



Pinellas County

Staff Report

File #: 22-0404A, **Version:** 1

Agenda Date: 4/12/2022

Subject:

Resolution determining the necessity to construct bridge and drainage improvements to Beckett Bridge and Riverside Drive and directing the condemnation of the necessary properties and property rights required for construction.

Recommended Action:

Recommend the adoption of a resolution determining the necessity to construct bridge and drainage improvements to Beckett Bridge and Riverside Drive and directing the condemnation of the necessary properties and property rights required for construction.

- Beckett Bridge is functionally obsolete and structurally deficient. A need exists for improved stormwater drainage east and west of the bridge on Riverside Drive and Spring Boulevard.
- The Board of County Commissioners (Board) is empowered under Chapters 73, 74 and 127 of the Florida Statutes to exercise eminent domain and acquire such property and property rights as deemed necessary for the public purpose of construction and future maintenance of the project.
- Resolution of Necessity will maintain the County's eligibility for federal funding opportunities.
- Resolution authorizes the Board to acquire specified interests in numerous properties described in Exhibits A-T, attached to the resolution, to construct the project.
- Attached right of way needs Memorandum details previous efforts associated with the improvements of Beckett Bridge.
- All efforts will be pursued to obtain the properties through voluntary acquisition.

PID 001037A Beckett Bridge replacement and PID 001037B Riverside Drive and Spring Boulevard drainage improvements; Authorize the Clerk of the Circuit Court to record the resolution in the public records of Pinellas County.

Strategic Plan:

Ensure Public Health, Safety, and Welfare
2.5 Enhance pedestrian and bicycle safety

Foster Continual Economic Growth and Vitality
4.4 Invest in infrastructure to meet current and future needs

Summary:

The Resolution is for the purpose of determining necessity of right of way acquisition for the

construction of bridge and drainage improvements for the Beckett Bridge, Riverside Drive and Spring Boulevard project, directing the condemnation of the necessary properties and property rights required for construction. A Resolution of Necessity will maintain the County's eligibility for the federal funding opportunities.

The associated Right of Way Needs Memorandum, included with the Resolution, serves to inform the Board of County Commissioners (Board) of the project purpose and chronology; evidence and presentations the Board considered in determining the project scope, design and analysis of alternatives, safety concerns, environmental concerns, costs of the project and long-range planning.

This project includes replacement of the functionally obsolete and structurally deficient Beckett Bascule Bridge over Whitcomb Bayou in Tarpon Springs, with a new bascule bridge on the same alignment of the existing bridge. In addition, the project includes improvements to stormwater drainage to the east and west along Riverside Drive and Spring Boulevard. Riverside Drive and Spring Boulevard lead to Beckett Bridge from the west and east respectively and connect to fully developed residential and commercial areas in Tarpon Springs.

Functional obsolescence and structural deterioration of the Bridge have led to the need to limit the loading of the Bridge by vehicles, resulting in school buses and other large vehicles prevented from traversing the Bridge, disrupting traffic flow, and leading to increased transportation cost and additional traffic load in other areas. The replacement of the Bridge will result in safety improvements including a better load rating for traffic, improved bridge railing, guardrails, sidewalk, transition, and end treatments to meet current safety standards, as well as improvements for pedestrian and bicycle safety.

The County Attorney will be authorized and directed to acquire necessary parcels by negotiation, or failing voluntary sale by the owners, condemnation.

Background Information:

The Board approved the recommended alternative to replace the existing Bridge with a new movable bridge on October 22, 2013. The Forward Pinellas 2045 Long Range Transportation Plan adopted on November 13, 2019, has identified replacement of the Bridge by 2045.

The Board has previously considered engineering analysis and workshop presentations on prior occasions, as reflected in the Right of Way Needs Memorandum, and has determined the necessity of acquiring certain properties and property rights only after considering alternative designs, safety factors, environmental considerations, costs of the project, and long-range area planning. The Board is empowered under Chapters 73, 74 and 127 of Florida Statutes to exercise eminent domain and acquire such property and property rights as deemed necessary for the public purpose of construction and future maintenance of this project.

Fiscal Impact:

Funding to support this project is budgeted in the County's Capital Improvement Program. The source of County funding for the land acquisition is the Infrastructure Sales Tax (Penny for Pinellas). The total estimated funds required to acquire the listed properties is \$491,500.00.

Staff Member Responsible:

Kelli Hammer Levy, Director, Public Works

Partners:

N/A

Attachments:

Resolution (including Right of Way Needs Memorandum and Exhibits A-T)
Right of Way Exhibit
Easements Location Map
Permits Status Memorandum
Project Location Map

RESOLUTION NO. 22-25

RESOLUTION DETERMINING THE NECESSITY TO
CONSTRUCT BRIDGE AND DRAINAGE IMPROVEMENTS TO
BECKETT BRIDGE AND RIVERSIDE DRIVE, AND
DIRECTING THE CONDEMNATION OF THE NECESSARY
PROPERTIES AND PROPERTY RIGHTS REQUIRED FOR
CONSTRUCTION

WHEREAS, the Board of County Commissioners of Pinellas County, Florida has heretofore been advised by the County Administrator, that it is necessary and in the public interest to reconstruct Beckett Bridge and construct associated stormwater drainage improvements to Riverside Drive; and

WHEREAS, Beckett Bridge is functionally obsolete and structurally deficient and there exists a need for improved stormwater drainage in the area of the Bridge and to the East and West along Riverside Drive and Spring Boulevard; and

WHEREAS, Riverside Drive and Spring Boulevard lead to Beckett Bridge from the West and East respectively and connect to fully developed residential and commercial areas in Tarpon Springs; and

WHEREAS, the functional obsolescence and structural deterioration of the bridge have led to the need to limit the loading of the bridge by vehicles, resulting in school buses and other large vehicles being prevented from traversing the bridge – disrupting the historic traffic flows, and leading to increased transportation costs and additional traffic load in other areas; and

WHEREAS, the replacement of the bridge will result in safety improvements including but not limited to a better load rating for traffic, improved bridge railing, guardrails, sidewalks, transitions and end treatments to meet current safety standards, as well as improvements for pedestrian and bicycle safety; and

WHEREAS, this Board is empowered under Chapters 73, 74 and 127 of Florida Statutes, to exercise the power of eminent domain and acquire such property and property rights as are deemed necessary by this Board for the public purpose of the construction and future maintenance of this project; and

WHEREAS, the County has surveyed and located its area of construction and intends in good faith to construct said project on or over the hereinafter described properties, in accordance with its plans; and

WHEREAS, the Board has considered engineering analysis and workshop presentations on prior occasions as reflected in the memorandum from the County Administrator as attached hereto and incorporated herein, and has determined the necessity of acquiring certain properties and property rights only after considering alternative designs, safety factors, environmental considerations, costs of the project, and long-range area planning; and

WHEREAS, all conditions precedent to the exercise of eminent domain have been performed or have occurred, or will be performed prior to the filing of any eminent domain litigation.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, duly assembled this 12th day of April, 2022, that this Board finds it necessary and in the public interest to construct said roadway and drainage improvements in accordance with said plans.

BE IT FURTHER RESOLVED that this Board authorizes the County Administrator, or his designee, to give testimony and commit the County as to the construction plans for this project.

BE IT FURTHER RESOLVED that the Board commits itself to the particular use and extent of the property to be taken as reflected in the Construction Plans.

BE IT FURTHER RESOLVED that this Board finds it necessary to acquire the specified interests in the following described properties (Exhibits "A-T"), in order to construct said project in accordance with said plans:

Parcel Number: P802-R1	Right of Way Easement
Parcel Number: P803-R1	Right of Way Easement
Parcel Number: P703-R1	Temporary Construction Easement (TCE)
Parcel Number: P704	TCE
Parcel Number: P705-R1	TCE
Parcel Number: P805	Riparian Rights Easement

Parcel Number: P815	Riparian Rights Easement
Parcel Number: P806	Sidewalk Easement
Parcel Number: P706 Parts A, B, C, and D-R1	TCE
Parcel Number: P816	Riparian Rights Easement
Parcel Number: 707-R1	TCE
Parcel Number: P807	Riparian Rights Easement
Parcel Number: P708	TCE
Parcel Number: P709	TCE
Parcel Number: P710-R1	TCE
Parcel Number: P711	TCE
Parcel Number: P811	Right of Way Easement
Parcel Number: P812	Sidewalk Easement
Parcel Number: P713	TCE
Parcel Number: P814	Drainage Easement

BE IT FURTHER RESOLVED that the County Attorney is hereby authorized and directed to acquire said parcels by negotiation, or failing voluntary sale by the owners, condemnation for the purposes aforesaid.

BE IT FURTHER RESOLVED that it is necessary to take said specified interests in lands prior to entry of final judgment in the eminent domain proceedings herein authorized.

BE IT FURTHER RESOLVED that this Resolution be made a part of the minutes of the proceedings of this Board, and that a certified copy thereof be filed for recording in the Public Records of Pinellas County, Florida.

Commissioner Long offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Peters, and upon roll call the vote was:

AYES: Justice, Long, Eggers, Flowers, Gerard, Peters, and Seel.

NAYS: None.

ABSENT AND NOT VOTING: None.

Right of Way Needs Memorandum
Beckett Bridge Replacement & Riverside Drive Stormwater Improvements
PID 001037A, 001037B

PID 001037A - Beckett Bridge over Whitcomb Bayou Replacement, Tarpon Springs Florida

PID 001037B - Riverside Drive and N. Spring Blvd. Drainage Improvements (CPA No. 421821, Work Assignment No. 4, SPO No. 432784)

Purpose of the Project

The purpose of the project is to replace the functionally obsolete and structurally deficient existing low-level bascule bridge with a new low-level bascule bridge. In addition, drainage improvements along Riverside Drive/Spring Blvd will be implemented to reduce roadway flooding west of the bridge.

Chronology

Beckett Bridge Replacement PD&E Study

01/03/2012 The Board of County Commissioners (BCC) executed an Agreement to retain an engineering consultant firm to conduct a Project Development and Environment (PD&E) study in coordination with the Florida Department of Transportation to evaluate alternatives for the replacement of the Beckett Bridge over Whitcomb Bayou in Tarpon Springs, Pinellas County, Florida.

03/13/2012 A project "Kick-Off" presentation was made to introduce the project at a regularly scheduled BCC meeting. Invitations to the meeting were distributed to all federal, State and local government officials; Pinellas County and City of Tarpon Springs staff; and FDOT.

09/13/2012 Pinellas County hosted a coordination meeting with the City of Tarpon Springs Public Works Director and City Engineering Projects Supervisor. Alternatives developed to date were presented and discussed. Strategies to involve the local communities and City officials and staff were discussed.

10/15/2012 County staff, with the assistance of the County's engineering consultant, presented the alternatives evaluated during the study to date to the MPO Pedestrian Transportation Advisory Committee to solicit input and comments about the project.

10/17/2012 County staff, with the assistance of the County's engineering consultant, presented the alternatives evaluated to date to the Tarpon Springs Yacht Club Board to solicit input and comments about the project.

10/22/2012 County staff, with the assistance of the County's engineering consultant, presented the alternatives evaluated during the study to date to the MPO Bicycle Advisory Committee to solicit input and comments about the project.

10/24/2012 County staff, with the assistance of the County's engineering consultant presented the alternatives evaluated during the study to date to the MPO Technical Coordinating Committee to solicit input and comments about the project.

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10/25/2012 County staff, with the assistance of the County's engineering consultant presented the alternatives evaluated during the study to date to the MPO Citizens Advisory Committee to solicit input and comments about the project.

10/29/2012 County staff, with the assistance of the County's engineering consultant, hosted a meeting to discuss alternatives developed and evaluated with the Cultural Resources Committee (CRC) that was established to address potential impacts to the historic bridge as required by Section 106, National Historic Preservation Act and other related federal and state regulations ("Section 106"). This committee included representatives of the Federal Highway Administration (FHWA), State Historic Preservation Officer (SHPO), FDOT, Tarpon Springs Historic Society, U.S. Coast Guard (USCG), City of Tarpon Springs, the Tarpon Springs Yacht Club and Pinellas County. The existing Beckett Bridge was determined to be eligible for listing in the National Register of Historic Places. The purpose of this meeting was to provide an opportunity for stakeholders to participate in the Section 106 process and discuss alternatives considered for the bridge.

10/30/2012 County staff, with the assistance of the County's engineering consultant, presented alternatives scheduled to be shown to the public at the January 2013 Public Alternatives Workshop to the BCC. The BCC authorized County staff to proceed with the Public Alternatives Workshop.

11/14/2012 County staff, with the assistance of the County's engineering consultant, presented alternatives scheduled to be shown to the public at the January 2013 Public Alternatives Workshop to the Pinellas County Metropolitan Planning Organization (MPO) Board to solicit input and comments.

11/20/2012 County staff, with the assistance of the County's engineering consultant, made a presentation about the project to the City of Tarpon Springs City Commission to solicit input about the project.

11/21/2012 County staff, with the assistance of the County's engineering consultant, made a presentation about the alternatives evaluated to date to the Tarpon Springs Chamber of Commerce. The purpose of this meeting was to solicit input and comments about the project.

01/31/2012 County staff, with the assistance of the County's engineering consultant, made a presentation about the alternatives evaluated to date at the Tarpon Springs Rotary Club meeting to solicit input and comments about the project.

01/23/2013 The County hosted a Public Alternatives Workshop to present the alternatives evaluated and to provide an opportunity for community input. Invitations were mailed to approximately 1,200 property owners and Approximately 120 persons signed in at the meeting.

03/13/2013 County staff, with the assistance of the County's engineering consultant, hosted a second CRC meeting. At this meeting, public comments received at the Public Alternatives Workshop were presented. Potential effects to the historic bridge and discussion of possible mitigation and minimization measures were discussed. As a result of this meeting, the project team agreed to investigate three additional rehabilitation concepts that would provide safer and wider sidewalks.

10/01/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the Tarpon Springs City Commission to update them on the status of the PD&E study.

Right of Way Needs Memorandum
Beckett Bridge Replacement & Riverside Drive Stormwater Improvements
PID 001037A, 001037B

10/22/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the BCC that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing. The Pinellas County BCC approved the Recommended Alternative to replace the existing bridge with a new movable bridge at this meeting.

10/23/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the MPO Technical Coordinating Committee that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing.

10/25/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the MPO Citizens Advisory Committee that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing.

11/13/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the MPO Board that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing.

12/18/2013 County staff, with the assistance of the County's engineering consultant, made a presentation to the Tarpon Springs Yacht Club Board that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing.

01/16/2014 County staff, with the assistance of the County's engineering consultant, made a presentation to the Tarpon Springs Historical Society that included information about the Recommended Alternative scheduled to be presented at the February 2014 Public Hearing.

02/26/2014 County staff with the assistance of the County's engineering consultant held a Public Hearing in accordance with requirements of the National Environmental Policy Act (NEPA) to present information about the Recommended Alternative as well as other alternatives evaluated during the study.

04/15/2014 County staff with the assistance of the County's engineering consultant, made a presentation to the BCC which summarized the results of the February 2014 Public Hearing. The BCC confirmed and ratified their approval of the Recommended Alternative to move forward as the "Locally Preferred Alternative" and approved submitting the alternative to the FHWA for approval.

Beckett Bridge Design

12/07/2016 Pinellas County staff with the assistance of the County's engineering consultant held the first of four Aesthetic Committee Meetings. These meetings were a requirement of the Memorandum of Agreement between the United States Department of Transportation Federal Highway Administration and the Florida State Historic Preservation Office regarding Beckett Bridge (FDOT Bridge No. 154000).

03/01/2017 Pinellas County staff, with the assistance of the County's engineering consultant held the second of four Aesthetic Committee Meetings.

05/10/2017 Pinellas County staff with the assistance of the County's engineering consultant held the third of four Aesthetic Committee Meetings.

Right of Way Needs Memorandum
Beckett Bridge Replacement & Riverside Drive Stormwater Improvements
PID 001037A, 001037B

03/22/2018 Pinellas County staff with the assistance of the County's engineering consultant held the fourth (final) Aesthetic Committee Meeting.

09/11/2018 Standard Purchase Order Number 43284 for CPA no. 421821, Work Assignment was issued to Hardesty & Hanover, Inc. to conduct a study to evaluate and design stormwater improvements to reduce roadway flooding on Riverside Drive west of the Bridge.

04/16/2019 Pinellas County staff made a presentation to the Tarpon Springs Board of Commissioners. A concept to include construction of sidewalks and bicycle lanes on both sides of Riverside Drive west of the bridge was discussed. Acquisition of approximately 15 feet of property along the south side of Riverside Drive from Bayshore Mobile Home Park would be required for this concept. The additional right-of-way would also provide more space for construction staging and relocation of the City of Tarpon Springs major utilities.

08/19/21 Pinellas County staff presented the results of the four Aesthetics Committee Meetings at a BCC workshop.

Factors to be Considered by BCC in Passing a Resolution of Necessity:

Alternatives Considered to Replacement of the Existing Bridge

Alternative Corridors: Areas to the east and west of the bridge are densely developed. Accordingly, other corridors for construction of a new bridge would result in substantial impacts to adjacent properties and result in more impacts to the natural environment. A replacement bridge on the existing corridor will best serve the purpose and needs of the project.

Rehabilitation Alternatives Considered: Rehabilitation without widening the bridge was considered and determined not to be a viable alternative. Beckett Bridge was determined to be eligible for listing in the National Register of Historic Places by the SHPO in October 2012 during the PD&E study. Accordingly, SHPO requested evaluation of two additional rehabilitation alternatives. Ultimately, these additional rehabilitation alternatives were determined not to be viable alternatives.

Rehabilitation without widening – No pedestrian/bicycle facility improvements

- Only extends viable life 25-30 years
- Very narrow sidewalks remain

Rehabilitation with Widening - Two, 5'6" sidewalks, one on each side of bridge

- Existing piers do not have structural capacity for additional load
- Requires replacement of bascule span and piers
- 79% of replacement bridge cost

Rehabilitation with Widening - One wider sidewalk on one side of the bridge

- Existing piers do not have structural capacity for additional load
- High replacement costs

Right of Way Needs Memorandum
Beckett Bridge Replacement & Riverside Drive Stormwater Improvements
PID 001037A, 001037B

- Requires replacement of bascule spans and piers

Replacement Alternatives Considered (other than Preferred Alternative)

Mid-Level Fixed Bridge Alternatives – Two options were evaluated and determined not to be viable alternatives

- Substantial impacts to adjacent property owners, 3-5 residential relocations required
- Intersections of Pampas Avenue and Venetian Court with Riverside Drive/Spring Blvd. would be eliminated
- Substantial visual impacts to adjacent properties

Additional Alternatives Considered During Design

Acquisition of approximately 15 feet of property along the northern boundary of the Bay Shore Mobile Home Park and RV Park to accommodate construction of sidewalks and bicycle lanes on both sides of Riverside Drive from Chesapeake Drive to the Bridge was considered and evaluated in 2019. This alternative would require relocation of 16 mobile homes and 1 RV pad site. It was determined not to be a viable alternative because of the magnitude of impacts the Bayshore Mobile Home Park.

Safety

The existing bridge has reduced capacity due to ongoing deterioration and is classified as structurally deficient and functionally obsolete. The bridge is currently posted for legal loads limited to 12-ton Single Unit trucks and 15-ton combination trucks. The bridge is founded on Karst subsurface conditions with a portion of the bridge, including the bascule span and one approach span, located over a relict sinkhole. The foundations have a long history of vertical settlement and horizontal movement requiring major repairs. The continued settlement and movement require frequent monitoring, surveying inspections and maintenance.

Recent reevaluation (June 2021) of the bridge condition resulted in the National Bridge Inventory (NBI) substructure rating dropping from 6 (satisfactory condition) to 4 (poor condition) on a scale from 0 to 9. This reduction in rating will result in a Sufficiency Rating of 18.1 compared to 48.3 on a scale of 0-100. (Sufficiency Rating is a tool used by the Federal Highway Administration when allocating federal funds for bridge replacement).

There are no shoulders on the bridge. Bridge railings do not meet current standards for pedestrian safety or geometric and crash testing safety standards for vehicles. Approach guardrail and transitions and end treatments also do not meet current safety standards. Sidewalks on the bridge are only 2'2" wide and do not meet the requirements of the Americans with Disabilities Act.

The proposed new bridge will meet all current safety standards and provide enhanced bicycle and pedestrian facilities. The need for frequent repairs will be eliminated.

Environmental

The proposed bridge and roadway improvements will be constructed in compliance with all federal, state, and local environmental requirements.

Right of Way Needs Memorandum
Beckett Bridge Replacement & Riverside Drive Stormwater Improvements
PID 001037A, 001037B

The bridge has been determined to be eligible for listing in the National Register of Historic Places by the SHPO. All mitigation requirements of the Memorandum of Agreement, signed in January 2015 by SHPO, FDOT, FHWA and Pinellas County, will be met.

Pinellas County will comply with the current version of the US Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWC) approved *Standard Manatee Construction Conditions* during all in-water construction phases of the project. The County has also committed to excluding blasting as a means for demolishing the bridge.

Pinellas County will comply with the National Marine Fisheries Service's *Sea Turtle and Smalltooth Sawfish Construction Conditions* and will require all construction workers to watch for listed species.

Pinellas County will coordinate with FWC for the removal of osprey nests on a utility pole within the construction area during the design and permitting phase of the project.

Costs

The proposed bridge replacement alternative was designed to minimize impacts to adjacent properties. Costs for acquisition of temporary and permanent easements are minimized to the maximum extent possible.

Long Range Planning

Forward Pinellas 2045 Long Range Transportation Plan adopted November 13, 2010 has identified replacement for the Beckett Bridge by 2045.



SECTION 12 TOWNSHIP 27 SOUTH, RANGE 15 EAST
 DESCRIPTION

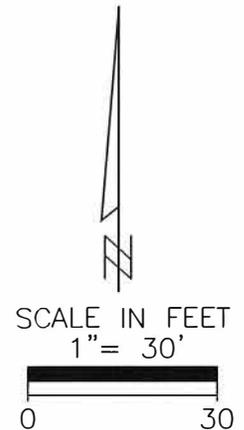
A triangular shaped piece of land being a portion of Lot 1, VENETIAN COURT, as recorded in Plat Book 8, Page 27, of the public records of Pinellas County, Florida, lying in Section 12, Township 27 South, Range 15 East and being further described as follows:

Beginning at the Northwest corner of Lot 1, of said VENETIAN COURT run thence in an Easterly direction 14.25 feet along the North line of said Lot 1; thence in a Southwesterly direction a distance of 23.46 feet to a point on the West line of said Lot 1, said point being 16.41 feet Southerly of the Northwest corner of said Lot 1; thence along said West line of Lot 1 in a Northerly direction, a distance of 16.41 feet to the POINT OF BEGINNING.

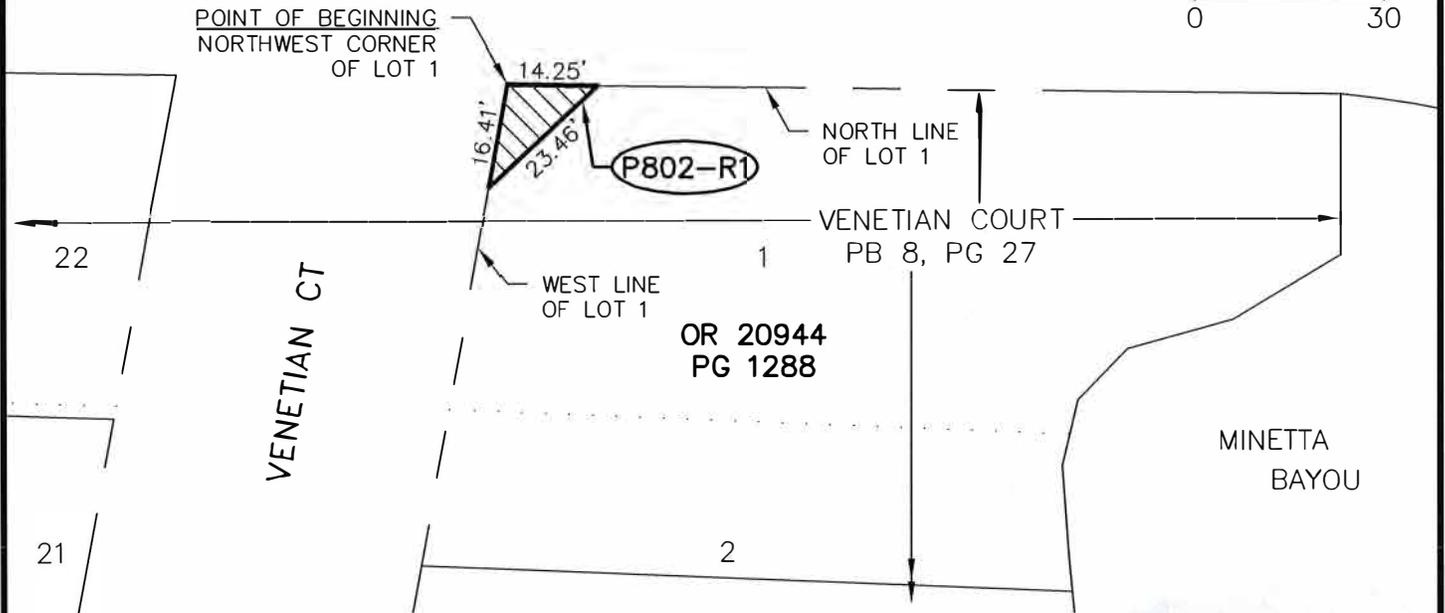
Containing 115 square feet or 0.003 acres more or less.

SKETCH - NOT A SURVEY

LEGEND	
OR	OFFICIAL RECORDS BOOK
PG	PAGE



N SPRING BLVD



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: By: Pinellas County Survey and Mapping Division

S.F.N.:
1673

DATE: 1-21-2022
 PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 DESCRIPTION

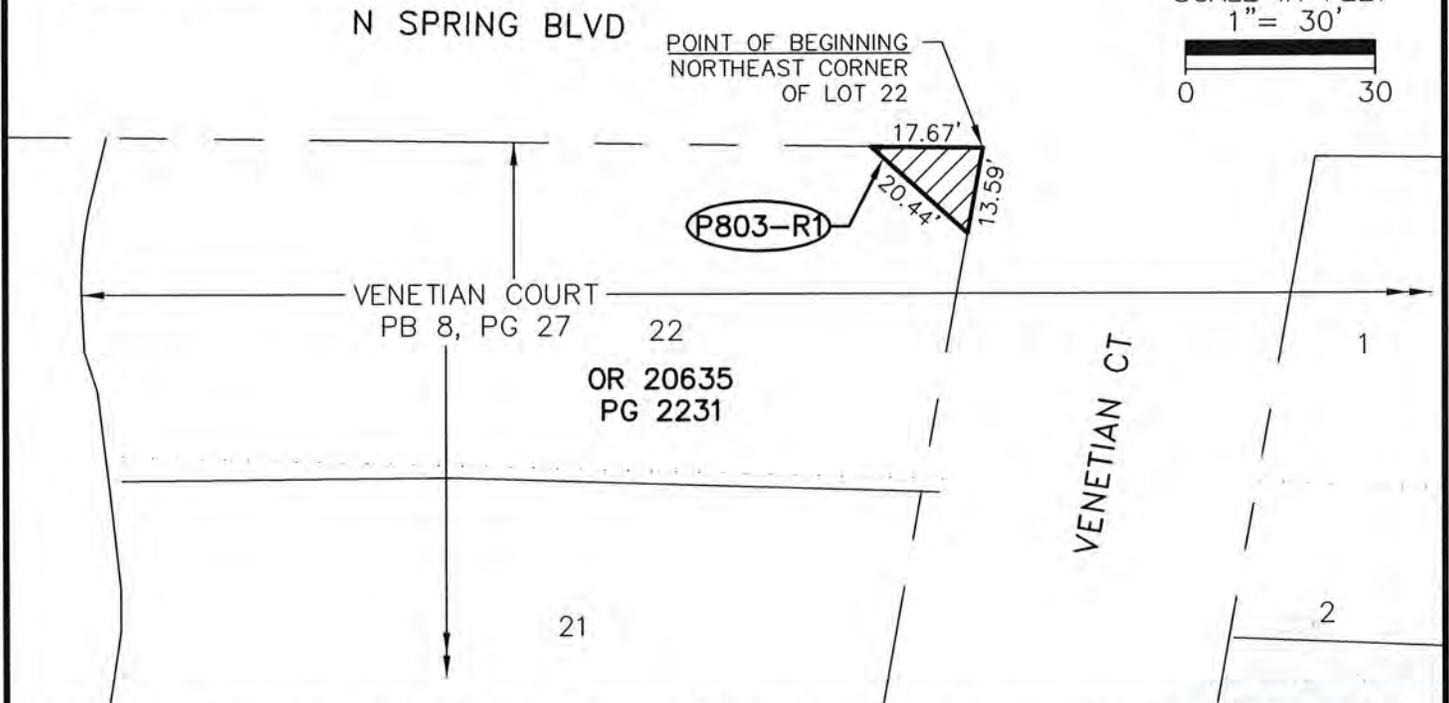
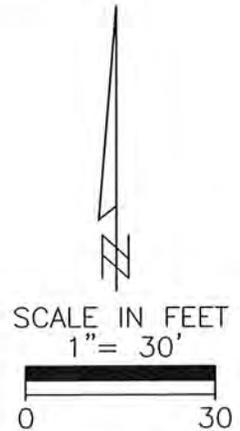
A triangular shaped piece of land being a portion of Lot 22, VENETIAN COURT, as recorded in Plat Book 8, Page 27, of the public records of Pinellas County, Florida, lying in Section 12, Township 27 South, Range 15 East and being further described as follows:

Beginning at the Northeast corner of Lot 22, of said VENETIAN COURT run thence in a Southerly direction 13.59 feet along the East line of said Lot 22; thence in a Northwesterly direction a distance of 20.44 feet to a point on the North line of said Lot 22, said point being 17.67 feet Westerly of the Northeast corner of said Lot 22; thence along said North line of Lot 22 in an Easterly direction, a distance of 17.67 feet to the POINT OF BEGINNING.

Containing 118 square feet or 0.003 acres more or less.

SKETCH - NOT A SURVEY

LEGEND	
OR	OFFICIAL RECORDS BOOK
PG	PAGE



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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:	By: Pinellas County Survey and Mapping Division
S.F.N.: 1673	DATE <u>1-21-2022</u> Penny Standridge Simone, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

The North 5.00 feet of Lot 22, VENETIAN COURT, as recorded in Plat Book 8, Page 27, of the public records of Pinellas County, Florida, lying in Section 12, Township 27 South, Range 15 East, less and except that part lying within the following described area:

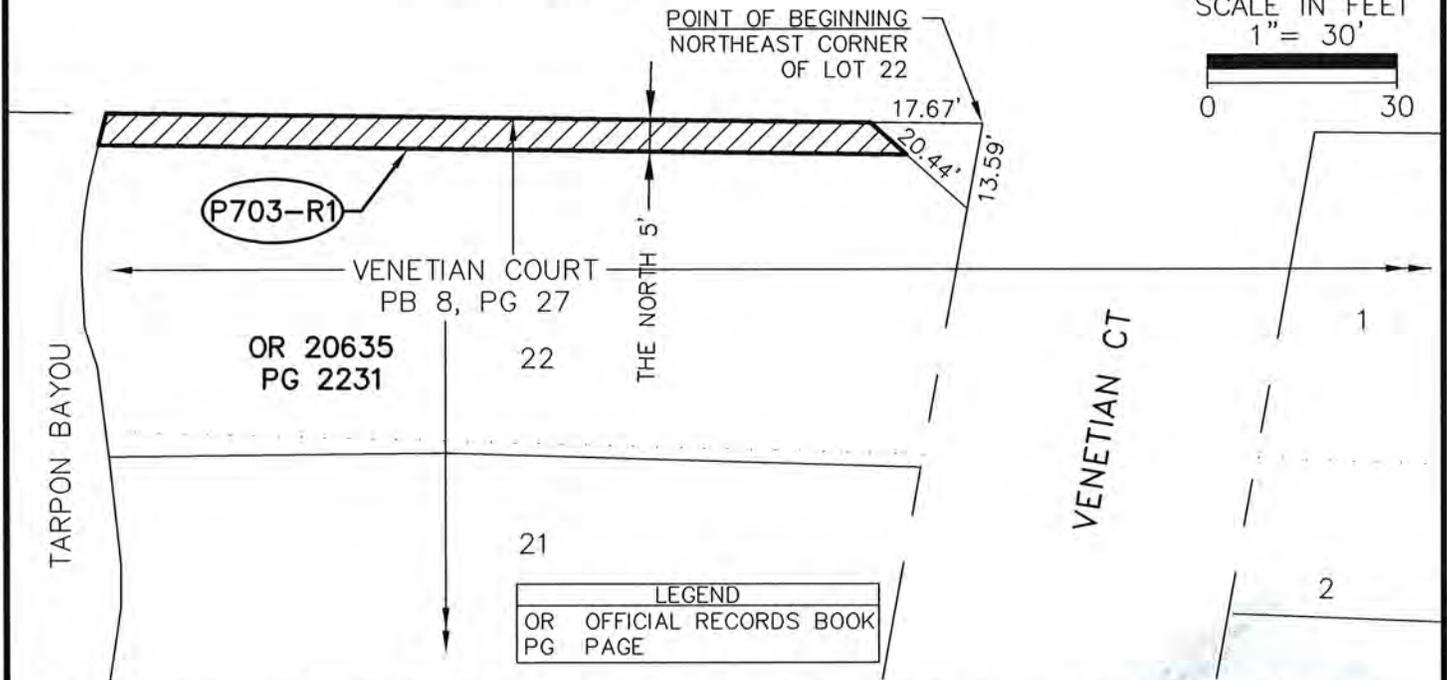
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Containing 620 square feet or 0.014 acres more or less.

SKETCH - NOT A SURVEY

N SPRING BLVD



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: By: Pinellas County Survey and Mapping Division

S.F.N.:
1673

DATE 1-21-2022
 PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

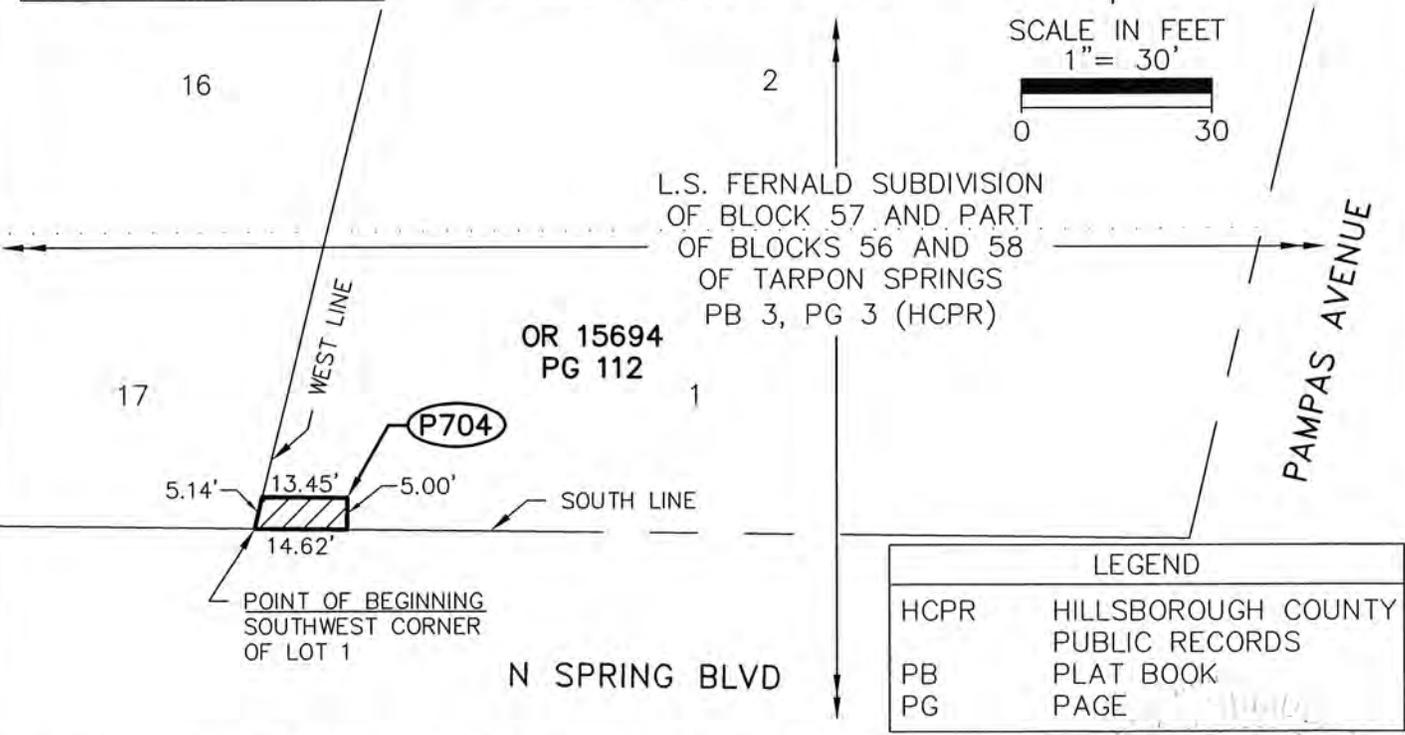
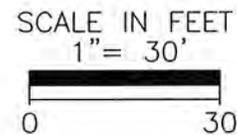
A portion of Lot 1, L.S. FERNALD SUBDIVISION OF BLOCK 57 AND PART OF BLOCKS 56 AND 58 OF TARPON SPRINGS, as recorded in Plat Book 3, Page 3 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying in Section 12, Township 27 South, Range 15 East and being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1 run thence Northerly along the West line thereof, a distance of 5.14 feet; thence Easterly along a line that is 5.00 feet North of and parallel to the South line of said Lot 1, a distance of 13.45 feet; thence Southerly and perpendicular to the said South line, a distance of 5.00 feet to a point on said South line, said point lying 14.62 feet Easterly of the Southwest corner of said Lot 1; thence Westerly along said South line, a distance of 14.62 feet to the POINT OF BEGINNING.

Containing 70 square feet or 0.002 acres more or less.

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SKETCH - NOT A SURVEY



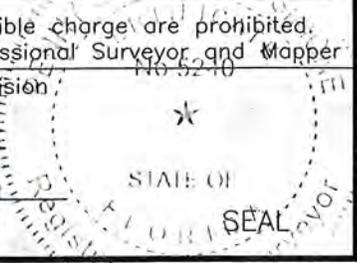
LEGEND	
HCPR	HILLSBOROUGH COUNTY PUBLIC RECORDS
PB	PLAT BOOK
PG	PAGE

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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: By: Pinellas County Survey and Mapping Division

S.F.N.: 1673
 DATE: 8/2/2021
 PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904



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



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of the grantors track as recorded in Official Records Book 15694, Page 112 of the Public Records of Pinellas County, Florida, being a portion of L.S. FERNALD SUBDIVISION OF BLOCK 57 AND PART OF BLOCKS 56 AND 58 OF TARPON SPRINGS, as recorded in Plat Book 3, Page 3 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, also a portion of Bayou Boulevard, vacated per Official Records Book 18772, Page 1614 of the Public Records of Pinellas County, Florida, and also a portion of the land lying West of and adjacent to said Bayou Boulevard, all lying in Section 12, Township 27 South, Range 15 East and being more particularly described as follows:

The South 5.00 feet of Lot 17 of said L.S. FERNALD SUBDIVISION OF BLOCK 57 AND PART OF BLOCKS 56 AND 58 OF TARPON SPRINGS.

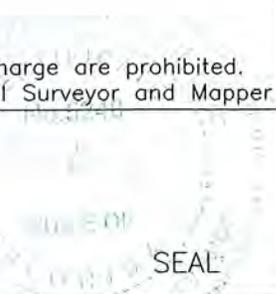
Together with the South 5.00 feet of said vacated Bayou Boulevard.

Also together with the South 5.00 feet of the lands lying West of and adjacent to said Bayou Boulevard, said lands being bounded on the South by the Westerly extension of the South line of said Lot 17, bounded on the West by the waters edge of Tarpon Bayou and bounded on the North by the Westerly extension of the Northerly line of Lot 13 of said L.S. FERNALD SUBDIVISION OF BLOCK 57 AND PART OF BLOCKS 56 AND 58 OF TARPON SPRINGS.

Containing 998 square feet or 0.023 acres more or less.

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. By: <u>[Signature]</u> DATE <u>1-21-2020</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904
CHECKED BY: PS	
S.F.N.: 1673	



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



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of the grantor's tract as recorded in Official Records Book 15694, Page 112, of the public records of Pinellas County, Florida and being further described as follows:

A 1 foot strip of upland lying one foot easterly of the mean high water line of Tarpon Bayou lying within 8.2 feet of the South line of Parcel 1, as described in said Official Records Book 15694, Page 112, said South line of Parcel 1 also being the North right-of-way line of North Spring Boulevard and a westerly extension of the South line of lot 17 as recorded in Plat Book 3, Page 3 of the public records of Hillsborough County, Florida of which Pinellas County was formerly a part.

Containing 8 square feet more or less.

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: PS By: Pinellas County Survey and Mapping Division

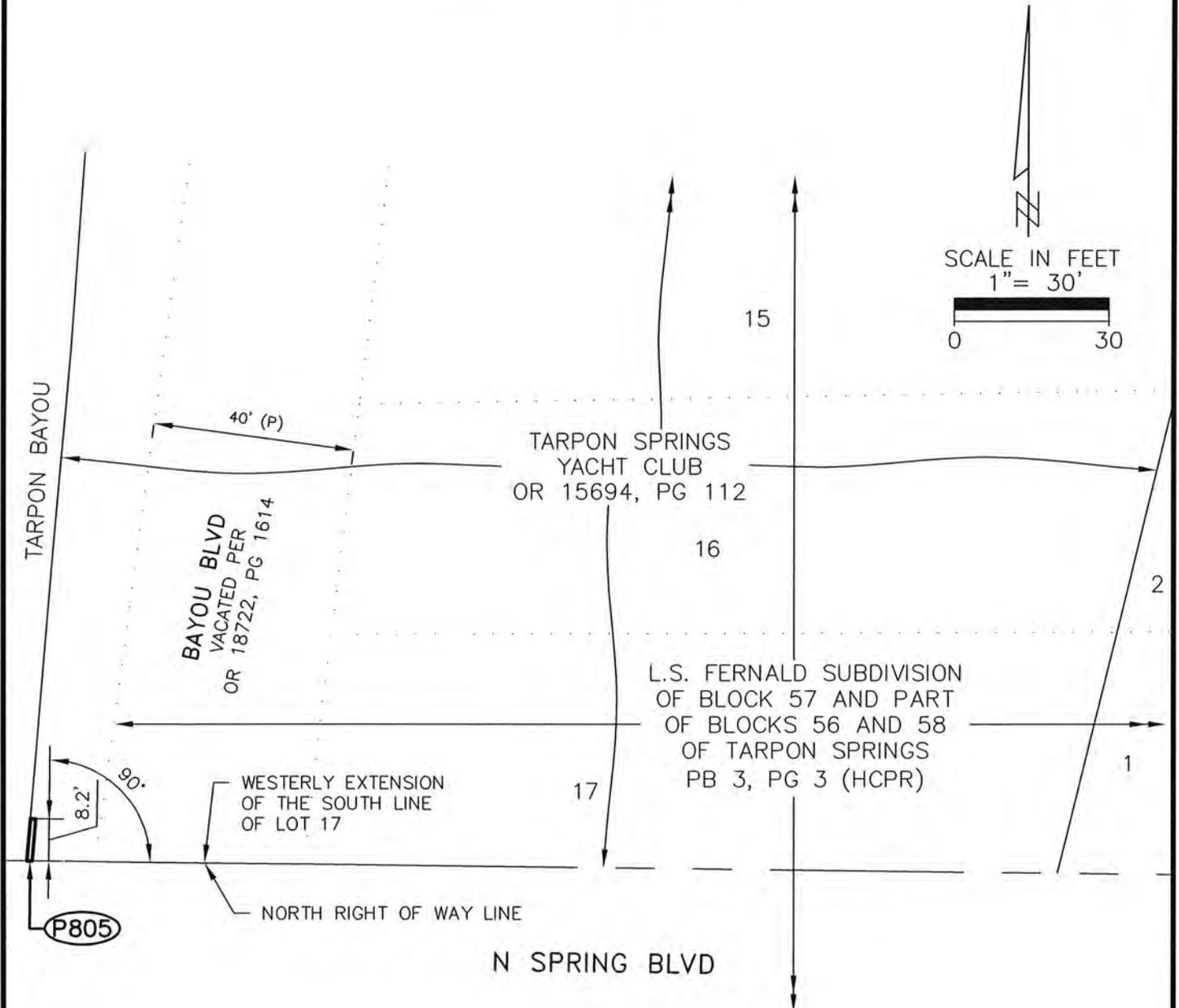
S.F.N.: 1673 DATE 1-21-2022

PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



CALCULATED BY:	RAC
CHECKED BY:	PS
S.F.N.:	1673

LEGEND	
HCPR	HILLSBOROUGH COUNTY PUBLIC RECORDS
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE



SECTION 12, TOWNSHIP 27 SOUTH, RANGE 15 EAST

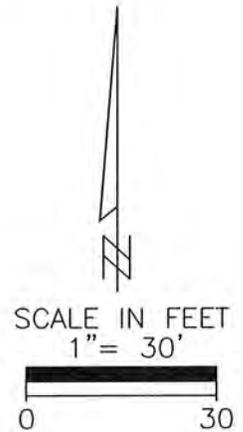
DESCRIPTION

A portion of the grantor's tract as described in Official Records Book 20635, Page 2231, of the public records of Pinellas County, Florida and being further described as follows:

A 1 foot strip of upland lying one foot easterly of the mean high water line of Tarpon Bayou lying within 12.0 feet of the North line of said parcel as described in Official Records Book 20635, Page 2231, said North line also being the South Right of Way line of North Spring Boulevard.

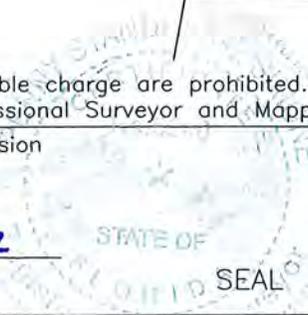
Said parcel containing 12 square feet more or less.

SKETCH - NOT A SURVEY



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:	
S.F.N.: 1673	By: Pinellas County Survey and Mapping Division DATE <u>1-21-2022</u> PENNY STANBRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904



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



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

An irregular shaped tract, being a portion of that certain parcel, as described in Official Records Book 6523, Page 2374, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of Lot 1, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence N84°55'16"W, for a distance of 197.29 feet (N89°26'00"W 197.95 feet per Deed; N85°26'W, 198.23 feet per Plat) along the North Right-of-Way line of Riverside Drive; thence S02°57'14"W, for a distance of 40.03 feet (S02°24'36"W, 40.03 feet per Deed) to a point on the North line of the aforementioned parcel described in Official Records Book 6523, Page 2374, the same being the South Right-of-Way line of Riverside Drive; thence N89°10'16"W (N89°41'00"W per Deed) along said North line, for a distance of 183.80 feet to the POINT OF BEGINNING; thence S14°06'17"W, for a distance of 10.63 feet; thence S89°41'22"W, for a distance of 14.22 feet; thence N14°22'22"W, for a distance of 11.01 feet to the Northwest corner of said parcel described in Official Records Book 6523, Page 2374; thence S89°10'16"E (N89°41'00"W per Deed) along said North line of Official Records Book 6523, Page 2374, for a distance of 19.54 feet to the POINT OF BEGINNING.

CONTAINING: 177 square feet or 0.004 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N84°55'16"W.
2. Deed information shown hereon is in reference to the Warranty Deed recorded in Official Records Book 6523, Page 2374 of the public records of Pinellas County, Florida.
3. Plat information shown hereon is in reference to E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63 of the public records of Pinellas County.

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.

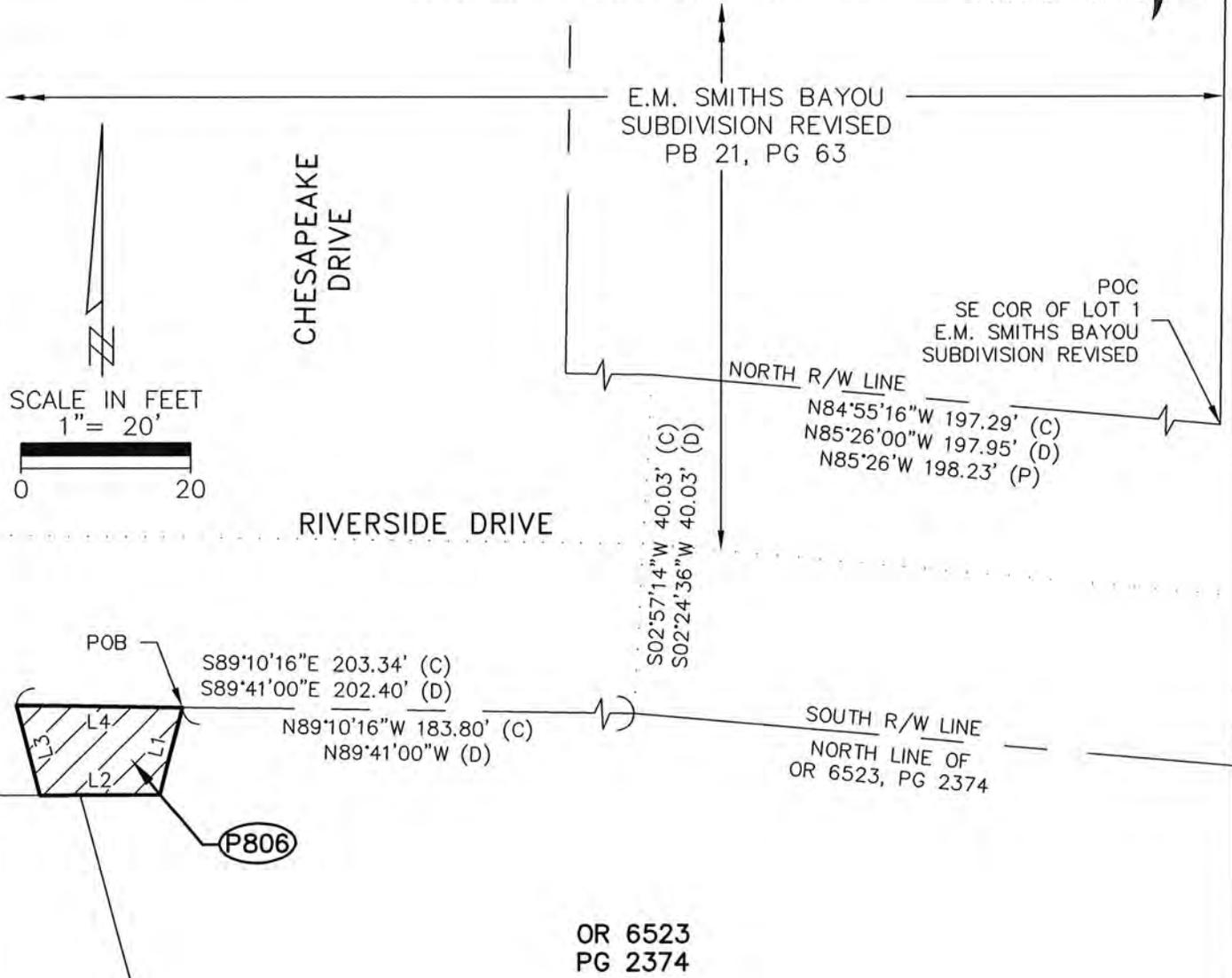
CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.	10/5/20
CHECKED BY: PS	By: Pinellas County Survey and Mapping Division	
S.F.N.: 1673	PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904	DATE <u>8/2/2021</u> SEAL

EXHIBIT H

Parcel No.: P806
 SHEET 1 OF 2



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



P806

OR 6523
 PG 2374

OR 12483
 PG 2387

CALCULATED BY:	RAC
CHECKED BY:	PS
S.F.N.:	1673

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S14°06'17"W	10.63'
L2	S89°41'22"W	14.22'
L3	N14°22'22"W	11.01'
L4	S89°10'16"E	19.54'

LEGEND	
(C)	CALCULATED DATA
(D)	DEED DATA
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A rectangular shaped tract, being a portion of that certain parcel, as described in Official Records Book 6523, Page 2374, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

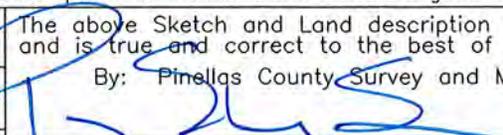
Commencing at the Southeast corner of Lot 1, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence N84°55'16"W, for a distance of 197.29 feet (N89°26'00"W 197.95 feet per Deed; N85°26'W, 198.23 feet per Plat) along the North Right-of-Way line of Riverside Drive; thence S02°57'14"W, for a distance of 40.03 feet (S02°24'36"W, 40.03 feet per Deed) to a point on the North line of the aforementioned parcel described in Official Records Book 6523, Page 2374, the same being the South Right-of-Way line of Riverside Drive; thence N89°10'16"W (N89°41'00"W per Deed) along said North line, for a distance of 91.91 feet to the POINT OF BEGINNING; thence S00°49'44"W, for a distance of 5.00 feet; thence N89°10'16"W, for a distance of 10.00 feet; thence N00°49'44"E, for a distance of 5.00 feet returning to the aforementioned North line of said parcel described in Official Records Book 6523, Page 2374; thence S89°10'16"E (N89°41'00"W per Deed) along said North line, for a distance of 10.00 feet to the POINT OF BEGINNING.

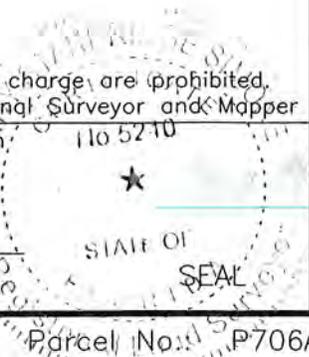
CONTAINING: 50 square feet or 0.001 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N84°55'16"W.
2. Deed information shown hereon is in reference to the Warranty Deed recorded in Official Records Book 6523, Page 2374 of the public records of Pinellas County, Florida.
3. Plat information shown hereon is in reference to E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63 of the public records of Pinellas County.

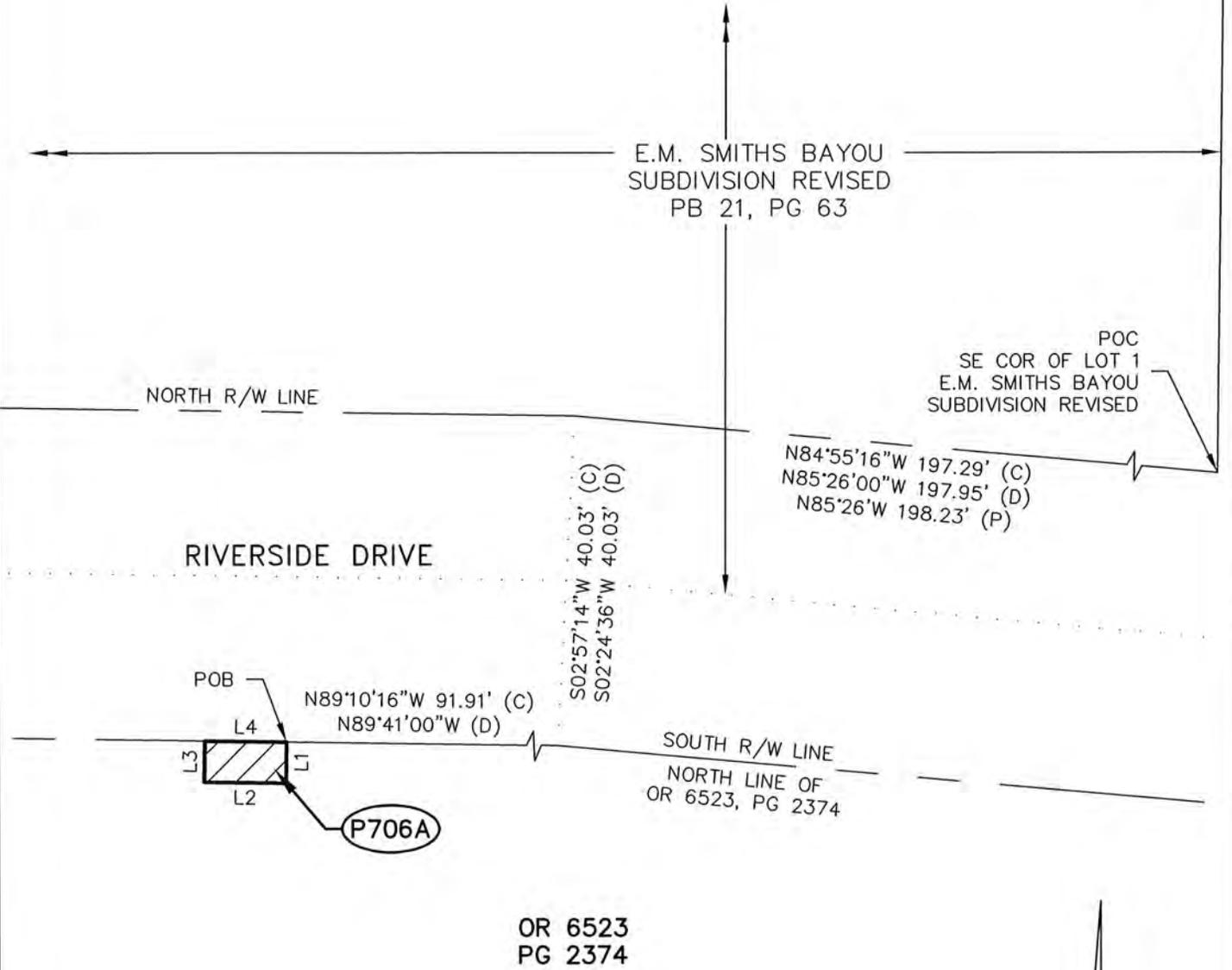
Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper.

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. By: Pinellas County Survey and Mapping Division DATE <u>8/2/2021</u> PENNY STANDRIDGE SIMONS LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904	110 5210
CHECKED BY: PS		★
S.F.N.: 1673		SEAL



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

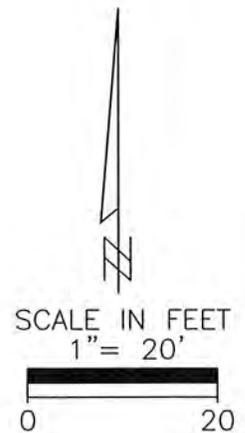
SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



CALCULATED BY:
 RAC
 CHECKED BY:
 PS
 S.F.N.:
 1673

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°49'44"W	5.00'
L2	N89°10'16"W	10.00'
L3	N00°49'44"E	5.00'
L4	S89°10'16"E	10.00'

LEGEND	
(C)	CALCULATED DATA
(D)	DEED DATA
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY





SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A rectangular shaped tract, being a portion of that certain parcel, as described in Official Records Book 6523, Page 2374, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of Lot 1, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence N84°55'16"W, for a distance of 197.29 feet (N89°26'00"W 197.95 feet per Deed; N85°26'W, 198.23 feet per Plat) along the North Right-of-Way line of Riverside Drive; thence S02°57'14"W, for a distance of 40.03 feet (S02°24'36"W, 40.03 feet per Deed) to a point on the North line of the aforementioned parcel described in Official Records Book 6523, Page 2374, the same being the South Right-of-Way line of Riverside Drive and the POINT OF BEGINNING; thence S00°49'44"W, for a distance of 5.00 feet; thence N89°10'16"W, for a distance of 27.21 feet; thence N00°49'44"E, for a distance of 5.00 feet returning to the aforementioned North line of said parcel recorded in Official Records Book 6523, Page 2374; thence S89°10'16"E (S89°41'00"E per Deed) along said North line, for a distance of 27.21 feet to the POINT OF BEGINNING.

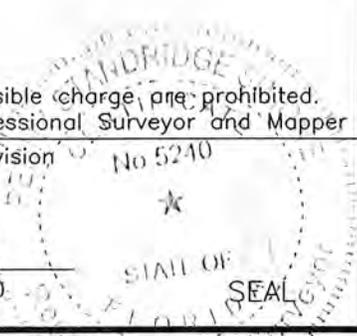
CONTAINING: 136 square feet or 0.003 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N84°55'16"W.
2. Deed information shown hereon is in reference to the Warranty Deed recorded in Official Records Book 6523, Page 2374 of the public records of Pinellas County, Florida.
3. Plat information shown hereon is in reference to E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63 of the public records of Pinellas County.

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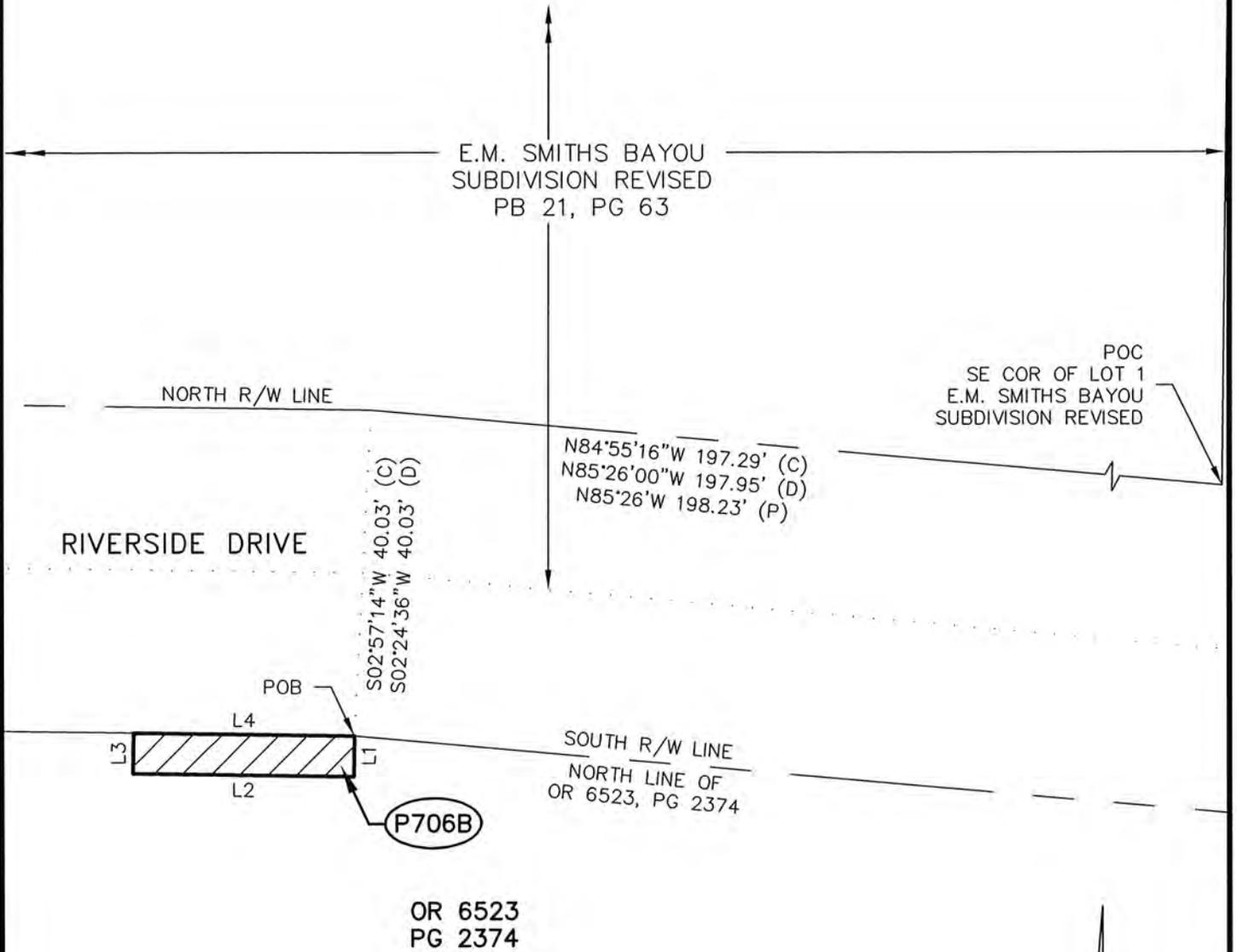
CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: PS	By: Pinellas County Survey and Mapping Division
S.F.N.: 1673	DATE <u>8/2/2021</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240. STATE OF FLORIDA, PHONE # (727) 464-8904



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



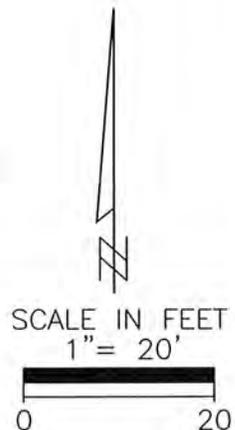
SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°49'44"W	5.00'
L2	N89°10'16"W	27.21'
L3	N00°49'44"E	5.00'
L4	S89°10'16"E	27.21'

LEGEND	
(C)	CALCULATED DATA
(D)	DEED DATA
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

CALCULATED BY:
 RAC
 CHECKED BY:
 PS
 S.F.N.:
 1673



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



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A rectangular shaped tract, being a portion of that certain parcel, as described in Official Records Book 6523, Page 2374, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of Lot 1, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence N84°55'16"W, for a distance of 197.29 feet (N89°26'00"W 197.95 feet per Deed; N85°26'W, 198.23 feet per Plat) along the North Right-of-Way line of Riverside Drive; thence S02°57'14"W, for a distance of 40.03 feet (S02°24'36"W, 40.03 feet per Deed) to a point on the North line of the aforementioned parcel described in Official Records Book 6523, Page 2374, the same being the South Right-of-Way line of Riverside Drive; thence along said North line S84°55'16"E (S85°26'00"E per Deed), for a distance of 102.59 feet to the POINT OF BEGINNING; thence continue along said line S84°55'16"E (S85°26'00"E per Deed), for a distance of 10.00 feet; thence S05°04'44"W, for a distance of 8.00 feet; thence N84°55'16"W, for a distance of 10.00 feet; thence N05°04'44"E, for a distance of 8.00 feet to the POINT OF BEGINNING.

CONTAINING: 80 square feet or 0.002 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N84°55'16"W.
2. Deed information shown hereon is in reference to the Warranty Deed recorded in Official Records Book 6523, Page 2374 of the public records of Pinellas County, Florida.
3. Plat information shown hereon is in reference to E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63 of the public records of Pinellas County.

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: PS	By: Pinellas County Survey and Mapping Division
S.F.N.: 1673	DATE <u>8/2/2021</u> PENNY STANBRIDGE SIMONE LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

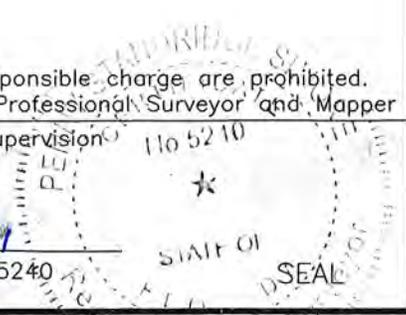


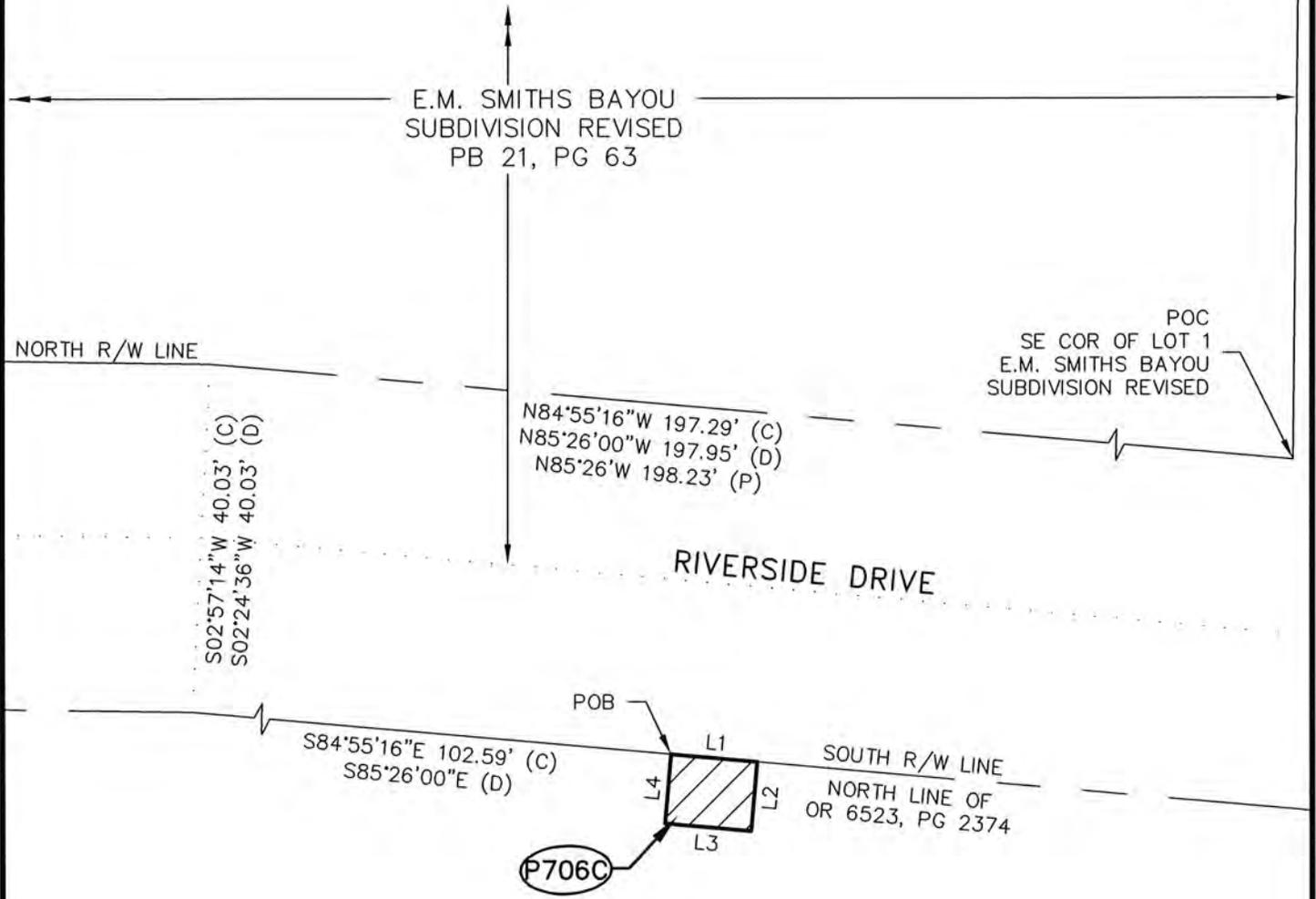
EXHIBIT I-C

Parcel No.: P706C

SHEET 1 OF 2



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY

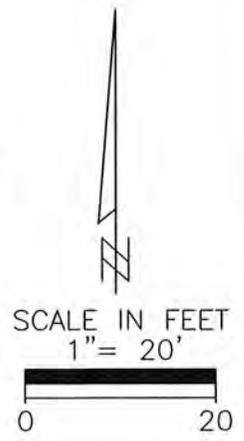


OR 6523
 PG 2374

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°55'16"E	10.00'
L2	S05°04'44"W	8.00'
L3	N84°55'16"W	10.00'
L4	N05°04'44"E	8.00'

LEGEND	
(C)	CALCULATED DATA
(D)	DEED DATA
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

CALCULATED BY:
 RAC
 CHECKED BY:
 PS
 S.F.N.:
 1673



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



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of that certain parcel, as described in Official Records Book 6523, Page 2374, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of Lot 1, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence N84°55'16"W, for a distance of 197.29 feet (N89°26'00"W 197.95 feet per Deed; N85°26'W, 198.23 feet per Plat) along the North Right-of-Way line of Riverside Drive; thence S02°57'14"W, for a distance of 40.03 feet (S02°24'36"W, 40.03 feet per Deed) to a point on the North line of the aforementioned parcel described in Official Records Book 6523, Page 2374, the same being the South Right-of-Way line of Riverside Drive; thence along said North line S84°55'16"E (S85°26'00"E per Deed), for a distance of 210.21 feet to the POINT OF BEGINNING; thence continue along said South Right-of-Way line S84°55'16"E, for a distance of 173.37 feet to the mean high water line of Tarpon Bayou as defined by the existing concrete seawall; thence along said mean high water line the following two (2) courses; (1) 44°11'21"W, for a distance of 3.80 feet; thence S09°43'14"E, for a distance of 2.12 feet; thence leaving said mean high water line N84°55'16"W, for a distance of 88.76 feet; thence S50°38'01"W, for a distance of 7.14 feet; thence S06°11'20"W, for a distance of 15.01 feet; thence N84°55'16"W, for a distance of 34.97 feet; thence N06°05'42"E, for a distance of 17.00 feet; thence N84°55'16"W, for a distance of 42.70 feet; thence N05°04'44"E, for a distance of 8.00 feet to the POINT OF BEGINNING.

CONTAINING: 1,699 square feet or 0.039 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N84°55'16"W.
2. Deed information shown hereon is in reference to the Warranty Deed recorded in Official Records Book 6523, Page 2374 of the public records of Pinellas County, Florida.
3. Plat information shown hereon is in reference to E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63 of the public records of Pinellas County.

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:	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:	By: Pinellas County Survey and Mapping Division
S.F.N.:	DATE <u>1-21-2022</u>
	PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL

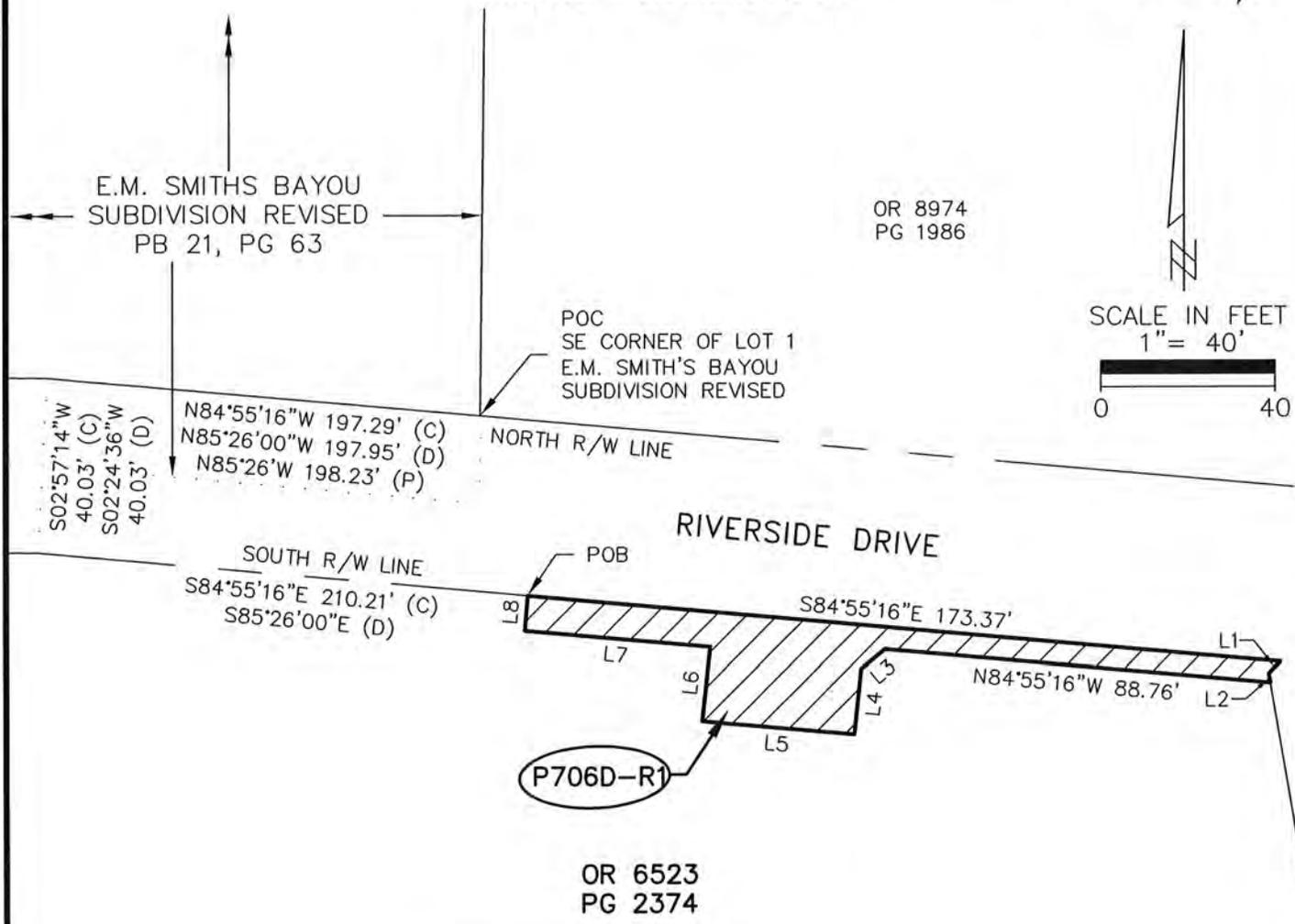
EXHIBIT I-D

Parcel No.: P706D-R1
 SHEET 1 OF 2



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

SKETCH - NOT A SURVEY



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S44°11'21"W	3.80'
L2	S09°43'14"E	2.12'
L3	S50°38'01"W	7.14'
L4	S06°11'20"W	15.01'
L5	N84°55'16"W	34.97'
L6	N06°05'42"E	17.00'
L7	N84°55'16"W	42.70'
L8	N05°04'44"E	8.00'

LEGEND	
(C)	CALCULATED DATA
(D)	DEED DATA
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY

CALCULATED BY:
 RAC
 CHECKED BY:
 PS
 S.F.N.:
 1673

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



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

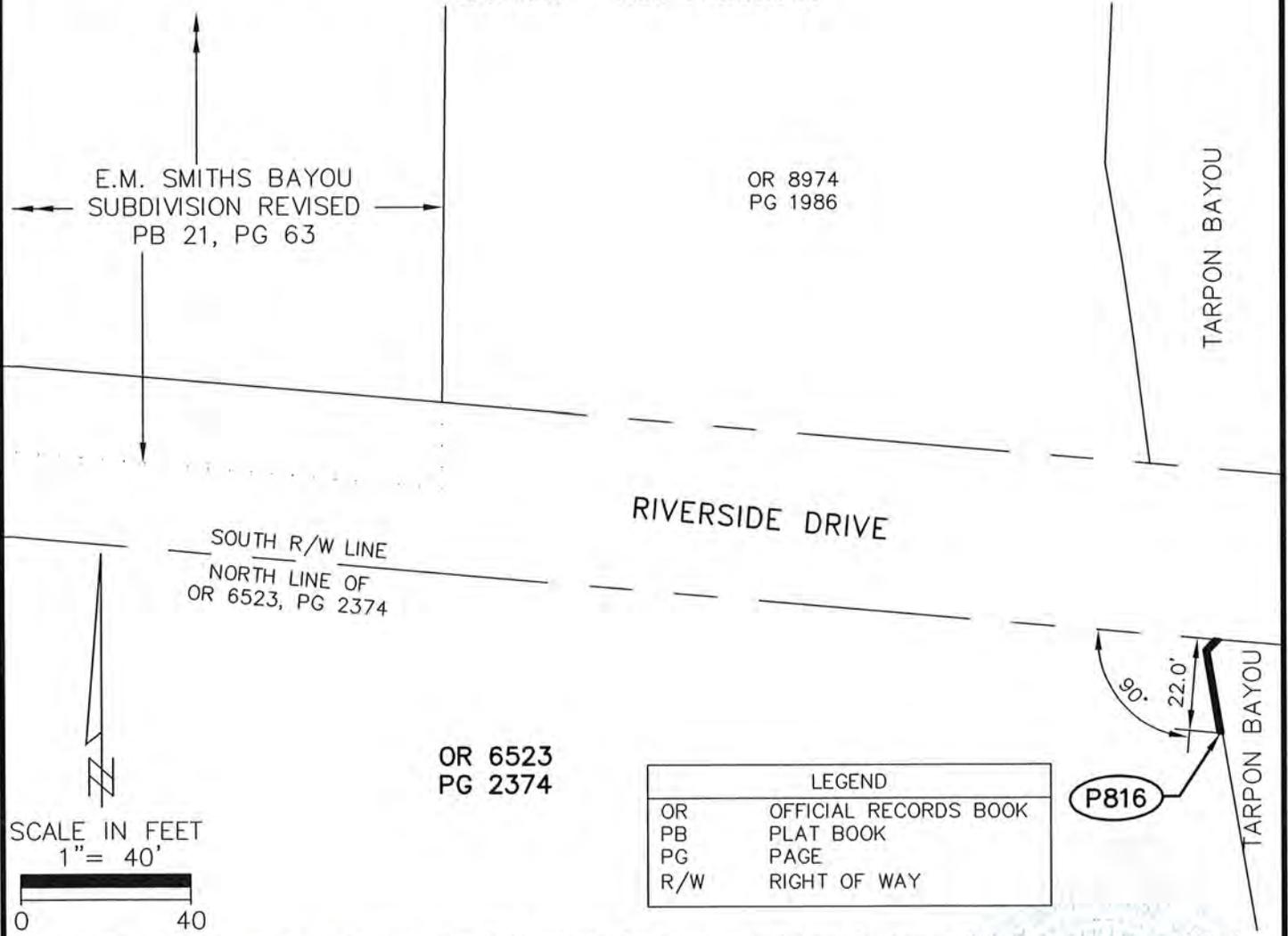
DESCRIPTION

A portion of the grantor's tract as described in Official Records Book 6523, Page 2374, of the public records of Pinellas County, Florida and being further described as follows:

A 1 foot strip of upland lying one foot westerly of the mean high water line of Tarpon Bayou lying within 22.0 feet of the North line of said parcel as described in Official Records Book 6523, Page 2374, said North line also being the South Right of Way line of Riverside Drive.

Said parcel containing 22 square feet more or less.

SKETCH - NOT A SURVEY



OR 8974
 PG 1986

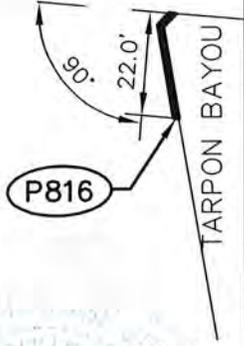
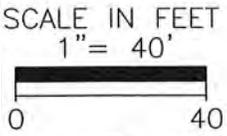
E.M. SMITHS BAYOU
 SUBDIVISION REVISED
 PB 21, PG 63

RIVERSIDE DRIVE

SOUTH R/W LINE
 NORTH LINE OF
 OR 6523, PG 2374

OR 6523
 PG 2374

LEGEND	
OR	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY



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:	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:	By: Pinellas County Survey and Mapping Division
S.F.N.:	DATE <u>1-21-2022</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

EXHIBIT J

Parcel No.: P816
 SHEET 1 OF 1



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 DESCRIPTION

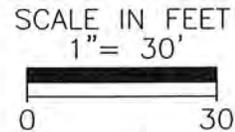
A portion of the Grantor's tract as recorded in Official Records Book 8964, Page 1986, of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East and being more particularly described as follows:

The South 5.00 feet of the following described parcel:

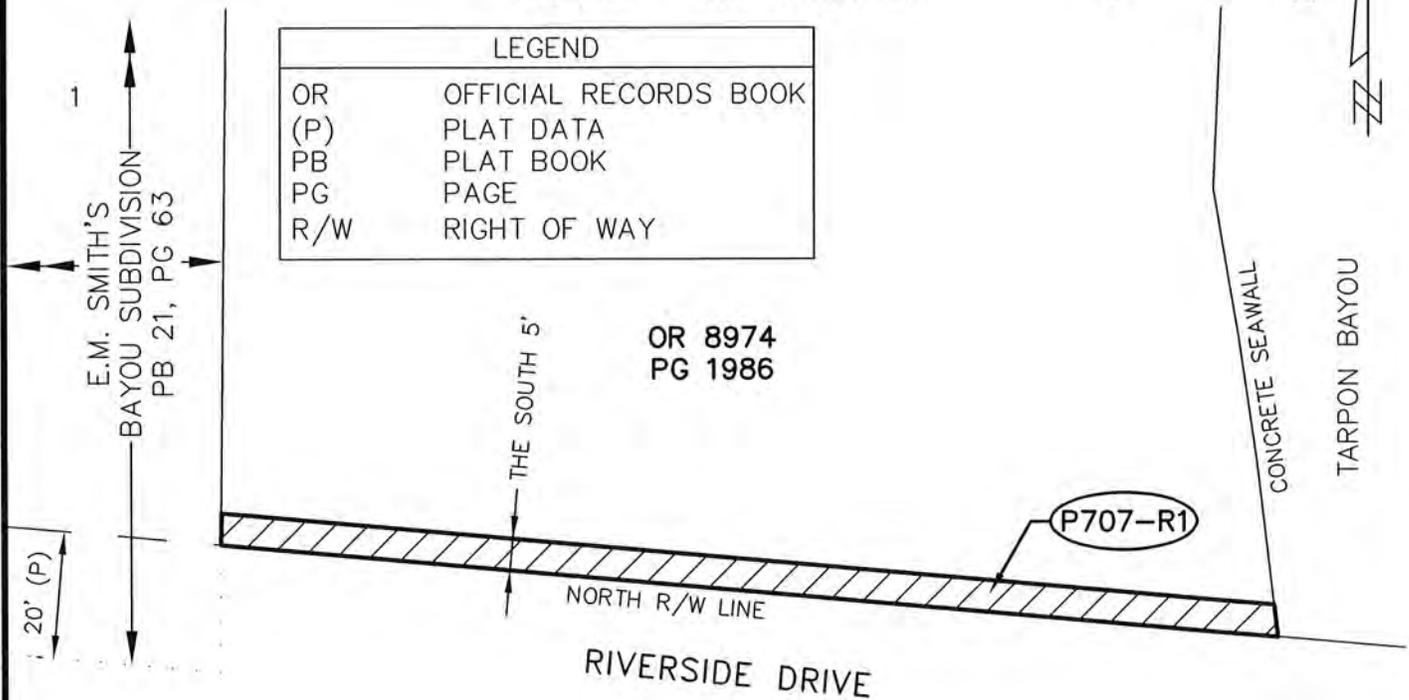
Beginning at a stake on the West Shore of Tarpon Bayou 532.97 feet north of the South line of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 27 South, Range 15 East, running thence 166.0 feet West; thence North 100.0 feet; thence East 150.0 feet to the West shore of Tarpon Bayou; thence South along said shore of Tarpon Bayou to the Point of beginning.

Said South 5.00 feet lying North of and adjacent to the North right of way line of Riverside Drive, and lying West of and Adjacent to the existing concrete seawall along the East boundary of said parcel described in Official Records Book 8964, Page 1986.

Containing 835 square feet or 0.019 acres more or less.



SKETCH - NOT A SURVEY



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. By: Pinellas County Survey and Mapping Division DATE <u>1-21-2022</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904
CHECKED BY: PS	
S.F.N.:	
1673	

SEAL



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

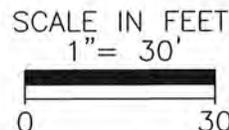
DESCRIPTION

A portion of the grantor's tract as recorded in Official Records Book 8974, Page 1986, of the public records of Pinellas County, Florida and being further described as follows:

A 1 foot strip of upland lying one foot westerly of the mean high water line of Tarpon Bayou lying within 9.5 feet of the South line of said tract described Official Records Book 8974, Page 1986, said South line also being the North right-of-way line of Riverside Drive.

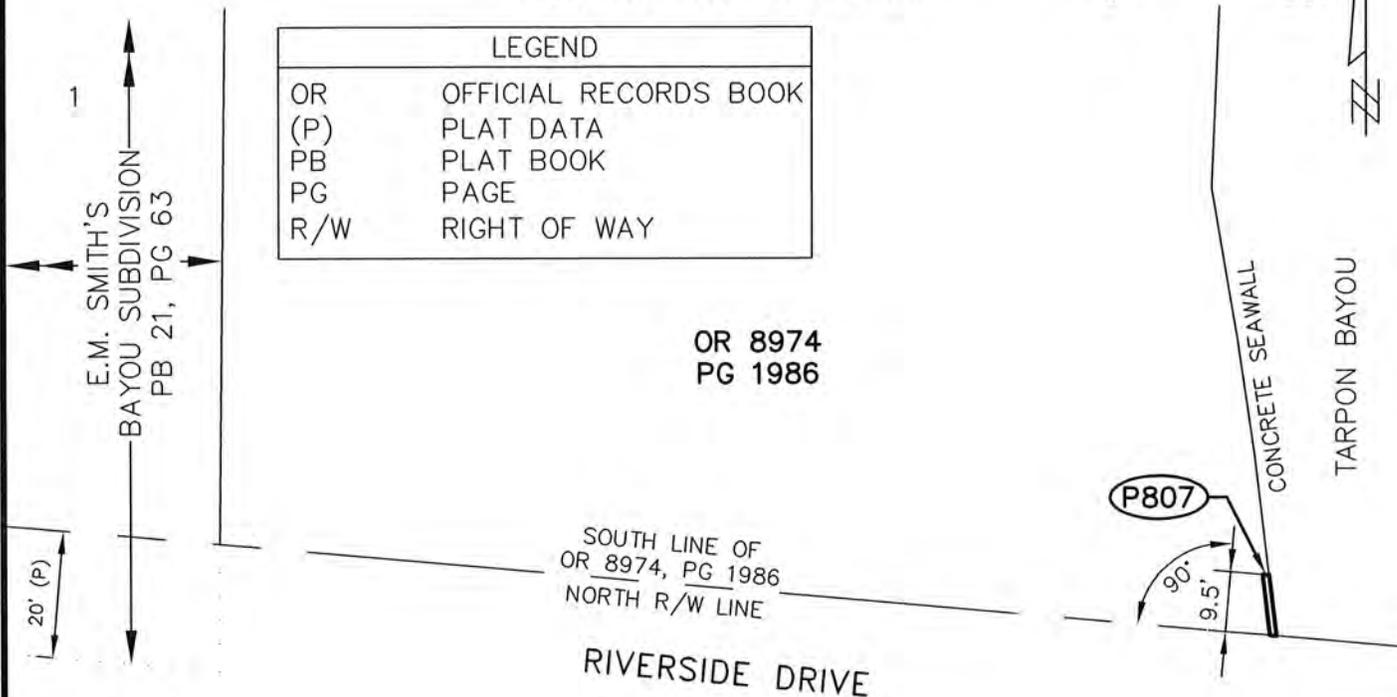
Containing 9.5 square feet more or less.

SKETCH - NOT A SURVEY



LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY

OR 8974
 PG 1986



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: PS	
S.F.N.: 1673	By: Pinellas County Survey and Mapping Division DATE <u>1-21-2022</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



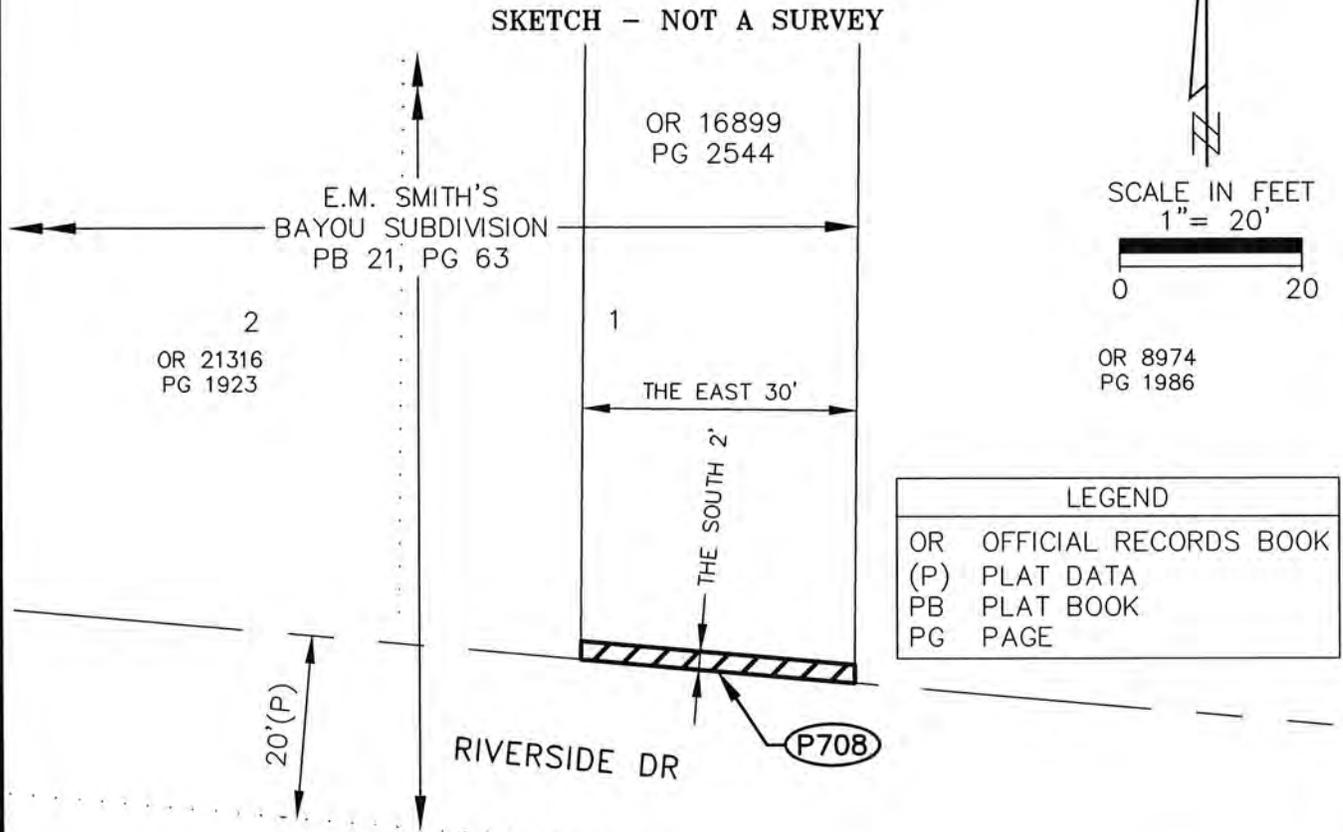
SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of the Grantors tract, as recorded in Official Records Book 16899, Page 2544, Recorded in the Public Records of Pinellas County, Florida, being more particularly described as follows:

The South 2.00 feet of the East 30.00 feet of Lot 1, E.M. SMITH'S BAYOU SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Page 63, of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida.

Containing 60 square feet or 0.001 acres more or less.



LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE

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:	By: Pinellas County Survey and Mapping Division
S.F.N.: 1673	DATE <u>8/2/2021</u> PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904

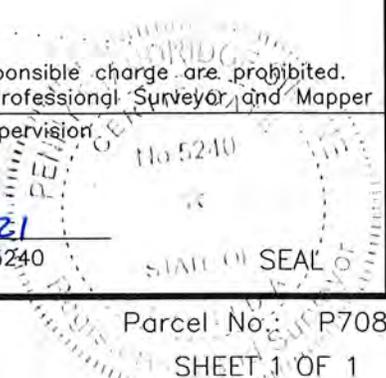


EXHIBIT M

Parcel No.: P708
 SHEET 1 OF 1



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

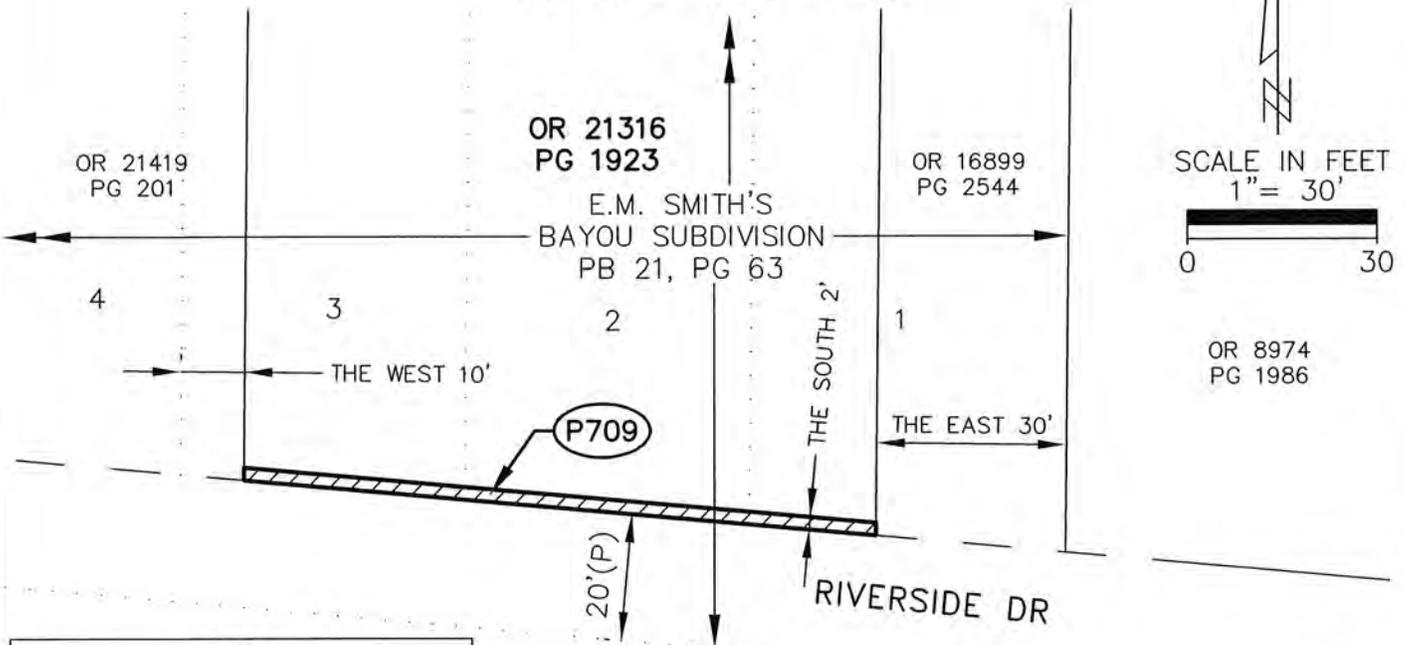
A portion of the Grantors tract, as recorded in Official Records Book 21316, Page 1923, Recorded in the Public Records of Pinellas County, Florida, being more particularly described as follows:

The South 2.00 feet of the following described parcel of land:

Lot 1, less the East 30.00 feet, all of Lot 2 and Lot 3, less the West 10.00 feet of Lot 3, E.M. SMITH'S BAYOU SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Page 63, of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida.

Containing 201 square feet or 0.005 acres more or less.

SKETCH - NOT A SURVEY



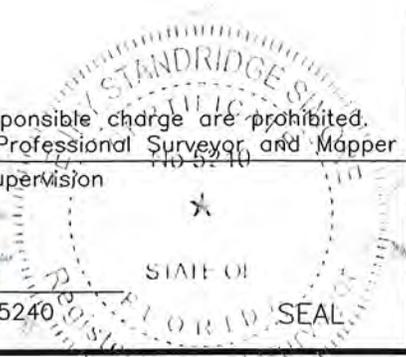
LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE

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: By: Pinellas County Survey and Mapping Division

S.F.N.: 1673
 DATE: 8/2/2021
 PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904





SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

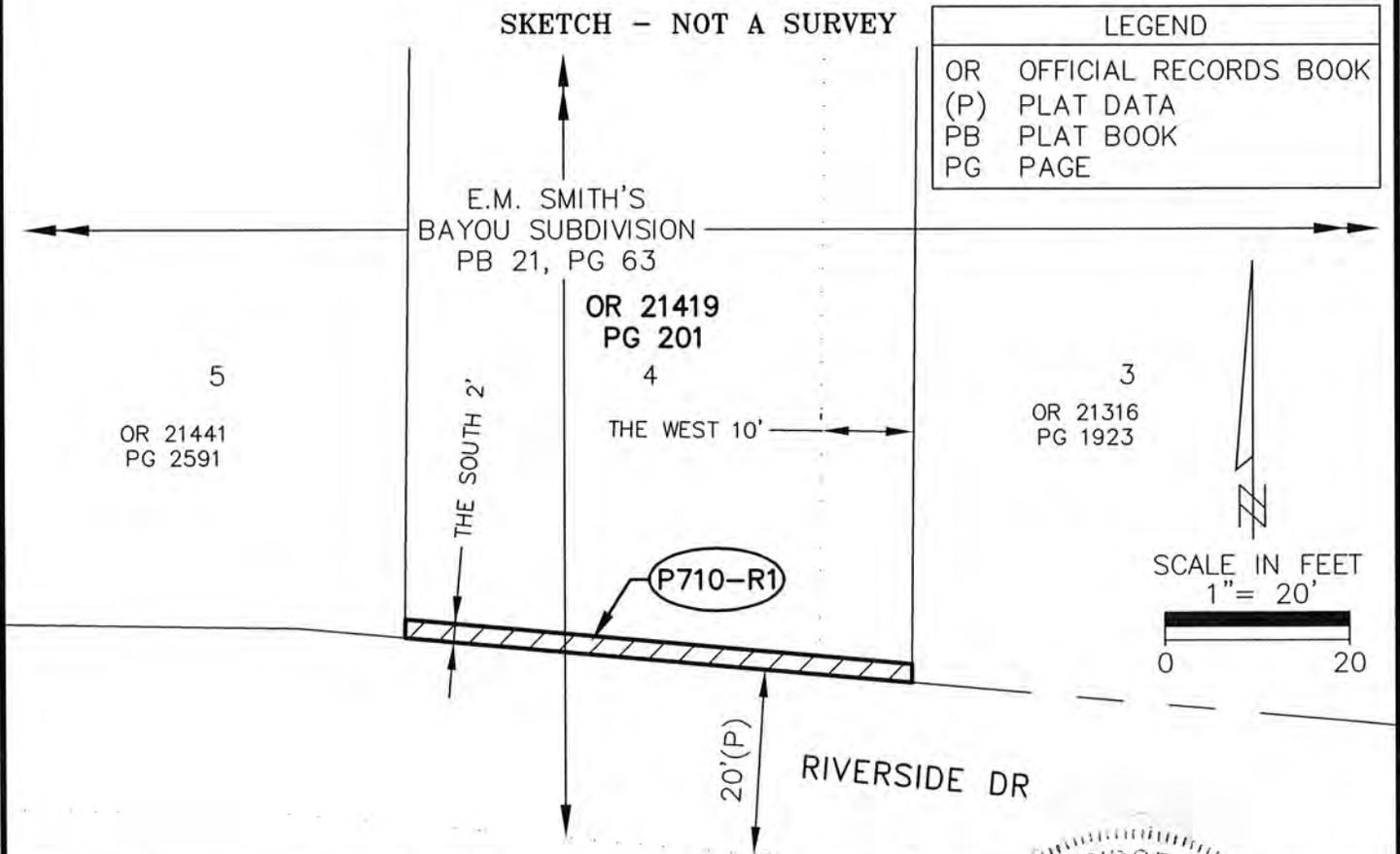
DESCRIPTION

A portion of the Grantors tract, as recorded in Official Records Book 21419, Page 201, Recorded in the Public Records of Pinellas County, Florida, being more particularly described as follows:

The South 2.00 feet of the following described parcel of land:

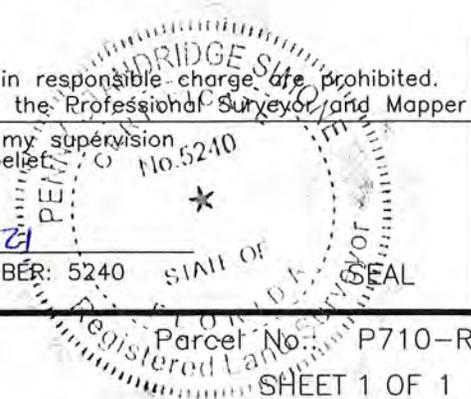
Lot 4 and the West 10.00 feet of Lot 3, E.M. SMITH'S BAYOU SUBDIVISION, according to the plat thereof as recorded in Plat Book 21, Page 63, of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida.

Containing 110 square feet or 0.001 acres more or less.



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:	
S.F.N.: 1673	By: Penny Standridge Simone, Land Surveyor DATE 11/10/2021 PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904





SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 DESCRIPTION

A portion of the Grantor's tract as described in Official Records Book 21441, Page 2591, recorded in the Public Records of Pinellas County, Florida and being more particularly described as follows:

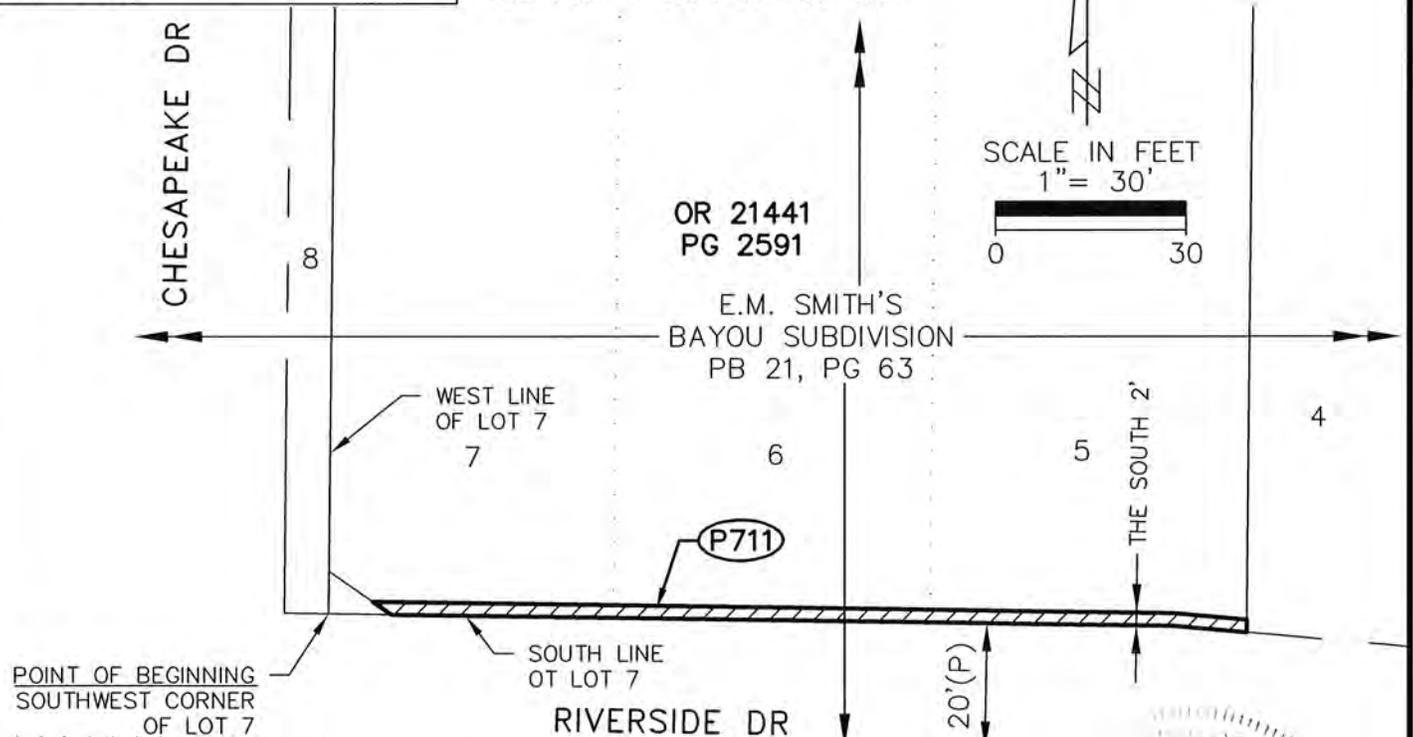
The South 2.00 feet of Lots 5, 6 and 7, E.M. SMITHS BAYOU SUBDIVISION, as recorded in Plat Book 21, Page 63 of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East, less and except the following described portion of said Lot 7:

BEGINNING at the Southwest corner of said Lot 7, run thence Northerly along the west line thereof, a distance of 6.73 feet; thence Southwesterly, a distance of 12.05 feet to a point on the South line of said Lot 7, said point being 9.97 feet easterly of the Southwest corner of said Lot 7; thence along said South line Westerly, a distance of 9.97 feet to THE POINT OF BEGINNING.

Containing 273 square feet or 0.006 acres more or less.

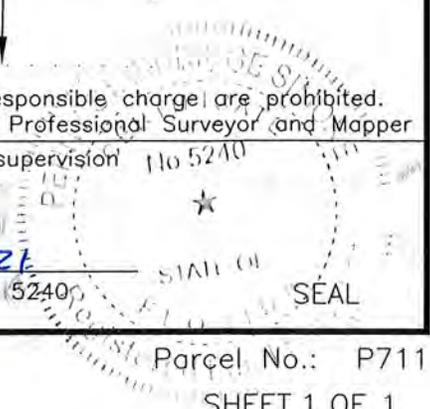
LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE

SKETCH - NOT A SURVEY



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CALCULATED BY:	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.	
RAC		
CHECKED BY:	By: Pinellas County Survey and Mapping Division	
S.F.N.:	DATE	8/2/2021
1673	PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904	





SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

A portion of the Grantor's tract as described in Official Records Book 21441, Page 2591, recorded in the Public Records of Pinellas County, Florida and being more particularly described as follows:

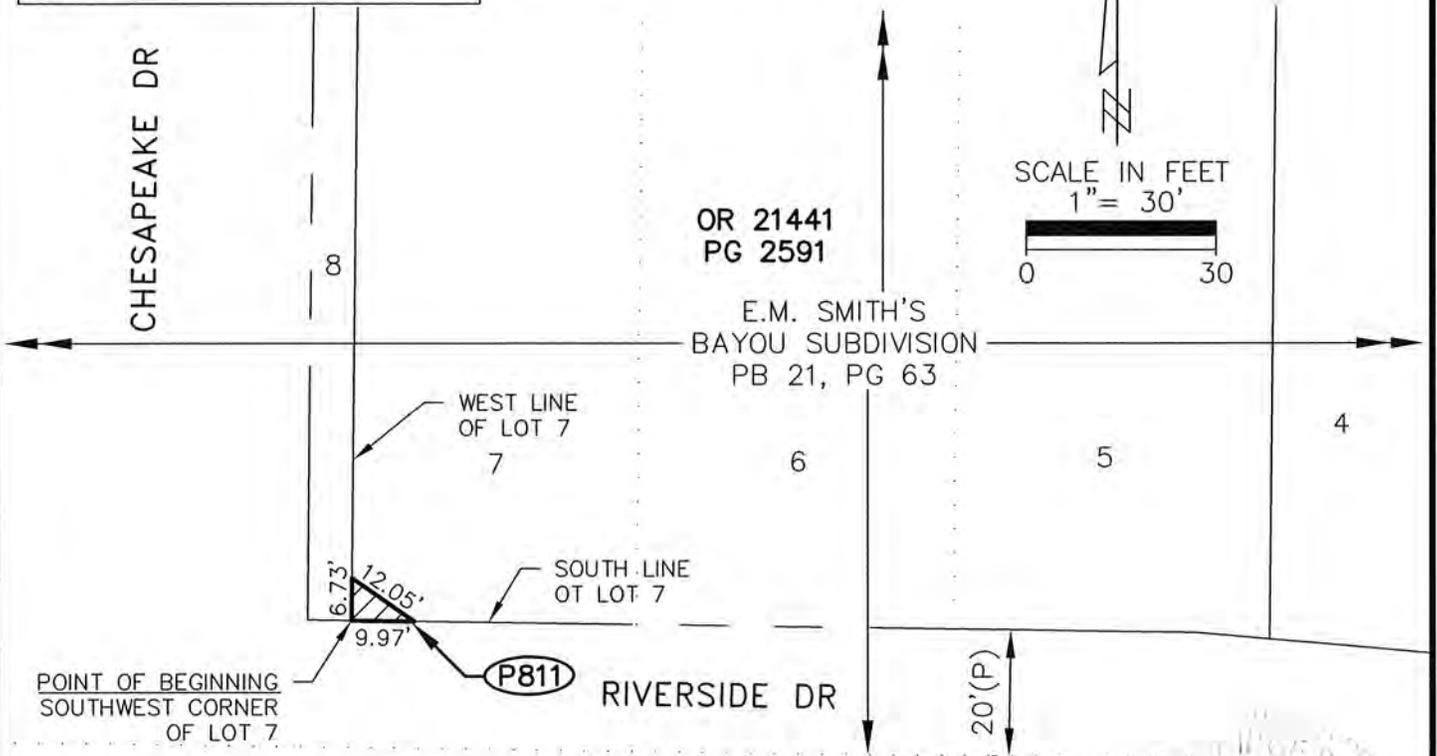
A portion of Lot 7, E.M. SMITHS BAYOU SUBDIVISION, as recorded in Plat Book 21, Page 63 of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East, further described as follows:

BEGINNING at the Southwest corner of said Lot 7, run thence Northerly along the west line thereof, a distance of 6.73 feet; thence Southwesterly, a distance of 12.05 feet to a point on the South line of said Lot 7, said point being 9.97 feet easterly of the Southwest corner of said Lot 7; thence along said South line Westerly, a distance of 9.97 feet to THE POINT OF BEGINNING.

Containing 34 square feet or 0.001 acres more or less.

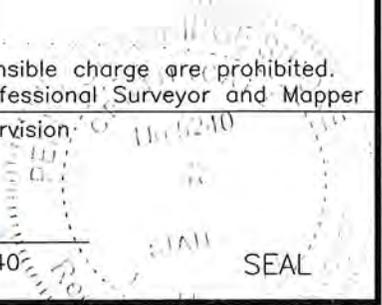
LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE

SKETCH - NOT A SURVEY



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CALCULATED BY:	The above Sketch and Land description was prepared under my supervision, and is true and correct to the best of my knowledge and belief.
RAC	
CHECKED BY:	By: Pinellas County Survey and Mapping Division
S.F.N.:	DATE <u>8/2/2021</u>
1673	PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240 STATE OF FLORIDA, PHONE # (727) 464-8904





SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

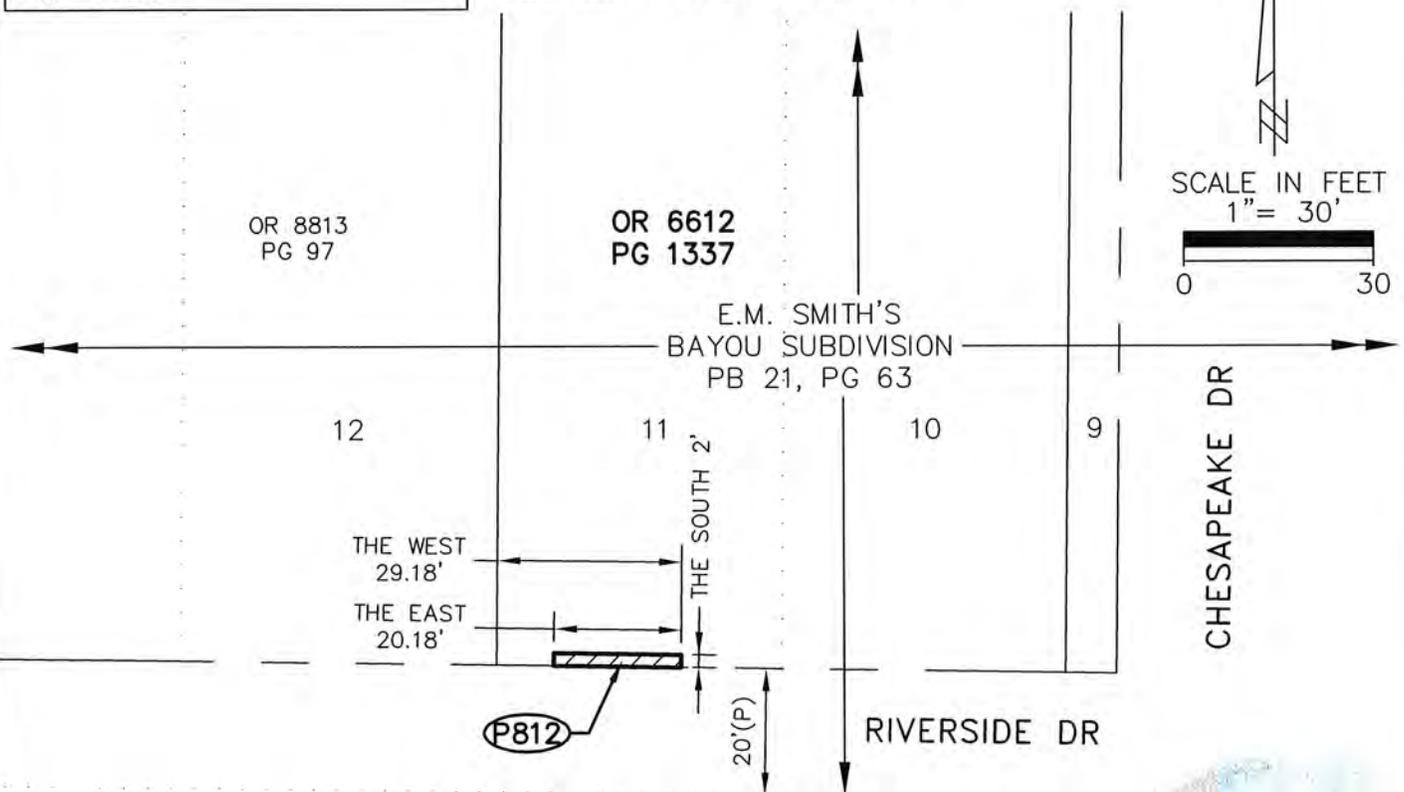
A portion of the Grantor's tract as described in Official Records Book 6612, Page 1337, recorded in the Public Records of Pinellas County, Florida and being more particularly described as follows:

The South 2.00 feet of the East 20.18 feet of the West 29.18 feet of Lot 11, E.M. SMITHS BAYOU SUBDIVISION, as recorded in Plat Book 21, Page 63 of the Public Records of Pinellas County, Florida, lying in Section 11, Township 27 South, Range 15 East.

Containing 40 square feet or 0.006 acres more or less.

LEGEND	
OR	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PB	PLAT BOOK
PG	PAGE

SKETCH - NOT A SURVEY



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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: By: Pinellas County Survey and Mapping Division

S.F.N.:
1673

DATE 1-21-2022
 PENNY STANBRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

DESCRIPTION

An irregular shaped tract, being a portion of that certain parcel, as described in Official Records Book 17308, Page 1821, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of Lot 9, E.M. SMITHS BAYOU SUBDIVISION REVISED, recorded in Plat Book 21, Page 63, public records of Pinellas County, Florida; thence S00°49'44"W, for a distance of 53.00 feet to a point on the South Right of Way line of Riverside Drive; thence along said line the following four (4) courses; (1) N89°10'16"W, for a distance of 249.30 feet; (2) thence Westerly, 66.82 feet along the arc of a curve, concave to the South, having a radius of 231.12 feet, through a central angle of 16°33'55", a chord bearing S82°32'46"W, 66.59 feet to the Northeast corner of said parcel described in Official Records Book 17308, Page 1821; (3) thence continue Westerly along said South Right of Way line the same being the Northerly line of said parcel described in Official Records Book 17308, Page 1821, 24.60 feet along the arc of said curve, concave to the South, having a radius of 231.12 feet, through a central angle of 06°05'57", a chord bearing S71°12'50"W, 24.59 feet to a Point of Compound Curvature; (4) thence Southwesterly, 15.03 feet along the arc of a curve, concave to the Southeast, having a radius of 155.41 feet, through a central angle of 05°32'26", a chord bearing S65°23'39"W, 15.02 feet to the POINT OF BEGINNING; thence, leaving said Northerly line, S27°22'34"E, for a distance of 5.00 feet to a Point of Curvature, a radial to said point being N27°22'34"W; thence Southwesterly, 10.10 feet along the arc of a curve, concave to the Southeast, having a radius of 150.41 feet, through a central angle of 03°50'51", a chord bearing S60°42'00"W, 10.10 feet; thence N31°13'26"W, for a distance of 5.00 feet to a point on said Northerly line and a Point of Curvature, a radial to said point being N31°13'26"W; thence Northeasterly, 10.44 feet along the arc of a curve, concave to the Southeast, having a radius of 155.41 feet, through a central angle of 03°50'51", a chord bearing N60°42'00"E, 10.43 feet to the POINT OF BEGINNING.

CONTAINING: 51 square feet or 0.001 acres, more or less.

SURVEYOR'S REPORT

1. BASIS OF BEARINGS: Bearings are based on the North Right of Way line of Riverside Drive as shown on the Specific Purpose Survey, SFN1525, prepared by Sue Scholpp, dated 10/20/2010, revised 1/10/2012, being N89°10'16"W.

CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	231.12'	66.82'	66.59'	S82°32'46"W	16°33'55"
C2	231.12'	24.60'	24.59'	S71°12'50"W	6°05'57"
C3	155.41'	15.03'	15.02'	S65°23'39"W	5°32'26"
C4	150.41'	10.10'	10.10'	N60°42'00"E	3°50'51"
C5	155.41'	10.44'	10.43'	S60°42'00"W	3°50'51"

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S00°49'44"W	53.00'
L2	N27°22'34"W	5.00'
L3	S31°13'26"E	5.00'

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. 110 52 10

CHECKED BY: PS By: Pinellas County Survey and Mapping Division

S.F.N.: 1673 DATE 8/2/2021

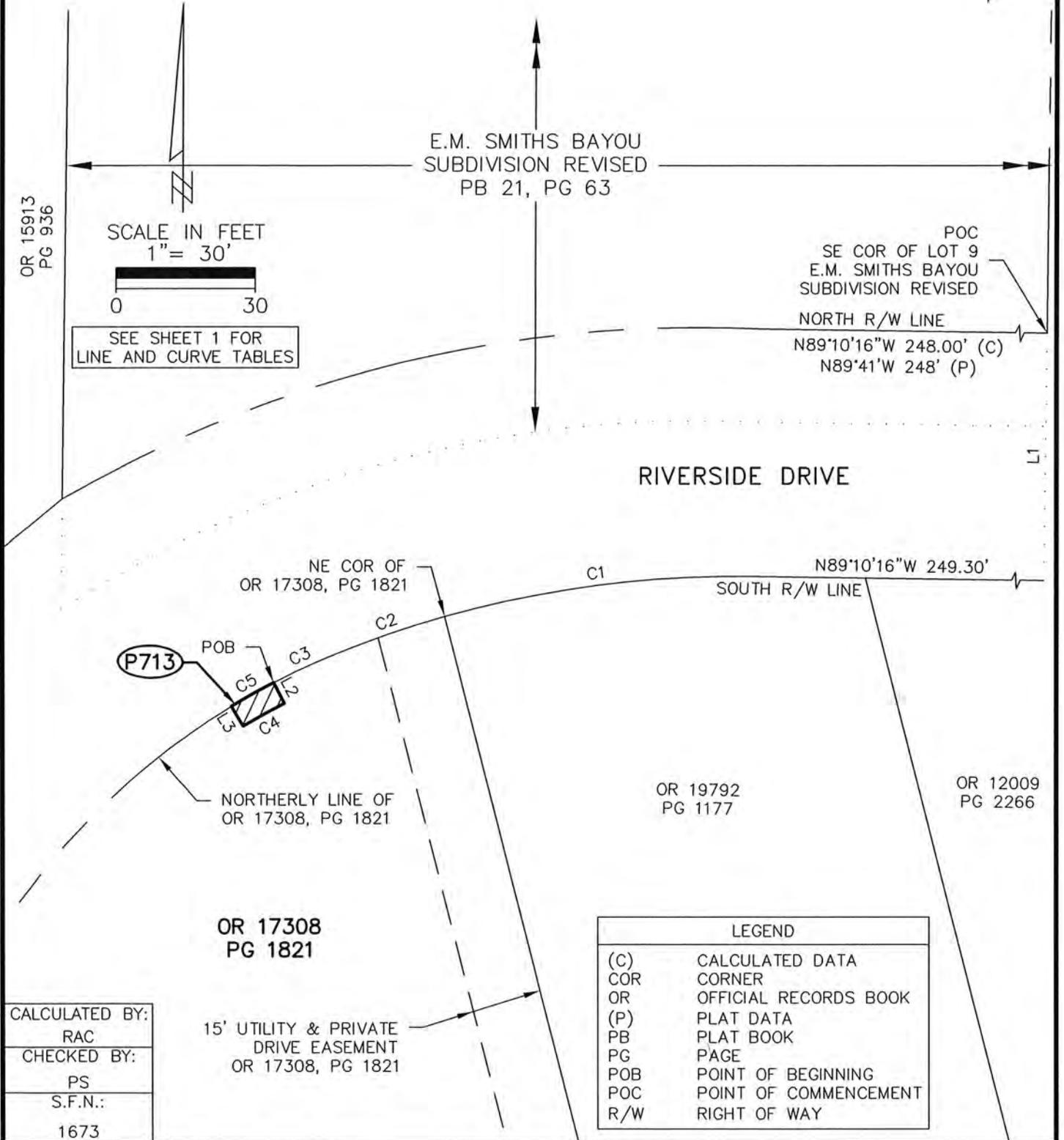
PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 5240
 STATE OF FLORIDA, PHONE # (727) 464-8904

SEAL

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



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST
 SKETCH - NOT A SURVEY



CALCULATED BY:
RAC

CHECKED BY:
PS

S.F.N.:
1673



SECTION 11, TOWNSHIP 27 SOUTH, RANGE 15 EAST

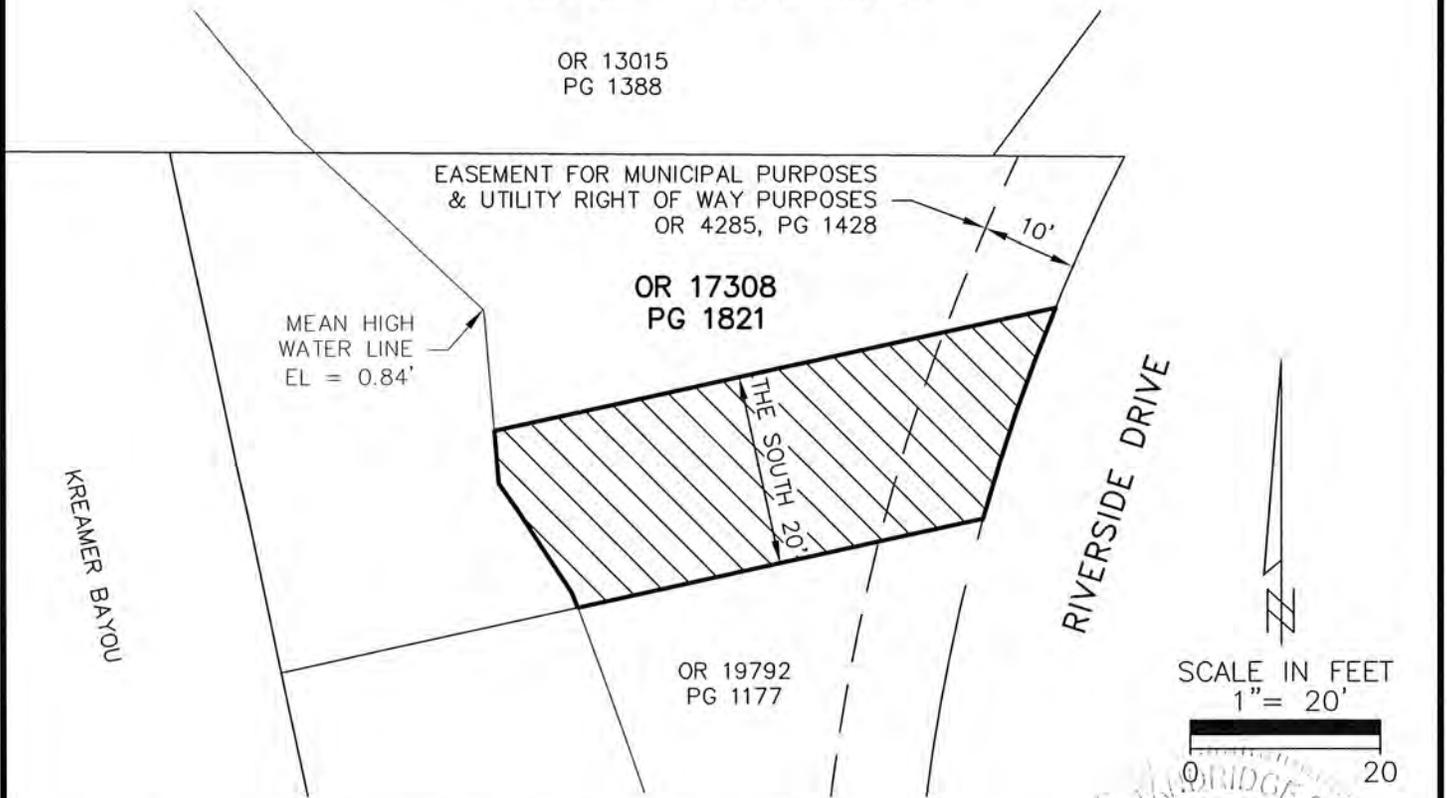
DESCRIPTION

A portion of the Grantor's tract, as described in Official Records Book 17308, Page 1821, public records of Pinellas County, Florida, in Section 11, Township 27 South, Range 15 East, Pinellas County, Florida, being described as follows:

The Southerly 20.00 feet of Parcel 8-A, as recorded in Official Records Book 17308, Page 1821, public records of Pinellas County, Florida, said Southerly 20.00 feet being bounded on the West by the Mean High Water Line of Kreamers Bayou.

Containing 1053 square feet or 0.02 acres more or less.

SKETCH - NOT A SURVEY



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:	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
RAC	
CHECKED BY:	By: Pinellas County Survey and Mapping Division
PS	
S.F.N.:	DATE <u>8/2/2021</u>
1673	PENNY STANDRIDGE SIMONE, LAND SURVEYOR CERTIFICATE NUMBER: 52403 STATE OF FLORIDA, PHONE # (727) 464-8904

