

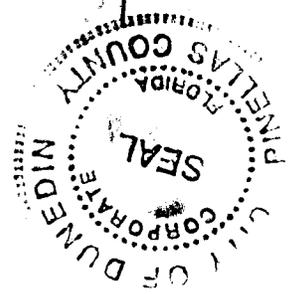
KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2016160568 05/26/2016 at 01:57 PM
OFF REC BK: 19206 PG: 2415-2418
DocType:GOV RECORDING: \$35.50

I DO HERE-BY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS

DATE 5/24/16
[Signature]
CITY CLERK

ORDINANCE 16-05

AN ORDINANCE DECLARING THE INTENTION OF THE CITY OF DUNEDIN, FLORIDA TO ANNEX CERTAIN REAL PROPERTY LOCATED AT 1670 CURLEW ROAD (PARCEL NUMBER 13-28-15-23526-000-0060) WITH DESIGNATED METES AND BOUNDS AND TOTALING APPROXIMATELY 0.36 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 owner thereof; and

WHEREAS, the City of Dunedin has received a written petition of the property owner 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 ATTACHED EXHIBIT "A"

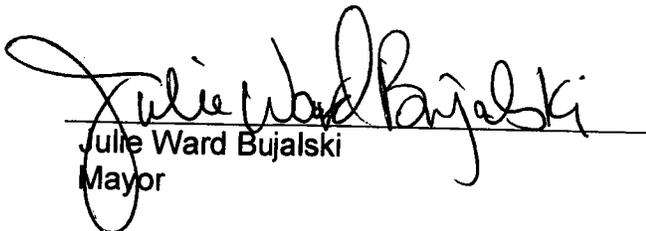
A map clearly showing the annexed area is attached hereto as Exhibit "B" and incorporated herein by reference.

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 19th day of May, 2016.


Julie Ward Bujalski
Mayor

ATTEST:


Sharon Toner, CMC
Acting City Clerk

READ FIRST TIME AND PASSED: May 3, 2016
READ SECOND TIME AND ADOPTED: May 19, 2016

Kimberly A. Shurtleff, P.A. _____ Attorney at Law

1818 Short Branch Drive, Suite 101
Trinity, Florida 34655

Telephone (727) 815-3693
Fax (727) 815-7877

January 13, 2016

City of Dunedin
PO Box 1348
Dunedin, Florida 34698

ATTORNEY'S CERTIFICATION OF TITLE

Re: Annexation of 1670 Curlew Road, Dunedin, Florida 34698

To Whom It May Concern,

I, Kimberly A. Shurtleff, am an attorney licensed to practice law in the State of Florida. I have examined a Ownership and Encumbrances Report from Attorneys' Title Fund Services, LLC, Fund File No. 266516, effective date January 4, 2016 at 11:00 p.m. regarding the following described real property:

Lot 6, DUNEDIN RIDGE SUBDIVISION, according to the map of plat thereof as recorded in Plat Book 28, Page 79, Public Records of Pinellas County, Florida.

Based upon the Attorneys' Title Fund Services, LLC's Ownership and Encumbrance Report, title to the above-mentioned property is vested in CHRISTOPHER J. ROGIER and YIMEI ROGIER by Warranty Deed recorded in O.R. Book 16530, Page 1383, Public Records of Pinellas County, Florida. Said real property is subject to the following encumbrances:

1. Mortgage to Third Federal Savings and Loan Association of Cleveland, mortgagee(s), recorded under O.R. Book 17348, Page 969, Public Records of Pinellas County, Florida.

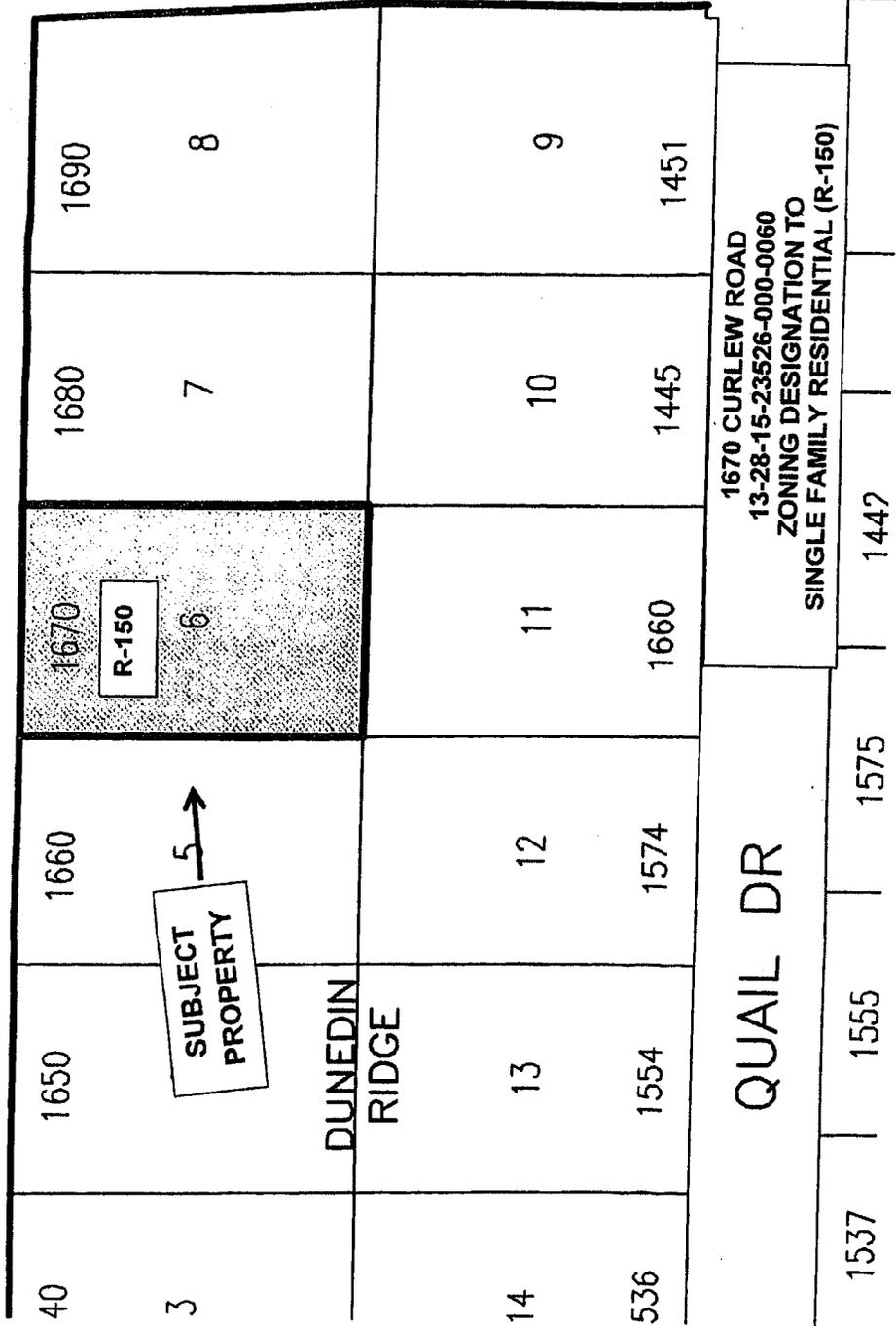
Sincerely,



Kimberly A. Shurtleff, Esq.
Kimberly A. Shurtleff, P.A.

CURLEW ROAD

COUNTY ROAD 1 / KEENE



DUNEDIN RIDGE

QUAIL DR

1670 CURLEW ROAD
13-28-15-23526-000-0060
ZONING DESIGNATION TO
SINGLE FAMILY RESIDENTIAL (R-150)

ORDINANCE 16-05

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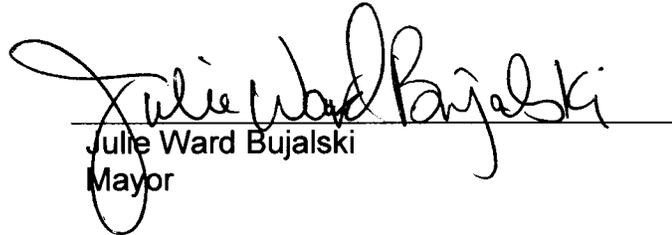
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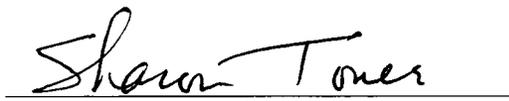
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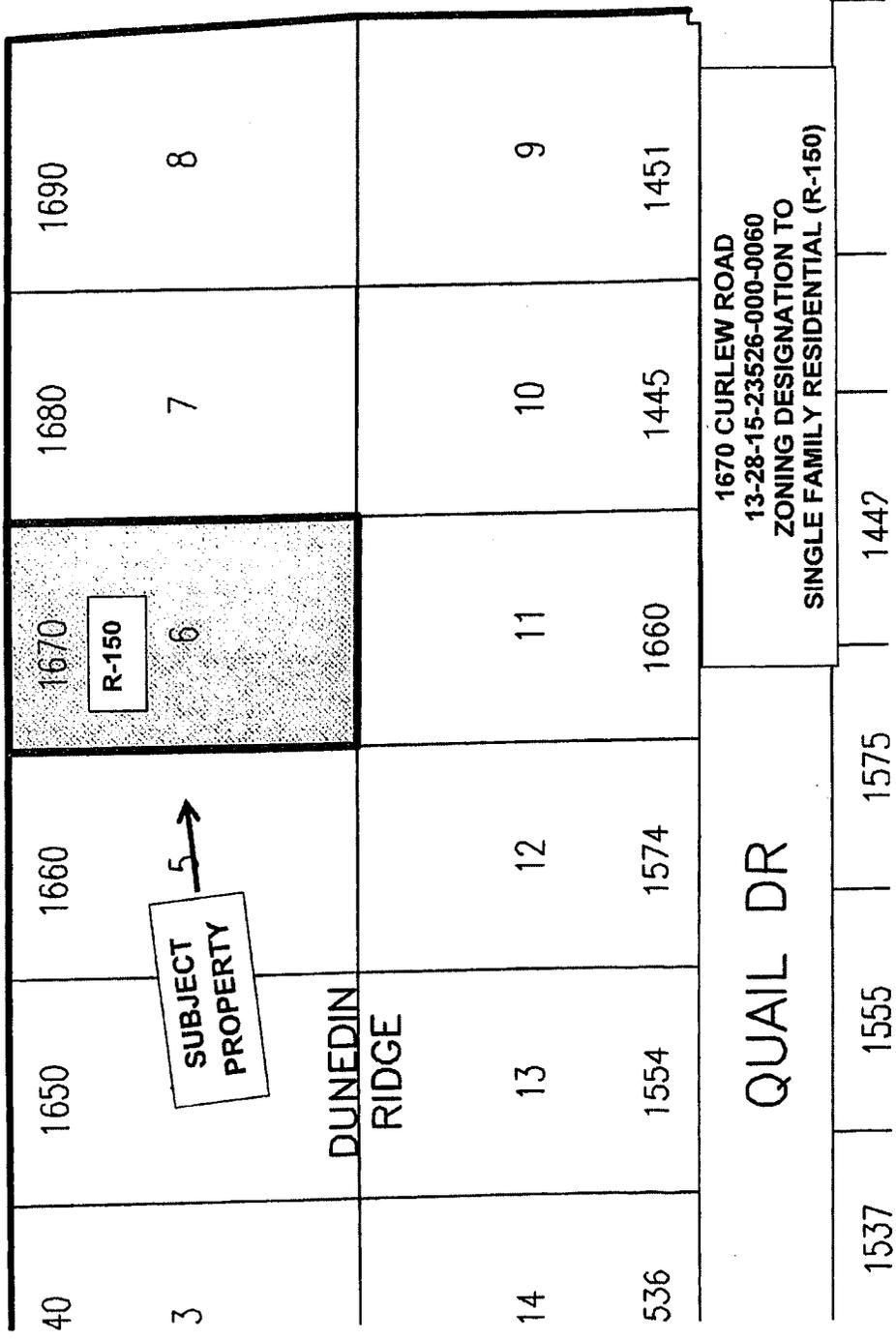
Sincerely,



Kimberly A. Shurtleff, Esq.
Kimberly A. Shurtleff, P.A.

CURLEW ROAD

COUNTY ROAD 1 / KEENE



SUBJECT PROPERTY

R-150

1670 CURLEW ROAD
13-28-15-23526-000-0060
ZONING DESIGNATION TO
SINGLE FAMILY RESIDENTIAL (R-150)