

Project: North Highland Avenue Phase II – Keystone to Morrow Rd
PID No. #001333C

Prepared by and return to:
Pinellas County Administrative Services
Facilities and Real Property Division
Attn: Joshua Rosado
509 East Avenue South
Clearwater, FL 33756

TRUSTEE’S DEED

THIS DEED, made this ____ day of _____, 2022, by KENNETH M. MCALPIN, as Trustee of the HUEY KENNETH MCALPIN REVOCABLE TRUST Agreement dated June 29, 1994, with full power and authority to protect, conserve, sell, convey, grant, lease, encumber or otherwise manage and dispose of the real property described herein, whose mailing address is 8812 Frey Road, Houston, Texas 77034, hereinafter referred to as “Grantor”, to PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as “Grantee.”

WITNESSETH

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained, and sold to the Grantee, its heirs and assigns forever, the following described land, to wit:

Legal description of real estate located in Pinellas County, Florida:

*Lands described in Exhibits “B-1”, “B-2” and “B-3”,
attached hereto and made a part hereof.*

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

SUBJECT to applicable land use and zoning restrictions and to easements, reservations and restrictions of record, if any, which are specifically not reimposed or extended hereby, and to taxes for the year 2022 and subsequent years.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the undersigned trustee by the terms of a deed or deeds delivered to the Grantor pursuant to the above-described trust agreement. Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by through or under Grantor, and against none other.

The referenced property is not the homestead of Grantor nor any of Grantor’s family.

[Signature page to follow]

Property is acquired for public road right-of-way, drainage and any utilities.

IN WITNESS WHEREOF the aforesaid Grantor has set their hands on the day and year first written above.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

WITNESSES:

Print Name: _____

KENNETH M. MCALPIN

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____ 2022, by Kenneth M. McAlpin as Trustee of the HUEY KENNETH MCALPIN REVOCABLE TRUST Agreement dated June 29, 1994.

(Seal)

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____
OR Produced Identification: _____
Type of Identification Produced: _____

EXHIBIT "B-1"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

An irregular portion of that certain tract, as recorded in Official Records Book 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, thence run N 01°21'44"W along the East line of said Northwest 1/4 of Section 8, for a distance of 957.78 feet to a point on the South line of Parcel 6, said parcel being a part of that certain tract recorded in Official Records Book 20442, Page 1568; thence N89°54'49"W along said South line, for a distance of 319.82 feet to the POINT OF BEGINNING; thence continue along said South line N89°54'49"W, for a distance of 35.11 feet to a point on the West line of said Parcel 6; thence N24°13'43"E along said West line, for a distance of 403.83 feet; thence N89°46'00"W, for a distance of 7.19 feet; thence N23°35'07"E, for a distance of 362.64 feet; thence S89°41'38"E, for a distance of 18.54 feet to a point on the proposed Easterly Right-of-Way of N. Highland Avenue; thence along said proposed Easterly Right-of-Way the following five (5) courses: 1) S24°15'46"W, for a distance of 385.86 feet; 2) S12°18'38"W, for a distance of 51.90 feet; 3) S14°54'34"W, for a distance of 170.91 feet; 4) S28°52'16"W, for a distance of 59.61 feet; 5) S28°57'37"W, for a distance of 92.29 feet to the POINT OF BEGINNING.

CONTAINING: 17,288 square feet or 0.397 acres, more or less.

BASIS OF BEARINGS: Bearings indicated are assumed based on the East line of the NW 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida being N 01°21'44"W.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GD	By: Pinellas County Survey and Mapping Division
S.F.N.:	<i>Susan C. V. Scholpp</i> DATE <u>07/28/21</u>
1931_00002	SUSAN C. V. SCHOLPP, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 6034 SEAL STATE OF FLORIDA, PHONE # (727) 464-8904

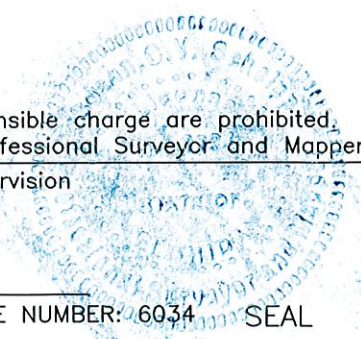


EXHIBIT "B-1"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST
 SKETCH - NOT A SURVEY

LOT 18
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 17
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 7
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

OR 20442
 PG 1568

LOT 20
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 8
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

NORTH HIGHLAND AVENUE
 PROPOSED R/W LINE

P122A

LOT 25
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

OR 20442
 PG 1568

SOUTH LINE OF
 PARCEL 6 IN
 OR 20442, PG 1568

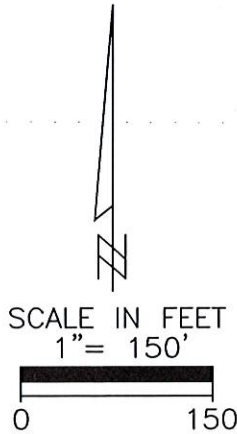
LOT 37
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 36
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 26
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

POC
 SE CORNER OF
 THE NW 1/4
 SEC 8-27-16

LOT 27
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°54'49"W	35.11'
L2	N24°13'43"E	403.83'
L3	N89°46'00"W	7.19'
L4	N23°35'07"E	362.64'
L5	S89°41'38"E	18.54'
L6	S24°15'46"W	385.86'
L7	S12°18'38"W	51.90'
L8	S14°54'34"W	170.91'
L9	S28°52'16"W	59.61'
L10	S28°57'37"W	92.29'

CALCULATED BY:
 RAC
 CHECKED BY:
 GD
 S.F.N.:
 1931_00002

LEGEND	
DB	DEED BOOK
HPB	HILLSBOROUGH PLAT BOOK
OR	OFFICIAL RECORD
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SEC	SECTION

PINELLAS COUNTY
 PUBLIC WORKS
 SURVEY AND MAPPING DIVISION
 22211 U.S. HIGHWAY 19 N.
 CLEARWATER, FLORIDA 33765-2328

EXHIBIT "B-2"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

A portion of that certain tract, as recorded in Official Records 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, thence run N01°21'44"W along the West line of said Northeast 1/4 of Section 8, for a distance of 1724.22 feet; thence N88°38'16"E, for a distance of 15.00 feet to a point on the proposed East Right-of-Way line of North Highland Avenue and the POINT OF BEGINNING; thence leaving said proposed East Right-of-Way line N01°21'44"W along a line being 15.00 feet East of and parallel with the West line of the Northeast 1/4, for a distance of 42.37 feet; thence N23°35'32"E, for a distance of 35.55 feet returning to said proposed East Right-of-Way line; thence along said proposed East Right-of-Way line the following Two (2) courses: 1) S01°21'44"E along a line being 30.00 feet East of and parallel with the West line of the Northeast 1/4, for a distance of 43.33 feet; 2) thence S24°15'46"W, for a distance of 34.68 feet to the POINT OF BEGINNING.

CONTAINING: 643 square feet or 0.015 acres, more or less.

BASIS OF BEARINGS: Bearings indicated are assumed based on the West line of the NE 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida being N 01°21'44"W.

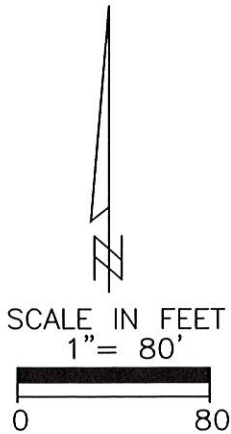
Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper

CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GD	By: Pinellas County Survey and Mapping Division
S.F.N.:	<i>Susan C. V. Scholpp</i> DATE <u>07/28/21</u>
1931_00002	SUSAN C. V. SCHOLPP, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 6034 SEAL STATE OF FLORIDA, PHONE # (727) 464-8904

EXHIBIT "B-2"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST
 SKETCH - NOT A SURVEY



LOT 17
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

PROPOSED EAST R/W LINE
 3'
 66' ROAD PETITION
 DECLARED IN BCC 28, PG 595
 (RECORDED IN DB 1376, PG 49)

LOT 7
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

OR 20442
 PG 1568

POB

WEST LINE OF THE NE 1/4
 OF SEC 8-27-16

LOT 8
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

OR 20442
 PG 1568

LOT 20
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 25
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 37
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

POC
 SW CORNER OF
 THE NE 1/4 OF
 SEC 8-27-16

LEGEND

BCC BOARD OF COUNTY COMMISSIONERS
 HPB HILLSBOROUGH PLAT BOOK
 DB DEED BOOK
 OR OFFICIAL RECORD
 PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY
 SEC SECTION

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°38'16"E	15.00'
L2	N01°21'44"W	42.37'
L3	N23°35'32"E	35.55'
L4	S01°21'44"E	43.33'
L5	S24°15'46"W	34.68'

CALCULATED BY:	RAC
CHECKED BY:	GD
S.F.N.:	1931_00002

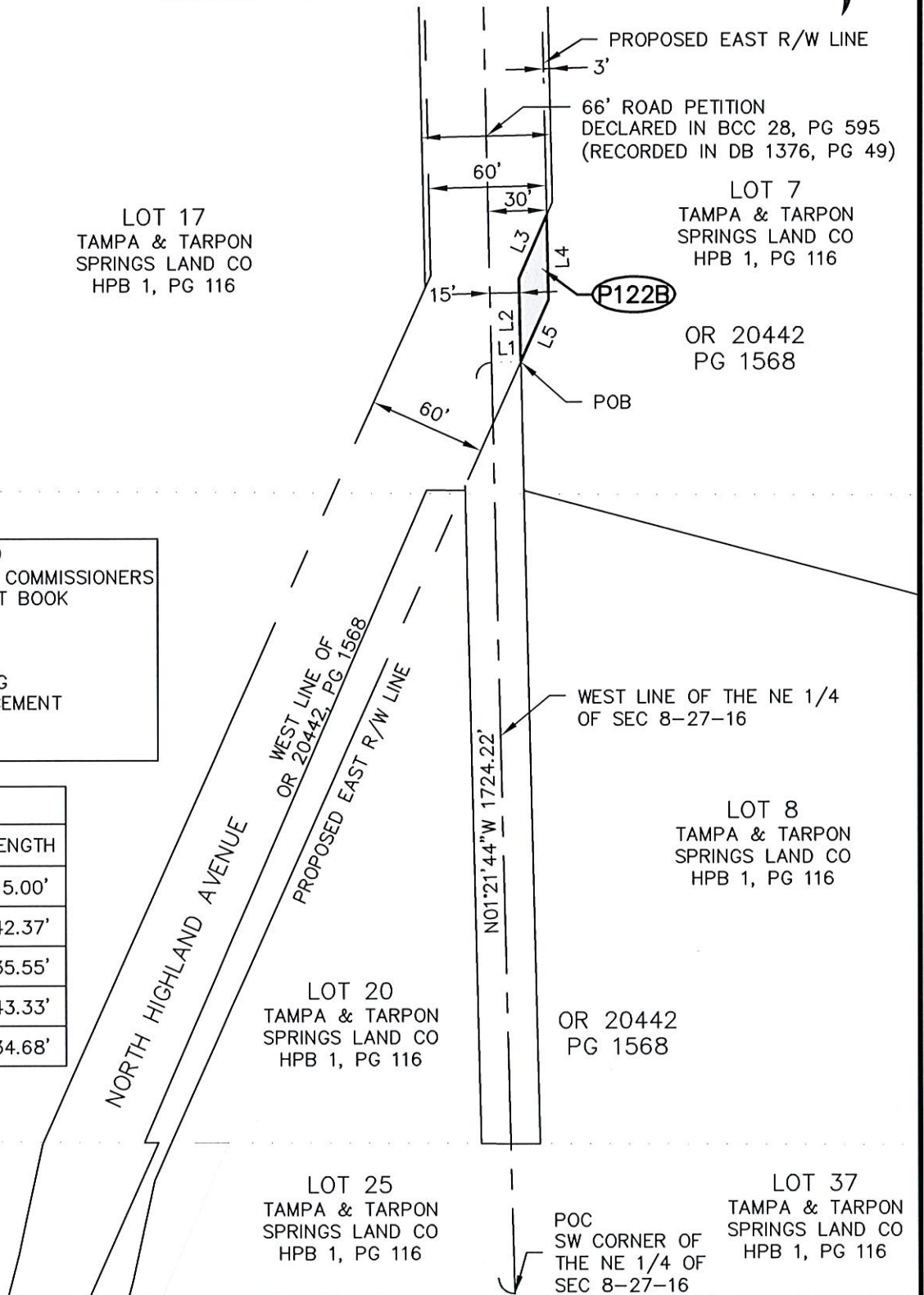


EXHIBIT "B-3"



SECTION(S) 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

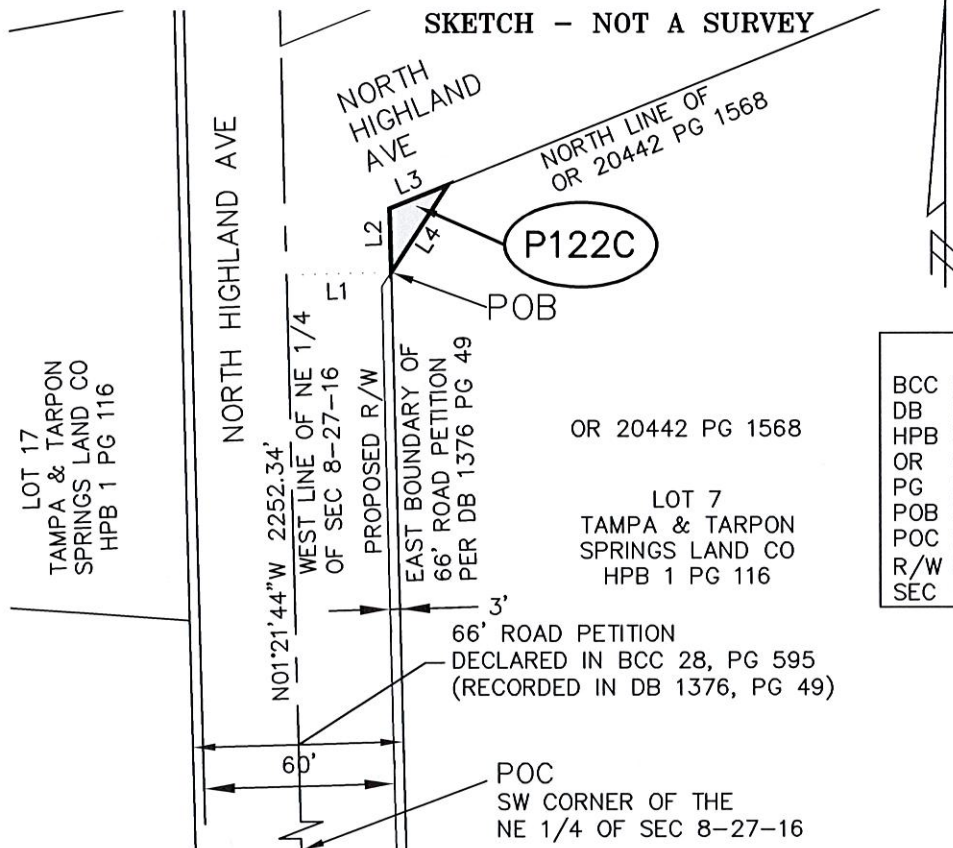
DESCRIPTION

A triangular portion of that certain tract, as recorded in Official Records 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, run N01°21'44"W along the West line of said Northeast 1/4 of Section 8, for a distance of 2252.34 feet; thence N88°38'16"E, for a distance of 33.00 feet to a point on the East boundary of the 66' Road Petition described in Deed Book 1376, Page 49, Public Records of Pinellas County, Florida, said point being the POINT OF BEGINNING; thence N01°21'44"W along said East line for a distance of 19.92 feet to a point on the North line of said parcel described in Official Records 20442, Page 1568; thence N68°01'44"E along said North line, for a distance of 19.93 feet; thence S33°20'35"W, for a distance of 32.76 feet, the POINT OF BEGINNING.

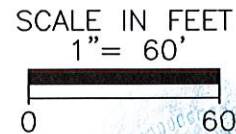
Containing: 186 square feet or 0.004 acres more or less

BASIS OF BEARINGS: Bearings indicated are assumed based on the West line of the NE 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida being N 01°21'44"W.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°38'16"E	33.00'
L2	N01°21'44"W	19.92'
L3	N68°01'44"E	19.93'
L4	S33°20'35"W	32.76'

LEGEND	
BCC	BOARD OF COUNTY COMMISSIONERS
DB	DEED BOOK
HPB	HILLSBOROUGH PLAT BOOK
OR	OFFICIAL RECORD
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
SEC	SECTION



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CALCULATED BY: ch	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: gd	By: Pinellas County Survey and Mapping Division
S.F.N.:	SUSAN C. V. SCHOLPP, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 6034
1931_00002	DATE 07/28/21 STATE OF FLORIDA, PHONE # (727) 464-8904

