ORDINANCE 13-13

AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DUNEDIN, FLORIDA, TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 1410 MAIN STREET, 1402 CARNATION DRIVE, VACANT LAND IMMEDIATELY NORTH OF 1402 CARNATION DRIVE AND 1418 CARNATION DRIVE WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.9 ACRES, INTO THE CORPORATE LIMITS OF THE CITY OF DUNEDIN AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, pursuant to the provisions of the Florida Statutes, the City of Dunedin may lawfully annex land lying contiguous to the boundaries of the City upon written petition of the property owners thereof; and

WHEREAS, the City of Dunedin has received a written petition of the property owners of the following described property and has received proper proof of title setting forth the names of all persons, firms or corporations owning any interest in said property; and

WHEREAS, said property is reasonably compact and is contiguous to the City of Dunedin, lying in an unincorporated area; now, therefore

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED:

Section 1. The City of Dunedin, acting by and through its City Commission hereby declares its intention to annex into the corporate limits of the City Dunedin the following property lying contiguous to the territorial limits of said City:

See EXHIBIT "A" attached hereto and made a part hereof.

A map clearly showing the annexed area is attached hereto as EXHIBIT "B" and incorporated herein by reference.

Section 2. Upon final passage and adoption a certified copy of this Ordinance shall be duly recorded in the Office of the Circuit Court of Pinellas County and filed with the Department of State, State of Florida and the County Administrator of Pinellas County, Florida

Section 3. When this Ordinance has been duly recorded and filed as aforesaid, the territory hereinabove described shall be thereupon annexed to the City of Dunedin and the inhabitants thereof shall enjoy all the privileges and be

subject to all liabilities as are applicable to the other lands and inhabitants within the corporate limits and subject to all laws and ordinances of the City of Dunedin.

Section 4. That this Ordinance shall become effective immediately upon final passage and adoption.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 6th day of June, 2013.

Dave Eggers
Mayor

ATTEST:

Denise M. Schlegel
City Clerk

READ FIRST TIME AND PASSED: May 16, 2013

READ SECOND TIME AND ADOPTED: June 6, 2013

ORDINANCE 13-13
EXHIBIT A

Parcel A:

(O.R. Book 16815, Page 1159)
A portion of the following described Parcel: (Deed Book 1128, Page 203)
Beginning at a point 763 feet South of the Northwest corner of the Southeast Quarter of Northeast Quarter of Section 26, Township 28 South, Range 15 East, and run South to the Southwest corner of said Quarter Section, thence East along the South line of said Quarter Section 128.75 feet, thence North to a point 763 feet South of the North line of said Quarter Section, thence West 128.75 feet to the Point of Beginning.
The East 15 feet thereof dedicated for road purposes.

Description as per Letter addressed to the Pinellas County Board of Commissioners, from "Pinellas County Title Company" Dated November 17, 1978:
Begin at the N.W. corner of the S.E. 1/4 of N.E. 1/4 of Section 26, Township 28 S., Range 15 E., and run thence S 00°00'13" W, 1163.0 feet to the Point of Beginning; thence S 89°25'15" E, 128.75 feet; thence S 00°00'13" W to North R/W line of State Road #580; thence West along said R/W line a distance of 128.75 feet; thence N 00°00'13" E to the Point of Beginning. LESS East 15 feet for road Right-of-Way.

LESS Right-of-Way for State Road #580:
(O.R. Book 5836, Page 1055)
That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.
Being described as follows:
Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of said Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West 1955.09 feet; thence North 00°32'17" East 59.62 feet; thence South 89°30'10" East 637.61 feet for a Point of Beginning; continue thence South 89°30'10" East 129.33 feet; thence North 00°01'27" East 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West 45.38 feet; thence South 00°00'32" East 9.20 feet to the Point of Beginning.

More particularly described as follows:
That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.
Being described as follows:
Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43"

West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the Point of Beginning, said point also being the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 104.53 feet; thence South 89°19'33" E, 128.91 feet; thence South 00°01'20" West, 101.91 feet to the Point of Beginning.
Subject to an Ingress–Egress Easement across the East 15 feet thereof.
Containing 13314.3 Square Feet or 0.31 Acres (More or Less)

Parcel B:

(O.R. Book 16815, Page 1162)
The South Half (South 50 feet) of the following described property:
Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning.
Subject to a dedication previously made of the East 15 feet of the above tract for road purposes, as appears in Deed Book 1128, Page 203 of the Public Records of Pinellas County, Florida.

More particularly described as follows:
That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.
Being described as follows:
Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 104.53 feet to the Point of Beginning; thence continue North 00°09'37" East, 50.00 feet; thence South 89°19'33" East, 128.78 feet; thence South 00°01'20" West, 50.00 feet; thence North 89°19'33" West, 128.91 feet to the Point of Beginning.
Subject to an Ingress–Egress Easement across the East 15 feet thereof.
Containing 6442.3 Square Feet or 0.15 Acres (More or Less)

Parcel C:

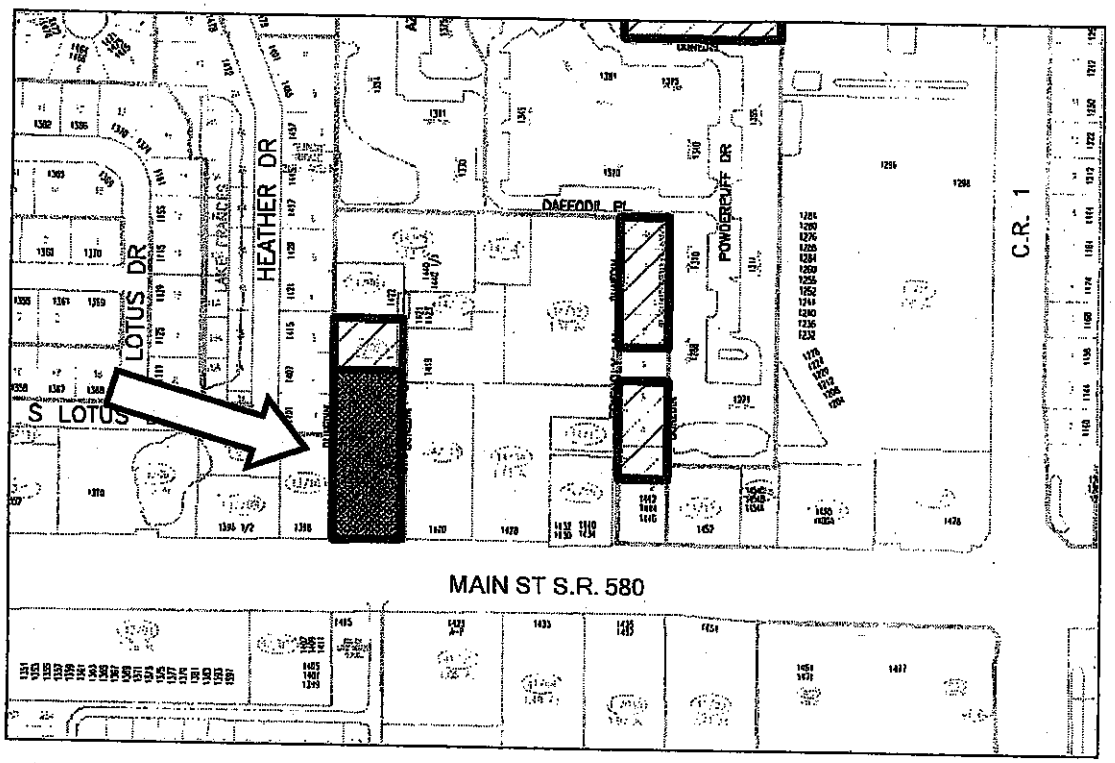
(O.R. Book 16815, Page 1156)
The North Half (North 50 feet) of the following described property:
Beginning at a point on the West boundary of the Southeast quarter of the Northeast quarter of Section 26, Township 28 South, Range 15 East; which is 1063 feet South of the Northwest corner of the said Southeast quarter of the Northeast quarter of the said Section 26, run thence South 100 feet along the said West boundary; thence run East 128.75 feet parallel to the South boundary of said Southeast quarter of the Northeast quarter of the said Section 26; thence run North 100 feet parallel to the said West boundary of the said Southeast quarter of the Northeast quarter of said Section 26; thence run West 128.75 feet to the Point of Beginning.
Subject to a dedication previously made of the East 15 feet of the above tract for road purposes, as appears in Deed Book 1128, Page 203 of the Public Records of Pinellas County, Florida.

More particularly described as follows:
That part of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 15 East.
Being described as follows:
Commence at the Easterly boundary of the Southeast 1/4 of Section 26, Township 28 South, Range 15 East, at a point 11.57 feet South 00°49'21" East of the Southeast corner of the Northeast 1/4 of Section 26, said corner being 2649.62 feet South 00°18'03" West of the Northeast corner of the Northeast 1/4 of said Section 26; run thence North 89°26'43" West, 1955.09 feet; thence North 00°32'17" East, 59.62 feet; thence South 89°30'10" East, 766.94 feet thence North 00°01'27" East, 11.40 feet to the beginning of a curve concave to the Southerly, having a radius of 22982.31 feet; thence from a tangent bearing of South 89°39'31" West run Westerly along said curve 83.96 feet through a central angle of 00°12'33" to the end of said curve; thence South 89°26'58" West, 45.38 feet; thence North 00°09'37" East, 154.53 feet to the Point of Beginning; thence continue North 00°09'37" East, 50.00 feet; thence South 89°19'33" East, 128.66 feet; thence South 00°01'20" West, 50.00 feet; thence North 89°19'33" West, 128.78 feet to the Point of Beginning.
Subject to an Ingress–Egress Easement across the East 15 feet thereof.
Containing 6436.2 Square Feet or 0.15 Acres (More or Less)

Parcel D:

(O.R. Book 16823, Page 221)
Begin 963 feet South of the Northwest corner of the Southeast Quarter of Northeast Quarter of Section 26, Township 28 South, Range 15 East for a Point of Beginning; run thence South 100 feet; thence East 128.75 feet; thence North 100 feet; thence West 128.75 feet to the Point Of Beginning, Less the East 15 feet of said Tract, which has been dedicated for road purposes.
Containing 12,875 Square Feet or 0.30 Acres (More or Less)

ORDINANCE 13-13
EXHIBIT B



Application No.
AN-LUP-Zo 13-54.00 Z/C
Property at 1410 Main St., 1402 Carnation Dr., vacant land immediately north of 1402 Carnation Dr. and 1418 Carnation Dr.