND MAPPER THIS _____ DAY OF _____ 2025.

SEAL
I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081 (1), FLORIDA STATUTES, I HAVE REVIEWED
THIS PLAT AND 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.

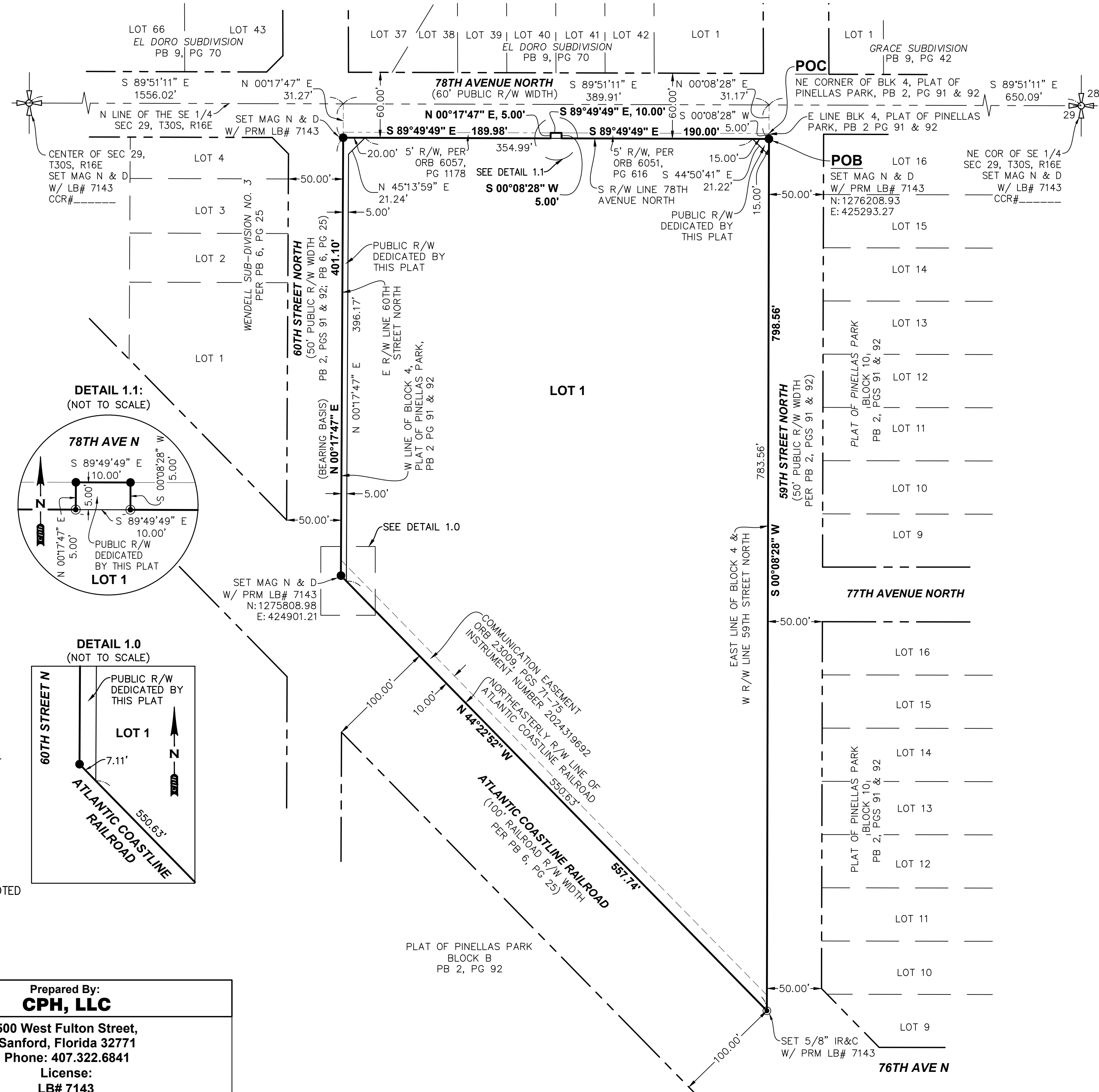
LEWIS D. KENT
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. LS 5520



SURVEYOR'S CERTIFICATION

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 1, FLORIDA STATUTES, AND THE CITY OF PINELLAS PARK LAND DEVELOPMENT
CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 19TH DAY OF
SEPTEMBER, 2024 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.

PAUL J. KATREK
PROFESSIONAL SURVEYOR AND MAPPER NO. LB 6233
CPH LLC, CERTIFICATE OF AUTHORIZATION NO. LB 7143
500 W FULTON STREET, SANFORD, FL, 32771

A REPLAT OF A PORTION OF BLOCKS 4 AND 9, PLAT OF PINELLAS PARK, ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 2, PAGES 91 AND 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK,
PINELLAS COUNTY, FLORIDA



CCR	— CERTIFIED CORNER RECORD
CM	— CONCRETE MONUMENT
(BB)	— BEARING BASIS
(D)	— DESCRIPTION
ESMT	— EASEMENT
FT	— FEET
FND	— FOUND
ID	— IDENTIFICATION
IR&C	— IRON REBAR & CAP
LB#	— LICENSED BUSINESS NUMBER
MAG	— MAGNETIC
N & D	— NAIL AND DISK
NO.	— NUMBER
ORB	— OFFICIAL RECORD BOOK
PB	— PLAT BOOK
PG, PGS	— PAGE, PAGES
PK	— PARKER KALON
PRM	— PERMANENT REFERENCE MONUMENT
RB	— RADIAL BEARING
R/W	— RIGHT-OF-WAY
R16E	— RANGE 16 EAST
SEC 29	— SECTION 29
SQ FT	— SQUARE FEET
T30S	— TOWNSHIP 20 SOUTH
UE	— UTILITY EASEMENT
W/	— WITH
●	— MAGNETIC NAIL & DISC AS NOTED
●	— SET 5/8" IRON ROD & CAP AS NOTED
	— SECTION CORNER
	— QUARTER SECTION CORNER

Prepared By:
CPH, LLC

**500 West Fulton Street,
Sanford, Florida 32771
Phone: 407.322.6841
License:
LB# 7143**



Todd Biron <tbiron@pinellas-park.com>

City of Pinellas Park Public Safety Complex Plat - 0225-00001 / GFY 23Y02873SS / SURVEY REVIEW COMMENTS

Kent, Lewis D <lkent@georgefyoung.com>

Fri, Jun 6, 2025 at 2:27 PM

To: Todd Biron <tbiron@pinellas-park.com>, "McKay, Michael" <mmckay@georgefyoung.com>

Cc: Aaron Petersen <apetersen@pinellas-park.com>, "Hatch, Trevor" <thatch@georgefyoung.com>, "Hansen, Kristin" <khansen@georgefyoung.com>

Todd,

I hope you and everyone with the city have a great weekend as well.

I spoke with Michael and all of his comments have been addressed.

I have completed my review of Pinellas Park Public Safety Complex pursuant to section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part I, platting, Florida Statutes, and find that said plat does comply with the technical requirements of the chapter. 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.

If you have any questions, do not hesitate to contact us.

Lewis D Kent, PSM**Principal**

Phone: (727) 822-4317

Cell: (407) 687-4581

George F. Young, Inc.

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

https://link.edgepilot.com/s/d50984777QitgOW2WdE2V_a8vXIF68g?u=http://www.georgefyoung.com/

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