

SUNSET AT LANSBROOK SECOND REPLAT

A REPLAT OF SUNSET AT LANSBROOK REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 73 AND 74, BEING A PORTION OF THE SE 1/4 OF SECTION 21 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

LOTS 1, 2 AND 3 OF SUNSET AT LANSBROOK REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, CONTAINING 10.28 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SUNSET AT LANSBROOK SECOND REPLAT, AND THAT THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, AND THAT THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

THE PRIVATE CROSS ACCESS EASEMENTS "A" AND "B" ARE HEREBY DEDICATED TO THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS (THE "HOMEOWNER'S ASSOCIATION") FOR PRIVATE INGRESS AND EGRESS, AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION.

THE PRIVATE DRAINAGE EASEMENTS NO. 1 AND NO. 2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

THE PRIVATE LANDSCAPE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE STATED HEREON. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL MAINTAIN THE RELATED FACILITIES AND IMPROVEMENTS WITHIN THE SUBDIVISION.

THE PUBLIC SANITARY SEWER AND UTILITY EASEMENTS, AS SHOWN AND DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PUBLIC ON A NON-EXCLUSIVE BASIS FOR THE SPECIFIC LIMITED PURPOSE OF INSTALLING, OPERATING AND MAINTAINING UTILITY FACILITIES THEREIN AND FOR OTHER PURPOSES INCIDENTAL THERETO.

THE CONSERVATION EASEMENTS, AS SHOWN AND DEPICTED HEREON, ARE HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

OWNER:

FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004

Farhod M. Nikjeh, Trustee

FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004

Jennifer L. Marshall
WITNESS SIGNATURE

Jennifer Marshall
WITNESS (PRINT NAME)

Evan Mascoi
WITNESS SIGNATURE

Evan Mascoi
WITNESS (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 26 DAY OF February, 2021 AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

MY COMMISSION EXPIRES: 3/4/2022 COMMISSION NO. GG173865

Jennifer L. Marshall
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Jennifer L. Marshall
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CONFIRMATION OF ACCEPTANCE:

THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC.

BY: *Farhod M. Nikjeh*
FARHOD M. NIKJEH, PRESIDENT

Jennifer L. Marshall *Jennifer Marshall*
WITNESS SIGNATURE WITNESS (PRINT NAME)

Evan Mascoi
WITNESS SIGNATURE WITNESS (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 26 DAY OF February, 2021 AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED FARHOD M. NIKJEH, AS PRESIDENT, OF THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

MY COMMISSION EXPIRES: 3/4/2022 COMMISSION NO. GG173865

Jennifer L. Marshall
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Jennifer L. Marshall
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, SAID LINE BEARS N. 01° 24' 50" E.
- UTILITY AND DRAINAGE EASEMENT USE RESTRICTIONS: NO PERMANENT PRIVATE STRUCTURES, INCLUDING MASONRY OR CONCRETE BLOCK FENCES, ARE TO BE LOCATED WITHIN THE UTILITY OR DRAINAGE EASEMENTS SHOWN HEREON IN THE ABSENCE OF A SPECIFIC PERMIT FOR SUCH STRUCTURE FROM PINELLAS COUNTY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 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 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.
- ACCESS RESTRICTION: ACCESS FOR LOTS 2, 3, 4, AND 5 SHALL BE PROVIDED THROUGH THE CROSS ACCESS EASEMENTS, AS SHOWN HEREON, AND ADDITIONAL ACCESS CONNECTIONS ALONG LANSBROOK PARKWAY OR LAKE TARPON BOULEVARD SHALL BE PROHIBITED.
- EASEMENT RECORDED IN O. R. B. 20878, PAGE 476 AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.

CONSERVATION EASEMENT NOTE:

THE INTENT OF THE EASEMENT AREA IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE (PINELLAS COUNTY):

- CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
- EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION.

THE FOLLOWING RIGHTS ARE CONVEYED TO THE GRANTEE (PINELLAS COUNTY) BY THIS EASEMENT:

- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE GRANTEE, ITS HEIRS, SUCCESSORS, OR ASSIGNS, AT THE TIME OF SUCH ENTRY.

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 13 DAY OF April, 2021

APPROVED *Paul Eggen*
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: *Robert Lopez*
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) _____, PUBLIC RECORDS OF PINELLAS COUNTY,

FLORIDA, THIS _____ DAY OF _____, 20____.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

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

3/4/2021

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, FLORIDA 33765

DATE

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON AUGUST 29TH, 2020, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AND LOT CORNERS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

Mohammad B. Far
MOHAMMAD B. FAR

02-26-2021
DATE

FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5545

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

SUNSET AT LANSBROOK SECOND REPLAT

A REPLAT OF SUNSET AT LANSBROOK REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 73 AND 74, BEING A PORTION OF THE SE 1/4 OF SECTION 21 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

LOTS 1, 2 AND 3 OF SUNSET AT LANSBROOK REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 73 AND 74, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 10.28 ACRES MORE OR LESS.

DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004, IS THE OWNER OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS SUNSET AT LANSBROOK SECOND REPLAT, AND THAT THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, AND THAT THE OWNER DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

THE PRIVATE CROSS ACCESS EASEMENTS "A" AND "B" ARE HEREBY DEDICATED TO THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS (THE "HOMEOWNER'S ASSOCIATION") FOR PRIVATE INGRESS AND EGRESS, AS SHOWN HEREON, AND SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION.

THE PRIVATE DRAINAGE EASEMENTS NO. 1 AND NO. 2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR STORM AND SURFACE WATER DRAINAGE, DETENTION AND RETENTION. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL CONSTRUCT, OPERATE AND MAINTAIN THE DRAINAGE FACILITIES AND RELATED IMPROVEMENTS WITHIN THE SUBDIVISION.

THE PRIVATE LANDSCAPE EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS WITHIN THE SUBDIVISION FOR THE PURPOSE STATED HEREON. THE OWNER, THE HOMEOWNER'S ASSOCIATION OR A SIMILAR PERPETUAL MAINTENANCE ENTITY SHALL MAINTAIN THE RELATED FACILITIES AND IMPROVEMENTS WITHIN THE SUBDIVISION.

THE PUBLIC SANITARY SEWER AND UTILITY EASEMENTS, AS SHOWN AND DEPICTED HEREON, ARE HEREBY DEDICATED TO THE PUBLIC ON A NON-EXCLUSIVE BASIS FOR THE SPECIFIC LIMITED PURPOSE OF INSTALLING, OPERATING AND MAINTAINING UTILITY FACILITIES THEREIN AND FOR OTHER PURPOSES INCIDENTAL THERETO.

THE CONSERVATION EASEMENTS, AS SHOWN AND DEPICTED HEREON, ARE HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

OWNER:

FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004

Farhod M. Nikjeh, Trustee

FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004

Jennifer Marshall
WITNESS SIGNATURE

Jennifer Marshall
WITNESS (PRINT NAME)

[Signature]
WITNESS SIGNATURE

Evan Mascari
WITNESS (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 26 DAY OF February, 2021 AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED FARHOD M. NIKJEH, AS TRUSTEE OF THE FARHOD M. NIKJEH DECLARATION OF TRUST UTD FEBRUARY 6, 2004, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

MY COMMISSION EXPIRES: 3/4/2022 COMMISSION NO. GG173865

Jennifer L. Marshall
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Jennifer L. Marshall
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CONFIRMATION OF ACCEPTANCE:

THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC., JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF THE PRIVATE EASEMENTS AS SHOWN ON THIS PLAT.

SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC.

BY: *Farhod M. Nikjeh* *Jennifer Marshall* *Jennifer Marshall*
FARHOD M. NIKJEH, PRESIDENT WITNESS SIGNATURE WITNESS (PRINT NAME)
Evan Mascari
WITNESS SIGNATURE WITNESS (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY THAT ON THIS 26 DAY OF February, 2021 AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED FARHOD M. NIKJEH, AS PRESIDENT, OF THE SUNSET AT LANSBROOK HOMEOWNER'S ASSOCIATION, INC. TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE HEREON CERTIFICATE OF DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS OWN FREE ACT AND DEED, AS SUCH OFFICERS, FOR THE USES AND PURPOSES THEREIN MENTIONED.

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

MY COMMISSION EXPIRES: 3/4/2022 COMMISSION NO. GG173865

Jennifer L. Marshall
SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

Jennifer L. Marshall
PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA. SAID LINE BEARS N. 01°24'50"W.
- UTILITY AND DRAINAGE EASEMENT USE RESTRICTIONS: NO PERMANENT PRIVATE STRUCTURES, INCLUDING MASONRY OR CONCRETE BLOCK FENCES, ARE TO BE LOCATED WITHIN THE UTILITY OR DRAINAGE EASEMENTS SHOWN HEREON IN THE ABSENCE OF A SPECIFIC PERMIT FOR SUCH STRUCTURE FROM PINELLAS COUNTY.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON 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 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.
- ACCESS RESTRICTION: ACCESS FOR LOTS 2, 3, 4, AND 5 SHALL BE PROVIDED THROUGH THE CROSS ACCESS EASEMENTS, AS SHOWN HEREON, AND ADDITIONAL ACCESS CONNECTIONS ALONG LANSBROOK PARKWAY OR LAKE TARPON BOULEVARD SHALL BE PROHIBITED.
- EASEMENT RECORDED IN O.R.B. 20878, PAGE 476 AFFECTS THE PROPERTY AND IS BLANKET IN NATURE.

CONSERVATION EASEMENT NOTE:

THE INTENT OF THE EASEMENT AREA IS TO RETAIN THE EASEMENT AREA IN AN ESSENTIALLY NATURAL CONDITION. THE FOLLOWING ACTS OR ACTIVITIES ARE EXPRESSLY PROHIBITED WITHIN THE EASEMENT IN THE ABSENCE OF A SPECIFIC PERMIT FROM THE GRANTEE (PINELLAS COUNTY):

- CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
- EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- ANY ACTIVITY DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, SOIL CONSERVATION OR FISH AND WILDLIFE HABITAT PRESERVATION.

THE FOLLOWING RIGHTS ARE CONVEYED TO THE GRANTEE (PINELLAS COUNTY) BY THIS EASEMENT:

- TO ENTER UPON THE PROPERTY AT REASONABLE TIMES TO ENFORCE THE RIGHTS HEREIN GRANTED UPON PRIOR NOTICE TO THE GRANTEE, ITS HEIRS, SUCCESSORS, OR ASSIGNS, AT THE TIME OF SUCH ENTRY.

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 13 DAY OF April, 2021.

APPROVED

Dave Eggen
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: *[Signature]*
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) _____, PUBLIC RECORDS OF PINELLAS COUNTY,

FLORIDA, THIS _____ DAY OF _____, 20____.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

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 3/4/2021

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, FLORIDA 33765

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED REGISTERED SURVEYOR AND MAPPER, HEREBY CERTIFY THAT ON AUGUST 29TH, 2020, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT PERMANENT REFERENCE MONUMENTS AND LOT CORNERS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING, AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

Mohammad B. Far 02-26-2021
MOHAMMAD B. FAR DATE

FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5545

MOHAMMAD B. FAR

8131 Meadowview Place, New Port Richey, Florida, 34655
Phone: (727) 375-1740 Fax: (727) 375-1741

SUNSET AT LANSBROOK SECOND REPLAT

NORTH

A REPLAT OF SUNSET AT LANSBROOK REPLAT AS RECORDED IN PLAT BOOK 122, PAGES 73 AND 74, BEING A PORTION OF THE SE 1/4 OF SECTION 21 AND THE NE 1/4 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

PARCEL A
ELL INWOOD PHASE 1
(P. B. 109, PAGES 20-23)

