

SIDNEY STREET TWIN VILLAS

BEING A REPLAT OF A PORTION OF LOTS 8 AND 29 AND ALL OF LOTS 9-16 & 23-28, SUN GLO PARK AS RECORDED IN PLAT BOOK 54, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

A PORTION OF THE SOUTH 35 FEET OF LOT 8 AND ALL OF LOT(S) 9, 10, 11, 12, 13, 14, 15, 16, 23, 24, 25, 26, 27, 28 AND A PORTION OF THE SOUTH 35 FEET OF LOT 29, OF SUN GLO PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 54, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 19, OF SUN GLO PARK AS RECORDED IN PLAT BOOK 54, PAGE 64, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF SIDNEY STREET (PER THE EXISTING PLAT, THE STREET NAME IS SIDNEY AVENUE); THENCE ALONG SAID LINE N.00°02'19"E., A DISTANCE OF 262.37 FEET FOR THE POINT OF BEGINNING; THENCE LEAVING SAID LINE N89°57'41"W, 100.00 FEET; THENCE S00°02'19"W, 120.00 FEET; THENCE S89°54'33"W, 101.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELCHER ROAD; THENCE ALONG SAID LINE N00°05'27"W, 508.62 FEET; THENCE LEAVING SAID LINE N89°52'38"E, 102.47 FEET; THENCE S89°59'36"E, 100.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SIDNEY STREET; THENCE ALONG SAID LINE S00°02'19"W, 388.73 FEET TO THE POINT OF BEGINNING.

CONTAINING 90,702 SQ. FT., 2.08 ACRES MORE OR LESS

DEDICATION:

THE UNDERSIGNED, HEREBY CERTIFIES THAT KIERKEL, INC. A FLORIDA CORPORATION, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SIDNEY STREET TWIN VILLAS AND BESIDES THEIR INTEREST THEREIN THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND EXCEPT FOR THE MORTGAGE INTEREST HELD BY FLAGSHIP BANK, A FLORIDA BANKING CORPORATION, AND THAT THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHTS-OF-WAY AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC" AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

- 1) TRACT A (PRIVATE DRAINAGE & UTILITY TRACT) IS HEREBY CONVEYED IN FEE SIMPLE TO KIERKEL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PERPETUAL MAINTENANCE, AS SHOWN HEREON, AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.
- 2) THE PRIVATE DRAINAGE AND UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO KIERKEL HOMEOWNERS ASSOCIATION INC., FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR MAINTENANCE AND SHALL BE MAINTAINED BY KIERKEL HOMEOWNERS ASSOCIATION, INC.
- 3) MAINTENANCE OF THE PRIVATELY OWNED AND OPERATED INFRASTRUCTURE, LOCATED WITHIN THE PRIVATE TRACTS AND PRIVATE EASEMENTS SHOWN HEREON, IS A PRIVATE FUNCTION NEITHER ASSIGNED TO NOR ACCEPTED BY PINELLAS COUNTY, UNLESS OTHERWISE STATED HEREON. THE HOMEOWNER'S ASSOCIATION IS A REPRESENTATIVE BODY OF THE PROPERTY OWNERS AND SHOULD THE HOMEOWNER'S ASSOCIATION BECOME INACTIVE, THIS MAINTENANCE RESPONSIBILITY SHALL BE ASSUMED BY ITS SUCCESSOR(S) OR THE PROPERTY OWNERS COLLECTIVELY WITHIN THE SUBDIVISION.

CERTIFICATE OF MORTGAGEE

FLAGSHIP BANK, A FLORIDA BANKING CORPORATION, AS MORTGAGEE UNDER A CERTAIN MORTGAGE DATED JULY 16, 2024 RECORDED IN O.R. BOOK 22865, PAGE 1409, 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.

FLAGSHIP BANK, A FLORIDA BANKING CORPORATION

BY: David Key
DAVID KEY, PRESIDENT & CEO

Jessica Ferrans
WITNESS SIGNATURE
Jessica Ferrans
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
Jenny Thomas
WITNESS NAME PRINTED

NOTES

1. BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF SIDNEY STREET, SUN GLO PARK, BEING ASSUMED AS S.00°02'19"W.
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. THIS PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SIDNEY STREET TWIN VILLAS AS RECORDED IN OR BOOK 22868, PAGE 1208, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

ACKNOWLEDGMENT (CERTIFICATE OF MORTGAGEE)

STATE OF FLORIDA
COUNTY OF PINELLAS

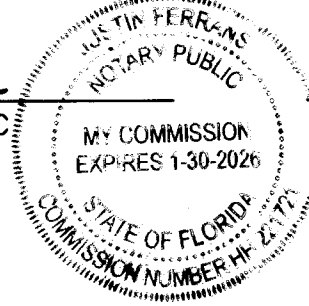
I HEREBY CERTIFY THAT ON THIS 25 DAY OF OCTOBER, 2024 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED DAVID KEY, PRESIDENT & CEO OF FLAGSHIP BANK, A FLORIDA BANKING CORPORATION PERSONALLY 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: JANUARY 30, 2026 COMMISSION NO. HH 221721

Justin Ferrans
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 COUNTY COMMISSION:

STATE OF FLORIDA
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF PINELLAS, FLORIDA, THIS _____ DAY OF _____, 2024.

APPROVED:

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

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 _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS _____ DAY OF _____, 2024.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

OWNER

KIERKEL, INC. A FLORIDA CORPORATION

BY: Michael A. Willenbacher
MICHAEL A. WILLENBACHER, PRESIDENT

Jessica Ferrans
WITNESS SIGNATURE
Jessica Ferrans
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
Jenny Thomas
WITNESS NAME PRINTED

CONFIRMATION OF ACCEPTANCE

KIERKEL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT A AND THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

KIERKEL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: Michael A. Willenbacher
MICHAEL A. WILLENBACHER, PRESIDENT

Jessica Ferrans
WITNESS SIGNATURE
Jessica Ferrans
WITNESS NAME PRINTED

Jenny Thomas
WITNESS SIGNATURE
Jenny Thomas
WITNESS NAME PRINTED

CERTIFICATE OF CONFORMITY:

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081(1), FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT AND FIND THAT IT CONFORMS TO CHAPTER 177, PART 1, OF THE FLORIDA STATUTES.

George A. Shimp III
GEORGE A. SHIMP III
PROFESSIONAL SURVEYOR AND MAPPER No. 6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

10/25/2024
DATE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

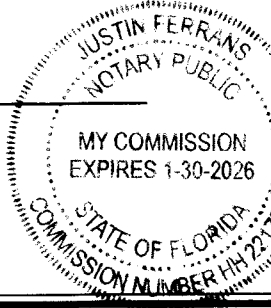
I HEREBY CERTIFY THAT ON THIS 25 DAY OF OCTOBER, 2024 BEFORE ME, A NOTARY PUBLIC, DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED MICHAEL A. WILLENBACHER, PRESIDENT OF KIERKEL INC., A FLORIDA CORPORATION, TO ME PERSONALLY 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: JANUARY 30, 2026 COMMISSION NO. HH 221721

Justin Ferrans
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

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ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

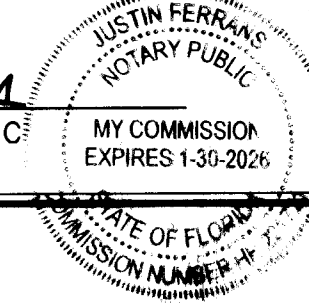
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WITNESS MY HAND AND OFFICIAL SEAL AT THE STATE OF FLORIDA, COUNTY OF PINELLAS, THE DAY AND YEAR AFORESAID.

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AND PLACE STAMP OR SEAL HERE



SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLAT SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SURVEYED; THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION AND THE LOT CORNERS, AS SHOWN HEREON, WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE 177.091(9) AND PURSUANT TO THE TERMS OF THE BOND.

Justin Ferrans
BY: JUSTIN D. FERRANS
PROFESSIONAL SURVEYOR & MAPPER NO. 6958
POLARIS ASSOCIATES, INC.
LICENSED BUSINESS NO. 6113

10-25-24
DATE

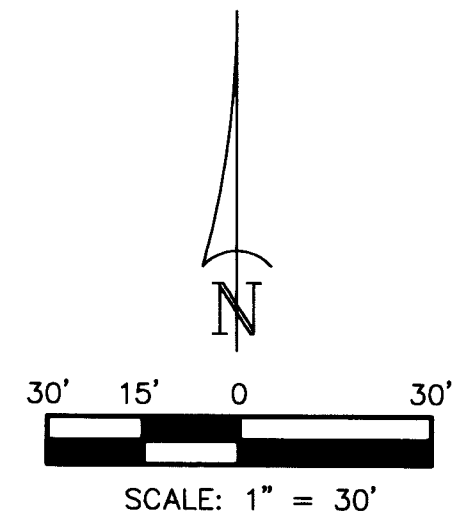
POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BLVD. SUITE D
CLEARWATER, FLORIDA 33765
PH (727) 461-6113 FX (727)-461-6669
POLARIS JN: 5254-01 SHEET 1 OF 2

SIDNEY STREET TWIN VILLAS

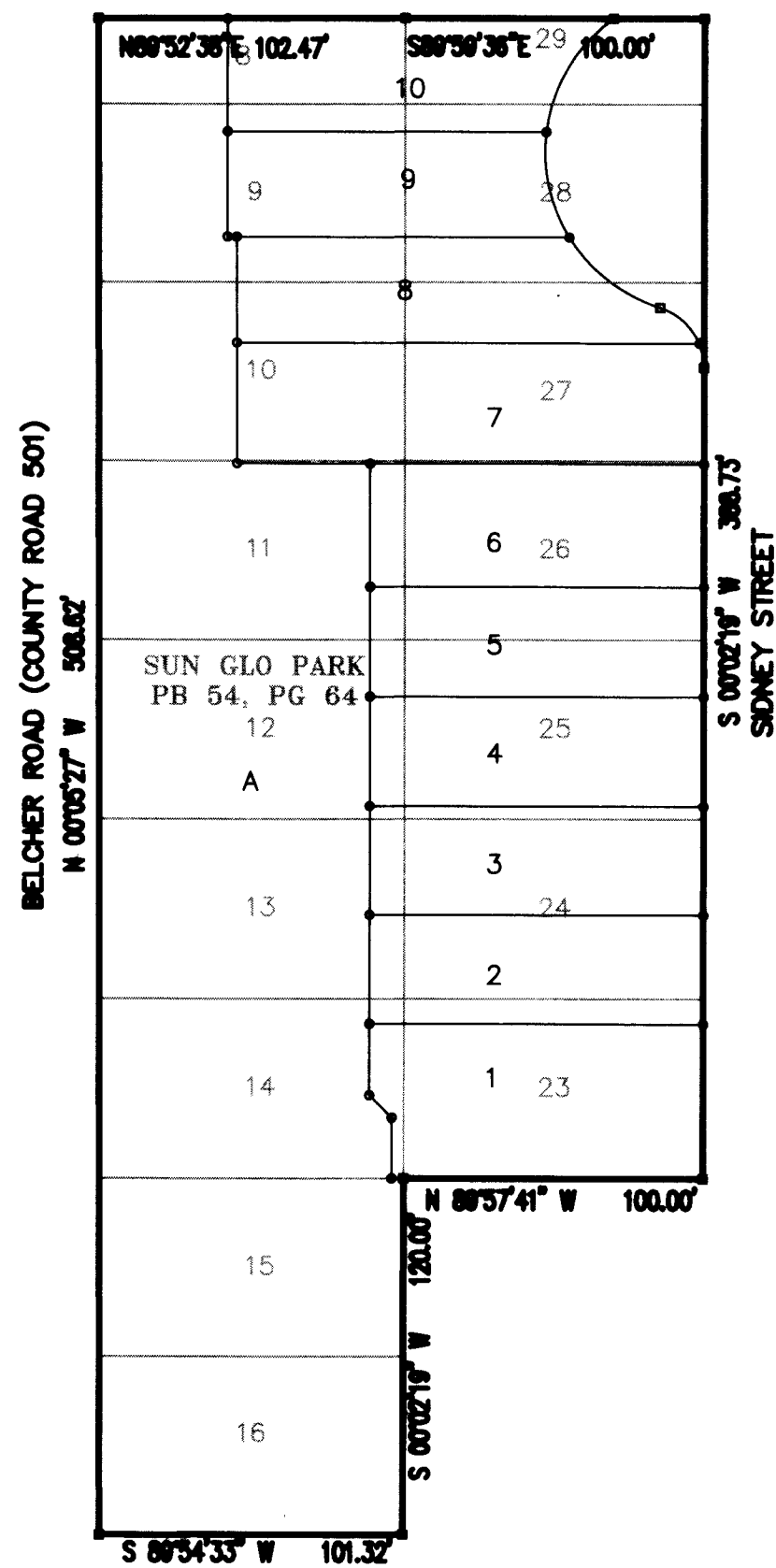
BEING A REPLAT OF A PORTION OF LOTS 8 AND 29 AND ALL OF LOTS 9-16 & 23-28, SUN GLO PARK AS RECORDED IN PLAT BOOK 54, PAGE 64, PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

ON TOP OF THE WORLD CONDOMINIUM UNIT 41
CPB 25, PG 28

SUN GLOW PARK
PB 54, PG 64



DETAIL MAP
SCALE: 1" = 60'

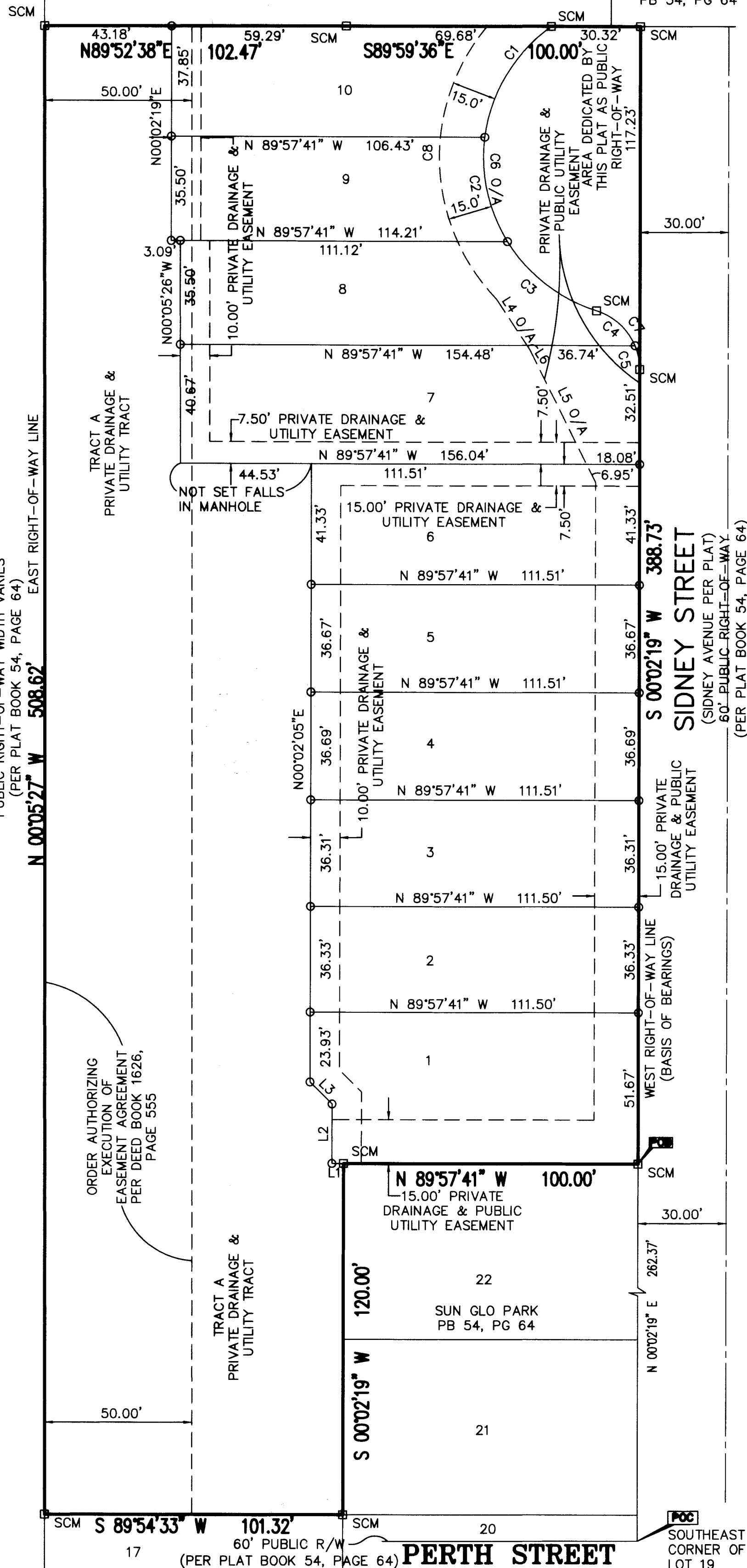


DETAIL MAP DEPICTS CONTROLLING LINES TO THE PREVIOUSLY RECORDED SUBDIVISION OF SUN GLO PARK RECORDED IN PLAT BOOK 54, PAGE 64.

40 ACRE LINE

BELCHER ROAD (COUNTY ROAD 501)
PUBLIC RIGHT-OF-WAY WIDTH VARIES
(PER PLAT BOOK 54, PAGE 64)

N 00°05'27" W 508.62' EAST RIGHT-OF-WAY LINE



ORDER AUTHORIZING
EXECUTION OF
EASEMENT AGREEMENT
PER DEED BOOK 1626,
PAGE 555

PERTH STREET
60' PUBLIC R/W
(PER PLAT BOOK 54, PAGE 64)

SOUTHEAST
CORNER OF
LOT 19

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	55.00	45.52	S30°40'43"W	44.23	47°25'05"
C2	55.00	37.04	S12°19'21"E	36.34	38°35'04"
C3	55.00	39.30	S52°05'13"E	38.47	40°56'40"
C4	21.00	18.23	N47°41'28"W	17.66	49°44'11"
C5	21.00	8.38	N11°23'31"W	8.32	22°51'41"
C6	55.00	121.86	S09°05'09"E	98.42	126°56'49"
C7	21.00	26.61	N36°15'37"W	24.86	72°35'52"
C8	70.00	101.94	S02°01'05"E	93.17	83°26'29"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°57'41"E	4.00
L2	N00°02'19"E	20.26
L3	N45°02'43"W	10.59
L4	N33°08'56"W	20.96
L5	N26°12'51"W	50.50
L6	N33°08'56"W	1.93

LEGEND

- = SET 1/2" IRON ROD & CAP LB#6113
- = SET 4"x4" CONCRETE MONUMENT
- STAMPED PRM LB 6113
- = FOUND CONCRETE MONUMENT
- STAMPED AS NOTED
- CCR = CERTIFIED CORNER RECORD
- COR = CORNER
- CPB = CONDOMINIUM PLAT BOOK
- FCM = FOUND CONCRETE MONUMENT
- LB = LICENSED BUSINESS NUMBER
- O/A = OVERALL
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- SCM = SET CONCRETE MONUMENT
- SQ. FT. = SQUARE FEET
- SND = SET NAIL & DISC

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 POLARIS JN: 5254-01 SHEET 2 OF 2