RESOLUTION 18-38

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

WHEREAS, the plat of the Villas at San Christopher 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 8th day of November, 2018.

Julie Ward Bujalski
Mayor

ATTEST:

Denise Kirkpatrick
City Clerk

VILLAS AT SAN CHRISTOPHER

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST,
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAN CHRISTOPHER VILLAS, A CONDOMINIUM, PHASE ONE AS RECORDED IN CONDOMINIUM PLAT BOOK 54, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAN CHRISTOPHER DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.88°34'09"E., 203.10 FEET; THENCE S.87°32'46"E., 92.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.00°18'28"W., 294.00 FEET TO THE EASTERLY CORNER OF SAID SAN CHRISTOPHER VILLAS; THENCE ALONG A NORTHERLY BOUNDARY LINE OF SAID SAN CHRISTOPHER VILLAS, N.89°24'55"W., 295.00 FEET; THENCE ALONG A EASTERLY BOUNDARY LINE OF SAID SAN CHRISTOPHER VILLAS, N.00°18'28"E., 300.00 FEET TO THE POINT OF BEGINNING.

DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT GULFWIND CONTRACTING, A FLORIDA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS VILLAS AT SAN CHRISTOPHER AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND AND THAT THE OWNER DOES FURTHER MAKE THE FOLLOWING CONVEYANCES, DEDICATIONS, AND RESERVATIONS:

1) TRACT 3 IS HEREBY CONVEYED IN FEE SIMPLE TO THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE ACCESS, AND DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC. FOR THE BENEFITS OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A) A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT 3 IS HEREBY DEDICATED TO CITY OF DUNEDIN GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE SANITATION AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES WHEN SERVING THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

B) A UTILITY EASEMENT OVER ALL OF TRACT 3 IS HEREBY DEDICATED TO THE PUBLIC FOR SERVING THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

2) TRACT 1 IS HEREBY CONVEYED IN FEE SIMPLE TO THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION FOR PRIVATE COMMON AREA/OPEN SPACE, STORMWATER MANAGEMENT AREA AND UTILITIES.

3) TRACT 2 IS HEREBY CONVEYED IN FEE SIMPLE TO THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR PRIVATE COMMON AREA/OPEN SPACE AND UTILITIES AS SHOWN HEREON AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

4) OWNERS FURTHER GRANT DUKE ENERGY FLORIDA, LLC, ITS PARENT ENTITY (OR ENTITY CONTROLLING BOTH ENTITIES) RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES AND ITS SUCCESSORS AND ASSIGNS, FOREVER, A NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS SHOWN AND DESIGNATED ON THIS PLAT FOR CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES. SUCH CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT WHICH MAY INCLUDE A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS PUBLIC RIGHTS OF WAY AND PRIVATE STREETS AND INCLUDES THE RIGHT TO CUT, TRIM, OR REMOVE TREES, UNDERGROWTH, OR OVERHANGING BRANCHES WHICH COULD INTERFERE WITH THE MAINTENANCE AND REPAIR OF ANY OF THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATION OR OTHER UTILITIES.

5) PRIVATE DRAINAGE EASEMENTS SHOWN HEREON SHALL BE MAINTAINED BY THE VILLAS AT SAN CHRISTOPHER ASSOCIATION, INC., FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

6) A PRIVATE GAS EASEMENT AS SHOWN HEREON FOR THE CONSTRUCTION, MAINTENANCE AND OPERATION OF A GAS LINE PROVIDING GAS SERVICE TO THE LOTS AND TRACTS WITHIN THIS SUBDIVISION.

OWNER

GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
MICHAEL A. WILLENBACHER, PRESIDENT

WITNESS SIGNATURE | WITNESS SIGNATURE

WITNESS NAME PRINTED | WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2018 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, MICHAEL A. WILLENBACHER, PRESIDENT OF GULFWIND CONTRACTING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-2022 | COMMISSION NO. GG-152073

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

JUSTIN FERRANS
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CERTIFICATE OF MORTGAGEE

CENTERSTATE BANK, N.A. AS MORTGAGEE UNDER A CERTAIN MORTGAGE RECORDED IN O.R. BOOK 20099, PAGES 702-707, ET SEQ., RECORDED ON JUNE 13, 2018, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON AND AGREES THAT IN THE EVENT OF FORECLOSURE OF THIS MORTGAGE ALL DEDICATED RIGHTS-OF-WAY AND EASEMENT AREAS SHALL SURVIVE AND BE ENFORCEABLE.

CENTERSTATE BANK, N.A.

BY: _____
SIGNATURE

JAMES P. NELSON, SENIOR VICE-PRESIDENT

WITNESS SIGNATURE | WITNESS SIGNATURE

WITNESS NAME PRINTED | WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2018 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JAMES P. NELSON, SENIOR VICE-PRESIDENT OF CENTERSTATE BANK, N.A., TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-2022 | COMMISSION NO. GG 152073

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

JUSTIN FERRANS
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CONFIRMATION OF ACCEPTANCE

THE VILLAS AT SAN CHRISTOPHER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ACCEPTS FEE SIMPLE OWNERSHIP OF TRACTS 1, 2 & 3 OF THIS PLAT AND JOINS IN THE DEDICATION OF EASEMENTS AND FOR THE PURPOSE OF ACCEPTING MAINTENANCE OF TRACTS 1, 2 & 3 OF THIS PLAT.

BY: _____
DON PIERCE, VICE-PRESIDENT

WITNESS SIGNATURE | WITNESS SIGNATURE

WITNESS NAME PRINTED | WITNESS NAME PRINTED

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2018 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, DON PIERCE, AS VICE-PRESIDENT OF THE VILLAS AT SAN CHRISTOPHER HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID OFFICER AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN EXPRESSED ON BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

MY COMMISSION EXPIRES: 1-25-2022 | COMMISSION NO. GG-152073

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

JUSTIN FERRANS
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CERTIFICATE OF APPROVAL OF CITY COMMISSION

APPROVED BY THE COMMISSIONERS OF THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D., 2018

JULIE WARD BUJALSKI, MAYOR | THOMAS J. TRASK, CITY ATTORNEY

DENISE M. KIRKPATRICK, CITY CLERK

CERTIFICATE OF APPROVAL OF CITY MANAGER

APPROVED BY THE CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D., 2018; 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.

JENNIFER K. BRAMLEY, CITY MANAGER

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 THE STATE OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2018.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA | BY: DEPUTY CLERK

CERTIFICATE OF CONFORMITY

REVIEWED FOR CONFORMITY TO CHAPTER 177 PART 1, FLORIDA STATUES, BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT TO THE CITY OF DUNEDIN.

CATHERINE A. BOSCO
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6257
GEORGE F. YOUNG, INC. LB. 021
299 DR. ML KING JR. STREET NORTH
ST. PETERSBURG, FL 33701
(727) 822-4517

DATE

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177 F.S.; THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.091; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN SET BEFORE THE RECORDING OF THIS PLAT AND LOT CORNERS WILL BE SET AS REQUIRED BY LAW.

JUSTIN D. FERRANS
POLARIS ASSOCIATES, INC. LB6113
PROFESSIONAL SURVEYOR & MAPPER NO. 6958
STATE OF FLORIDA

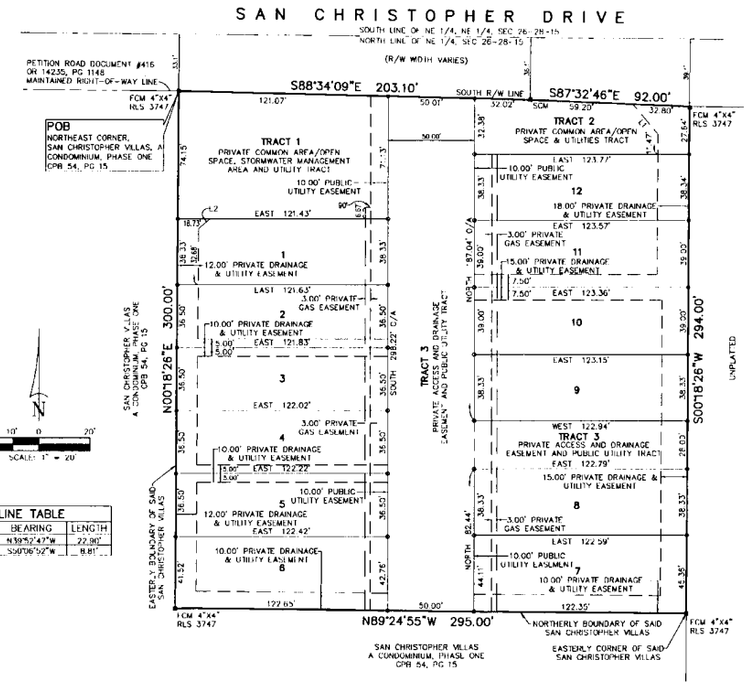
DATE:

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BLVD. SUITE D
CLEARWATER, FLORIDA 33765
PH (727) 461-6113 FX (727)-461 6669

JN-4748-01 | SHEET 1 OF 2

VILLAS AT SAN CHRISTOPHER

BEING A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 15 EAST,
CITY OF DUNEDIN, PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°52'47"W	22.80'
L2	S00°06'52"W	8.81'

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF SAN CHRISTOPHER DRIVE, BEING ASSUMED AS S88°34'09"E.
2. 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.
3. 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.
4. 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.

LEGEND

- ○ = SET 1/2" IRON ROD & CAP LB6113 OR SET NAIL & DISK LB 6113 IN ACCORDANCE WITH SURVEYOR'S DISCRETION
- □ = SET 4"x4" CONCRETE MONUMENT STAMPED PRM LB 6113
- ■ = FOUND 4"x4" CONCRETE MONUMENT STAMPED PRM LB6113 UNLESS NOTED OTHERWISE
- 7 = LOT NUMBER
- O/A = OVERALL
- LB = LICENSED BUSINESS NUMBER
- NO. = NUMBER
- OR = OFFICIAL RECORD
- PG = PAGE
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR MAPPER
- PLS = PROFESSIONAL LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- CPB = CONDOMINIUM PLAT BOOK

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JN-4748-01 SHEET 2 OF 2