



30' WIDE RIGHT OF WAY

Situated in the State of Florida, County of Pinellas, Section 10, Township 30 South, Range 15 East, Tallahassee Meridian, being part of that tract of land as conveyed to Caribbean Isles Owner, L.L.C., a Delaware limited liability company in Official Records Book 22231, Page 2623 and located within the Pinellas Groves Subdivision according to the plat thereof as recorded in Plat Book 1, Page 55; all deed and plat references refer to the public records of Pinellas County, Florida and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of Section 10, Township 30 South, Range 15 East;

Thence North 00°18'05"East, along the East line of the SW quarter of said Section 10, a distance of 50.00 feet to a point on the northerly right of way line of Walsingham Road (variable in width);

Thence North 89°07'15"West, along the said northerly right of way line, a distance of 1311.32 feet to a point on the west line of a 30' right of way strip per said Pinellas Groves Subdivision, at the Point of Beginning for this description;

Thence along the platted 30' right of way strip that extends north and south beyond the limits described hereon, the following courses:

North 89°07'15" West, continuing along the said right of way line, a distance of 30.00 feet to a point of said 30' right of way strip;

North 00°15'48" East, across that said Caribbean Isles Owner, L.L.C., tract of land, a distance of 1254.39 feet to a point on said 30' right of way strip and a point on a northerly line of said Caribbean Isles Owner, L.L.C., tract;

South 89°08'11" East, along the north line of said tract for 15.00 feet and projection of the said north line for 15.00 feet, a distance of 30.00 feet to a point on said 30' right of way strip;

South 00°15'48" West, along the west line of a 25' Drainage Parcel recorded in Official Records Book 693, Page 312, a distance of 1254.40 feet to the Point of Beginning and containing 37,632 square feet or 0.864 acre.

The basis of bearing is based on a bearing of North 89°07'15"West for the north right of way line of Walsingham Road per Official Records Book 14667, Page 2484.

By: Timothy L Fish
Timothy L Fish, PSM
Florida Professional Surveyor and Mapper No. LS 6819
Florida Certificate of Authorization No. LB 7351

