

# COMPASS PINELLAS PARK

A SUBDIVISION LYING IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST,  
CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA;

## LEGAL DESCRIPTION

A PORTION OF FARMS 40 AND 41, IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, ACCORDING TO THE PLAT OF PINELLAS FARMS, AS RECORDED IN PLAT BOOK 7, PAGES 4 AND 5, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE RUN SOUTH 88°20'40" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 501.01 FEET; THENCE SOUTH 00°09'17" WEST, 440.02 FEET FOR A POINT OF BEGINNING ON THE WEST BOUNDARY OF SUNCOAST BUSINESS PARK, PER PLAT BOOK 97, PAGE 84 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°09'17" WEST ALONG SAID WEST BOUNDARY, 368.95 FEET; THENCE NORTH 88°20'40" WEST, 125.04 FEET; THENCE NORTH 00°09'17" EAST, 114.74 FEET; THENCE NORTH 88°20'40" WEST, 245.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELCHER ROAD PER ORDER OF TAKING, RECORDED IN OFFICIAL RECORDS BOOK 16730, PAGE 207, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, BEING A CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 3101.50 FEET, AN ARC LENGTH OF 174.53 FEET, CHORD BEARING NORTH 09°52'01" WEST, 174.50 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, CONCAVE NORTHEAST, HAVING A RADIUS OF 2938.92 FEET, AN ARC LENGTH OF 255.99 FEET, CHORD BEARING NORTH 05°50'18" WEST, 255.90 FEET; THENCE SOUTH 88°20'40" EAST, 302.23 FEET; THENCE SOUTH 00°09'17" WEST, 170.63 FEET; THENCE SOUTH 88°20'40" EAST, 125.04 FEET TO THE POINT OF BEGINNING.

## DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND HEREBY PLATTED AS COMPASS PINELLAS PARK, THAT IT HEREBY DEDICATES ALL AREA ON THIS PLAT MARKED AS PUBLIC RIGHT-OF-WAY, TO THE CITY OF PINELLAS PARK AND THE PUBLIC IN GENERAL AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL AND PRIVATE PROVIDERS OF UTILITY SERVICES INCLUDING BUT NOT LIMITED TO CABLE, ELECTRIC, GAS, POTABLE WATER, RECLAIMED WATER, STORM SEWER AND SANITARY SEWER FACILITIES.

WITNESS

(PRINTED NAME OF WITNESS)

WITNESS

(PRINTED NAME OF WITNESS)

## CONSENT TO PLAT NOTE:

THE UNDERSIGNED, AS MORTGAGEE UNDER MORTGAGE DATED \_\_\_\_\_, AND RECORDED IN O.R. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, ALL AS RECORDED IN THE 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 AREAS SHALL SURVIVE AND BE ENFORCEABLE.

TITLE:

BY:

(PRINT NAME)

WITNESS

(PRINTED NAME OF WITNESS)

WITNESS

(PRINTED NAME OF WITNESS)

CERTIFICATE OF MORTGAGEE

## ACKNOWLEDGMENT AS TO MORTGAGEE:

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY \_\_\_\_\_ THE \_\_\_\_\_ ON BEHALF OF SAID BANK, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

## CERTIFICATE OF APPROVAL OF CITY COUNCIL

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_ DAY \_\_\_\_\_, 2024.

BY : \_\_\_\_\_  
SANDRA BRADBURY, MAYOR

## CERTIFICATE OF APPROVAL OF CITY MANAGER

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY MANAGER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_ DAY \_\_\_\_\_, 2024.

BY : \_\_\_\_\_  
BART DIEBOLD, CITY MANAGER

## CERTIFICATE OF APPROVAL OF CITY ENGINEER

STATE OF FLORIDA  
COUNTY OF PINELLAS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE CITY ENGINEER OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS \_\_\_\_ DAY \_\_\_\_\_, 2024.

BY : \_\_\_\_\_  
STAN M. EMERSON, PE ENGINEER  
LICENSE NO. 0046161

## 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 PINELLAS PARK, FLORIDA.

DAVID A. PUIGDOMENECH  
STATE OF FLORIDA LICENSED SURVEYOR NO. 6031  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

DATE: \_\_\_\_\_

## 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 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 \_\_\_\_\_, 2024.

KEN BURKE, CLERK  
PINELLAS COUNTY, FLORIDA

BY: \_\_\_\_\_  
DEPUTY CLERK

## SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON \_\_\_\_\_, 2024, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LAND DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING AND THAT THIS PLAT COMPLIES WITH SECTION 177.091 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

VINCENT E. CORBITT SIGNED THIS DATE  
FLORIDA REGISTERED LAND SURVEYOR #4608  
LAND PRECISION CORPORATION LB #6168  
2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326

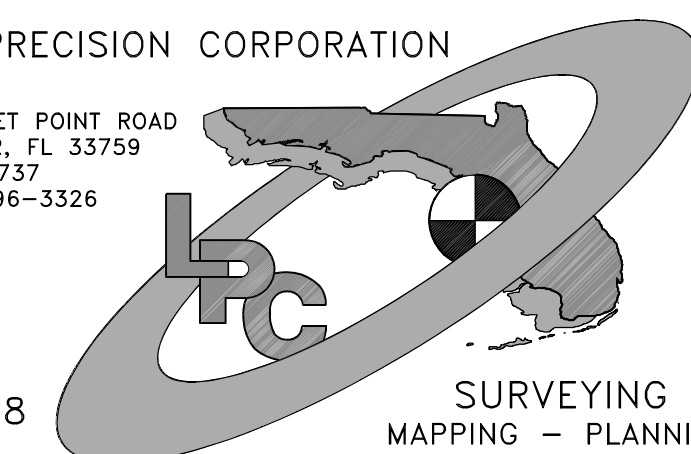
## NOTICE:

- 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.
- THE PLAT WAS PREPARED BASED ON THE BOUNDARY SURVEY COMPLETED BY LAND PRECISION CORPORATION DATED 1/04/2024. THE PRIOR RECORDED EASEMENTS AND THE R/W TAKING SHOWN HEREON HAS BEEN ROTATED TO THE BOUNDARY BEARINGS OF THE PLAT AS SHOWN.

SHEET 1 OF 2

LAND PRECISION CORPORATION

2683 SUNSET POINT ROAD  
CLEARWATER, FL 33759  
727-796-2737  
FAX 727-796-3326



LB#6168

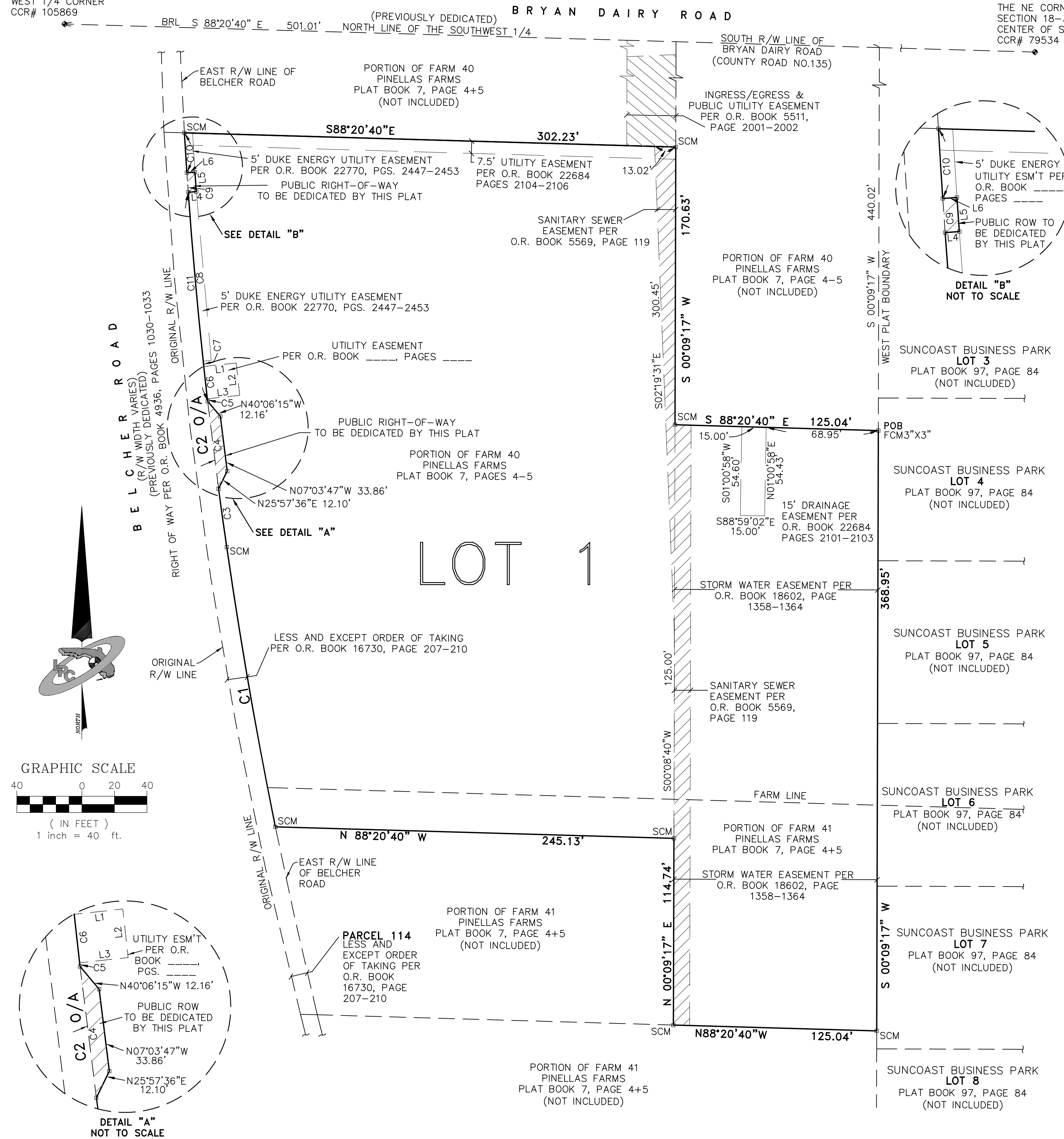
SURVEYING  
MAPPING - PLANNING

# COMPASS PINELLAS PARK

A SUBDIVISION LYING IN SECTION 18, TOWNSHIP 30 SOUTH, RANGE 16 EAST,  
CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA;

POC  
THE NW CORNER OF THE SW 1/4 OF  
SECTION 18-30-16 ALSO BEING THE  
WEST 1/4 CORNER  
CCR# 105869

THE NE CORNER OF THE SW 1/4 OF  
SECTION 18-30-16 ALSO BEING THE  
CENTER OF SECTION 18-30-16  
CCR# 79534

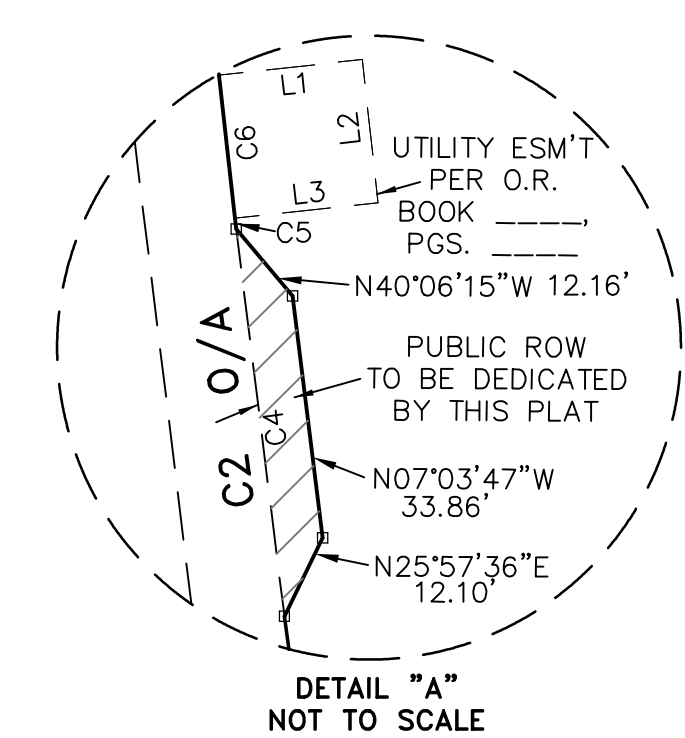
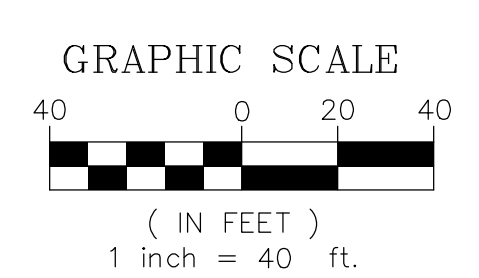
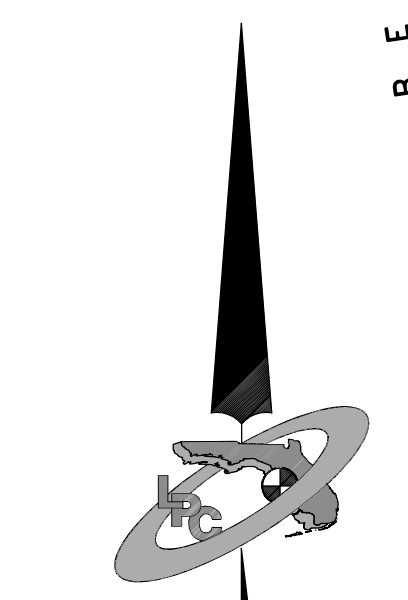


CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	174.53	3101.50	N09°52'01"W	174.50	3°13'27"
C2	255.99	2938.92	N05°50'18"W	255.90	4°59'26"
C3	36.19	2938.92	N07°58'51"W	36.19	0°42'20"
C4	54.19	2938.92	N07°05'59"W	54.19	1°03'23"
C5	1.53	2938.92	N06°33'24"W	1.53	0°01'47"
C6	20.00	2938.92	N06°20'48"W	20.00	0°23'24"
C7	3.27	2938.92	N06°07'11"W	3.27	0°03'50"
C8	104.23	2938.92	N05°04'19"W	104.23	2°01'56"
C9	12.00	2938.92	N03°56'20"W	12.00	0°14'02"
C10	24.57	2938.92	N03°34'57"W	24.57	0°28'44"
C11	129.03	2938.92	N05°18'49"W	129.02	2°30'56"

LINE	LENGTH	BEARING
L1	20.00	S83°50'54"W
L2	20.00	N06°20'49"W
L3	20.00	S83°50'54"W
L4	5.00	N85°52'27"E
L5	12.01	N03°56'20"W
L6	5.00	S85°52'27"W

- NOTE:
- 1.) THE BEARING BASIS IS PER PINELLAS COUNTY SECTIONAL BOOK & LEGAL DESCRIPTION. THE BEARING REFERENCE LINE IS EAST-WEST CENTER LINE BETWEEN THE WEST 1/4 CORNER & THE CENTER OF SECTION 18-30-16, BEING S 88°20'40" E. NORTH ARROW IS BASED ON THE BEARING STRUCTURE.
  - 2.) PROPERTY CORNER MONUMENTS SET ON 2/6/2024.
  - 3.) THE PLAT WAS PREPARED BASED ON THE BOUNDARY SURVEY COMPLETED BY LAND PRECISION CORPORATION DATED 1/04/2024. THE PRIOR RECORDED EASEMENTS AND THE R/W TAKING SHOWN HEREON HAS BEEN ROTATED TO THE BOUNDARY BEARINGS OF THE PLAT AS SHOWN.

BRL	- BEARING REFERENCE LINE
⊙	- CENTERLINE
O.R.	- OFFICIAL RECORDS PG - PAGE
LS	- LICENSED SURVEYOR
R/W	- RIGHT-OF-WAY (P) - PLAT
LB	- LICENSED BUSINESS LS - LICENSED SURVEYOR
PRM	- PERMANENT REFERENCE MONUMENT
POC	- POINT OF COMMENCEMENT
POB	- POINT OF BEGINNING
SCM	- SET 4"x4" CONCRETE MONUMENT/ PERMANENT REFERENCE MONUMENT W/ DISK PRM LB#6168
SET N&D	- SET NAIL AND DISK
⬢	- SECTION CORNER
⊙SRC	SET 1/2" REBAR & CAP LB#6168
POL	- POINT ON LINE
FCM	- FOUND CONCRETE MONUMENT
PCP	- PERMANENT CONTROL POINT
O/A	- OVERALL
(D)	- DEED (R) - RECORD (TYP) - TYPICAL
PB	- PLAT BOOK
FND FOUND	- IDENTIFICATION
N&D NAIL & DISK	
ESM'T	- EASEMENT
ROW	- RIGHT-OF-WAY
O.R.B.	- OFFICIAL RECORDS BOOK
⊙	- SET NAIL & DISK LB#6168 PRM



**SHEET 2 OF 2**  
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LB#6168 SURVEYING  
MAPPING - PLANNING