

PINELLAS PARK INDUSTRIAL  
BEING A REPLAT OF LOTS 1 AND 2, PARK INDUSTRIAL PROPERTIES, AS RECORDED IN PLAT BOOK 137, PAGES 79 THROUGH 81 , OF THE  
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK,  
PINELLAS COUNTY, FLORIDA

DESCRIPTION:

ALL OF LOT 1 AND LOT 2, PARK INDUSTRIAL PROPERTIES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 137, PAGES 79 – 81, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1, RUN THENCE ALONG THE NORTH BOUNDARY SAID LOT 1 AND LOT 2, S 89°46'20" E, A DISTANCE OF 936.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE EAST BOUNDARY THEREOF, S 00°07'56" W, A DISTANCE OF 1241.88 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY BOUNDARY THEREOF THE FOLLOWING SIX (6) COURSES: 1) N 89°44'23" W, A DISTANCE OF 282.27 FEET; 2) N 00°01'31" E, A DISTANCE OF 150.00 FEET; 3) N 89°44'23" W, A DISTANCE OF 15.00 FEET; 4) N 00°01'31" E, A DISTANCE OF 120.43 FEET; 5) N 89°41'21" W, A DISTANCE OF 300.00 FEET; 6) N 00°00'56" E, A DISTANCE OF 259.67 FEET; THENCE ALONG SAID SOUTHERLY BOUNDARY OF LOT 2 AND THE SOUTHERLY BOUNDARY OF AFORESAID LOT 1, N 89°43'34" W, A DISTANCE OF 338.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE WEST BOUNDARY THEREOF, N 00°09'28" E, A DISTANCE OF 710.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.654 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF 62ND AVENUE NORTH, HAVING A GRID BEARING OF S.89°46'20"E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 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 OR MAY NOT BE SUBJECT TO FLOODING; THE PINELLAS COUNTY 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 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.

4. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA, WEST ZONE, STATE PLANE COORDINATE SYSTEM. THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.

5. UNLESS OTHERWISE INDICATED, 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.

6. IN ADDITION TO THE EXISTING EASEMENTS AS SHOWN HEREON, THE LANDS WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

- FIRST AMENDMENT TO AN INTERLOCAL AGREEMENT BETWEEN PINELLAS COUNTY AND THE CITY OF PINELLAS PARK RECORDED IN O.R. BOOK 17036, PAGES 1616 THROUGH 1630, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- EASEMENTS IN FAVOR OF DUKE ENERGY FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, D/B/A DUKE ENERGY, RECORDED IN OFFICIAL RECORDS BOOK 20349, PAGES 2337 THOUGH 2339, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- TERMS, CONDITIONS, PROVISIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN OFFICIAL RECORDS BOOK 21576, PAGES 585 THROUGH 589, AS AFFECTED BY THE AGREEMENT IN OFFICIAL RECORDS BOOK 21576, PAGES 570 THROUGH 584, ALL OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- SUBJECT TO REQUIREMENTS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 21879, PAGES 2567 THROUGH 2569, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
- EASEMENT GRANTED TO PEOPLE GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY, A FLORIDA CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 22008, PAGES 205 THROUGH 207, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

7. EASEMENTS RECORDED IN PLAT BOOK 81, PAGE 50, EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3160, PAGE 441, OFFICIAL RECORDS BOOK 3850, PAGE 656, OFFICIAL RECORDS BOOK 3160, PAGE 442, OFFICIAL RECORDS BOOK 22050, PAGE 2334, OFFICIAL RECORDS BOOK 3459, PAGE 83, EASEMENTS AS RECORDED IN PLAT BOOK 137, PAGE 79, OFFICIAL RECORDS BOOK 17607, PAGE 1476 TO BE RELEASED WITH THE RECORDING OF THIS PLAT.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS PINELLAS PARK INDUSTRIAL, THAT IT HEREBY DEDICATE ALL PUBLIC RIGHT-OF-WAY, UTILITY EASEMENTS, DRAINAGE 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 ELECTRIC, WATER, STORM SEWER, SANITARY SEWER, POTABLE WATER, CABLE AND GAS FACILITIES.

OWNER: SFG STPK LM PINELLAS PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OWNER:  
NEAL MOSKOWITZ, VIE PRESIDENT

WITNESS' SIGNATURE

WITNESS' SIGNATURE

WITNESS' PRINTED NAME

WITNESS' PRINTED NAME

ACKNOWLEDGMENT OF OWNER:

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

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_ BY NEAL MOSKOWITZ AS VICE PRESIDENT, WHO \_\_\_\_ IS PERSONALLY KNOWN TO ME OR \_\_\_\_ HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

NOTARY SIGNATURE

PRINT NAME

COMMISSION NUMBER

MORTGAGEE: JOINDER AND CONSENT TO DEDICATION:

LANDS BEING PLATTED HEREIN ARE, AS OF THE DATE OF PLATTING ENCUMBERED BY CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, OWNED AND HELD BY GOLDMAN SACHS BANK USA AND BARCLAYS BANK PLC, THE LANDS BEING PLATTED AS PINELLAS PARK INDUSTRIAL IS BEING RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, CONCURRENT WITH THE RECORDATION OF THIS PLAT.

SURVEYORS 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 REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 11th DAY OF JUNE, 2022, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

BY: \_\_\_\_\_DATE: \_\_\_\_\_

DAVID A. WILLIAMS, (LICENSE NO. LS6423)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
GEOPOINT SURVEYING, INC.  
213 HOBBS STREET  
TAMPA, FLORIDA 33619  
LICENSED BUSINESS NUMBER LB77768

CERTIFICATE OF APPROVAL OF CITY COUNCIL:

STATE OF FLORIDA  
COUNTY OF PINELLAS

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 \_\_\_\_\_, 20\_\_\_\_

APPROVED BY: \_\_\_\_\_  
SANDRA L. BRADBURY

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 MANAGER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_  
BART DIEBOLD

CERTIFICATE OF APPROVAL OF THE CITY ENGINEER:

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED BY: \_\_\_\_\_  
STAN M. EMERSON, P.E. #0046161

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 RECORD OF PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

By: \_\_\_\_\_  
DEPUTY CLERK

PRINTED NAME

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

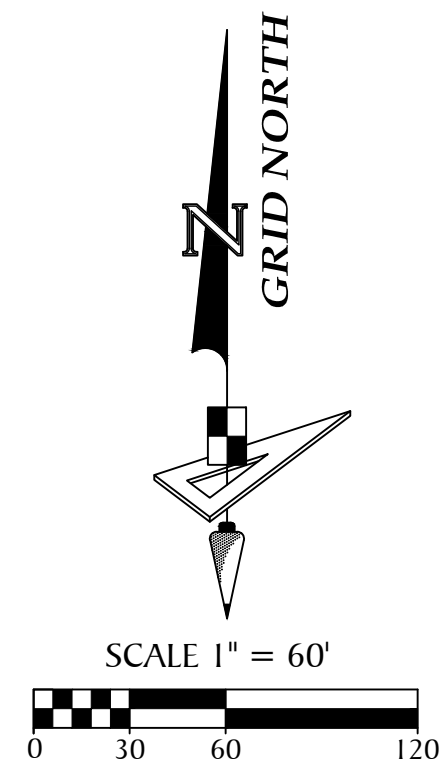
REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
DAVID A. PUIGDOMENECH  
STATE OF FLORIDA, LICENSED LAND SURVEYOR NO., 6031

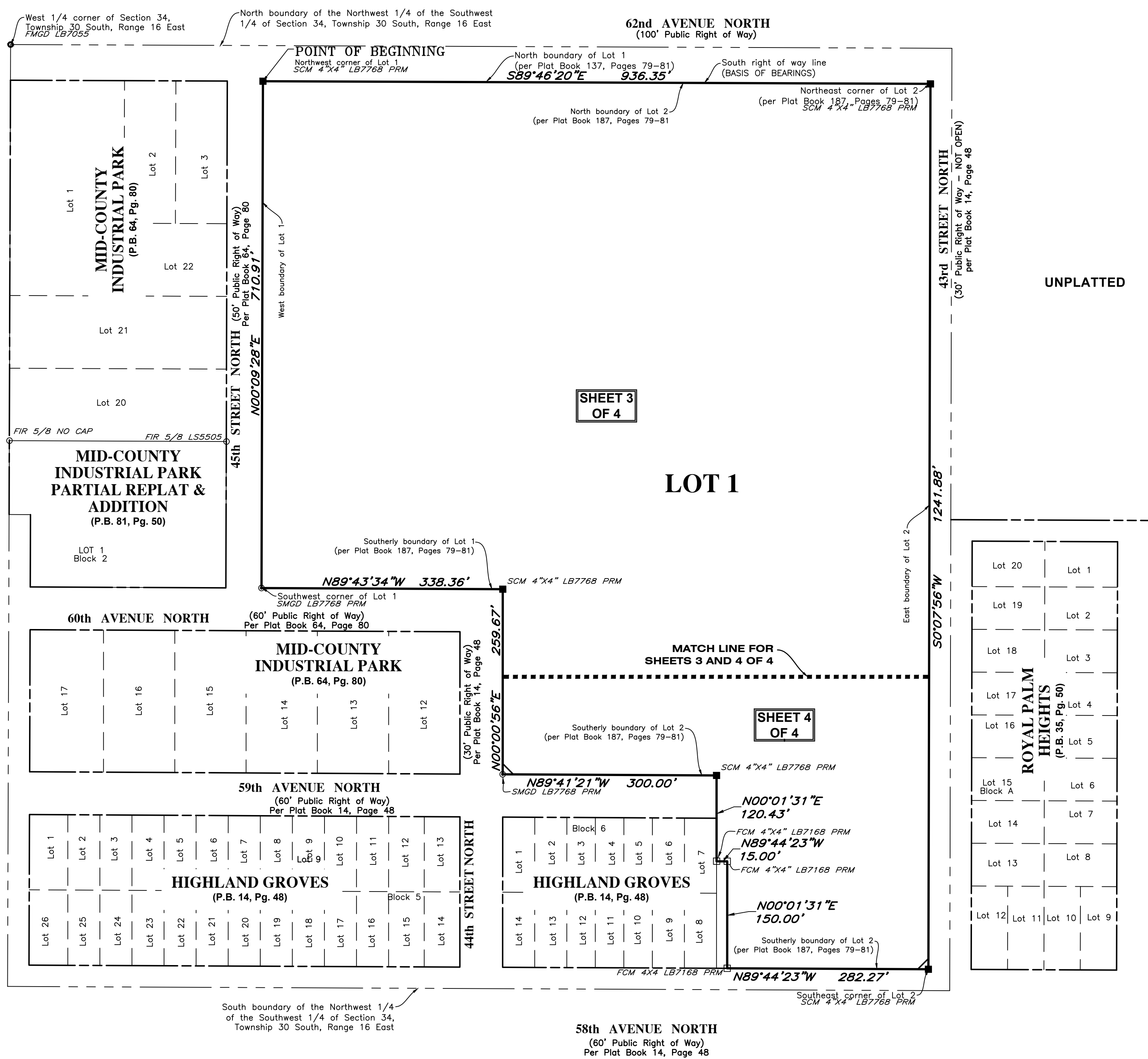


213 Hobbs Street Phone: (813) 248-8888  
Tampa, Florida 33619 Fax: (813) 248-2266  
www.geopointsurvey.com Licensed Business Number LB 7768

SHEET 1 OF 4 SHEETS



**PINELLAS PARK INDUSTRIAL**  
BEING A REPLAT OF LOTS 1 AND 2, PARK INDUSTRIAL PROPERTIES, AS RECORDED IN PLAT BOOK 137, PAGES 79 THROUGH 81, OF THE  
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK,  
PINELLAS COUNTY, FLORIDA



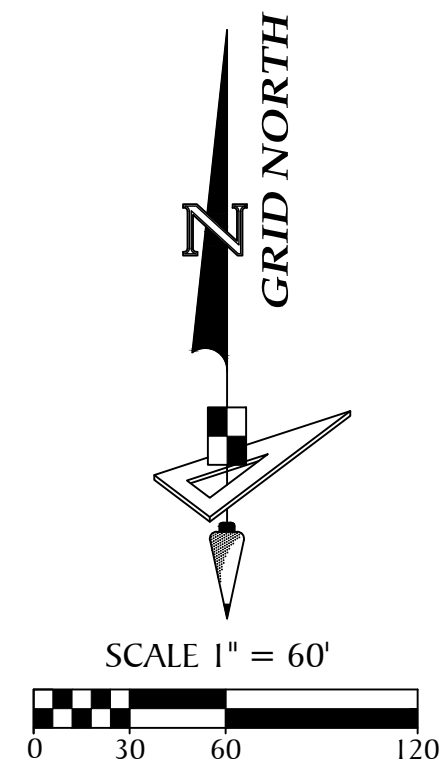
- LEGEND:**
- (P.R.M.) Permanent Reference Monument — 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - FCM ----- Found Concrete Monument
  - LB ----- Licensed business
  - C.C.R. ----- Certified Corner Record
  - D.E. ----- Drainage Easement
  - O.R. ----- Official Records Book
  - O/A ----- Overall
  - P.B. ----- Plat Book
  - P.U.E. ----- Public Utility Easement
  - PG. ----- Page(s)
  - SMGD. ----- Set Mag Nail and Disk

**PARALLEL OFFSET DIMENSION NOTE:**

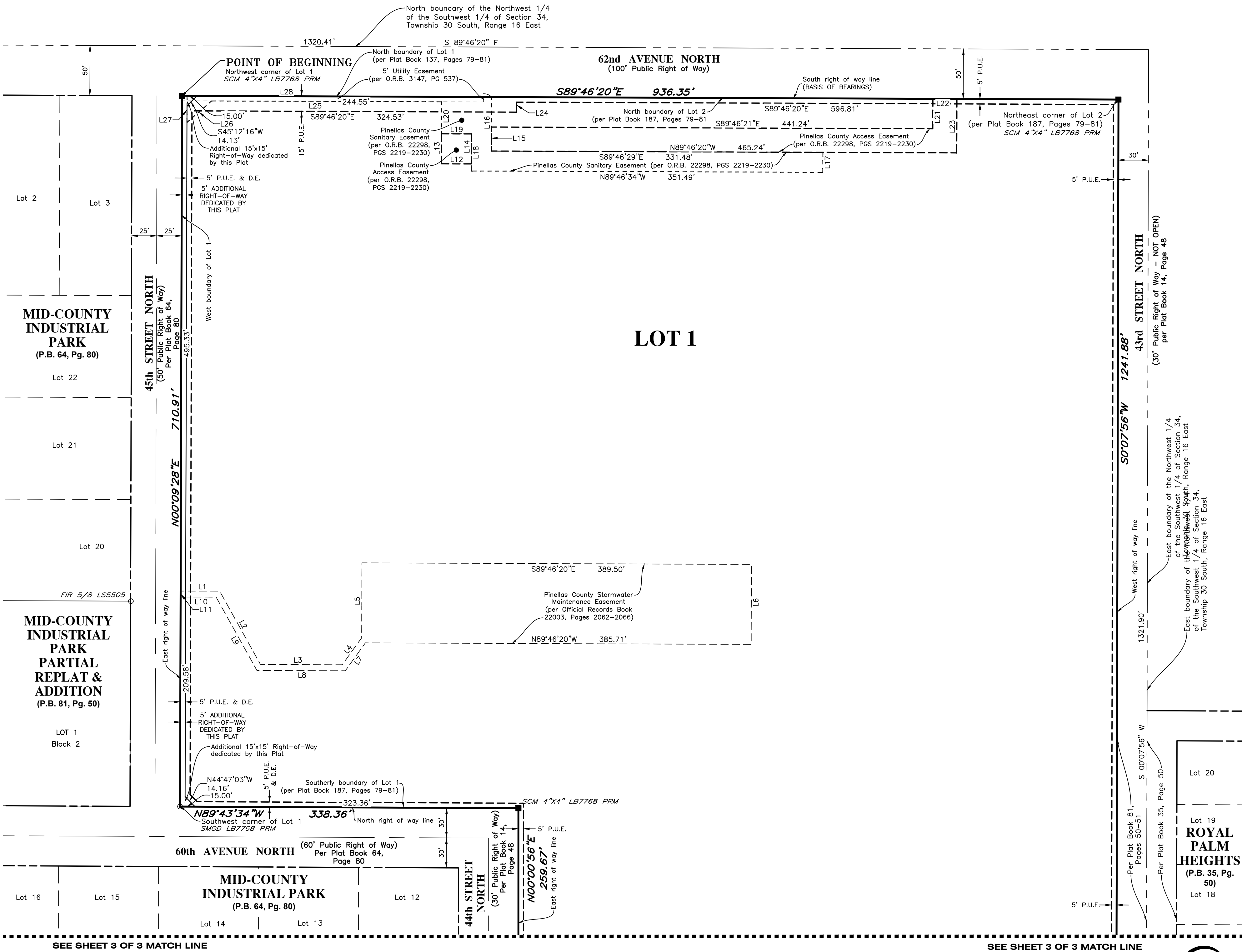
NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

# PINELLAS PARK INDUSTRIAL

BEING A REPLAT OF LOTS 1 AND 2, PARK INDUSTRIAL PROPERTIES, AS RECORDED IN PLAT BOOK 137, PAGES 79 THROUGH 81, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°50'32" W	39.03'
L2	N 29°05'18" W	83.88'
L3	N 89°46'20" W	81.75'
L4	S 35°46'48" W	33.21'
L5	S 00°13'40" W	74.98'
L6	N 00°13'40" E	80.00'
L7	N 35°46'48" E	34.42'
L8	S 89°46'20" E	88.35'
L9	S 29°05'18" E	83.87'
L10	S 89°50'32" E	35.51'
L11	S 00°09'28" W	6.00'
L12	N 89°46'10" W	30.00'
L13	N 00°13'53" E	30.00'
L14	S 00°13'53" W	30.00'
L15	N 00°03'58" E	24.00'
L16	S 00°13'40" W	54.01'
L17	S 00°13'40" W	19.99'
L18	N 00°13'53" E	37.05'
L19	N 89°46'10" W	30.00'
L20	N 00°13'39" E	31.96'
L21	N 00°13'40" E	30.00'
L22	S 89°46'20" E	24.00'
L23	S 00°13'40" W	54.00'
L24	N 00°13'39" E	10.00'
L25	N 89°46'20" W	229.93'
L26	S 48°53'34" W	32.75'
L27	N 00°09'28" E	26.63'
L28	S 89°46'20" E	304.55'

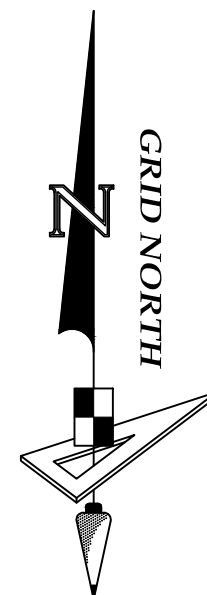


- LEGEND:
- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - FCM ----- Found Concrete Monument
  - LB ----- Licensed business
  - C.C.R. ----- Certified Corner Record
  - D.E. ----- Drainage Easement
  - O.R. ----- Official Records Book
  - O/A ----- Overall
  - P.B. ----- Plat Book
  - P.U.E. ----- Public Utility Easement
  - PG. ----- Page(s)
  - SMGD. ----- Set Mag Nail and Disk

PARALLEL OFFSET DIMENSION NOTE:

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

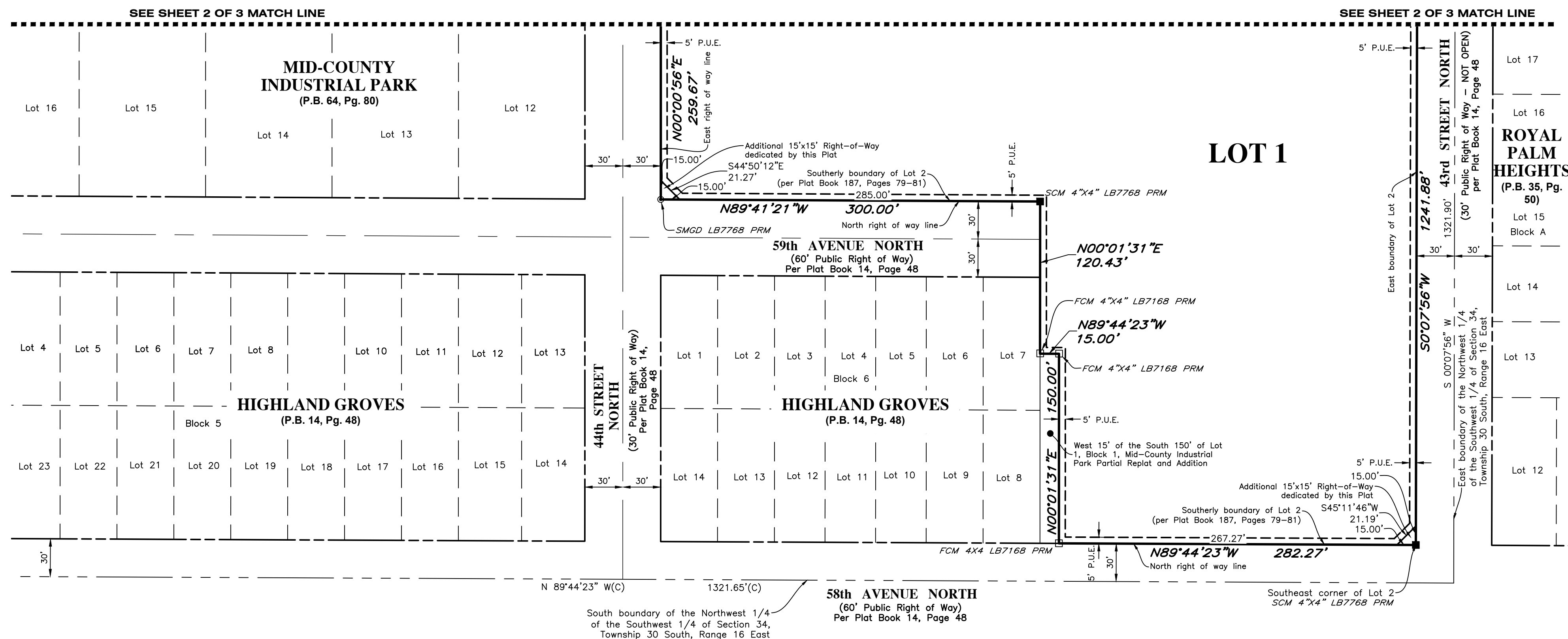
SCALE 1" = 60'



# PINELLAS PARK INDUSTRIAL

BEING A REPLAT OF LOTS 1 AND 2, PARK INDUSTRIAL PROPERTIES, AS RECORDED IN PLAT BOOK 137, PAGES 79 THROUGH 81, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; LYING IN SECTION 34, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA

## DETAIL SHEET



### PARALLEL OFFSET DIMENSION NOTE:

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

### LEGEND:

■ ----- (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.  
 FCM ----- Found Concrete Monument  
 LB ----- Licensed business  
 C.C.R. ----- Certified Corner Record  
 D.E. ----- Drainage Easement  
 O.R. ----- Official Records Book  
 O/A ----- Overall  
 P.B. ----- Plat Book  
 P.U.E. ----- Public Utility Easement  
 PG. ----- Page(s)  
 SMGD. ----- Set Mag Nail and Disk

  
**GeoPoint**  
 Surveying, Inc.

213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Fax: (813) 248-2266  
 www.geopointsurvey.com  
 Licensed Business Number LB 7768

**SHEET 4 OF 4 SHEETS**

City of

# PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100  
PINELLAS PARK, FL 33780-1100



# FLORIDA

PHONE • (727) 369-0700  
FAX • (727) 544-7448

**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

January 25, 2023

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

**RE: City Document #23-005**  
**Final Plat, Case No. FINALPL-1223-00003**

Dear Ms. Montesino:

Our office has received and reviewed the above-referenced Plat for 6101 45<sup>th</sup> Street North, along with the Property Information Report from First Title, LLC. Our office would approve of the Plat as to form and correctness.

Very truly yours,

Lauren C. Rubenstein  
City Attorney

cc: Bart Diebold, City Manager  
Diane M. Corna, MMC, City Clerk  
Chief Michael Haworth, Asst. City Manager  
Nick Colonna, Community Development Administrator  
Aaron Petersen, Asst. Community Development Administrator  
Erica Lindquist, Planning & Development Services Director

LCR/dh

23-005.01252023.LMM.Final Plat 1223-100003.wpd



PRINTED ON RECYCLED PAPER