

RESOLUTION 18-05

A RESOLUTION OF THE CITY OF DUNEDIN, FLORIDA, ACCEPTING PUBLIC EASEMENTS AND OTHER DEDICATIONS IN THE PLAT OF THE DOUGLAS PLACE SUBDIVISION; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the plat of the Douglas Place Subdivision was heretofore approved by the City Commission of the City of Dunedin, Florida, and shall be recorded in the Public Records of Pinellas County, Florida; and

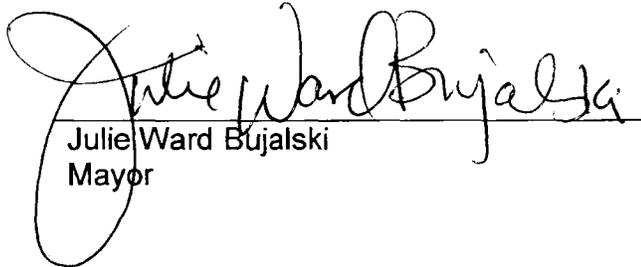
WHEREAS, by said plat the easement dedications shown thereon were revised to distinguish those dedicated to the public and those reserved for common use by the property owners; now, therefore,

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

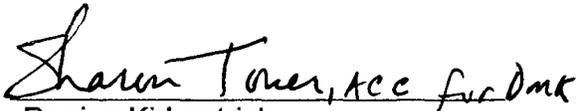
Section 1. That the City does hereby accept the dedication of all easements and other dedications reflected on the plat.

Section 2. That this Resolution shall become effective immediately upon final passage, adoption and upon review and approval of the City Manager for consistency between the dedications and notations on the plat.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 22nd day of February, 2018.


Julie Ward Bujalski
Mayor

ATTEST:


Denise Kirkpatrick
City Clerk

AERIAL OF SITE - DOUGLAS PLACE



DOUGLAS PLACE IS LOCATED AT THE NORTHEAST CORNER OF DOUGLAS AVENUE AND LYNDHURST STREET

DOUGLAS PLACE

A SUBDIVISION OF A PORTION OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA.

DESCRIPTION

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE, THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF FORESAID SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST; THENCE S89°12'37" 33.00 FEET TO THE EAST RIGHT-OF-WAY OF DOUGLAS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY S00°59'47"W 480.97 FEET FOR THE POINT OF BEGINNING; THENCE S89°21'44"E 139.80 FEET TO THE WEST LINE OF BLOCK A, PLEASANT VIEW TERRACE SUBDIVISION AS RECORDED IN PLAT BOOK 24, PAGE 49 OF THE PUBLIC RECORDS, PINELLAS COUNTY FLORIDA; THENCE ALONG SAID WEST LINE S00°29'48"W 182.85 FEET TO THE NORTH RIGHT-OF-WAY OF LINDHURST STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY N80°26'24"W 138.02 FEET TO THE FORESAID EAST RIGHT-OF-WAY, DOUGLAS AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°35'42"E 182.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,380 SQUARE FEET OR 0.58 ACRES MORE OR LESS.

DEDICATION

DOUGLAS PLACE DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, HEREBY STATES AND DECLARES THAT THEY ARE THE OWNERS OF ALL THE LANDS DESCRIBED IN THE LEGAL DESCRIPTION WHICH IS PART OF THE PLAT, TO BE SUBDIVIDED AND PLATTED INTO A SUBDIVISION NAMED "DOUGLAS PLACE".

THE OWNER FURTHER DEDICATES, DECLARES AND RESERVES EASEMENTS AS FOLLOWS:

- TRACTS A, C & D - A NON-EXCLUSIVE EASEMENT TO DOUGLAS PLACE HOA, INC. AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "DRAINAGE" (UTILITY EASEMENTS FOR DRAINAGE AND FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY TRANSMISSION LINES, CABLES, PIPES AND FIXTURES (THE "TRANSMISSION FACILITIES") FOR THE UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS, CABLE TELEVISION OR OTHER SUCH UTILITIES; 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. EACH UTILITY PROVIDER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO TO NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS NOR MAY THE UTILITY EASEMENTS BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF UNDERGROUND TRANSMISSION FACILITIES; (2) IMPAIR THE LAND SUPPORT OF TRANSMISSION FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE TRANSMISSION FACILITIES; OR (4) CREATE A HAZARD.
- TRACT B - NON-EXCLUSIVE EASEMENTS TO DOUGLAS PLACE HOA, INC. FOR INGRESS AND EGRESS AND FOR DRAINAGE, TOGETHER WITH SUCH OTHER PROPER PURPOSES INCLUDING, BUT NOT LIMITED TO, THE UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS, CABLE TELEVISION OR OTHER SUCH UTILITIES. EACH UTILITY PROVIDER SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS OR IMMEDIATELY ADJACENT THERETO TO THE ASSOCIATION SHALL MAINTAIN TRACT B INCLUDING, BUT NOT LIMITED TO, ALL ROADS, SIDEWALKS, EASEMENTS, DRAINAGE FACILITIES AND WATER AND SEWER CONVEYANCE SYSTEMS EXCLUDING ANY OWNED AND MAINTAINED BY THE CITY AS SET FORTH ABOVE, ALL ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO THE CITY. IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY FOR MAINTENANCE OR IMPROVEMENT OF SUCH STREETS AND UTILITIES THE OWNER FURTHER DEDICATES AND RESERVES IN FAVOR OF THE CITY OF DUNEDIN AND PINELLAS COUNTY, FLORIDA, AND ALL PROVIDERS OF EMERGENCY SERVICES, MAIL DELIVERY, SANITATION AND OTHER SUCH GOVERNMENTAL OR QUASI-GOVERNMENTAL SERVICES A PERPETUAL AND NON-EXCLUSIVE EASEMENT ACROSS TRACT B FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES AND OBLIGATIONS.

OWNER AUTHORIZED AGENT

DOUGLAS PLACE DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION

BY: CHRISTOPHER G. DYJAK
PRESIDENT
397 NORTH CAROLINA AVE.
PALM HARBOR, FL 34683

WITNESS
PRINT NAME: _____
WITNESS
PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS, PERSONALLY APPEARED CHRISTOPHER G. DYJAK AS PRESIDENT OF DOUGLAS PLACE DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION WHO IS PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED HEREIN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED, FOR THE USES AND PURPOSES THEREIN MENTIONED AND SAID INSTRUMENT IS THE ACT AND DEED OF SAID DOUGLAS PLACE DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT PINELLAS COUNTY, FLORIDA THIS ____ DAY OF _____ 20__.

NOTARY PUBLIC
STATE OF FLORIDA

PRINTED NAME

MY COMMISSION EXPIRES: _____

CONFIRMATION OF ACCEPTANCE

DOUGLAS PLACE HOA, INC., A FLORIDA CORPORATION, JOIN IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACTS "A", "B", "C" & "D" AS SHOWN ON THIS PLAT.

DOUGLAS PLACE HOA, INC.

BY: _____
CHRISTOPHER G. DYJAK
PRESIDENT

WITNESS SIGNATURE _____ WITNESS (PRINT NAME) _____ WITNESS SIGNATURE _____ WITNESS (PRINT NAME) _____

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.

ALL ROADS, STREETS AND UTILITIES, INCLUDING STORMWATER FACILITIES DESIGNATED AS PRIVATE HEREON, ARE SPECIFICALLY SET ASIDE FOR THE USE BY THE PROPERTY OWNERS AND IN NO WAY CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OR TO THE CITY, IT BEING SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY FOR MAINTENANCE OR IMPROVEMENT OF SUCH STREETS AND UTILITIES.

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.

CERTIFICATE OF APPROVAL OF THE CITY COMMISSION

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____ 20__.

BY: _____ JULIE WARD BUJALSKI, MAYOR
BY: _____ THOMAS J. TRASK, CITY ATTORNEY

BY: _____ DENISE M. KIRKPATRICK, CITY CLERK

CERTIFICATE OF APPROVAL OF THE CITY MANAGER

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____ 20__ PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, WITHIN ONE MONTH FROM THE DATE OF THIS APPROVAL.

BY: _____ JENNIFER K. BRAMLEY, CITY MANAGER

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 ____ PAGES ____ PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____ 20__ AT ____ A.M. / P.M.

KEN BURKE, CLERK BY: _____ DEPUTY CLERK: _____ PRINTED NAME: _____
PINELLAS COUNTY, FLORIDA

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 DUNEDIN.

DATE: _____

PROFESSIONAL SURVEYOR & MAPPER

FLORIDA REGISTRATION NUMBER
GEORGE F. YOUNG, INC.
L.S. 121
298 DR. M.L. KING JR. STREET NORTH
ST. PETERSBURG, FL 33701
(727) 824-4317

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT IT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THAT PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON HAVE BEEN SET AS WELL AS ALL OTHER MONUMENTATION AT LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION ON JULY 22, 2016 AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES.

GEORGE R. MARTIN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, L.S. 6018

DATE: _____

1 of 2

BULLSEYE SURVEYING, INC.

LB 7818
2198 NE COACHMAN
ROAD, UNIT F
CLEARWATER, FL 33785
PHONE: 727-475-8088
FAX: 727-264-0457



DOUGLAS PLACE

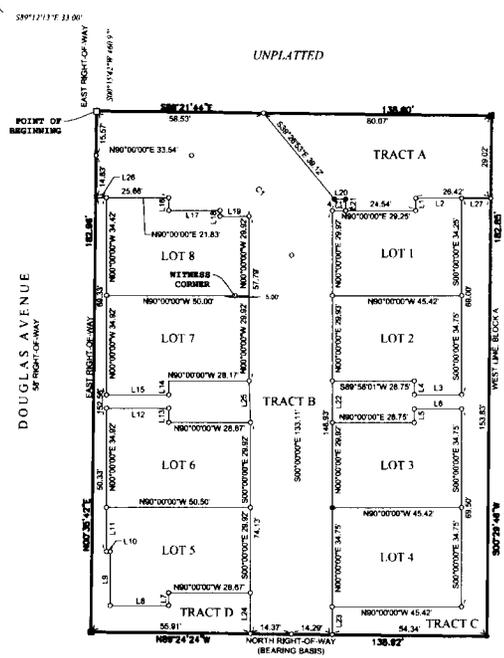
A SUBDIVISION OF A PORTION OF SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 15 EAST
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA.

Curve Table				
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH CHORD BEARING
C1	35.07'	90°00'00"	54.96'	49.50' N45°00'00"W

Line Table		
Line #	Length	Direction
L1	4.33	N00°00'00"E
L2	18.17	N00°00'00"E
L3	18.87	N00°00'00"W
L4	4.83	N00°00'00"E
L5	4.83	N00°00'00"E
L6	18.87	N00°00'00"E
L7	4.47	S00°00'00"E
L8	20.90	N00°00'00"W
L9	18.97	N00°00'00"E
L10	1.37	N00°00'00"W
L11	15.42	N00°00'00"E
L12	21.82	N00°00'00"E
L13	5.00	S00°00'00"E
L14	5.00	S00°00'00"E
L15	21.82	N00°00'00"W
L16	4.50	S00°00'00"E
L17	18.00	N00°00'00"E
L18	2.04	S00°00'00"E
L19	10.17	N00°00'00"E
L20	4.00	S89°28'39"E
L21	4.00	S00°00'00"E
L22	14.65	N00°00'00"E
L23	9.78	S00°00'00"E
L24	14.30	S00°00'00"E
L25	14.67	S01°57'11"E
L26	3.82	N00°00'00"W
L27	10.26	N00°00'00"E

TRACT USAGE CHART
 TRACT A - PRIVATE DRAINAGE & UTILITY EASEMENT
 TRACT B - PRIVATE INGRESS/EGRESS & UTILITY EASEMENT
 TRACT C - PRIVATE DRAINAGE & UTILITY EASEMENT
 TRACT D - PRIVATE DRAINAGE & UTILITY EASEMENT

POINT OF COMMENCEMENT
 IN CORNER, NE 1/4, NE 1/4
 SECTION 34, TOWNSHIP 28
 RANGE 15 EAST



LOT 7

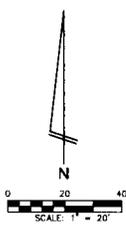
LOT 8

PLEASANT VIEW TERRACE
 SUBDIVISION
 PB 24, PG 49

LOT 9

LOT 10

- SYMBOL LEGEND**
- DEMONES
- FOUND 4" x 4" CONCRETE MONUMENT
 - FOUND 5/8" REBAR AND CAP LB 7101
 - SET 4" x 4" CONCRETE MONUMENT FROM LB 7818
 - SET 1/2" REBAR AND CAP LB 7818
 - ✱ SET NAIL AND DISK LB 7818



2 of 2

BULLSEYE SURVEYING, INC.

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