

# EAGLE LAND

A REPLAT OF A PORTION OF FARM 32 IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PLAT OF PINELLAS FARMS, PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

**PROPERTY DESCRIPTION:**

PARCEL 1:

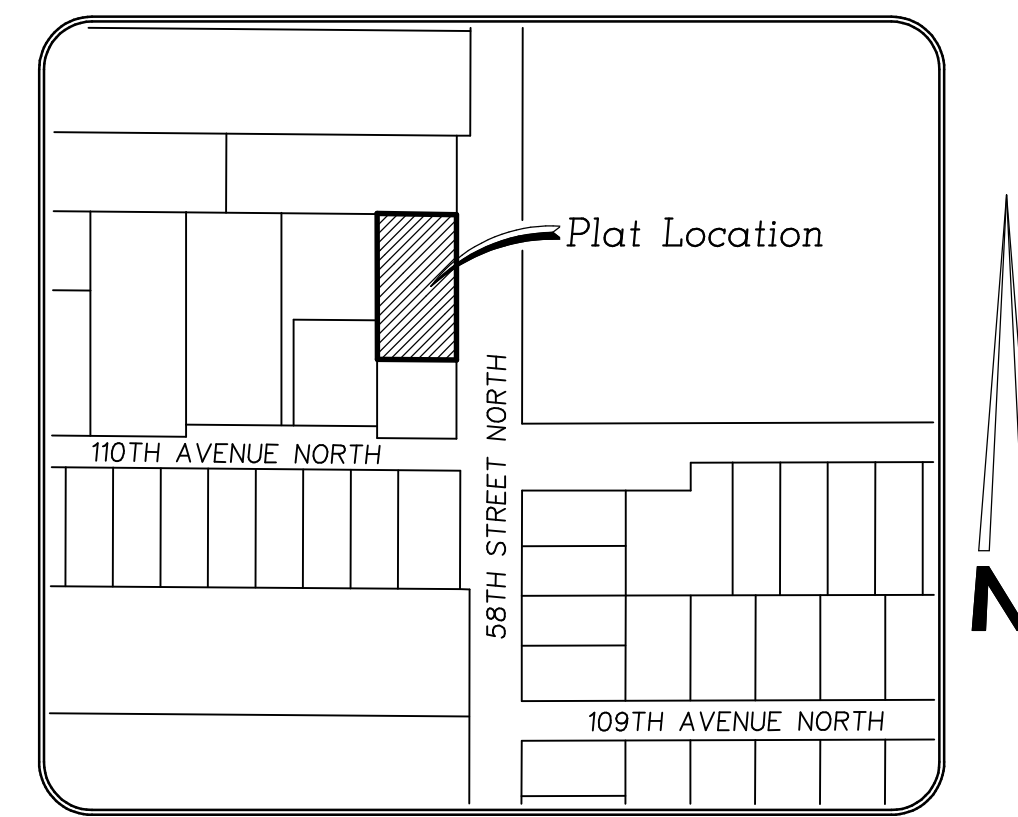
THE SOUTH 85.2 FEET OF THE NORTH 547.2 FEET OF THE EAST 135 FEET OF FARM 32, OF PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; LESS THE EAST 35 FEET FOR ROAD RIGHT OF WAY.

PARCEL 2:

THE SOUTH 98 FEET OF THE NORTH 462 FEET OF THE EAST 135 FEET OF FARM 32, PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; LESS THAT PART LYING WITHIN 50 FEET OF THE EAST LINE OF SECTION 17, FOR ROAD RIGHT OF WAY.

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF FARM 32, PLAT OF PINELLAS FARMS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY, FLORIDA WAS FORMERLY A PART IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 17 AND RUN THENCE S.89°28'17"E. ALONG THE SOUTH LINE THEREOF A DISTANCE OF 2652.61 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE RUN N.00°05'00"E. ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 A DISTANCE OF 115.10 FEET TO A POINT; THENCE RUN N.89°23'15"W. A DISTANCE OF 50.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF 58TH STREET NORTH AND FOR A POINT OF BEGINNING; THENCE CONTINUE N.89°23'15"W. ALONG THE SOUTH LINE OF THE NORTH 547.2 FEET OF FARM 32 A DISTANCE OF 100.08 FEET TO A POINT ON THE WEST LINE OF THE EAST 135 FEET OF FARM 32; THENCE RUN N.00°06'54"E. ALONG SAID WEST LINE A DISTANCE OF 182.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 98 FEET OF THE NORTH 462 FEET OF FARM 32; THENCE RUN S.89°32'14"E. A DISTANCE OF 99.95 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF 58TH STREET NORTH; THENCE RUN S.00°04'31"E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 183.23 FEET TO THE POINT OF BEGINNING.



Vicinity Map  
NOT TO SCALE

**CERTIFICATE OF APPROVAL OF THE CITY MANAGER:**

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

CITY MANAGER: BART DIEBOLD

**CERTIFICATE OF APPROVAL OF THE CITY COUNCIL:**

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

MAYOR: SANDRA L. BRADBURY

**CERTIFICATE OF APPROVAL OF 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 \_\_\_\_\_, 2024.

BY: \_\_\_\_\_  
DAVID A. PUIGDOMENECH  
STATE OF FLORIDA LICENSED SURVEYOR NO. 6031  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

**CERTIFICATE OF CONFORMITY:**

REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF PINELLAS PARK, FLORIDA.

DAVID A. PUIGDOMENECH \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF FLORIDA LICENSED SURVEYOR NO. 6031  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

**CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:**

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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE(S) \_\_\_\_\_, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024. AT \_\_\_\_\_

ATTEST: KEN BURKE,  
CLERK OF PINELLAS COUNTY, FLORIDA

BY: \_\_\_\_\_ (PRINTED NAME)  
DEPUTY CLERK (SIGNATURE)

**DEDICATION:**

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS EAGLE LAND AND THAT THERE IS NO OTHER DEDICATION HEREOF EXPRESSED.

MK EQUITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
ANTHONY NGO, PRESIDENT

WITNESS' SIGNATURE \_\_\_\_\_ WITNESS' SIGNATURE \_\_\_\_\_

WITNESS' PRINTED NAME \_\_\_\_\_ WITNESS' PRINTED NAME \_\_\_\_\_

WITNESS' ADDRESS \_\_\_\_\_ WITNESS' ADDRESS \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY ANTHONY NGO AS PRESIDENT OF MK EQUITY, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC PRINTED NAME OF NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE

PERSONALLY KNOWN OR PRODUCED IDENTIFICATION

TYPE OF IDENTIFICATION PRODUCED: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, JOHN O. BRENDLA, OF JOHN C. BRENDLA & ASSOCIATES, INC., MAKER OF THIS PLAT, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT IS A CORRECT REPRESENTATION OF THE LANDS PLATTED AND THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND I FURTHER CERTIFY THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY FLORIDA STATUTE 177.091, AND THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE PLACED AS SHOWN HEREON, AS REQUIRED BY LAW. SIGNED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
JOHN O. BRENDLA, REGISTERED LAND SURVEYOR  
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO. 4601  
(LICENSED BUSINESS NO. 760)

JOHN C. BRENDLA AND ASSOCIATES, INC.  
Professional Land Surveyors and Mappers

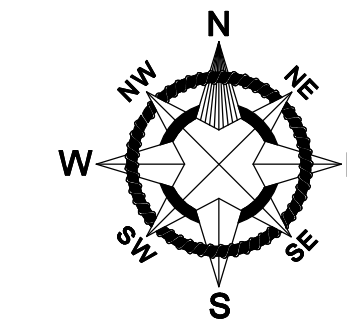


4015 82nd Avenue North  
Pinellas Park, Florida 33781  
Telephone (727) 576-7546  
Facsimile (727) 577-9932

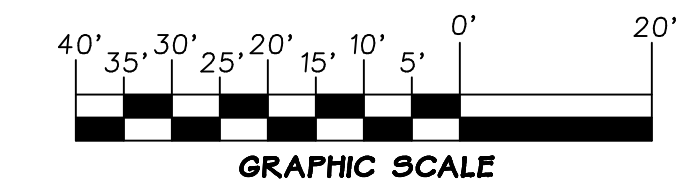
"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"

# EAGLE LAND

A REPLAT OF A PORTION OF FARM 32 IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST,  
 PLAT OF PINELLAS FARMS, PLAT BOOK 7, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF HILLSBOROUGH  
 COUNTY, FLORIDA OF WHICH PINELLAS COUNTY WAS FORMERLY A PART  
 LYING IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST  
 CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA



NORTH BASIS:  
 PCED DATA  
 SCALE: 1" = 20'



**SURVEYOR'S REPORT:**

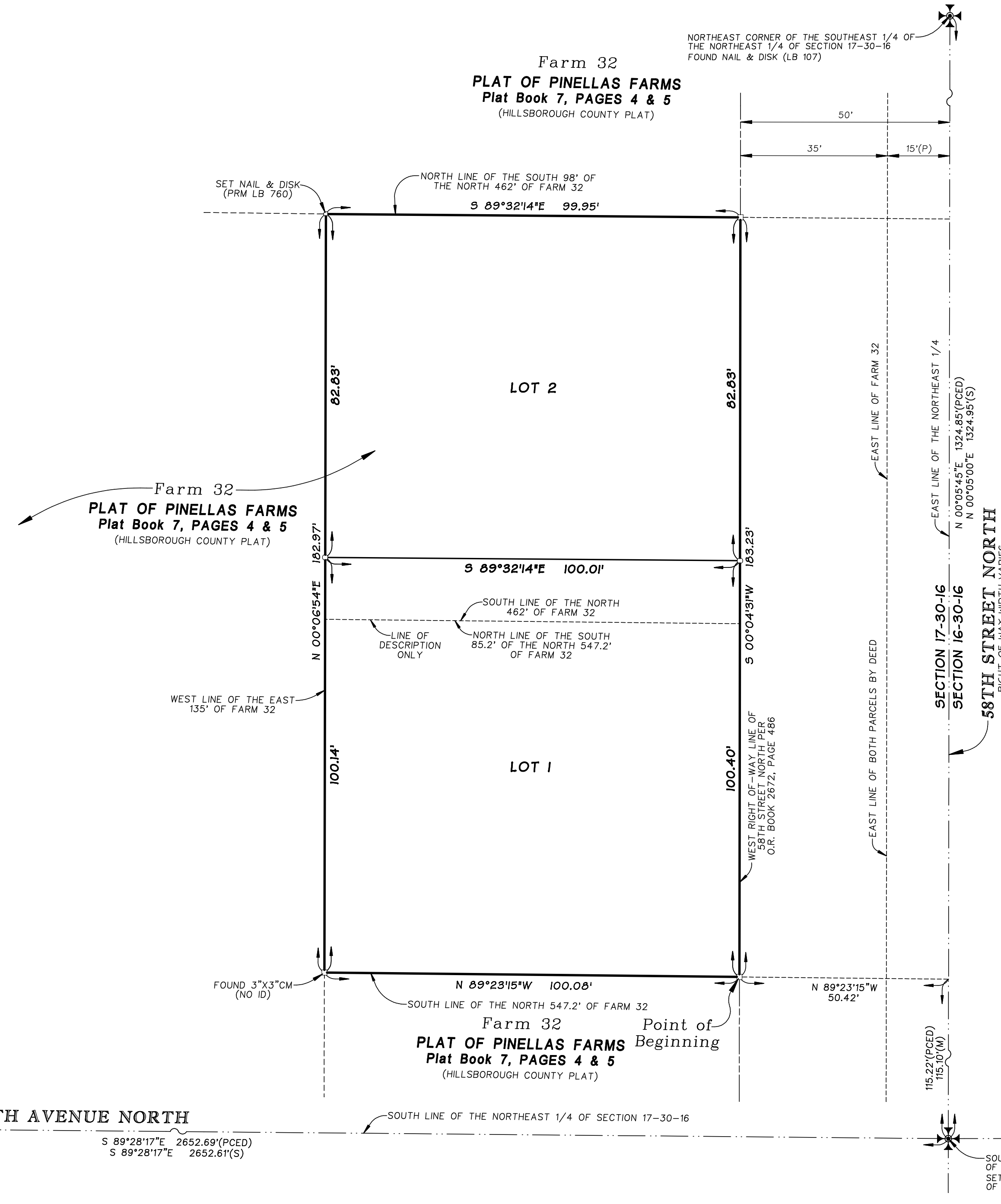
1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 17-30-16 AS BEING S.89°28'17"E., PER PINELLAS COUNTY ENGINEERING DEPARTMENT DATA. (NO PLAT BEARINGS)

2) 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.

3) 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.

**ABBREVIATIONS:**

- CL = CENTERLINE
- CM = CONCRETE MONUMENT
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- (M) = MEASURED
- O.R. = OFFICIAL RECORDS
- (P) = PLAT
- PCED = PINELLAS COUNTY ENGINEERING DEPARTMENT
- PK = PARKER-KALON
- PRM = PERMANENT REFERENCE MONUMENT
- SECTION 17-30-16 = SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST
- (S) = SET



**BOUNDARY CORNER SYMBOL LEGEND AND NOTES:**

- = DENOTES SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 760" UNLESS OTHERWISE INDICATED.
- = DENOTES SET 5/8" IRON ROD WITH CAP MARKED "LB 760" UNLESS OTHERWISE INDICATED.

**JOHN C. BRENDLA AND ASSOCIATES, INC.**  
 Professional Land Surveyors and Mappers



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"OVER HALF A CENTURY OF QUALITY LAND SURVEYING"



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 1, 2024

Mr. Bob Bernhart  
Senior Planner  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #24-180**  
**Final Plat Documents for 11052 58<sup>th</sup> Street**

Dear Mr. Bernhart:

Our office has received and reviewed the above-referenced proposed Final Plat for two lots generally located at 11052 58 Street North. I note that the proposed Final Plat contains a Certificate of Approval of the City Engineer. Pursuant to Ordinance No. 4261, which was recently adopted by City Council, the Code was updated to change the Certificate of Approval of the City Engineer to a Certificate of Approval of the City Surveyor. Please update the proposed Final Plat accordingly. Finally, we would note that Section 18-104.3(D)1. requires that the Title Certification be dated within 30 days of the date the Plat is recorded. The Title Certification submitted to our office is dated April 24, 2024. Therefore, an updated Certification will need to be submitted to the City in conformance with the abovementioned Code.

Once the above changes are incorporated on the Final Plat, and assuming that the updated Title Certification continues to certify that MK Equity, LLC is the record title holder and that there are no mortgages or encumbrances of record, our office would approve of the proposed Final Plat as to form and correctness.

Very truly yours,

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, Assistant Community Development Administrator  
Erica Lindquist, Planning & Development Services Director



Robert Bernhart &lt;rbernhart@pinellas-park.com&gt;

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**RE: FINALPL-0624-00008 (11052 58th St N)**

1 message

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**psm6031.dap@gmail.com** <psm6031.dap@gmail.com>  
To: Robert Bernhart <rbernhart@pinellas-park.com>  
Cc: Aaron Petersen <APetersen@pinellas-park.com>

Thu, Sep 26, 2024 at 5:13 PM

Bob, all comments have been satisfied. Proceed to mylars.

David

David A. Puigdomenech, PSM

[psm6031.dap@gmail.com](mailto:psm6031.dap@gmail.com)

813-323-4444

David

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**From:** Robert Bernhart <rbernhart@pinellas-park.com>  
**Sent:** Tuesday, September 24, 2024 11:33 AM  
**To:** David Puigdomenech <psm6031.dap@gmail.com>  
**Cc:** Aaron Petersen <APetersen@pinellas-park.com>  
**Subject:** Re: FINALPL-0624-00008 (11052 58th St N)

Hi David,

Here is an updated version with the corrected signature blocks. Please review this version for final approval.

Thanks,

Bob

On Tue, Sep 24, 2024 at 9:22 AM David Puigdomenech <psm6031.dap@gmail.com> wrote: