

March 25, 2022

Pinellas County Administrator
Attn: Mr. Barry Burton
315 Court Street
Clearwater, FL 33756

Dear Mr. Burton,

Enclosed please find a certified copy of Ordinance 21-32, annexing certain real property into the City of Dunedin, for your records (passed and enacted by the Dunedin City Commission March 24, 2022).

Thank you. Please let me know if you need anything further.

Sincerely,

Katherine A. Lachcik
Senior Administrative Assistant
City of Dunedin, City Clerk's office
(727)-298-3039
1415 Pinehurst Road, Ste. D.
Dunedin, FL 34698
KLachcik@DunedinFL.net

App. AN-LUP-2021-10
Keene Road and 1900
Virginia Avenue

I DO HEREBY CERTIFY THIS TO BE A TRUE
AND CORRECT COPY
CERTIFIED THIS
DATE 3/25/2022

ORDINANCE 21-32

**AN ORDINANCE OF THE CITY OF DUNEDIN, FLORIDA ANNEXING
CERTAIN REAL PROPERTY LOCATED AT KEENE ROAD AND 1900
VIRGINIA AVENUE (PARCEL NUMBER 36-28-15-00000-230-0100 AND
36-28-15-00000-240-0100) WITH DESIGNATED METES AND BOUNDS
AND TOTALING APPROXIMATELY 44.44 ACRES INTO THE
CORPORATE LIMITS OF THE CITY; PROVIDING FOR FILING WITH
THE CLERK OF COURT; AND PROVIDING FOR AN EFFECTIVE DATE**

CITY CLERK
Rebecca C. Senechal

WHEREAS, the City of Dunedin (the City) may lawfully annex land lying contiguous to the boundaries of the City upon written petition of the property owner pursuant to City Code Section 104-34.1 *et seq.*, its home rule powers, and section 171.044, Florida Statutes; and

WHEREAS, the City as the property owner of the following described property has petitioned for voluntary annexation 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, lying in an unincorporated area, and

WHEREAS, notice of the annexation proposed by this Ordinance, which includes all information required by section 171.044(2), Florida Statutes, has been published at least once each week for two consecutive weeks in a newspaper of general circulation within the City; and

WHEREAS, notice of the annexation proposed by this Ordinance has been provided by certified mail to the Pinellas County Board of Commissioners in accordance with section 171.044(6), Florida Statutes.

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

Section 1. The above recitals are true, correct, and incorporated by reference as the findings of the City Commission in enacting this Ordinance.

Section 2. The City of Dunedin, acting by and through its City Commission, hereby annexes into the corporate limits of the City Dunedin the following property lying contiguous to the territorial limits of said City:

SEE ATTACHED EXHIBIT "A"

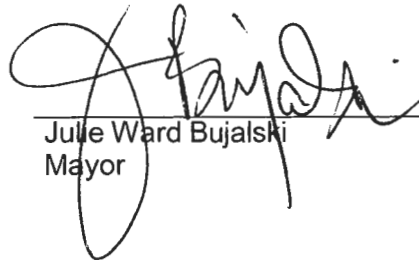
A legal description of and map clearly showing the annexed area is attached hereto as Exhibit "A" and incorporated herein by reference.

Section 3. Upon final passage and enactment, a certified copy of this Ordinance shall be filed with the Pinellas County Clerk of the Circuit Court, the Department of State, and the County Administrator within seven days.

Section 4. When this Ordinance has been duly filed as provided in section 3 above, the property hereinabove described 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 5. This Ordinance shall become effective immediately upon final passage and enactment.

PASSED AND ENACTED BY THE CITY COMMISSION OF THE CITY OF DUNEDIN, FLORIDA, THIS 24th day of March, 2022.



Julie Ward Bujalski
Mayor

ATTEST:



Rebecca C. Schlichter
City Clerk

APPROVED AS TO FORM:



Nikki C. Day, City Attorney

READ FIRST TIME AND PASSED: November 4, 2021

READ SECOND TIME AND ADOPTED: March 24, 2022

EXHIBIT A
Legal Description

PARCEL 1: (36-28-15-00000-230-0100)

The Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

LESS AND EXCEPT that part in the Northeast corner included in DUNEDIN CEMETERY, a subdivision as recorded in Plat Book 20, Page 47 and DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55, both of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143, of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within the lands described in that Quit Claim Deed recorded in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1359.48 feet to a line parallel with and 25.00 feet West of the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE departing said 25.00 foot Westerly parallel line, run Westerly along said North Right of Way, N89°49'51"W for 1010.49 feet to the beginning of a tangential curve to the right having a radius of 250.00 feet; THENCE run Northwesterly along said curve for 391.77 feet, through a delta angle of 89°47'11", having a chord bearing N44°56'16"W a distance of 352.89 feet to a tangential line, said tangential line being the East Right of Way of County Road No. 1, also known as Keene Road, a 100 foot public Right of Way as defined by said Official Records Book 3512, Page 143; THENCE run Northerly along said East Right of Way, N00°02'41"W for 1017.23 feet to the South Right of Way of Achieva Way, as identified in the field, a varying width public Right of Way, as dedicated by said Commissioner's Book 3, Pages 452-453, as defined by said DUNEDIN CEMETERY PARTIAL REPLAT; THENCE departing said East Right of Way, run Easterly along said South Right of Way, S89°39'43"E for 387.69 feet to the Westerly boundary of said DUNEDIN CEMETERY; THENCE departing said South Right of Way, run Southerly along the Westerly boundary of said DUNEDIN CEMETERY, S00°22'29"W for 170.03 feet to the Southerly boundary of said DUNEDIN CEMETERY; THENCE departing the Westerly boundary of said DUNEDIN CEMETERY, run Easterly along the Southerly boundary of said DUNEDIN CEMETERY and the Southerly boundary of said DUNEDIN CEMETERY

PARTIAL REPLAT, S89°39'45"E for 897.19 feet to the East line of the Southwest 1/4 of said Northwest 1/4; THENCE departing said Southerly boundary, run Southerly along the East line of said Southwest 1/4, S00°05'40"E for 25.00 feet to a line parallel with and 25.00 feet Southerly of said Southerly boundary; THENCE departing the East line of said Southwest 1/4, run Westerly along said 25.00 foot Southerly parallel line, N89°39'45"W for 25.00 feet to said 25.00 foot Westerly parallel line; THENCE departing said 25.00 foot Southerly parallel line, run Southerly along said 25.00 foot Westerly parallel line, S00°05'40"E for 1067.57 feet to the POINT OF BEGINNING.

PARCEL 2: (36-28-15-00000-240-0100)

The West 396 feet of the Southeast 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, lying in Pinellas County, Florida.

AND the portion of the East 25.00 feet of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 28 South, Range 15 East, described in Official Records Book 6119, Page 2049 of the Official Records of Pinellas County, Florida.

LESS AND EXCEPT those portions taken by Pinellas County for road Right of Way as described in Amended Order of Taking recorded in Official Records Book 3512, Page 143 of the Public Records of Pinellas County, Florida.

ALSO LESS AND EXCEPT any portion thereof lying within those lands conveyed to The Southwest Florida Water Management District by warranty deed recorded in Official Records Book 6194, Page 2151, of the Public Records of Pinellas County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 36; THENCE run Westerly along the South line of said Northwest 1/4, N89°49'51"W for 1309.47 feet to a line parallel with and 25.00 feet East of the West line of the Southeast 1/4 of said Northwest 1/4; THENCE departing the South line of said Northwest 1/4, run Northerly along said 25.00 foot Easterly parallel line, N00°05'40"W for 40.00 feet to the North Right of Way of Virginia Avenue, a varying width public Right of Way as defined by Official Records Book 3512, Page 143 of said Public Records, and the POINT OF BEGINNING; THENCE continue Northerly along said 25.00 foot Easterly parallel line and said North Right of Way, as defined by Commissioner's Book 3, Page 452 to 453 of said Public Records and by Official Records Book 6119, Page 2049 of said Public Records, N00°05'40"W for 10.00 feet; THENCE departing said 25.00 foot Easterly parallel line, continue Westerly along said North Right of Way, N89°49'51"W for 50.00 feet to a line parallel with and 25.00 feet Westerly of the West line of said Southeast 1/4; THENCE departing said North Right of Way, run Northerly along said 25.00 foot Westerly parallel line, N00°05'40"W for 1057.57 feet to a line parallel with and 25.00 feet Southerly of the South boundary of DUNEDIN CEMETERY PARTIAL REPLAT, a subdivision as recorded in Plat Book 110, Page 55 of said Public Records; THENCE departing said 25.00 foot Westerly parallel line, run Easterly along said 25.00 foot Southerly parallel line, S89°39'45"E for 25.00 feet to the West line of said Southeast 1/4; THENCE departing said 25.00

foot Southerly parallel line, run Northerly along the West line of said Southeast 1/4, N00°05'40"W for 229.57 feet to the North line of said Southeast 1/4; THENCE departing the West line of said Southeast 1/4, run Easterly along the North line of said Southeast 1/4, N89°56'01"E for 97.33 feet to the water's edge of Jerry Lake; THENCE departing the North line of said Southeast 1/4, run Southeasterly along the water's edge of Jerry Lake the following seven (7) courses and distances; 1) S56°45'41"E for 68.68 feet; 2) S68°41'58"E for 83.38 feet; 3) S50°39'42"E for 61.88 feet; 4) S29°24'07"E for 94.36 feet; 5) S15°44'07"E for 49.84 feet; 6) S34°06'18"E for 52.78 feet; 7) S19°13'12"E for 81.51 feet to the East line of the West 396 feet of said Southeast 1/4; THENCE departing the water's edge of Jerry Lake, run Southerly along the East line of said West 396 feet, S00°05'40"E for 940.33 feet to said North Right of Way; THENCE departing the East line of said West 396 feet, run Westerly along said North Right of Way, N89°49'51"W for 371.00 feet to the POINT OF BEGINNING.

PARCEL MAP

