

1" Top Border

SUBDIVISION NAME

SUB-TITLE

1 / 4 , SECTION, TOWNSHIP, RANGE, PINELLAS COUNTY, FLORIDA

Legal Description

Additional Owners and Mortgagees
and their Acknowledgments

County Commission
Certificate

Dedication Language

Confirmation of Acceptance of any
Tracts for maintenance by the HOA
and its acknowledgment (if required)

County Clerk
Certificate

Surveyor's Notes

Acknowledgment for Owner(s)

NOTICE required by F.S. 177.091(27)

Conformity Surveyor
Certificate

Utility Easement Note (if required)
per F.S. 177.091(28)

Mortgagee

Conservation Easement Note
(if required)

Platting Surveyor
Certificate

Acknowledgment for Mortgagee

Private Stormwater Management
Area Note (for Minor Plats)

Or recorded Mortgagee's
Consent to Plat information

Overall sheet size to be
28" wide by 22" high
(24" X 20" inside borders)

Company Name, Address,
Phone Number, & L.B. Number

3" Left Border

1" Right Border

1" Bottom Border

TITLE REPORT

RE: PROPOSED PLAT OF (name of plat as shown on the plat and in dedication language)

This is to certify that I, (name of person certifying the examination) have examined the Public Records of Pinellas County, State of Florida through (month/day/year) in regard to the following described property:

(THE LEGAL DESCRIPTION MUST BE INSERTED HERE, NOT AS AN ATTACHMENT, AND MUST EXACTLY MATCH THE LEGAL DESCRIPTION AS SHOWN ON THE PLAT)

TITLE:

We find the recorded titleholder to the above vested in (owner), which is the same (person/corporation) that appears in the dedication of the proposed plat, by (type) deed recorded in Official Records Book _____, Page _____, in the Public Records of Pinellas County, Florida.

MORTGAGE:

The only mortgage of record is currently held by (name of mortgagee), recorded in Official Records Book _____, Page _____, recorded (date) in the Public Records of Pinellas County, Florida.

** If no mortgage, so state.*

EASEMENTS AND ENCUMBRANCES:

The property is also subject to the following easements and other encumbrances:

** If no easements or encumbrances, so state.*

REAL ESTATE TAXES:

The real property taxes for 20__ are due and payable to the Pinellas County Tax Collector as of the date of this report in the amount of \$_____.

** If current taxes are paid, so state.*

(Name, signature, and title of person preparing the title report)

Additional Information for Preparer

- Submittal of a current title report is required by Chapter 154 of Pinellas County Land Development Code.*
- Title report must be based on a title search of at least 30 years from the current date to the "root of title".*
- The title report must be on letterhead and include details such as company name, physical address, phone number and email address.*
- At the time of submittal, the title report cannot be more than 60 calendar days old.*
- At the time of recording of the plat, the title report cannot be more than 120 calendar days old.*
- Title report must include all recorded easements, servitudes and/or covenants benefitting or burdening the property to be platted.*
- When submitting the title report, digital copies of all documents referenced in the title report must be included.*

Sample language for plats that do not contain any private tracts, private easements, or conservation easements *

DEDICATION

THE UNDERSIGNED HEREBY (Certify/Certifies) THAT (He/She/They/Full Name of Corporation) (Is/Are) THE (Owner/Owners) OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS (Subdivision Name) AND BESIDES (His/Her/Their/Its) INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, EXCEPT FOR THE MORTGAGEE INTEREST HELD BY (Full Name of Lender), AND THAT THE (Owner/Owners) (Does/Do) HEREBY DEDICATE TO THE PUBLIC, ALL (Right-of-Way and Easements) DESIGNATED ON THE PLAT AS "PUBLIC".

OWNER(S):

(Full Name of Corporation – If Applicable)

BY: _____
(Name)
(Corporate Title – If Applicable)

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

Sample language for plats containing private tracts, private easements, and/or conservation easements *

DEDICATION

THE UNDERSIGNED HEREBY (Certify/Certifies) THAT (He/She/They/Full Name of Corporation) (Is/Are) THE (Owner/Owners) OF THE HEREIN DESCRIBED TRACT OF LAND PLATTED AS (Subdivision Name) AND BESIDES (His/Her/Their/Its) INTERESTS THEREIN, THERE ARE NO OUTSTANDING INTERESTS IN SAID TRACT OF LAND, EXCEPT FOR THE MORTGAGEE INTEREST HELD BY (Full Name of Lender), AND THAT THE (Owner/Owners) (Does/Do) HEREBY DEDICATE TO THE PUBLIC, ALL (Right-of-Way and Easements) DESIGNATED ON THE PLAT AS "PUBLIC", AND FURTHER MAKES THE FOLLOWING CONVEYANCES, DEDICATIONS AND RESERVATIONS:

1.) TRACT A (PRIVATE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITY TRACT) AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE (Full Name of Homeowner's Association), ITS SUCCESSORS AND/OR ASSIGNS (THE "HOMEOWNER'S ASSOCIATION") FOR PRIVATE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITIES AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

A) A NON-EXCLUSIVE ACCESS EASEMENT OVER TRACT A IS HEREBY GRANTED TO PINELLAS COUNTY AND ALL PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL AND PACKAGE DELIVERY, SOLID WASTE SANITATION AND SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICE PROVIDERS FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF OFFICIAL PUBLIC OR QUASI-PUBLIC DUTIES. SAID EASEMENT SHALL BE LIMITED TO ACCESS FOR THE AFOREMENTIONED PURPOSES AND SHALL NOT BE CONSTRUED AS CREATING A DEDICATED PUBLIC ROAD OR IMPOSING ANY MAINTENANCE OR OTHER RESPONSIBILITIES ON ANY OF THE AFOREMENTIONED PUBLIC OR QUASI-PUBLIC ENTITIES.

B) A UTILITY EASEMENT OVER TRACT A IS HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE LOTS AND TRACTS WITHIN THE SUBDIVISION, FOR THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF UTILITIES AND RELATED EQUIPMENT SERVING THE LOTS AND TRACTS.

2.) TRACT B (PRIVATE DRAINAGE AND LANDSCAPE TRACT) AS SHOWN HEREON, IS HEREBY CONVEYED IN FEE SIMPLE TO THE HOMEOWNER'S ASSOCIATION FOR PRIVATE DRAINAGE AND LANDSCAPING AND SHALL REMAIN PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS WITHIN THE SUBDIVISION.

3.) THE PRIVATE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR THE BENEFIT OF THE LOTS AND TRACTS 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.

4.) 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.

5.) THE CONSERVATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PINELLAS COUNTY AS PROVIDED IN SECTION 704.06, FLORIDA STATUTES.

OWNER(S):

(Full Name of Corporation – If Applicable)

BY: _____
(Name)
(Corporate Title – If Applicable)

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

** The dedication language shown on the proposed plat does not have to match the above sample language verbatim and custom language is acceptable, however, it must include all of the points contained in the sample language.*

Substantial deviation from the checklist requirements and sample language may increase the required review time and cause delays.

For a proposed plat with multiple owners or other variations, please contact Pinellas County Survey and Mapping Division for examples.

ACKNOWLEDGMENT For an individual as signatory to the dedication language

STATE OF (State)
COUNTY OF (County)

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED (Name of Individual), 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/Her) OWN FREE ACT AND DEED 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: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

ACKNOWLEDGMENT For a corporation as signatory to the dedication language

STATE OF (State)
COUNTY OF (County)

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED (Name of Officer or Agent), AS (Title of Officer or Agent), OF (Full Name of Corporation), 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/Her) 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: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

ACKNOWLEDGMENT *For a partnership as signatory to the dedication language*

STATE OF (State)
COUNTY OF (County)

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED (Name of Partner or Agent), PARTNER (OR AGENT) ON BEHALF OF (Full Name of Partnership), 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/Her) OWN FREE ACT AND DEED 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: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

ACKNOWLEDGMENT *For an individual acting as principal by an Attorney in Fact as signatory to the dedication language*

STATE OF (State)
COUNTY OF (County)

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED (Name of Attorney in Fact), 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/Her) OWN FREE ACT AND DEED 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: _____ COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

OPTION 1

Required on the face of the plat when a "Consent to Platting of Lands and Partial Release of Mortgage" has been recorded

MORTGAGEE'S CONSENT TO PLAT

(Full Name of Lender), AS MORTGAGEE UNDER CERTAIN MORTGAGE DATED (Date Mortgage Signed), RECORDED IN (O.R. Book and Page), PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE CONSENT TO PLATTING AS RECORDED IN (O.R. Book and Page Consent Form is Recorded In) DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON, AND AGREES THAT IN THE EVENT OF THE FORECLOSURE OF THIS MORTGAGE ALL DEDICATED AREAS SHALL SURVIVE AND BE ENFORCEABLE.

OPTION 1 – (Continued)

**CONSENT TO PLATTING OF LANDS
AND PARTIAL RELEASE OF MORTGAGE**

(1) (WE) the undersigned, as mortgagee(s) under a certain mortgage dated _____ A.D. 20____, recorded in O.R. Book _____ Page(s) _____ Public Records of Pinellas County, Florida, covering the following described real property located in said county, to wit:

**[Enter the legal description of the property covered by the mortgage here]
DO NOT ATTACH AS AN EXHIBIT**

do hereby consent to the platting of said lands, or so much thereof as is contained in the proposed plat, as a plat to be known as _____ and hereby join in the dedication of such lands as such plat and release from the lien of such mortgage all streets, and all other areas shown by said plat to be dedicated to public use, and agree that in the event of foreclosure of this mortgage all dedicated areas shall survive and be enforceable.

Witness (his/her/their) hand(s) and seal(s) this _____ day of _____ A.D., 20 _____.

MORTGAGEE(S)

WITNESSES

SIGNATURE

SIGNATURE

PRINT NAME AND/OR TITLE

PRINT NAME

SIGNATURE

PRINT NAME

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this _____ day of _____, 20 _____ by _____, who has produced _____ as identification and who did/did not take an oath.

Notary Signature

Print Name

Commission Number

(Place notary stamp here)

Prepared by and return to:

**(The fee for recording this form
must be paid at the time the
form is recorded.)**

OPTION 2

**Required on the face of the plat when a Mortgagee's
"Consent to Platting of Lands and Partial Release of
Mortgage" form has not been previously recorded**

CERTIFICATE OF MORTGAGEE

THE UNDERSIGNED, AS MORTGAGEE(S) UNDER A CERTAIN MORTGAGE DATED _____, 20____, RECORDED IN O.R. BOOK _____ PAGE(S) _____, 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.

(Full Name of Lender)

BY: _____

WITNESS SIGNATURE

NAME: _____

WITNESS (PRINT NAME)

TITLE: _____

WITNESS SIGNATURE

WITNESS (PRINT NAME)

ACKNOWLEDGMENT AS TO MORTGAGEE

STATE OF (State)
COUNTY OF (County)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS _____ DAY OF _____ 20____ BY (Name), AS (Title), OF (Full Name of Lender), ON BEHALF OF THE CORPORATION. (He/She) IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

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

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

CONFIRMATION OF ACCEPTANCE

(Full Name of Homeowner's Association), JOINS IN THE DEDICATION FOR THE PURPOSE OF ACCEPTING THE MAINTENANCE OF TRACT(S) _____ AND THE PRIVATE EASEMENT(S) AS SHOWN ON THIS PLAT.

(Full Name of Homeowner's Association)

BY: _____
(Name and Title)

WITNESS SIGNATURE

WITNESS SIGNATURE

WITNESS (PRINT NAME)

WITNESS (PRINT NAME)

ACKNOWLEDGMENT

STATE OF (State)
COUNTY OF (County)

I HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____ AND BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, PERSONALLY APPEARED (Name), AS (Title), OF (Full Name of Homeowner's Association), 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/Her) 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: _____

COMMISSION NO. _____

SIGNATURE OF NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

PRINT NAME OF NOTARY PUBLIC
AND PLACE STAMP OR SEAL HERE

NOTE FOR USE ON ALL PLATS

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.

NOTE FOR USE ON ALL PLATS THAT HAVE UTILITY EASEMENTS

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.

CONSERVATION EASEMENT NOTE *Required on plat when there is a conservation easement*

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):

- A. CONSTRUCTION OR THE PLACING OF ANY STRUCTURE OR MATERIALS ON OR ABOVE THE GROUND.
- B. CONSTRUCTION OR PLACING OF UTILITIES, DRAINAGE FACILITIES, MITIGATION AREAS, OR THE PLANTING OF VEGETATION.
- C. THE PLACEMENT OF ANY MATERIAL SUCH AS TRASH OR WASTE WHICH IS INCONSISTENT WITH THE INTENT OF THE CONSERVATION EASEMENT.
- D. PLACEMENT, REMOVAL OR DESTRUCTION OF TREES, SHRUBS OR OTHER VEGETATION, INCLUDING MOWING, PESTICIDE AND HERBICIDE USES.
- E. EXCAVATION OR OTHER REMOVAL OF MATERIAL.
- F. USES EXCEPT FOR THE PURPOSES THAT PERMIT THE AREA DEFINED BY THE EASEMENT TO REMAIN IN AN ESSENTIALLY NATURAL CONDITION.
- G. 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:

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

*Required on all Minor Plats located within
Residential Zones R-1 through R-4*

PRIVATE STORMWATER MANAGEMENT AREA NOTE

EACH LOT AND SUBSEQUENT BUILDING PERMIT MUST COMPLY WITH THE STORMWATER PROVISION REQUIRING THAT EACH LOT SHALL MEET A 1-INCH RAINFALL VOLUMETRIC RETENTION REQUIREMENT FOR THE ENTIRE LOT AREA THROUGH THE UTILIZATION OF VEGETATED SWALES (E.G., TURF OR PLANTED), RAIN GARDENS, BIO-SWALES OR DRY RETENTION AREAS. THE PRIVATE STORMWATER MANAGEMENT AREA MUST REMAIN IN PLACE IN ITS ORIGINALLY DESIGNED AND PERMITTED CONDITION AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.

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
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 _____, 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 I, OF THE FLORIDA STATUTES.

GEORGE A. SHIMP III

FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE No. 6137
PINELLAS COUNTY SURVEY AND MAPPING DIVISION
DEPARTMENT OF PUBLIC WORKS
22211 U.S. HIGHWAY 19 NORTH
CLEARWATER, FL 33765

DATE

SURVEYOR'S CERTIFICATE Sample language if all monumentation will be set before plat is recorded **

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; 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 I, FLORIDA STATUTES; AND THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS, AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION.

(Surveyor's Name)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE No. (____)
(Company Name)
(Address)
(LB Number)

DATE

SURVEYOR'S CERTIFICATE Sample language if PCP's and lot/tract corners are bonded **

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED AND THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; 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 I, FLORIDA STATUTES; THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S), AS SHOWN HEREON, HAVE BEEN SET AS OF THE DATE OF THIS CERTIFICATION; AND THAT THE PERMANENT CONTROL POINTS (PCP'S) AND LOT CORNERS, AS SHOWN HEREON, WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTES AND PURSUANT TO THE TERMS OF THE BOND.

(Surveyor's Name)
FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE No. (____)
(Company Name)
(Address)
(LB Number)

DATE

***** The Surveyor's Certificate shown on the proposed plat does not have to match the above sample language verbatim and custom language is acceptable, however, it must include all of the points contained in the sample language. Substantial deviation from the checklist requirements and sample language may increase the required review time and cause delays.***