

# 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 Mason*  
WITNESS SIGNATURE

Evan Mason  
WITNESS (PRINT NAME)

**MOHAMMAD B. FAR**

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

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

*Evan Mason*  
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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

APPROVED

\_\_\_\_\_  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

KEN BURKE, CLERK BY: \_\_\_\_\_  
PINELLAS COUNTY, FLORIDA 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 BY: \_\_\_\_\_  
PINELLAS COUNTY, FLORIDA 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

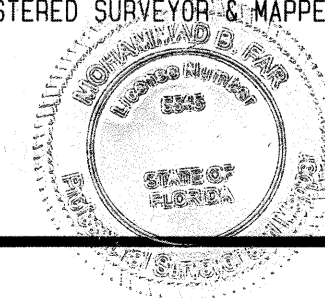
DATE

**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* 02-26-2021  
MOHAMMAD B. FAR DATE

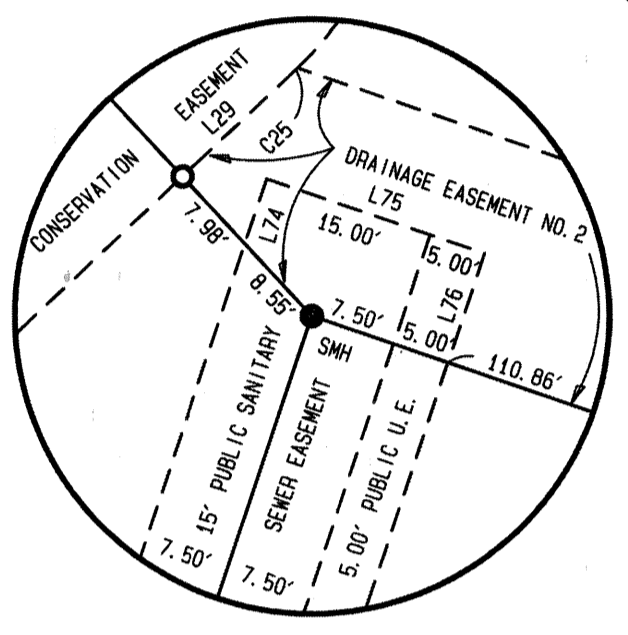
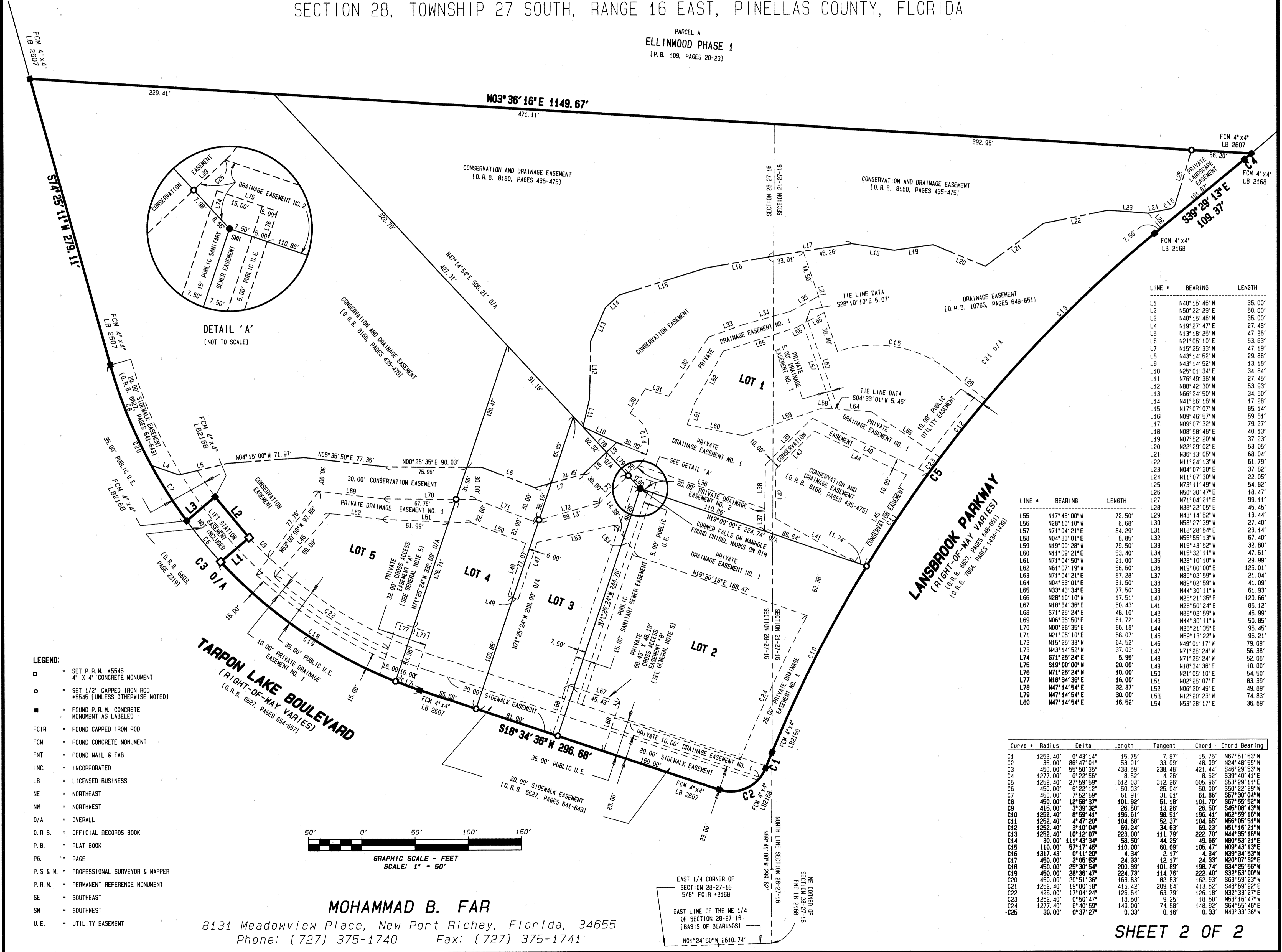
FLORIDA REGISTERED SURVEYOR & MAPPER NO. 5545



# SUNSET AT LANSBROOK SECOND REPLAT

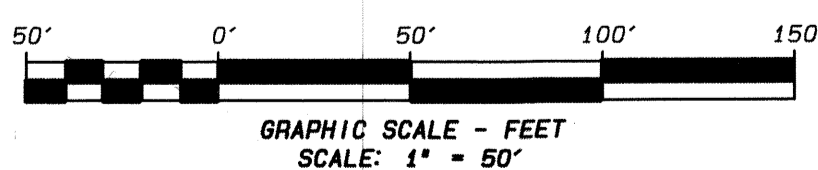
NORTH

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



LINE #	BEARING	LENGTH
L1	N40°15'46"W	35.00'
L2	N50°22'29"E	50.00'
L3	N40°15'46"W	35.00'
L4	N19°27'47"E	27.48'
L5	N13°18'25"W	47.26'
L6	N21°05'10"E	53.63'
L7	N15°25'33"W	47.19'
L8	N43°14'52"W	29.86'
L9	N43°14'52"W	13.18'
L10	N25°01'34"E	34.84'
L11	N76°49'38"W	27.45'
L12	N88°42'30"W	53.93'
L13	N66°24'50"W	34.60'
L14	N41°55'18"W	17.28'
L15	N17°07'07"W	85.14'
L16	N09°46'57"W	59.81'
L17	N09°07'32"W	79.27'
L18	N08°58'48"E	40.13'
L19	N07°52'20"W	37.23'
L20	N22°29'02"E	53.05'
L21	N36°13'05"W	68.04'
L22	N11°24'13"W	61.79'
L23	N04°07'30"E	37.82'
L24	N11°07'30"W	22.05'
L25	N73°11'49"W	54.82'
L26	N50°30'47"E	18.47'
L27	N71°04'21"E	99.11'
L28	N38°22'05"E	45.45'
L29	N43°14'52"W	13.44'
L30	N58°27'39"W	27.40'
L31	N18°28'54"E	23.14'
L32	N55°55'13"W	67.40'
L33	N19°43'52"W	32.80'
L34	N15°32'11"W	47.61'
L35	N28°10'10"W	29.99'
L36	N19°00'00"E	125.01'
L37	N89°02'59"W	21.04'
L38	N89°02'59"W	41.09'
L39	N44°30'11"W	61.93'
L40	N25°21'35"E	120.66'
L41	N28°50'24"E	85.12'
L42	N89°02'59"W	45.99'
L43	N44°30'11"W	50.85'
L44	N25°21'35"E	95.45'
L45	N59°13'22"W	95.21'
L46	N49°01'17"W	79.09'
L47	N71°25'24"W	56.38'
L48	N71°25'24"W	52.06'
L49	N18°34'36"E	10.00'
L50	N21°05'10"E	54.50'
L51	N02°25'07"E	83.39'
L52	N06°20'49"E	49.89'
L53	N12°20'23"W	74.83'
L54	N53°28'17"E	36.69'

- LEGEND:**
- SET P. R. M. #545  
4" X 4" CONCRETE MONUMENT
  - SET 1/2" CAPPED IRON ROD  
#545 (UNLESS OTHERWISE NOTED)
  - FOUND P. R. M. CONCRETE  
MONUMENT AS LABELED
  - FCIR = FOUND CAPPED IRON ROD
  - FCM = FOUND CONCRETE MONUMENT
  - FNT = FOUND NAIL & TAB
  - INC. = INCORPORATED
  - LB = LICENSED BUSINESS
  - NE = NORTHEAST
  - NN = NORTHWEST
  - O/A = OVERALL
  - O. R. B. = OFFICIAL RECORDS BOOK
  - P. B. = PLAT BOOK
  - PG. = PAGE
  - P. S. & M. = PROFESSIONAL SURVEYOR & MAPPER
  - P. R. M. = PERMANENT REFERENCE MONUMENT
  - SE = SOUTHEAST
  - SW = SOUTHWEST
  - U.E. = UTILITY EASEMENT



**MOHAMMAD B. FAR**  
 8131 Meadowview Place, New Port Richey, Florida, 34655  
 Phone: (727) 375-1740 Fax: (727) 375-1741

Curve #	Radius	Delta	Length	Tangent	Chord	Chord Bearing
C1	1252.40'	0°43'14"	15.75'	7.87'	15.75'	N67°51'53"W
C2	35.00'	86°47'01"	53.01'	33.09'	48.09'	N24°48'55"W
C3	450.00'	55°50'35"	438.59'	238.48'	421.44'	S46°29'53"W
C4	1277.00'	0°22'56"	8.52'	4.26'	8.52'	S30°40'41"E
C5	1252.40'	27°59'59"	612.03'	312.03'	605.96'	S53°29'11"E
C6	450.00'	6°22'12"	50.03'	25.04'	50.00'	S50°22'29"W
C7	450.00'	7°52'59"	61.91'	31.01'	61.86'	S57°30'04"W
C8	450.00'	12°58'37"	101.92'	51.18'	101.70'	S67°55'52"W
C9	415.00'	3°05'53"	24.33'	12.17'	24.33'	N20°07'32"E
C10	1252.40'	8°59'41"	196.61'	98.51'	196.41'	N62°59'16"W
C11	1252.40'	4°47'20"	104.68'	52.37'	104.65'	N56°05'51"W
C12	1252.40'	3°10'04"	69.24'	34.63'	69.24'	N51°16'21"W
C13	1252.40'	1°12'07"	222.70'	111.35'	222.70'	N44°38'18"W
C14	30.00'	111°43'34"	58.50'	44.25'	49.66'	N80°53'21"E
C15	110.00'	57°17'45"	110.00'	60.09'	105.47'	N09°43'13"E
C16	1317.43'	0°11'20"	4.34'	2.17'	4.34'	N39°34'53"W
C17	450.00'	3°05'53"	24.33'	12.17'	24.33'	N20°07'32"E
C18	450.00'	25°30'54"	200.39'	101.89'	198.74'	S34°25'56"W
C19	450.00'	28°36'47"	224.73'	114.76'	222.40'	S32°53'00"W
C20	450.00'	20°51'36"	163.63'	82.63'	162.93'	S63°59'23"W
C21	1252.40'	1°00'18"	415.42'	207.64'	413.52'	S49°59'22"E
C22	425.00'	17°04'24"	126.64'	63.79'	126.19'	N39°33'27"E
C23	1252.40'	0°50'47"	18.50'	9.25'	18.50'	N53°16'47"W
C24	1277.40'	6°40'59"	149.00'	74.58'	148.92'	S64°55'48"E
C25	30.00'	0°37'27"	0.33'	0.16'	0.33'	N43°33'36"W