



**CITY OF ST. PETERSBURG
PLANNING & DEVELOPMENT SERVICES DEPT.
DEVELOPMENT REVIEW SERVICES DIVISION**

**DEVELOPMENT REVIEW COMMISSION
STAFF REPORT**

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING**

According to Planning & Development Services Department records, **no Commission member** resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

REPORT TO THE DEVELOPMENT REVIEW COMMISSION FROM DEVELOPMENT REVIEW SERVICES DIVISION, PLANNING & DEVELOPMENT SERVICES DEPARTMENT, for Public Hearing and Executive Action on **Wednesday, March 3, 2021 at 1:00 P.M.** at Council Chambers, City Hall, located at 175 5th Street North, St. Petersburg, Florida. Procedures will be implemented to comply with the CDC guidelines during the Public Hearing, including mandatory face coverings and social distancing with limitations on the number of attendees within Council Chambers. The City's Planning and Development Services Department requests that you visit the City website at www.stpete.org/meetings for up-to-date information.

CASE NO.: 20-33000002 PLAT SHEET: E-58

REQUEST: Approval of a vacation of the remaining 16-foot-wide stormwater and ingress/egress easement dedicated by OR Book 18349, Page 232 et seq., located south of and adjacent to the vacated alley within Bridgetown Plat, Block 16 in the NSM-1 Zoning District.

OWNER: Pulte Home Company LLC
2662 South Falkenburg Road
Riverview, Florida 33578-2553

AGENT: Pulte Group
2662 South Falkenburg Road
Riverview, Florida 33578-2553

ADDRESS: 311 112th Avenue Northeast

PARCEL ID NO.: 18-30-17-11304-016-0010

LEGAL DESCRIPTION: On File

ZONING: Neighborhood Suburban Multi-Family (NSM-1)

DISCUSSION AND RECOMMENDATION:

Request. The request is to vacate the remaining 16-foot-wide stormwater and ingress/egress easement dedicated by OR Book 18349, Page 232 et seq., located south of and adjacent to the vacated alley within Bridgetown Plat, Block 16 in the NSM-1 Zoning District. The initial request to vacate a 16-foot wide north/south stormwater ingress/egress easement in the Bridgetown Plat, Block 16 abutting Lots 1 through 26 was approved by City Council via Ordinance 1127-V (Attachment H) on October 1, 2020. The subject property is about 6.77 acres in size and zoned Neighborhood Suburban Multifamily - 1 (NSM-1) and is currently used for a radio broadcasting station.

The subject easement was originally designated as an alley right-of-way when the subdivision was platted in 1924 and was subsequently vacated in 1971 (Attachment D). The current ingress/egress easement was recorded in 2013 granted by the then property owner, WTIS-AM Inc. to the City of St. Petersburg explicitly for “public purposes, specifically, for operation and maintenance of a stormwater ditch, in, upon and above” the land. The “public purposes shall include, but (are) not limited to vehicle and pedestrian ingress and egress” (see Attachment E).

The majority of the easement was supported for vacation by a 6-0 vote by the Development Review Commission at the July 15, 2020 Hearing and subsequently vacated by City Council by the approval of Ordinance 1127-V at the October 1, 2020 Council Hearing (Attachment H). The remainder of the easement originally recorded in 2013 was not shown on the approved sketch and description for vacation (Attachment I). The property is undergoing a re-platting that is being reviewed concurrently to this request during which Staff recognized the easement was not wholly included in previous vacation approvals.

The area of the right-of-way previously approved for vacation via Ordinance 1127-V is depicted in the attached document (Attachment H). The area of right-of-way proposed for vacation is depicted in the attached sketch & description (Attachment I).

Analysis. Staff’s review of a vacation application is guided by:

- A. The City’s Land Development Regulations (LDR’s);
- B. The City’s Comprehensive Plan; and
- C. Any adopted neighborhood or special area plans.

Applicants bear the burden of demonstrating compliance with the applicable criteria for vacation of public right-of-way. In this case, the material submitted by the applicant (Attachment C) **does** provide background or analysis supporting a conclusion that vacating the subject right-of-way would be consistent with the criteria in the City Code, the Comprehensive Plan, or any applicable special area plan.

A. Land Development Regulations

Section 16.40.140.2.1E of the LDR’s contains the criteria for reviewing proposed vacations. The criteria are provided below in italics, followed by itemized findings by Staff.

1. *Easements for public utilities including stormwater drainage and pedestrian easements may be retained or required to be dedicated as requested by the various departments or utility companies.*

The Engineering and Capital Improvements Department has reviewed the request for vacation and provided conditions of approval (Attachment F).

2. *The vacation shall not cause a substantial detrimental effect upon or substantially impair or deny access to any lot of record as shown from the testimony and evidence at the public hearing.*

The requested vacation will not cause a substantial detrimental effect upon nor affect the access to any lot of record.

3. *The vacation shall not adversely impact the existing roadway network, such as to create dead-end rights-of-way, substantially alter utilized travel patterns, or undermine the integrity of historic plats of designated historic landmarks or neighborhoods.*

The vacation will not adversely impact the existing roadway network as determined by the Transportation and Parking Management comments of no objection.

4. *The easement is not needed for the purpose for which the City has a legal interest and, for rights-of-way, there is no present or future need for the right-of-way for public vehicular or pedestrian access, or for public utility corridors.*

The need for the subject easement will be satisfied by conditions of approval outlined by the Engineering memorandum dated June 17, 2020 (Attachment F).

5. *The POD, Development Review Commission, and City Council shall also consider any other factors affecting the public health, safety, or welfare.*

No other factors have been raised for consideration.

B. Comprehensive Plan

Utility Element, Drainage Sub-Element Policy D6.1 states, *“The City shall require redeveloped sites, other than single family lots up to a quadruplex that is not part of a larger common plan of development, to incorporate water quantity and quality controls, recognizing case by case limitations or payments in lieu of improvements. All sites are required to retrofit for water quality to the degree it is being redeveloped.”*

The future development of the subject property will require stormwater capacity considerations in the permitting process. The conditions of approval provided by the Engineering and Capital Improvements Department address the need for future stormwater considerations when the site is developed whether the easement is approved for vacation or not.

C. Adopted Neighborhood or Special Area Plans

There are no neighborhood or special area plans which affect vacation of right-of-way in this area of the City.

Comments from Agencies and the Public

There have been no inquiries from the Public regarding the request for vacation. The request has been routed for review by City Departments as well as private service providers. All routed parties either have no objection to the request or have provided conditions of their approval as an attachment.

RECOMMENDATION. Staff recommends **APPROVAL** of the proposed ingress/egress easement vacation. If the DRC is inclined to support the vacation, Staff recommends the following special conditions of approval:

1. The Applicant shall comply with conditions of approval as stated in the recorded ordinance # 1127-V (Attachment H).
2. As required City Code Section 16.70.050.1.1 G, approval of right-of-way vacations requiring replat shall lapse unless a final plat based thereon is recorded in the public records within 24 months from the date of such approval or unless an extension of time is granted by the Development Review Commission or, if appealed, City Council prior to the expiration thereof. Each extension shall be for a period of time not to exceed one (1) year.

REPORT PREPARED BY:


Michael Larimore, Planner I
Development Review Services Division
Planning & Development Services Department

2/23/2021
DATE

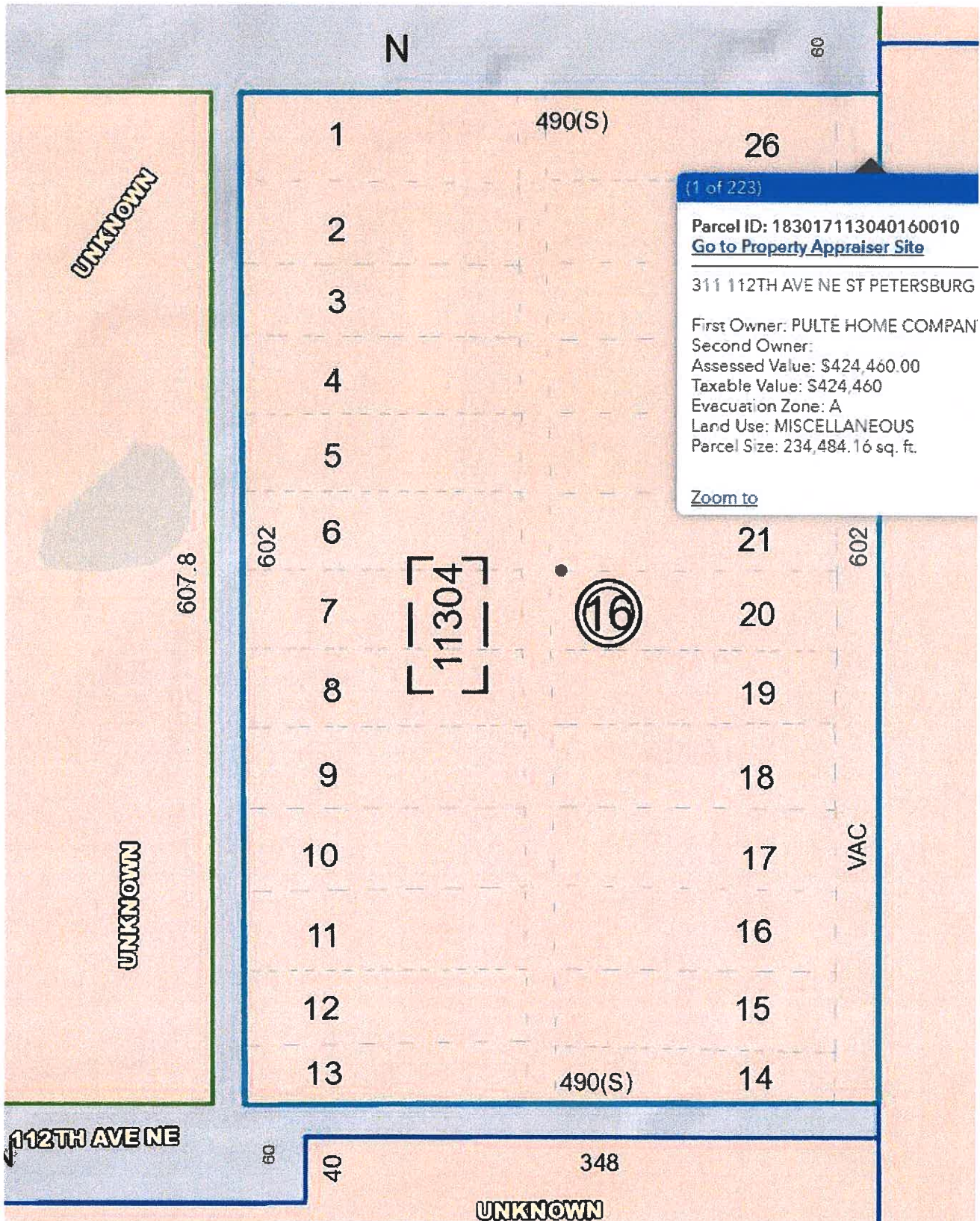
REPORT APPROVED BY:


Jennifer Bryla, AICP, Zoning Official (POD)
Development Review Services Division
Planning & Development Services Department

2.23.21
DATE

Attachments: A – Parcel Map, B – Location Map, C – Latest Proposed Site Plan, D – Application, E – 1971 Alley Vacation Document, F – 2013 Perpetual and Exclusive Easement Document, G – Engineering Memorandum dated June 17, 2020, H – DRC Voting Record July 15, 2020, I – Ordinance 1127-V, J – Additional Area to be Vacated

Attachment A.

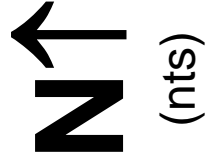




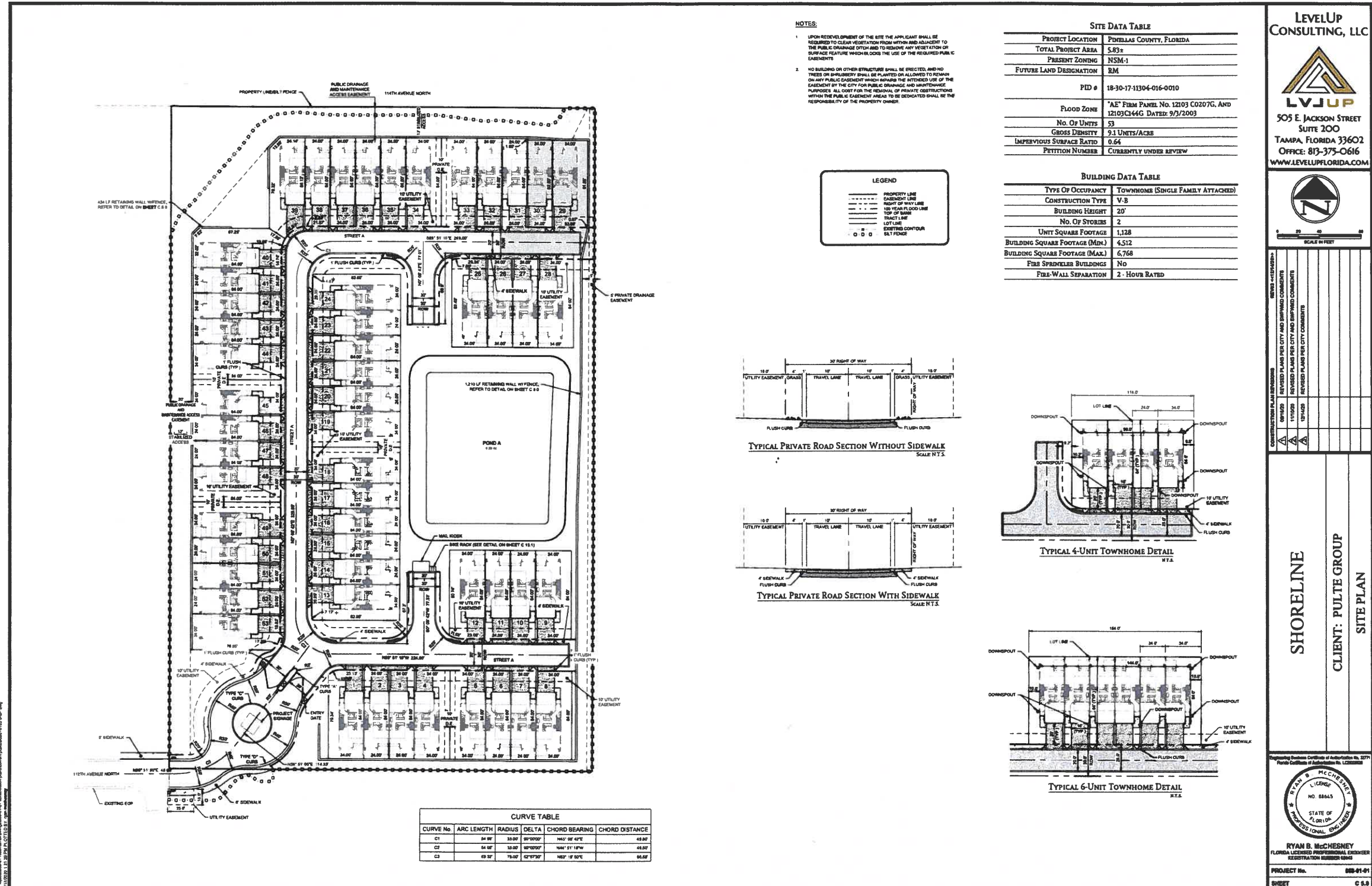
City of St. Petersburg | City of St. Petersburg



Project Location Map
 City of St. Petersburg, Florida
 Planning and Development Services Department
 Case No.: 20-3300002
 Address: 311 112th Avenue Northeast



Attachment C.



LEVELUP CONSULTING, LLC

505 E. JACKSON STREET
SUITE 200
TAMPA, FLORIDA 33602
OFFICE: 813-375-0616
WWW.LEVELUPFLORIDA.COM

SHORELINE
CLIENT: PULTE GROUP
SITE PLAN

RYAN B. MCCHESENEY
L. 00000000
NO. 88645
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER

PROJECT No. 888-01-01
SHEET C 5.8



SUBDIVISION DECISION Application

Application No. 20-33000002

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg's Development Review Services Division, located on the 1st floor of the Municipal Services Building, One 4th Street North.

- | | | |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application Type:
Per: 16.40.140 &
16.70.050 | <input type="checkbox"/> Lot Line Adjustment
<input type="checkbox"/> Lot Split
<input type="checkbox"/> Lot Refacing
<input type="checkbox"/> Street Name Change
<input type="checkbox"/> Street Closing | <input type="checkbox"/> Vacating – Street Right-of-Way
<input checked="" type="checkbox"/> Vacating – Alley Right-of-Way
<input type="checkbox"/> Vacating – Walkway Right-of-Way
<input type="checkbox"/> Vacating – Easement
<input type="checkbox"/> Vacating – Air Rights |
|-----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

GENERAL INFORMATION	
NAME of APPLICANT (Property Owner): Deborah Roseman	
Street Address: 2840 West Bay Drive	
City, State, Zip: Belleair Bluffs, FL, 33770	
Telephone No: (727) 954-8283	Email Address: droseman@floridaassetventures.com
NAME of AGENT or REPRESENTATIVE: Jeff Deason (PulteGroup)	
Street Address: 2882 S Falkenburg Road	
City, State, Zip: Riverview, FL 33578	
Telephone No: 813-984-5169	Email Address: jeff.deason@pultegroup.com
PROPERTY INFORMATION: Vacant property with Radio tower on site	
Street Address or General Location: 311 112th Avenue NE	
Parcel ID#(s): 18-30-17-11304-016-0010	
DESCRIPTION OF REQUEST: Vacation of ROW within the property boundary	
PRE-APPLICATION DATE: 11/7/19 & 11/26/19 PLANNER: Cheryl Bergailo & Corey Malyszka	

FEE SCHEDULE

Lot Line & Lot Split Adjustment Administrative Review	\$200.00	Vacating Streets & Alleys	\$1,000.00
Lot Line & Lot Split Adjustment Commission Review	\$300.00	Vacating Walkway	\$400.00
Lot Refacing Administrative Review	\$300.00	Vacating Easements	\$500.00
Lot Refacing Commission Review	\$500.00	Vacating Air Rights	\$1,000.00
Variance with any of the above	\$350.00	Street Name Change	\$1,000.00
		Street Closing	\$1,000.00

Cash, credit, and checks made payable to the "City of St. Petersburg"

AUTHORIZATION

City Staff and the designated Commission may visit the subject property during review of the requested variance. Any Code violations on the property that are noted during the inspections will be referred to the City's Codes Compliance Assistance Department.

The applicant, by filing this application, agrees he or she will comply with the decision(s) regarding this application and conform to all conditions of approval. The applicant's signature affirms that all information contained within this application has been completed, and that the applicant understands that processing this application may involve substantial time and expense. Filing an application does not guarantee approval, and denial or withdrawal of an application does not result in remittance of the application fee.

NOTE: IT IS INCUMBENT UPON THE APPLICANT TO SUBMIT CORRECT INFORMATION. ANY MISLEADING, DECEPTIVE, INCOMPLETE, OR INCORRECT INFORMATION MAY INVALIDATE YOUR APPROVAL.

Signature of Owner/Agent:
 *Affidavit to Authorize Agent required, if signed by Agent.

Date: 1/21/20

Typed name of Signatory: Jeffrey Deason

800

RECORDED
PINELLAS CO. FLORIDA
Hazel P. Rainey
CLERK CIRCUIT COURT

71081208

D.R. 3588 PAGE 617

JUL 26 10 04 AM '71

June 26, 1971

**RESOLUTION VACATING ALLEY ABUTTING LOTS 1 THROUGH 26, INCLUSIVE,
BLOCK 16, BRIDGETOWN SUBDIVISION**

WHEREAS, Lottie B. Key petitioned this Board of County Commissioners to vacate

that alley abutting Lots 1 through 26, inclusive, Block 16, Bridgetown Subdivision, according to plat thereof recorded in Plat Book 9, Page 12, Public Records of Pinellas County, Florida

and

WHEREAS, Petitioner has shown that the requested vacation will not cause injury to surrounding property or property owners and said property sought to be vacated does not now serve and is not needed for any public purpose, and

WHEREAS, The Publisher's Affidavit, showing compliance with the notice requirement of Chapter 336.10 of the Florida Statutes, has been received by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular meeting duly assembled this 29th day of June, 1971, that the aforementioned property be, and the same is hereby vacated insofar as this Board has the authority to do so.

BE IT FURTHER RESOLVED that this resolution, the proof of publication of the Notice of Public Hearing, and the proof of publication of the Notice of Adoption hereof be recorded in the deed records of Pinellas County, Florida.

Commissioner Dockerty offered the foregoing resolution and moved its adoption, which was seconded by Commissioner Rainey and upon roll call the vote was:

Ayes: McEachern, Brumfield, Taylor, Rainey, Dockerty.

Nays: None.

Absent and not voting: None.

STATE OF FLORIDA
COUNTY OF PINELLAS

I, HAROLD MULLENDORE, Clerk of the Circuit Court and Ex-officio Clerk to the Board of County Commissioners, in and for the State and County aforesaid, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of an excerpt from the minutes of the meeting of the Board of County Commissioners held on June 29, 1971 relative to:

RESOLUTION VACATING ALLEY ABUTTING LOTS 1 THROUGH 26, INCLUSIVE, BLOCK 16, BRIDGETOWN SUBDIVISION

IN WITNESS WHEREOF, I hereunto set my hand and official seal this 22nd day of July, 1971.

HAROLD MULLENDORE

Clerk of the Circuit Court
and Ex-officio Clerk to the
Board of County Commissioners

By Ralphie S. Roselle
Deputy Clerk



EXHIBIT
COPY

CLEARWATER SUN
Published Daily
Clearwater, Pinellas County, Florida

STATE OF FLORIDA
COUNTY OF PINELLAS:

Before the undersigned authority personally appeared W. Paul Harris, who on oath says that he is the Business Manager of the Clearwater Sun, a daily newspaper published at Clearwater in Pinellas County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing

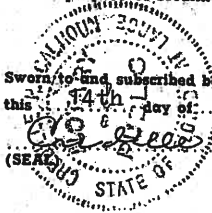
..... in the matter of
Petition of Lottie B. Key to vacate property

~~XXXX~~ ~~XXXX~~ was published in said newspaper in the issues of June 14, 1971

Affiant further says that the said Clearwater Sun is a newspaper published at Clearwater, in said Pinellas County, Florida, and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as second class mail matter at the post office in Clearwater, in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE OF PUBLIC HEARING
This is notice that on the 29th day of June, 1971 at 10:00 A.M. a Public Hearing will be held by the Board of County Commissioners in the Board Assembly Room, Fifth Floor Courthouse, 315 Haven Street, Clearwater, Florida to consider the Petition of Lottie B. Key to vacate the following described property:
That alley abutting Lots 1 through 26, inclusive, Block 14, Bridgetown Subdivision, according to plat hereof recorded in Plat Book 9, page 12, Public Records of Pinellas County, Florida.
HAROLD MULLENDORE
Clerk of the Board of County Commissioners
Deputy Clerk
By: H. L. Rollman,
June 14

Sworn to and subscribed before me this 14th day of June, A.D. 1971



W. Paul Harris
Notary Public

Notary Public State of Florida at Largo
My Commission Expires DEC. 9, 1972

CLEARWATER SUN
Published Daily
Clearwater, Pinellas County, Florida

STATE OF FLORIDA
COUNTY OF PINELLAS:

Before the undersigned authority personally appeared W. Paul Harris, who on oath says that he is the Business Manager of the Clearwater Sun, a daily newspaper published at Clearwater in Pinellas County, Florida; that the attached copy of advertisement, being a Notice

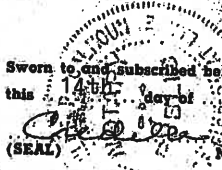
..... in the matter of
Resolution vacating property as petitioned by Lottie B. Key

~~XXXX~~ ~~XXXX~~ was published in said newspaper in the issues of July 14, 1971

Affiant further says that the said Clearwater Sun is a newspaper published at Clearwater, in said Pinellas County, Florida, and that the said newspaper has heretofore been continuously published in said Pinellas County, Florida, each day and has been entered as second class mail matter at the post office in Clearwater, in said Pinellas County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

NOTICE
To Whom It May Concern:
Please take notice that the Board of County Commissioners of Pinellas County, at its regular meeting held June 29, 1971, of the Courthouse, Clearwater, Florida, adopted a Resolution according the following described property as petitioned by Lottie B. Key:
That alley abutting Lots 1 through 26, inclusive, Block 14, Bridgetown Subdivision, according to plat hereof recorded in Plat Book 9, page 12, Public Records of Pinellas County, Florida.
HAROLD MULLENDORE
Clerk of the Board of County Commissioners
By: H. L. Rollman,
Deputy Clerk
July 14

Sworn to and subscribed before me this 14th day of July, A.D. 1971



W. Paul Harris
Notary Public

Notary Public State of Florida at Largo
My Commission Expires DEC. 9, 1973

Attachment F.

This Instrument Prepared By and Return To:

Amy J. McGarr, SR/WA
Property & Asset Management Coordinator
Real Estate & Property Management
City of St. Petersburg
P.O. Box 2842
St. Petersburg, FL 33731-2842

County Parcel Identification Number:
18/30/17/11304/016/0010

**PERPETUAL AND EXCLUSIVE EASEMENT
(CORPORATION TO CITY)**

THIS INDENTURE made this 18th day of December, 2013, between WTIS-AM, INC. a Florida corporation, hereinafter referred to as "Grantor", whose post office address is 311 - 112TH Avenue Northeast, St. Petersburg, Florida 33716-3334, and the CITY OF ST. PETERSBURG, FLORIDA, a municipal corporation, whose post office address is P. O. Box 2842, St. Petersburg, Florida 33731, hereinafter referred to as "Grantee";

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid by the Grantee, the receipt of which is hereby acknowledged, and in consideration of the conditions and covenants contained herein, Grantor does hereby grant and convey to the Grantee an exclusive, perpetual easement ("Easement") for public purposes, specifically, for operation and maintenance of a storm water drainage ditch, in, upon and above that certain land situated in Pinellas County, Florida, which is more particularly described in "Exhibit A", which is attached hereto and by this reference made a part hereof ("Easement Area"). Said public purposes shall include, but not be limited to vehicle and pedestrian ingress and egress.

The Grantee shall have the right to patrol, inspect, excavate, construct, maintain, alter, improve, repair, replace and/or rebuild such public purpose improvements and related equipment and accessories, together with all the rights and privileges necessary or convenient for the full enjoyment and use thereof for the purposes above-described, including, but not limited to, the right to enter over and upon lands of the Grantor, its successors and assigns, in a reasonable manner, for purposes of exercising the rights and privileges herein granted, specifically, for operation and maintenance of a storm water drainage ditch, including, but not limited to, the right to clear the Easement Area of vegetation, structures, pavement or any other encroachment without liability, and to prohibit the construction of permanent structures within the Easement. Grantee's written permission shall be required before any permanent or temporary structures may be placed in the Easement Area.

This Easement does not limit the Grantor's right to install and maintain streets, driveways, fences and landscaping over the Easement Area, provided that same shall not impair the rights of

E INGRESS EGRESS WTISAM

the Grantee, nor the purpose of the Easement granted hereunder; and provided further that the Grantee's liability shall be limited to returning any excavation to its previous grade. The construction of drainage improvements or facilities shall not be permitted within the Easement Area, unless plans for such improvements or facilities have been approved of in writing by the Grantee prior to such construction.

Grantor further covenants with the Grantee that in the case where utility lines are servicing buildings on Grantors' property, utilities may transverse the Easement, with written approval of the Grantee, providing they shall in no way interfere with the Grantee's rights.

Grantor further covenants with the Grantee that it is lawfully seized of the parcel described herein which is free and clear from all encumbrances, and that Grantor has good, right and lawful authority to grant the Easement described herein, and that it fully warrants that it has title to the parcel of land described herein and will defend the same against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name as of the day and year first written above.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness Signature

Jeanine Fiato
Typed, Printed or Stamped Name

Heather Gaylor
Witness Signature

Heather Gaylor
Typed, Printed or Stamped Name

(Affix Corporate Seal)

Grantor:
WTIS-AM, Inc.
Name of Corporation

By [Signature]
Signature

Ronald L. Roseman
Typed, Printed or Stamped Name

President
Title

ATTEST:
Deborah R. Roseman SECRETARY
Signature

Deborah R. Roseman
Typed, Printed or Stamped Name

Corporate Secretary
Title

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 18th day of December, A.D. 2013, by Ronald L. Roseman, President (Name of officer or agent and title) of WTIS-AM, Inc. (Corporation Name), a Florida (State or place of incorporation) on behalf of the corporation. He/She is personally known to me or have produced Driver's License (Type of identification) as identification, and appeared before me at the time of notarization.

Notary Public - State of Florida

(Affix Notarial Seal)

Heather Gaylor

Notary Signature

Heather Gaylor

Typed, Printed or Stamped Name



HEATHER GAYLOR
MY COMMISSION # EE 087902
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services

APPROVED AS TO CONTENT:

RBB

City Attorney (Designee)

By: RICHARD B. BADGLEY

Assistant City Attorney

APPROVED AS TO FORM:

RBB

City Attorney (Designee)

By: RICHARD B. BADGLEY

Assistant City Attorney

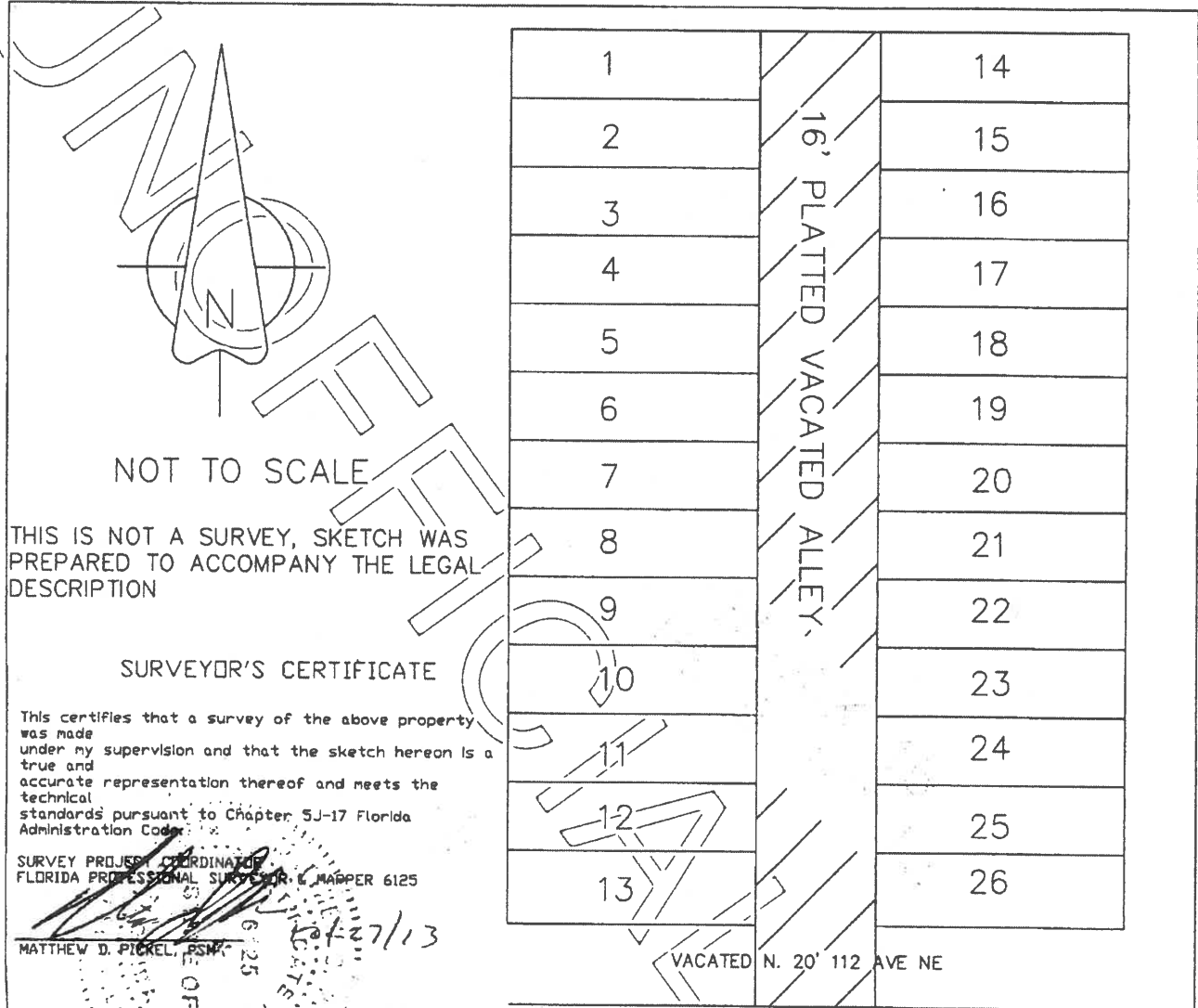
EXHIBIT A

Legal Description:

A 16 foot wide Ingress/Egress Easement for existing drainage ditch maintenance being more particularly described as follows:

The Vacated Alley within Block 16 of BRIDGETOWN, as recorded in Plat Book 9, Page 12 of the Public Records of Pinellas County, Florida, along with the North 20 feet of the Vacated Portion of 112th Avenue Northeast, South of and Adjacent to the said Alley.

Containing 9,904 square feet of land, more or less.



NOT TO SCALE

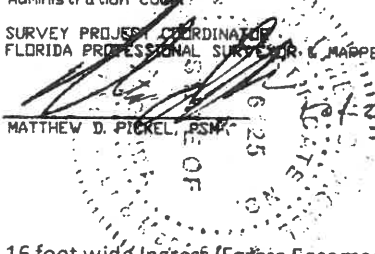
THIS IS NOT A SURVEY, SKETCH WAS PREPARED TO ACCOMPANY THE LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATE

This certifies that a survey of the above property was made under my supervision and that the sketch hereon is a true and accurate representation thereof and meets the technical standards pursuant to Chapter 5J-17 Florida Administration Code.

SURVEY PROJECT COORDINATOR
FLORIDA PROFESSIONAL SURVEYOR & MAPPER 6125

MATTHEW D. PICREL, PSM



VACATED N. 20' 112 AVE NE

112 AVE NE

16 foot wide Ingress/Egress Easement for existing ditch maintenance being more particularly described as follows:

The Vacated Alley with Block 16 of BRIDGETOWN, as recorded in Plat Book 9, Page 12 of the Public Records of Pinellas County, Florida, along with the North 20 feet of the Vacated Portion of 112 Avenue NE, South of and Adjacent to the said Alley.

Containing 9904 Square feet of Land, More or Less.

REVIEWED BY:		<p>ENGINEERING and CAPITAL IMPROVEMENTS DEPARTMENT CITY OF ST. PETERSBURG</p>	311 112th Avenue NE	
INTLS	DATE		<p>LEGAL DESCRIPTION</p> <p>DATE: 10/24/2013 DWG. No.</p>	
SCALE: 1"=20'				

SECTION 18 TOWNSHIP 30S, RANGE 17E
 PINELLAS COUNTY, FLORIDA
 PROJECT NUMBER 4998-01

DESCRIPTION

THAT PORTION OF BLOCK 16, BRIDGETOWN AS RECORDED IN PLAT BOOK 9, PAGE 12 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LYING IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 17 EAST, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BRIDGEWATER PLACE CONDOMINIUM, AS RECORDED IN CONDOMINIUM PLAT BOOK 143, PAGE 32 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE S.89°44'07"E., 132.00 FEET TO THE POINT OF BEGINNING; THENCE N.00°08'42"E 608.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 114TH AVENUE NORTH; THENCE S.89°47'52"E., 16.00 FEET, ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE S.00°08'42"W., 608.05 FEET; THENCE N.89°44'07"W 16.00 FEET TO THE POINT OF BEGINNING.

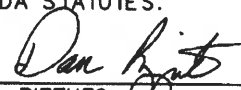
CONTAINING 0.220 ACRES, MORE OR LESS

NOTES

1. BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF CURTIS STREET, SAID LINE BEING ASSUMED AS N00°08'42"E.
2. LEGAL DESCRIPTION WAS PREPARED BY POLARIS ASSOCIATES, INC.
3. RE-USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
4. THIS SKETCH IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
5. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.


 DAN H. RIZZUTO
 PROFESSIONAL LAND SURVEYOR
 LS 5227, STATE OF FLORIDA

NOT A SURVEY

SHEET 2 OF 2

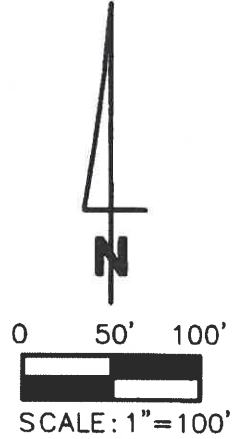
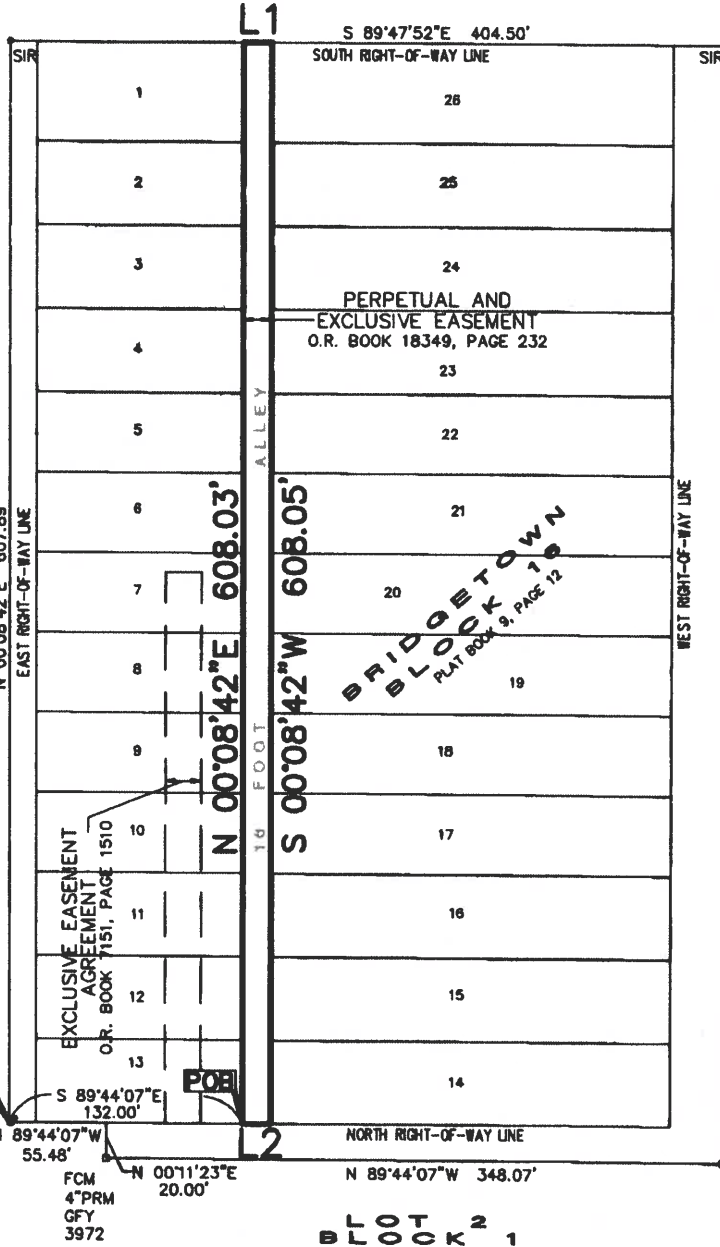
ITEM	DATE	BY	QC	EXHIBIT "A"	 POLARIS ASSOCIATES INC. PROFESSIONAL SURVEYING LB 6113 2165 SUNNYDALE BOULEVARD, SUITE D CLEARWATER, FLORIDA 33765 (727) 461-6113
SKETCH & DESCRIPTION	12-05-19	SMW	DHP		
H:\JN\4998\DWG\4998 SD1.DWG					

SECTION 18 TOWNSHIP 30S, RANGE 17E
 PINELLAS COUNTY, FLORIDA
 PROJECT NUMBER 4998-01

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°47'52"E	16.00'
L2	N 89°44'07"W	16.00'

114TH AVENUE NORTH

CURTIS STREET



LEGEND

- BNDY = BOUNDARY
- COR = CORNER
- OR = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT-OF-WAY
- SR = STATE ROAD
- US = UNITED STATES

POC
 SOUTHEAST CORNER
 BRIDGEWATER PLACE
 CONDOMINIUM
 PB 143 PG 32

FCM 4"
 GFY 3972 N 89°44'07"W
 0.4'E

FCM 4"
 PRM GFY 3972

LOT 2
 BLOCK 1

FCM 4"
 PRI GFY 3972

NOT A SURVEY

SHEET 1 OF 2

ITEM	DATE	BY	QC
SKETCH & DESCRIPTION	12-05-19	SMW	DHR
H:\JN\4998\DWG\4998 SD1.DWG			

EXHIBIT "A"

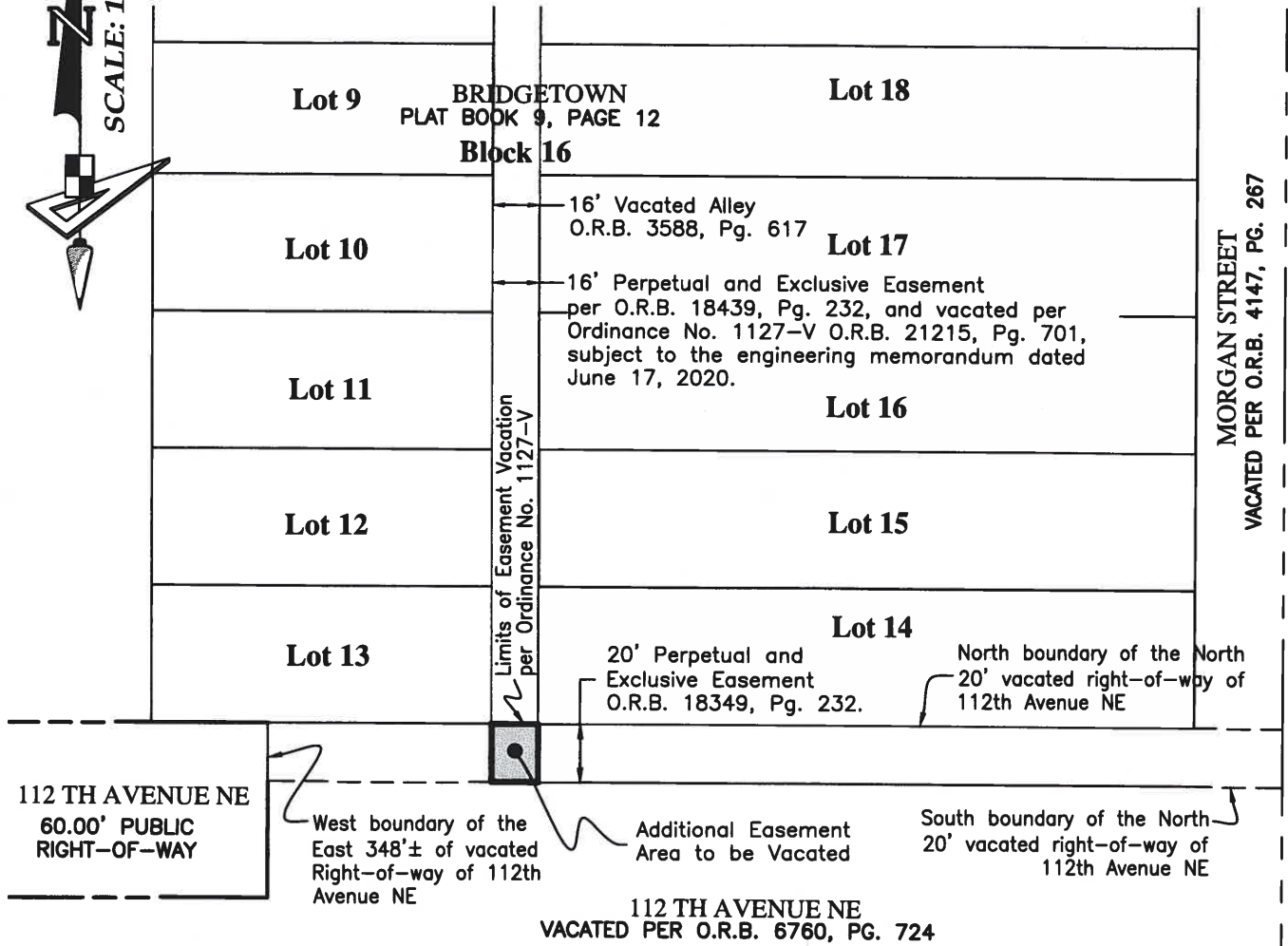


POLARIS ASSOCIATES INC.

PROFESSIONAL SURVEYING LB 6113
 2165 SUNNYDALE BOULEVARD, SUITE D
 CLEARWATER, FLORIDA 33765
 (727) 461-6113

Description Sketch

(Not A Survey)



DESCRIPTION:

Being that portion of a 16.00 foot Perpetual and Exclusive Easement per Official Records Book 18349, Page 232 lying South of the North Right-of-way line of 112th Avenue NE as vacated per Official Records Book 6760, Page 724, all of the public records of Pinellas County, Florida.

PROJECT: ROSEMAN		Prepared For: Pulte Homes	
PHASE: 16' Alley Easement Vacation		(Not A Survey)	
DRAWN: ECH	DATE: 2/12/2021		
REVISIONS			
DATE	DESCRIPTION	DRAWN BY	
David A. Williams		GeoPoint Surveying, Inc.	
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423			