

RESOLUTION DEDICATING A PORTION OF
COUNTY-OWNED PROPERTY BEING A
PORTION OF WEST KLOSTERMAN
PRESERVE IN SECTION 23, TOWNSHIP 27
SOUTH, RANGE 15 EAST AS PUBLIC RIGHT-
OF-WAY.

WHEREAS, pursuant to a warranty deed, Pinellas County (“County”) holds title in fee simple to parcel #23-27-15-89262-000-2700, known as West Klosterman Preserve, lying within the Northwest 1/4 of Section 23, Township 27 South, Range 15 East, recorded in Official Records Book 23126, Page 1417, Public Records of Pinellas County, Florida as described in Exhibit “A” attached hereto; and

WHEREAS, a portion of the parcel as described in Exhibit “B” attached hereto has been improved by the County, including roadway, sidewalks, and/or drainage improvements, and is currently being used by the general public; and

WHEREAS, it is necessary for the County to dedicate such portion of the parcel described in Exhibit “B” as public right-of-way.

NOW THEREFORE, BE IT RESOLVED, t h a t the Board of County Commissioners of Pinellas County, Florida, duly assembled this 16th day of December, 2025, hereby dedicates to the public as right-of-way lands as depicted in Exhibit “B” attached hereto, and authorizes the Clerk of the Circuit Court to certify and record this dedication of public right-of-way.

Commissioner Nowicki offered the foregoing resolution and moved its adoption which was seconded by Commissioner Eggers, and upon roll call the vote was:

AYES: Scott, Eggers, Flowers, Latvala, Nowicki, Peters, and Scherer.

NAYS: None.

ABSENT OR NOT VOTING: None.

Exhibit A

This Instrument Prepared By:
Stina Leftenant
American Government Services Corporation
3812 W. Linebaugh Avenue, Tampa, Florida 33618
AGS File Number: 33488

Upon Recording, Return To:
Department of Real Estate Management
Real Property Division
509 East Avenue South, Clearwater, Florida 33756

Warranty Deed

Consideration: \$3,000,000.00
State Documentary Stamps Paid: \$21,000.00
County Project: West Klosterman
Property Appraiser's Parcel ID Number: 23-27-15-89262-000-2700

THIS INDENTURE, made this 8 day of April, 2025, from **Pinellas County School Board**, Grantor, whose address is 301 4th Street SW, Largo, Florida 33770 to **Pinellas County, a political subdivision of the State of Florida**, whose address is 315 Court Street, Clearwater, Florida 33756, Grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Pinellas County, Florida, to-wit:

The East 150 feet of Tract 26, all of Tract 27 and the West 30 feet Tract 28,
TAMPA-TARPON SPRINGS LAND CO. Plat in Section 23, Township 27 South, Range 15
East as recorded in Plat Book 1, at page 116, Hillsborough County, Records of which
Pinellas County was formerly a part.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

Exhibit A

Signed, sealed and delivered in the presence of:

[Signature]
Signature of 1st Witness

Theresa Garbutt-Wilkes
Print or type name of 1st Witness

1528 S. Fredrica Ave
Address of 1st Witness

Clearwater, FL 33756
City, State & Zip Code

[Signature]
Signature of 2nd Witness

Cathy Hunt
Print or type name of 2nd Witness

4618 Sloupoke Ln
Address of 2nd Witness

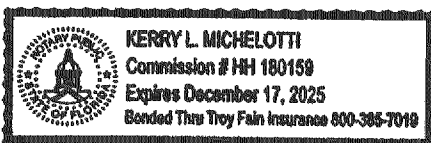
Plant City, FL 33565
City, State & Zip Code

STATE OF Florida
COUNTY OF Pinellas

The Foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April, 2025, by **Kevin K. Hendrick, as Superintendent for Pinellas County School Board**. Such person (Notary Public must check applicable box):

- ☒ personally known to me.
☐ produced current driver license.
☐ or produced _____ as identification.

(Notary Seal)



Kerry L. Michelotti
Notary Public - State of Florida
Printed Name of Notary: Kerry L. Michelotti
Commission Number: HH 180159
My Commission Expires: 12-17-25

McKim & Creed, Inc.
3903 Northdale Blvd., Suite 115E
Tampa, Florida 33624
PHONE # (813) 549-3740



SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST
DESCRIPTION

A portion land described in Official Records Book 7413, Page 1087, of the Public Records of Pinellas County, Florida, being a part of Tracts 26, 27 and 28, of TAMPA & TARPON SPRINGS LAND CO, according to the map or plat thereof as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part of, lying within Section 23, Township 27 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Northwest 1/4 of said Section 23, said Southeast corner being a found railroad spike and being in agreement with Certified Corner Record number 0117506; THENCE run Westerly along the South line of said Northwest 1/4, N89°57'56"W a distance of 409.80 feet to a point on the East line of the West 30 feet of Tract 28 of said TAMPA & TARPON SPRINGS LAND CO, said point being the POINT OF BEGINNING; THENCE departing the East line of said West 30 feet, continue Westerly along the South line of said Northwest 1/4, N89°57'56"W a distance of 619.86 feet to the West line of the East 150 feet of Tract 26 of said TAMPA & TARPON SPRINGS LAND CO; THENCE departing the South line of said Northwest 1/4, run Northerly along the West line of said East 150 feet, N01°29'33" a distance of 70.93 feet to the Southeasterly corner of THE BEND, a subdivision according to the map or plat thereof as recorded in Plat Book 98, Page 17, of the Public Records of Pinellas County; THENCE departing the West line of said East 150 feet, run S88°58'30"E a distance of 619.64 feet to the Southwesterly corner of WHISPERING WOODS, a subdivision according to the map or plat thereof as recorded in Plat Book 92, Page 57, of said Public Records, said Southwesterly corner being on the East line of the West 30 feet of said Tract 28; THENCE run Southerly along the West line of said East 30 feet, S01°26'58"W a distance of 60.22 feet to the POINT OF BEGINNING.

The above described parcel of land contains 40,631 square feet or 0.933 acres more or less.

Reviewed by: JD
Date: 03/12/2025
SFN#: 02269

SURVEYOR'S NOTES:

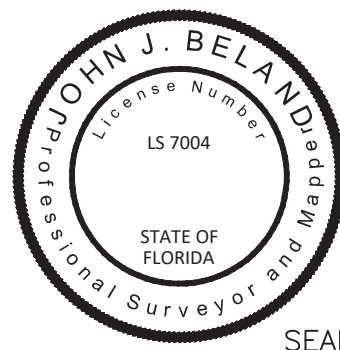
- 1) Bearings shown hereon are Grid Bearings based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment (NAD83/2011); the East line of the Northwest 1/4 of Section 23, Township 27 South, Range 15 East, having a bearing of S01°24'23"W, is referenced as the Bearing Basis for this Sketch and Description.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

Digitally signed by John J Beland
Date: 2025.03.11 08:06:51 -04'00'

DATE



SEAL

S.F.N.:
2269

P.I.D.:
002168A

CALCULATED
BY: JJB

CHECKED
BY: JJB

Pinellas County Survey
and Mapping Division

Parcel No.: P102
SHEET 1 OF 2

EXHIBIT B

I:\01030\0155\Geomatics\92-C3D\SFN2269-00000\DWG\p102-c3d-2024.dwg, Mar 11, 2025 - 8:06am

SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST

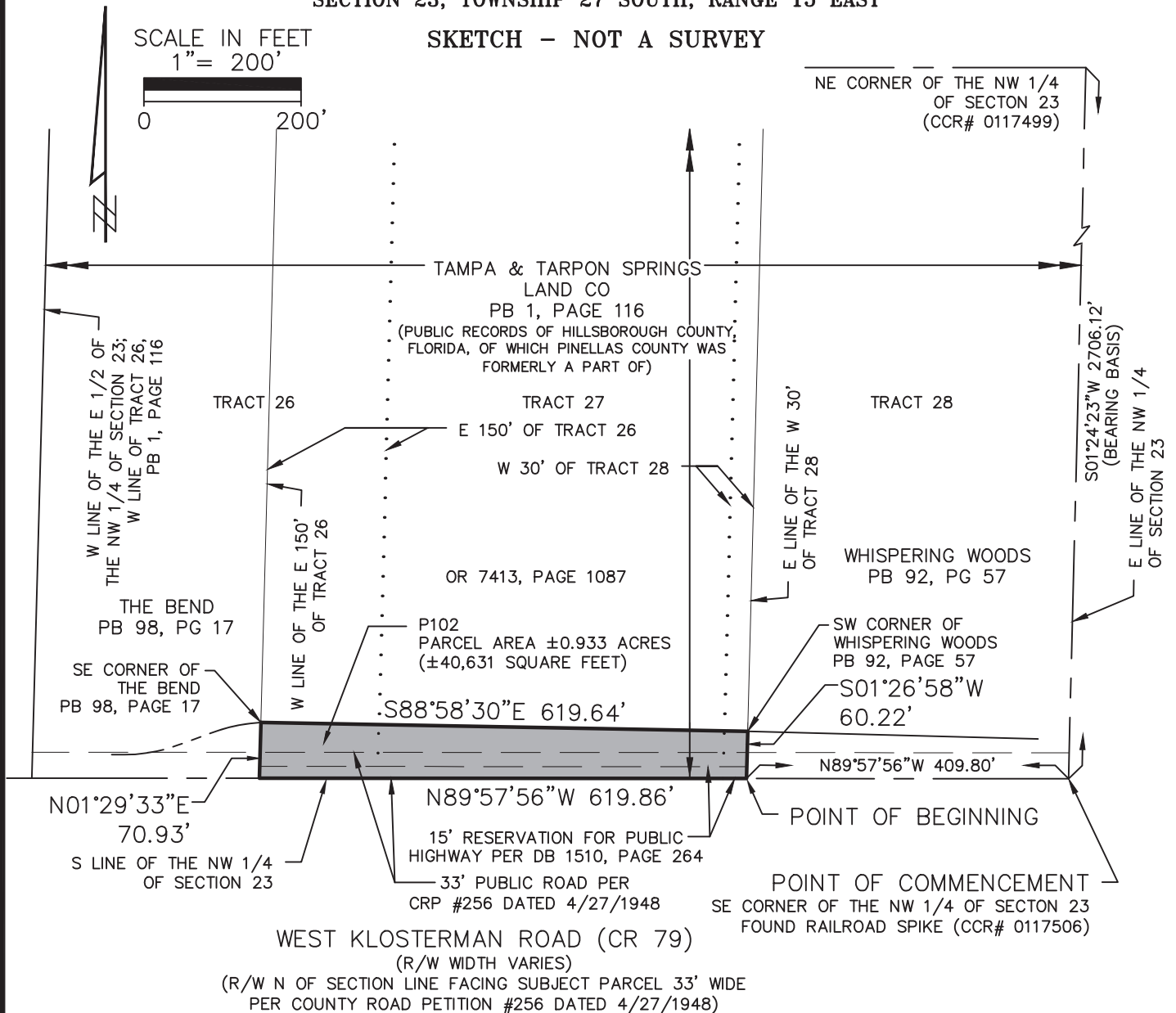
SKETCH - NOT A SURVEY

SCALE IN FEET
1" = 200'



NE CORNER OF THE NW 1/4
OF SECTION 23
(CCR# 0117499)

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ABBREVIATIONS:

CCR CERTIFIED CORNER RECORD
CR COUNTY ROAD
CRP COUNTY ROAD PETITION
DB DEED BOOK
OR OFFICIAL RECORDS BOOK
PB PLAT BOOK
R/W RIGHT OF WAY

S.F.N.:
2269

P.I.D.:
002168A

CALCULATED
BY: JJB

CHECKED
BY: JJB

Pinellas County Survey
and Mapping Division

Parcel No.: P102

SHEET 2 OF 2