

### LOCAL FUNDING INTERLOCAL AGREEMENT

This Agreement made by and entered into on this 17<sup>th</sup> day of August, 2016, by and between the State of Florida, Department of Transportation, whose address for purposes of this Agreement is 11201 North McKinley Drive, Tampa, Florida, 33612-6403, (the "DEPARTMENT"), and Pinellas County, a political subdivision of the State of Florida, whose address for purposes of this Agreement is 315 Court Street, Clearwater, Florida 33756 (the "COUNTY"); and

### WITNESSETH

WHEREAS, the DEPARTMENT is authorized to enter into agreements with governmental entities in accordance with Sections 163.01, 334.044 and 339.12, Florida Statutes; and

WHEREAS the COUNTY has authorized its officers to execute this Local Funding Interlocal Agreement ("Agreement" or "LFA") on its behalf; and

WHEREAS the DEPARTMENT has funded project number 433880-1-52-01 which is identified in its Five-Year Adopted Work Program as "Gateway Express FM SR 690 at US 19 and SR 686 EXT at CR 611 to West of I-275" ("the PROJECT"); and

WHEREAS, the COUNTY has planned capital outlays for County project number 000297A which planned outlays were contemplated to be spent in the area of the DEPARTMENT'S plans for the PROJECT; and

WHEREAS, the COUNTY has important prior public uses in place that must be accommodated to alleviate or address all impacts from the PROJECT, including but not limited to the operation of and access to the St. Pete/Clearwater International Airport and its federal grant requirements and regulatory permits of third party governmental entities; and

WHEREAS, the DEPARTMENT and the COUNTY have determined that it would be in the best interest of the general public and to the economic advantage of both parties to coordinate and cooperate in their efforts to facilitate development of the PROJECT; and

WHEREAS, the decision of the DEPARTMENT to significantly advance in time the PROJECT requires the utilization of all COUNTY planned capital outlays to meet the funding needs of the DEPARTMENT'S advanced timeline; and

WHEREAS, the total contemplated funding under this Agreement from the COUNTY shall be solely for construction of the Project, and is intended to satisfy all outstanding COUNTY formal or informal commitments, not previously covered in an existing agreement between the parties or expended in support of DEPARTMENT

projects, for any COUNTY contributions to the DEPARTMENT'S PROJECT. This paragraph is not intended to suggest that typical COUNTY obligations, such as utility relocations where the COUNTY is responsible for such cost, will not be accomplished by other COUNTY funds.

WHEREAS, in order to complete the PROJECT, the COUNTY is prepared to provide financial assistance as provided in Exhibit "A" (Project Budget).

WHEREAS, the COUNTY agrees to deposit funds with the Department of Financial Services, in accordance with Exhibit A, in the total amount of \$55,750,000.00 (Fifty-Five Million Seven Hundred and Fifty Thousand Dollars) for the construction of the PROJECT.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations herein, the parties agree as follows:

The forgoing "Whereas" clauses, and referenced Schedules, Exhibits or Attachments therein and hereinafter, are hereby incorporated into this Agreement.

## **SECTION 1 GENERAL OBLIGATIONS OF THE DEPARTMENT**

- 1.1 The DEPARTMENT shall be responsible for the design, construction, and maintenance of the PROJECT, which is in the DEPARTMENT's Five-Year Adopted Work Program as FPN 433880-1-52-01, in accordance with the terms as described in Exhibit "B".
- 1.2 The DEPARTMENT shall keep complete records and accounts in order to record complete and correct entries as to all costs, expenditures, and other items incidental to the cost of the PROJECT.
- 1.3 Exhibit "B" further delineates the DEPARTMENT's responsibility.

## **SECTION 2 GENERAL OBLIGATIONS OF THE COUNTY**

- 2.1 The COUNTY shall provide \$55,750,000.00 for the construction of the PROJECT in accordance with the provisions hereunder in Section 3, Financial Provisions.
- 2.2 The COUNTY shall provide the DEPARTMENT, its agents, employees, and

consultants, any requested information that is available and necessary for completing the PROJECT.

- 2.3 The COUNTY owns certain utilities that may be affected by the PROJECT: Roosevelt Boulevard from 49<sup>th</sup> Street in front of the Airport to north of Ulmerton Road; 118<sup>th</sup> Avenue (CR 296) from US 19 to Roosevelt Boulevard; the flyover at 49<sup>th</sup> Street North Bayside Bridge at Roosevelt Boulevard; and Ulmerton Road from 49<sup>th</sup> Street to 38<sup>th</sup> Street. The COUNTY will be responsible for any relocation costs associated with those utilities. All other utilities, if any, will be addressed separately.
- 2.4 Exhibit "B" further delineates the COUNTY's responsibilities.

### **SECTION 3 FINANCIAL PROVISIONS**

- 3.1 The parties recognize and accept the funding restrictions set forth in Section 339.135 (6)(a), and Sections 129.06 and 129.07, Florida Statutes, which may affect each of the parties' obligations. Those provisions are as follows:
  - (a) The DEPARTMENT, during any fiscal year, shall not expend money, incur any liability, or enter into any contract which, by its terms, involves the expenditure of money in excess of the amounts budgeted as available for expenditure during such fiscal year. Any contract, verbal or written, made in violation of this subsection is null and void, and no money may be paid on such contract. The DEPARTMENT shall require a statement from the Comptroller of the DEPARTMENT that funds are available prior to entering into any such contract or other binding commitment of funds. Nothing herein contained shall prevent the making of contracts for periods exceeding one (1) year, but any contract so made shall be executory only for the value of the services to be rendered or agreed to be paid for in succeeding fiscal years; and this paragraph shall be incorporated verbatim in all contracts of the DEPARTMENT which are for an amount in excess of \$25,000 and which have a term for a period of more than 1 year. Section 339.135 (6)(a), Florida Statutes.
  - (b) Pursuant to Florida Statutes §§129.06 and 129.07, in the event sufficient budgeted funds are not available for a new COUNTY fiscal year (October 1 – September 30), the COUNTY shall timely notify Department of such occurrence prior to the end of the then current COUNTY fiscal year and this Agreement shall terminate without penalty or expense on the last day of the then current COUNTY fiscal year.
  - (c) The parties agree that in the event funds are not appropriated to the DEPARTMENT or the COUNTY for the PROJECT, this Agreement shall be terminated effective upon either party giving notice to the other to that effect.

- 3.2 The COUNTY agrees that it will make payments to the DEPARTMENT in accordance with Exhibit A. The DEPARTMENT shall utilize this contribution for payment of the construction costs of the PROJECT. If the actual cost of the project is less than the funds provided the excess will be applied to other eligible capital phases on the project.
- 3.3 The payment of funds to the DEPARTMENT under this Locally Funded Agreement will be made directly to the DEPARTMENT for deposit. The payment of funds to the COUNTY for right of way acquisition shall be made directly to the COUNTY.
- 3.4 If, before completion, the DEPARTMENT abandons or discontinues the PROJECT and terminates its construction contract, or if, for any reason, the commencement, prosecution, or timely completion of the construction contract by the DEPARTMENT is rendered improbable, infeasible, impossible, or illegal, the COUNTY may, by written notice to the DEPARTMENT, suspend and withhold any or all of its future payment obligations under this Agreement. Any monies received from the COUNTY which have not been expended for construction of the PROJECT shall be returned to the COUNTY after cancellation of the PROJECT and termination of the contract by the DEPARTMENT.
- 3.5 Vendors/Contractors of the DEPARTMENT:
- (a) Shall utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the Vendor/Contractor during the term of the contract; and
  - (b) Shall expressly require any subcontractors performing work or providing services pursuant to the state contract to likewise utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

#### **SECTION 4 COMMENCEMENT AND TERMINATION OF AGREEMENT**

- 4.1 This Agreement shall take effect upon being executed by the parties and shall be terminated, except as otherwise provided herein, upon the earlier of the mutual consent of the parties; or three hundred sixty (360) days after final payment has been made to the contractor and reimbursements, if any, made to the COUNTY.

#### **SECTION 5 MISCELLANEOUS PROVISIONS**

- 5.1 Any amendment to or modification of this Agreement or any alteration, extension,

supplement, or change of time or scope of work shall be in writing and signed by both parties.

- 5.2 Any notice or other document which either party is required to give or deliver to the other shall be given in writing and served either personally or mailed to:

**TO DEPARTMENT:**

Robin Parrish  
Local Program Coordinator  
11202 N. McKinley Drive  
M.S. 7-350  
Tampa, Florida 33612-6456

**TO COUNTY:**

Mr. Ivan Fernandez, P.E.  
Technical Services  
Staff Director  
Public Works  
14 S. Ft. Harrison Ave.  
Clearwater, Florida 33756

- 5.3 If any word, clause, sentence, or paragraph of the Agreement is held invalid, the remainder of the Agreement would continue to conform to the intent of this Agreement.
- 5.4 This Agreement shall be governed and construed in accordance with the laws of the State of Florida.
- 5.5 Nothing herein shall be construed to create any third party beneficiary rights in any person not a party to this Agreement.

**SECTION 6  
ENTIRE AGREEMENT**

This document, along with its Schedules, Exhibits and Attachments referenced herein, embodies the whole Agreement of the parties. There are no promises, terms, conditions, or allegations other than those contained herein and this document shall supersede all previous communications, representations and/or agreements, whether written or verbal between the parties hereto. This Agreement may be modified only in writing executed by all parties.



IN WITNESS WHEREOF, the COUNTY has caused by Agreement to be executed in its behalf this 9<sup>th</sup> day of August, 2016, by the Chairman of the Board of County Commissioners, authorized to enter into and execute same by the County Commission on the 9<sup>th</sup> day of August, 2016, and the DEPARTMENT has executed this Agreement through its District Director of Transportation Development for District Seven, Florida Department of Transportation, this 17<sup>th</sup> day of August, 2016.

**PINELLAS COUNTY**

ATTEST Norman D. Loy (SEAL)  
CLERK

BY: [Signature]  
CHAIRMAN, BOARD OF  
COUNTY COMMISSIONERS

8-9-16

DATE

APPROVED AS TO FORM SUBJECT  
TO PROPER EXECUTION

[Signature]  
Donald S. Crowell  
Managing Assistant County Attorney

ATTEST  
PINELLAS COUNTY

**STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION**

ATTEST Susan Dehesa (SEAL)  
EXECUTIVE SECRETARY

BY: [Signature]  
DEBBIE HUNT  
DIRECTOR OF TRANSPORTATION  
DEVELOPMENT, DISTRICT SEVEN

8/17/16

DATE

[Signature]  
ATTORNEY  
DEPARTMENT OF TRANSPORTATION

**EXHIBIT A  
PROJECT BUDGET**

This exhibit forms an integral part of that certain Locally Funded Agreement between the State of Florida, Department of Transportation and Pinellas County, dated August 17, 2016.

I. TOTAL COUNTY COST..... \$55,750,000.00

II. OVERALL PROJECT COST

State .....	\$116,321,148.00
Federal.....	\$154,361,473.00
Local Funds.....	\$ <u>55,750,000.00</u>
Total Project Cost.....	\$326,432,621.00

III. The PROJECT funds are to be identified as "Pinellas County Contributed Funds".

County Funding for the PROJECT is due by November 1 of each County fiscal year:

2017	\$24,000,000.00
2018	\$12,000,000.00
2019	\$12,000,000.00
2020	\$ <u>7,750,000.00</u>
Total County Funding	\$55,750,000.00

All funds subject to annual appropriation.

Total County Funding information as shown in Pinellas County Capital Improvement Program, Project Budget Detail Report dated June 23, 2016.



**EXHIBIT "B"**  
**PROJECT DESCRIPTION AND RESPONSIBILITIES**

This exhibit forms an integral part of that certain Locally Funded Interlocal Agreement between the State of Florida, Department of Transportation and Pinellas County ("Agreement or LFA"), dated August 17, 2016. All terms used herein but not defined herein shall be defined as used in the Agreement

**PROJECT LOCATION:** Gateway Expressway from SR 690 at US 19 and SR 686 EXT at CR 611 to West of I-275.

**PROJECT DESCRIPTION:** This Project will construct a new four lane divided roadway that will provide a direct unsignalized connection from US 19 and CR 611 (Bayside Bridge) to I-275.

**SPECIAL CONSIDERATIONS BY DEPARTMENT AND COUNTY:**

**PRE-CONSTRUCTION**

1. The parties agree that County shall, within 60 calendar days of the later of full execution of this Agreement, or final release of any interests and/or applicable approvals of the Federal Aviation Administration (FAA) or other third parties including lessees, transfer to the Department its interest in and to the properties enumerated in Attachment 7, attached to this Agreement for payment in the amounts shown on Attachment 7, or in such amounts as may be required by the FAA, in furtherance of completion of the Project. County property interests to be acquired by the Department shall not be acquired using County provided funds. The County makes no representation that it is in any way conveying the interests of any other party in the properties shown on Attachment 7, whether specifically discussed with the Department or not, and has put the Department on notice that such other parties' interests may exist. Any and all County property interests transferred to the Department shall be required to meet any and all current and future FAA regulations and/or requirements. The Department shall be solely responsible for compensating all such other parties for their interests in such property, and the County shall not be required or responsible to participate in the funding of any such other parties' interests. The Department shall, at a closing coordinated with the County, accept the deeds of transfer and tender payment as required herein.
2. The Department agrees to make surplus right of way area associated with the realigned airport connection available to the County as shown on Attachment 4 between the existing right of way lines and the proposed right of way lines in the area of Terminal Boulevard, measured at 2.52 acres. This area will be transferred to the County within 60 calendar days after all Project related construction is complete within the footprint of this area. The value of this right of way based on its utility to the County will be an offset against the amount owed to the County for airport property acquired by the Department, provided such is acceptable to the FAA.
3. The Department's contractor shall obtain a license agreement from the County allowing the contractor to enter airport property to modify airport ponds and to harmonize access connections during construction for temporary and/or permanent conditions. The Department's contractor shall also obtain a permit from the County for construction and



maintenance of drainage structures within the County's existing drainage easement along Roosevelt Boulevard.

4. The County agrees to cooperate with and allow Utility Agencies/Owners to relocate their facilities within airport property where reasonably needed in order to maintain utility service to the airport in furtherance of the Project. In the absence of any previously recorded applicable document to the contrary, any conflicts with existing County utilities within airport property shall be resolved at the sole cost and expense of the non-County Utility Agencies/Owners at locations approved by the County. The timing and means and methods of any or all utility relocations or interruptions in utilities services shall not unreasonably impact airport operations (especially water supply for fire system) and must be coordinated and approved by the County at least seven days prior to any interruption.
5. The County agrees to cooperate with and allow Utility Agencies/Owners to relocate their facilities within its right of way for 118<sup>th</sup> Avenue (CR296) where reasonably needed in order to facilitate the Project. In the absence of any previously recorded applicable document to the contrary, any conflicts with County infrastructure shall be resolved at the sole cost and expense of the non-County Utility Agencies/Owners. To the extent that SR 686/SR690 Projects require use of other County existing right-of-way not encumbered by federal grant restrictions, Department agrees that such Department use of County right-of-way is subordinate to County uses. To the extent that any subordination is sought that conflicts with this provision, any such request would have to conform to this provision. In the event of future conflicts between or among County or Department facilities within these areas, Department shall be responsible for resolving such conflicts at its sole cost and expense, up to and including the acquisition of additional right-of-way necessary to resolve any such conflict.
6. Within Airport property, the Department and the County will mutually agree on pond locations in conformance with the Federal Aviation Administration regulations and approval(s) as necessary.
7. The County shall install the airport's new perimeter road security fence no later than December 31, 2017.
8. The Roosevelt Boulevard (SR 686) portion of the project will impact existing Airport ponds. The Department, with County's cooperation for any necessary submittals to accomplish this requirement, will reestablish the impacted volume to meet storm water requirements under the Airport's existing Environmental Resource Permit (ERP) issued by the Southwest Florida Water Management District and provide additional storm water treatment and attenuation required for the reverse access road and Airport access connections. The Department, with County's cooperation for any necessary submittals to accomplish this requirement, will also modify the existing ERP for the Airport's access connections, reverse access road and reconfigured Airport ponds as depicted in Attachment 3. Department shall compensate the County for all real property and associated damages or impacts therefrom that are occasioned by the expansion of such ponds in accordance with the provisions of Attachment 7.
9. Technical assistance and comments from the County will be provided and considered for incorporation into the Department's documents throughout development of the Department's

Request for Proposal (RFP) for the Project. The Department agrees to include within its RFP document for the design and construction of the Project, the plan notes listed in Attachment 8.

10. If any existing destination signage to the Airport needs to be moved for construction, it must be relocated to a location approved by Airport Operations. None are to be permanently or temporarily removed without prior approval from Airport Operations. The Department shall furnish and install 10 temporary destination signs, with a maximum sign size of 50 sq. ft., within the construction limits at locations to be determined by the Airport. VMS signs shall be placed two weeks prior to an Airport entrance change and shall remain a minimum of two weeks after the change.
11. The signalized intersection to be constructed by this project at the Terminal Boulevard overpass bridge shall accommodate the potential future roadway connection from SR 686 to 46<sup>th</sup> Street or to the Airport's remote parking area. Additionally, this intersection must maintain the same movements and capacity that is provided by the existing entrance.
12. The Department shall furnish and install a complete lighting system to illuminate the westbound SR 686 surface road parallel to the reverse access road, and furnish and install a lighting system in the Airport Right of Way to illuminate the reverse access road as depicted in Attachment 1. Each lighting system will require a separate load center. The type and location of light pole foundations and electrical conduit should be coordinated with Airport Operations. Lighting levels will meet minimum criteria for "All other Roadways" as outlined in the Department's Current Version of the PPM Volume 1, Ch. 7, as well as applicable Federal Aviation Administration Requirements. Prior to opening to the public, the reverse access road shall have temporary or permanent lighting. The proposed lighting installation may require providing notice to FAA by filing Form 7460.
13. The Department will design and provide compensatory treatment and attenuation for a volume not less than the reduction of storm water pond volume at any parcel resulting in any way from the Department's Project.
14. All points of ingress and egress to the airport and its facilities shall have a geometric layout sufficient to accommodate turning movements for semi-trucks up to WB 62FL in conformance with the FDOT Plans Preparation Manual, Vol 1, Ch. 1. This includes temporary conditions as well.
15. The County agrees to complete all construction related to the Airport's Fiber Optic Cable Installation as depicted on Attachment 5 prior to April 1, 2017. The top elevation of the fiber optic directional bore shall be at a minimum elevation of (-) 15 feet within the right of way of SR 686 at 144<sup>th</sup> Avenue North.

#### **DURING CONSTRUCTION**

1. The airport access connection modifications depicted on Attachment 3 will be implemented by the Department.

2. The Department shall maintain a minimum of two access points to the airport terminal area from Roosevelt Blvd at all times, unless otherwise authorized from Airport Operations, throughout the duration of the project. One of these access points must be a fully signalized intersection that provides the same movements and capacity of the existing signalized intersection. Temporary pavement connections to Airport facilities shall not have a longitudinal grade steeper than 10%. Permanent pavement connections to Airport facilities shall not have a longitudinal grade steeper than 8%.
3. The Department shall install a barrier wall within the Department Right of Way to provide a separation between the airport's reverse access road and the westbound SR 686 roadway. The aesthetic design, color and/or minimum height of any permanent barrier/fronting wall between SR 686 and the airport reverse access road has been agreed upon and is illustrated in Attachment 2.
4. The County agrees to reasonably cooperate with the Department's contractor to allow such contractor to implement a temporary traffic pattern to avoid unnecessary delay to Project construction. This cooperation includes, but is not limited to, contractor modifications for pavement connections, signage, pavement markings, and storm water improvements. Such County reasonable cooperation shall take into account seasonal needs of the airport operations.
5. The Department will maintain the existing traffic signal on Airport Parkway until the new traffic signal becomes operational at Terminal Boulevard. After completion, the traffic signal will be added to any existing Traffic Signal Maintenance Agreement between the County and the Department in congruence with the terms thereof.
6. The Department will provide a permanent roadway connection at Fairchild Drive north of the existing signal at Airport Parkway from the westbound SR 686 surface road, as depicted in Attachment 3.
7. Department, at its cost and expense, shall resurface all of CR 296, from US Hwy 19 to I-275, as the final phase of the Department's Project.

#### **AFTER CONSTRUCTION**

1. Along 118<sup>th</sup> Avenue, seven (7) ponds will provide treatment and attenuation for storm water runoff from 118<sup>th</sup> Avenue (CR 296) and SR 690: five (5) existing County ponds, one (1) existing Department pond and one (1) Department pond to be constructed. Attachment 6 includes the locations of all seven (7) ponds and specifies six (6) joint use ponds along 118<sup>th</sup> Avenue related to the Project. The County shall donate its six (6) ponds to the Department in fee simple. A single barrel concrete box culvert (CBC) separates SMF 4 from SMF 5. There are two control structures located within both SMF 4 and SMF 5 which discharge into the CBC. Maintenance of the CBC, all four control structures and all associated appurtenances shall remain the County's responsibility. The Department will convey an easement to the County for that purpose. Upon transfer of title, the Department shall be responsible for the continued operation and maintenance of, and notification to SWFWMD of same, the six (6) joint use ponds.
2. Construction of SR 690 within the right of way of CR 296 will be the responsibility of the Department's contractor. Upon completion of SR 690, the County shall resume administrative

jurisdiction over CR 296 for the purpose of permitting uses of the right of way and maintenance of the CR 296 right of way, with the exception of the maintenance of the supporting ponds for CR 296 which shall be maintained by the Department as described above.

3. The Department will operate and maintain all improvements constructed within state right-of-way in conformance with applicable State and Federal law.
4. The Department will operate and maintain future SR 690 which is an elevated roadway to be constructed over 118<sup>th</sup> Avenue.
5. The County will maintain the Airport's side of the barrier wall between the airport's reverse access road and the westbound SR 686 roadway as shown on Attachment 2.
6. Upon substantial completion of the Project, representatives from the Department and the County will inspect the work. The County may provide any comments for the Department to consider prior to the Department's checklist for completion.



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

875-030-07  
RIGHT OF WAY  
OGC - 06/10  
Page 1 of 4

ITEM SEGMENT NO.: 2560951  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 886  
COUNTY: Pinellas  
PARCEL NO.: 101

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property		
Land	1.	\$ <u>0.00</u>
Improvements	2.	\$ _____
Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
Total Real Property	4.	\$ <u>0.00</u>
(b) Total Personal Property	5.	\$ _____
(c) Fees and Costs		
Attorney Fees	6.	\$ _____
Appraiser Fees	7.	\$ _____
_____		
_____ Fee(s)	8.	\$ _____
Total Fees and Costs	9.	\$ <u>0.00</u>
(d) Total Business Damages	10.	\$ _____
(e) Total of Other Costs	11.	\$ _____
List: _____		

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 0.00  
(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 0.00  
(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

PARCEL 101

FEE SIMPLE RIGHT OF WAY

PART "A"

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2664.35 feet; thence North 00° 05' 37" West, a distance of 50.00 feet to the to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence North 89° 51' 45" West along said north right-of-way, a distance of 140.76 feet; thence North 0° 03' 03" East a distance of 105.23 feet to a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 69° 19' 08" East with a chord distance of 150.26 feet; thence run along the arc of said curve through a central angle of 5° 08' 11" for a distance of 150.31 feet to the west right-of-way line of 40TH Street North per PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South 0° 05' 37" East along said west right-of-way line, a distance of 52.49 feet to the POINT OF BEGINNING.

Containing 10,924 square feet, more or less.

AND

PART "B"

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 290.00 feet to the POINT OF BEGINNING; thence North 0° 03' 03" East a distance of 78.27 feet to a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 54° 37' 02" East with a chord distance of 135.63 feet; thence run along the arc of said curve through a central angle of 4° 38' 10" for a distance of 135.67 feet; thence North 89° 51' 45" West a distance of 110.65 feet to the POINT OF BEGINNING.

Containing 4,206 square feet, more or less.

AND

PART "C" - (NOT USED)

AND

PART "D"

All of the property described in Official Record Book 9254, Page 1403, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 50.00 feet to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence North 0° 03' 03" East a distance of 240.00 feet; thence South 89° 51' 45" East a distance of 272.78 feet; thence South 0° 03' 03" West a distance of 240.00 feet to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida; thence North 89° 51' 45" West along said north right-of-way line, a distance of 272.78 feet to the POINT OF BEGINNING.

Containing 1.503 acres, more or less.

Parts "A", "B", and "D" contain 1.850 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PURCHASE AGREEMENT

575-030-07  
RIGHT OF WAY  
OGC - 08/18  
Page 1 of 4

ITEM SEGMENT NO.: 2589951  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 886  
COUNTY: Pinellas  
PARCEL NO.: 700

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ \_\_\_\_\_  
Improvements 2. \$ \_\_\_\_\_  
Real Estate Damages 3. \$ \_\_\_\_\_  
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 7,100.00

(b) Total Personal Property 5. \$ \_\_\_\_\_

(c) Fees and Costs

Attorney Fees 6. \$ \_\_\_\_\_  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Fee(s) 8. \$ \_\_\_\_\_

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ \_\_\_\_\_

(e) Total of Other Costs 11. \$ \_\_\_\_\_

List: \_\_\_\_\_

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 7,100.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 7,100.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_



WPIS 2569951

STATE ROAD 686

PINELLAS COUNTY

DESCRIPTION

PARCEL 700

Temporary Construction Easement

That portion of property described in Official Record Book 7990, Page 1117, Public Records of Pinellas County, Florida, being a portion of Lot 14, in the Southwest Quarter of Section 10, Township 30 South, Range 16 East, PINELLAS GROVES INC., as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Southwest Corner of said Section 10; thence South 89° 51' 45" East along the south line of said section, a distance of 2159.75 feet; thence North 00° 03' 03" East, a distance of 50.00 feet to the existing north right-of-way line of 118TH Avenue North per Official Record Book 3347, Page 244 of the Public Records of Pinellas County, Florida; thence North 0° 03' 03" East a distance of 240.00 feet; thence North 0° 03' 03" East a distance of 78.27 feet to the POINT OF BEGINNING, and a non-tangent curve concave to the Northeast and having a radius of 1,676.70 feet and a chord bearing of South 54° 37' 02" East with a chord distance of 135.63 feet; thence run along the arc of said curve through a central angle of 4° 38' 10" for a distance of 135.67 feet; thence South 89° 51' 45" East a distance of 162.13 feet; thence North 0° 03' 03" East a distance of 21.00 feet; thence North 89° 51' 45" West a distance of 83.15 feet; thence North 54° 05' 21" West a distance of 221.83 feet; thence South 11° 03' 03" West a distance of 51.60 feet; thence South 0° 03' 03" West a distance of 21.74 feet to the POINT OF BEGINNING.

Containing 14,207 square feet, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

578-030-07  
 RIGHT OF WAY  
 OGC - 08/18  
 Page 1 of 4

ITEM SEGMENT NO.: 2589971  
 DISTRICT: Seven  
 FEDERAL PROJECT NO.: 1316003U  
 STATE ROAD NO.: 886  
 COUNTY: Pinellas  
 PARCEL NO.: 100

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

- (a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold
- (b) Real property described as: see attached legal description
- (c) Personal property: n/a
- (d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a  
 These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE**

(a)	<b>Real Property</b>		
	Land	1.	\$ _____
	Improvements	2.	\$ _____
	Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
	<b>Total Real Property</b>	4.	\$ <u>9,091,208.00</u>
(b)	<b>Total Personal Property</b>	5.	\$ _____
(c)	<b>Fees and Costs</b>		
	Attorney Fees	6.	\$ _____
	Appraiser Fees	7.	\$ _____
	_____		
	_____ Fee(s)	8.	\$ _____
	<b>Total Fees and Costs</b>	9.	\$ <u>0.00</u>
(d)	<b>Total Business Damages</b>	10.	\$ _____
(e)	<b>Total of Other Costs</b>	11.	\$ _____
	List: _____		
	_____		
	<b>Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)</b>		\$ <u>9,091,208.00</u>
(f)	Portion of Total Purchase Price to be paid to Seller by Buyer at Closing		\$ <u>9,091,208.00</u>
(g)	Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession		\$ _____

F.P. NO. 2569971      STATE ROAD 686      PINELLAS COUNTY      DESCRIPTION

PARCEL 100

STORMWATER MANAGEMENT FACILITY

PART 'A'

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence South 00°30'25" East, along the east line of said NE 1/4, a distance of 393.55 feet; thence North 90°00'00" West, 15.00 feet to the east line of said Lot 1 and the POINT OF BEGINNING; thence South 00°30'25" East, along said east line of Lot 1, a distance of 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence along said northeasterly existing Right of Way Easement line the following two (2) courses; 1) along the arc of said non-tangent curve to the right through a central angle of 12°08'34", an arc distance of 20.98 feet, said curve having a chord bearing and distance of North 58°11'55" West, 20.94 feet to a point of compound curvature of a curve concave northeasterly having a radius of 11344.16 feet; 2) along the arc of said compound curve to the right through a central angle of 00°19'20", an arc distance of 63.79 feet, said curve having a chord bearing and distance of North 51°57'58" West, 63.79 feet to the beginning of a non-tangent curve concave to the east and having a radius of 143.50; thence leaving said existing Right of Way Easement line along the arc of said curve 63.57 through a central angle of 25°22'54" and having a chord bearing and distance of N17°02'37"W, 63.05 feet to a point of compound curvature of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 51.88 feet through a central angle of 40°26'37" and having a chord bearing and distance of North 15°52'09" East, 50.81 feet; thence S90°00'00"E, 71.21 feet to the POINT OF BEGINNING.

Containing 10532 square feet, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART 'B'

Part of Lots 6 and 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 393.55 feet; thence South 90°00'00" East, 15.00 feet to the west line of Lot 6, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida and the POINT OF BEGINNING; thence continue South 90°00'00" East, 9.25 feet to a point of curvature of a curve concave southwesterly having a radius of 200.00 feet; thence along the arc of said curve to the right through a central angle of 29°34'58", an arc distance of 103.26 feet, said curve having a chord bearing and distance of South 75°12'31" East, 102.12 feet to a point of tangency; thence South 60°25'02" East, 86.53 feet to a point of curvature of a curve concave southwesterly having a radius of 100.00 feet; thence along the arc of said curve to the right through a central angle of 47°22'00", an arc distance of 82.67 feet, said curve having a chord bearing and distance of South 36°44'02" East, 80.34 feet to a point of tangency; thence South 13°03'02" East, 101.63 feet to the beginning of a curve concave westerly and having a radius of 93.50 feet; thence along the arc of said curve 87.79 feet through a central angle of 53°47'51" and having a chord bearing and distance of South 13°50'53" West, 84.60 feet; thence South 51°27'34" East, 39.57 feet; thence South 38°32'26" West, 50.97 feet to a point on the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Blvd.) per the Florida Department of Transportation Right of Way Map Section 15580-2601; thence along said northeasterly existing Right of Way Easement line, the following six (6) courses: 1) North 53°09'47" West, 81.55 feet; 2) North 36°46'49" East, 27.37 feet; 3) North 01°37'23" West, 110.44 feet; 4) South 88°22'37" West, 163.10 feet; 5) North 01°37'23" West, 33.00 feet; 6) North 87°04'06" West, 15.72 feet to the west line of the aforesaid Lot 6; thence along said west line North 00°30'25" West, 168.47 feet to the said POINT OF BEGINNING.

Containing 1.117 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of Lots 5, 7, 8, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida,



being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence North 00°30'25'' West along the west line of said NW 1/4 a distance of 1678.45 feet; thence South 88°30'00'' East, 15.01 feet to the west line of Lot 7, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence North 00°30'25'' West along said west line of Lot 7 a distance of 60.77 feet to the POINT OF BEGINNING; thence continue North 00°30'25'' West along said west line of Lot 7 a distance of 120.10 feet to the existing southerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence along said existing southerly right of way easement line the following nine (9) courses: 1) North 89°29'35" East, 10.00 feet; 2) North 00°30'25" West, 20.00 feet; 3) North 69°39'02" East, 67.90 feet; 4) South 49°57'23" East, 1072.95 feet; 5) South 01°00'28" East, 89.53 feet to a non-tangent curve concave southwesterly having a radius of 837.93 feet; 6) 345.39 feet along the arc of said non-tangent curve to the right through a central angle of 23°37'00", said curve having a chord bearing South 17°41'58" East, 342.95 feet to a non-tangent curve concave southeasterly having a radius of 90.00 feet; 7) 108.08 feet along the arc of said non-tangent curve to the left through a central angle of 68°48'25", said curve having a chord bearing South 30°03'20" West, 101.70 feet; 8) South 04°20'52" East, 22.00 feet; 9) South 85°39'08" West, 20.59 feet; thence North 00°00'00'' West, 74.74 feet to a non-tangent curve concave southwesterly having a radius of 1530.31 feet; thence 167.39 feet along the arc of said non-tangent curve to the left through a central angle of 06°16'02", said curve having a chord bearing North 22°29'48" West, 167.31 feet to a non-tangent curve concave southwesterly having a radius of 1491.59 feet; thence 247.16 feet along the arc of said non-tangent curve to the left through a central angle of 09°29'38", said curve having a chord bearing North 28°02'22" West, 246.87 feet to a non-tangent curve concave southwesterly having a radius of 1539.91 feet; thence 281.54 feet along the arc of said non-tangent curve to the left through a central angle of 10°28'31", said curve having a chord bearing North 40°05'08" West, 281.15 feet; thence North 45°19'21" West, 129.24 feet; thence South 43°53'06" West, 16.39 feet; thence North 52°10'32" West, 404.93 feet; thence North 88°30'00'' West, 28.02 feet; thence North 01°50'10'' East, 67.95 feet; thence North 40°25'21'' East, 30.46 feet; thence North 49°56'32'' West, 36.82 feet to the point of curvature of a curve concave to the southwest having a radius of 63.00 feet; thence 8.52 feet along the arc of said curve to the left through a central angle

of 07°44'55", said curve having a chord bearing North 53°48'59" West, 8.51 feet; thence North 83°22'03" West, 54.50 feet to a point on a curve concave to the southeast having a radius of 63.00 feet; thence 80.72 feet along the arc of said curve to the left through a central angle of 73°24'25, said curve having a chord bearing South 34°18'28" West, 75.31 feet; thence South 89°25'25" West, 7.94 feet to the said POINT OF BEGINNING.

Containing 3.968 acres, more or less.

AND

PART "D" -- (NOT USED)

AND

PART "E" -- (NOT USED)

AND

PART "F" -- (NOT USED)

AND

PART "G" -- (NOT USED)

AND

STORMWATER MANAGEMENT FACILITY

PART "H"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East, along the north line of said SW 1/4, a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet to the POINT OF BEGINNING; thence South 89°53'33" East, 297.15 feet; thence South 01°42'48" West, 105.05 feet to the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West, along the north line of said Lot G and a northerly line of said Lot H a distance of 293.09 feet to an easterly line of said Lot H; thence

North 00°30'00" West, along said easterly line of said Lot H a distance of 105.01 feet to said POINT OF BEGINNING.

Containing 0.711 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "I"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East along the north line of said SW 1/4 a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet; thence South 89°53'33" East, 297.15 feet to the POINT OF BEGINNING; thence continue South 89°53'33" East, 385.24 feet to a point on the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence South 00°29'45" East along said existing westerly right of way easement line 105.01 feet to a point on the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West along said north line 389.29 feet; thence North 01°42'48" East, 105.05 feet to the said POINT OF BEGINNING.

Containing 0.934 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "J"

Part of Lots 9, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence

South 89°53'27" East along the south line of said NW 1/4 a distance of 15.00 feet; thence North 00°30'25" West, 15.00 feet to the southwest corner of Lot 9, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South 89°53'27" East, 1017.47 feet to a point at the intersection of the south line of Lot 11 of said PINELLAS GROVES, with the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence North 00°29'45" West along said existing westerly right of way easement line 380.46 feet to the POINT OF BEGINNING; thence continue along the said existing westerly right of way easement line of State Road 686 the following three (3) courses: 1) North 00°29'45" West, 248.29 feet; 2) South 85°39'08" West, 93.90 feet; 3) North 04°20'52" West, 4.48 feet; thence South 89°28'19" West, 302.38 feet to a non-tangent curve concave easterly having a radius of 1157.68 feet; thence 245.46 feet along the arc of said curve to the left through a central angle of 12°08'55", said curve having a chord bearing South 08°42'10" East, 245.00 feet; thence South 89°53'45" East, 361.41 feet to the said POINT OF BEGINNING.

Containing 2.147 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "K"

Part of a 30 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, and the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the east line of said NE 1/4, South 00°30'25" East, 393.55 feet to the POINT OF BEGINNING; thence North 90°00'00" West, 15.00 feet to the east line of Lot 1, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along said east line of Lot 1, South 00°30'25" East, 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence



South 73°23'31" East, 31.39 feet to a point on the aforesaid northeasterly existing Right of Way Easement line, also being a point on the west line of Lot 6 of said PINELLAS GROVES, lying in the NW 1/4 of Section 3, Township 30 South, Range 16 East; thence along the west line of said Lot 6, North 00°30'25" West, 168.47 feet; thence North 90°00'00" West, 15.00 feet to the said POINT OF BEGINNING.

Containing 4920 square feet, more or less.

Parts "A", "B", "C", "H", "I", "J" and "K" together contain a total of 9.232 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PURCHASE AGREEMENT

878-030-87  
RIGHT OF WAY  
OGC - 08/10  
Page 1 of 4

ITEM SEGMENT NO.: 2589971  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 686  
COUNTY: Pinellas  
PARCEL NO.: 104

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ \_\_\_\_\_  
Improvements 2. \$ \_\_\_\_\_  
Real Estate Damages 3. \$ \_\_\_\_\_  
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 1,649,359.00

(b) Total Personal Property 5. \$ \_\_\_\_\_

(c) Fees and Costs

Attorney Fees 6. \$ \_\_\_\_\_  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_ Fee(s) 8. \$ \_\_\_\_\_

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ \_\_\_\_\_

(e) Total of Other Costs 11. \$ \_\_\_\_\_

List: \_\_\_\_\_

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 1,649,359.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 1,649,359.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

F.P. NO. 2569971      STATE ROAD 686      PINELLAS COUNTY      DESCRIPTION

PARCEL 104

RIGHT OF WAY

Part "A"

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27''E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence continuing along the said north line of the SW 1/4, S89°53'27''E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54'' and having a chord bearing and chord of S01°37'11''E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, S48°34'28''W, 138.72 feet to the aforesaid easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard); thence along said easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) the following four (4) courses: 1) N00°29'45''W, 319.45 feet to the beginning of a curve concave easterly having a radius of 11369.16 feet; 2) along the arc of said curve 514.04 feet through a central angle of 02°35'26'' and having a chord bearing and chord of N00°47'58''E, 514.00 feet; 3) S87°54'19''E, 10.00 feet to the beginning of a curve concave easterly having a radius of 11359.16 feet; 4) along the arc of said curve 73.44 feet through a central angle of 00°22'13'' and having a chord bearing and chord of N02°16'47''E, 73.44' to the said POINT OF BEGINNING.

Containing 1.887 acres, more or less.

AND

RIGHT OF WAY

Part "B"

That part of Lot 11 lying in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East of PINELLAS GROVES recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of said Section 3, thence S89°53'27''E, along the north line of said SW 1/4, a distance of 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence, along said easterly existing Right of Way easement line, N02°30'10''E, 15.01 feet to the POINT OF BEGINNING, said point of beginning being the beginning of a curve concave easterly having a radius of 11359.16 feet; thence continuing along the said easterly existing Right of Way easement line 174.84 feet along the arc of said curve to the right through a central angle of 00°52'55'' and having a chord bearing and chord of N02°58'54''E, 174.84 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22''E, 235.34 feet; thence continuing along said easterly existing Right of Way easement line, S86°34'38''E, 10.00 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22''E, 199.64 feet; thence along the existing Right of Way line connecting the easterly existing Right of Way easement line of State Road 686 with the southerly existing Right of Way line of Airport Parkway, N31°35'05''E, 37.05 feet; thence along the southerly existing Right of Way line of Airport Parkway, N85°39'08''E, 29.57 feet; thence leaving said southerly existing Right of Way line of Airport Parkway, S22°46'21''W, 55.13 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1810.50 feet; thence 206.22 feet along the arc of said curve to the right through a central angle of 06°31'34'' and having a chord bearing and chord of S06°31'33''E, 206.11 feet; thence S03°31'53''W, 103.02 feet; thence S00°53'17''W, 283.78 feet; thence N89°53'27''W, 85.27 feet to the said POINT OF BEGINNING.

Containing 0.965 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of a 15 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the south line of said NW 1/4, S89°53'27''E, 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence, along said easterly existing Right of Way easement line, N02°30'10''E, 15.01 feet to the south line of Lot 11, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along the south line of said Lot 11, S89°53'27''E, 85.27 feet; thence S00°53'17''W, 15.00 feet to a point on the aforesaid south line of the NW 1/4 of Section 3; thence along said south line of said NW 1/4, N89°53'27''W, 85.70 feet to the said POINT OF BEGINNING.

Containing 1282 square feet, more or less.

Parts "A", "B" and "C" together contain 2.881 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

576-030-07  
RIGHT OF WAY  
OGC - 08/10  
Page 1 of 4

ITEM SEGMENT NO.: 2569971  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 686  
COUNTY: Pinellas  
PARCEL NO.: 800

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE**

(a) Real Property

Land 1. \$ \_\_\_\_\_  
Improvements 2. \$ \_\_\_\_\_  
Real Estate Damages 3. \$ \_\_\_\_\_  
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 70,700.00

(b) Total Personal Property 5. \$ \_\_\_\_\_

(c) Fees and Costs

Attorney Fees 6. \$ \_\_\_\_\_  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Fee(s) 8. \$ \_\_\_\_\_

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ \_\_\_\_\_

(e) Total of Other Costs 11. \$ \_\_\_\_\_

List: \_\_\_\_\_

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 70,700.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 70,700.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

PARCEL 800

PERPETUAL EASEMENT

PART 'A'

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence, along the east line of said NE 1/4, S00°30'25''E, 393.55 feet; thence N90°00'00''W, 15.00 feet to a point on the east line of said Lot 1 thence along said east line of Lot 1, S00°30'25''E, 159.50 feet; to the northeasterly existing Right of Way Easement line per Section 15580-2601 being the beginning of a curve concave to the northeast and having a radius of 99.00 feet; thence along said existing Right of Way Easement line for the following seven (7) courses: 1) an arc of 20.98 feet through a central angle of 12°08'34'' and having a chord bearing and distance of N58°11'55''W, 20.94 feet to the beginning of a curve concave to the northeast and having a radius of 11344.16 feet; 2) thence along the arc of said curve 63.79 feet through a central angle of 00°19'20'' and having a chord bearing and distance of N51°57'58''W, 63.79 feet to the POINT OF BEGINNING; 3) thence continuing along the arc said curve 91.42 feet through a central angle of 00°27'42'' and having a chord bearing and distance of N51°34'27''W, 91.42 feet; 4) thence S38°39'24''W, 10.00 feet to the beginning of a curve concave to the northeast and having a radius of 11354.16; 5) thence along the arc of said curve 274.85 feet through a central angle of 01°23'13'' and having a chord bearing and distance of N50°39'00''W, 274.84 feet; 6) thence N49°57'23''W, 227.68 feet; 7) thence N38°57'41''W, 163.60 feet to the intersection of the north line of the aforesaid Lot 1; thence leaving the aforesaid northeasterly existing Right of Way Easement line per said Section 15580-2601 and along said north line of Lot 1, S89°10'36''E, 2.40 feet to the beginning of a curve concave to the northeast and having a radius of 2001.99 feet; thence along the arc of said curve 164.82 feet through a central angle of 04°43'01'' and having a chord bearing and distance of S47°33'02''E, 164.77 feet; thence S49°54'33''E, 253.61 feet to the beginning of a curve concave to the northeast and having a radius of 321.98 feet; thence along the arc of said curve 129.29 feet through the central angle of 23°00'26'' and having a chord bearing and distance of S61°24'46''E, 128.43 feet to the beginning of a curve concave to the northeast and having a radius of 11304.16 feet; thence along the arc of said curve 151.69 feet through a central angle of 00°46'08'' and having a chord bearing and distance of S51°08'24''E, 151.69 feet to the beginning of a curve concave to the east and having a radius of 73.50 feet; thence along



the arc of said curve 5.50 feet through a central angle of  $04^{\circ}17'11''$  and having a chord bearing and distance of  $S02^{\circ}12'34''E$ , 5.50 feet to the beginning of a curve concave to the east and having a radius of 143.50 feet; thence along the arc of said curve 63.57 feet through a central angle of  $25^{\circ}22'54''$  and having a chord bearing and distance of  $S17^{\circ}02'37''E$ , 63.05 feet to the POINT OF BEGINNING.

Containing 21095 square feet, more or less.

AND

PART "B" -- (NOT USED)

AND

PART "C" -- (NOT USED)

AND

PART "D" -- (NOT USED)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

875-030-67  
 RIGHT OF WAY  
 OGC - 08/10  
 Page 1 of 4

ITEM SEGMENT NO.: 2569971  
 DISTRICT: Seven  
 FEDERAL PROJECT NO.: 1316003U  
 STATE ROAD NO.: 888  
 COUNTY: Pinellas  
 PARCEL NO.: 801

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: **State of Florida, Department of Transportation**

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE**

(a)	<b>Real Property</b>		
	Land	1.	\$ _____
	Improvements	2.	\$ _____
	Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
	<b>Total Real Property</b>	4.	\$ <u>33,079.00</u>
(b)	<b>Total Personal Property</b>	5.	\$ _____
(c)	<b>Fees and Costs</b>		
	Attorney Fees	6.	\$ _____
	Appraiser Fees	7.	\$ _____
	_____		
	_____		
	_____ Fee(s)	8.	\$ _____
	<b>Total Fees and Costs</b>	9.	\$ <u>0.00</u>
(d)	<b>Total Business Damages</b>	10.	\$ _____
(e)	<b>Total of Other Costs</b>	11.	\$ _____
	List: _____		

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ 33,079.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 33,079.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

FPID 2569971 STATE ROAD 686 PINELLAS COUNTY DESCRIPTION

PARCEL 801

PERPETUAL EASEMENT

PART 'A'

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 60.77 feet; thence North 89°25'25" East, 7.94 feet to a point on a curve concave to the southeast having a radius of 63.00 feet and a chord bearing and distance of North 15°15'08" East, 44.43 feet; thence along the arc of said curve through a central angle of 41°17'45", a distance of 45.41 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along the arc of said curve through a central angle of 32°06'40", a distance of 35.31 feet having a chord bearing and distance of North 54°57'20" East, 34.85 feet; thence South 83°22'03" East, 54.50 feet to a point on a curve concave to the southwest having a radius of 63.00 feet and a chord bearing and distance of South 53°48'59" East, 8.51 feet; thence along the arc of said curve through a central angle of 07°44'55", a distance of 8.52 feet; thence South 49°56'32" East, 36.82 feet; thence South 40°25'21" West, 25.00 feet; thence North 49°56'32" West, 36.77 feet; thence North 83°22'03" West, 41.59 feet to a point on a curve concave to the southeast having a radius of 32.85 feet and a chord bearing and distance of South 50°30'22" West, 16.87 feet; thence along the arc of said curve through a central angle of 29°45'12", a distance of 17.06 feet; thence North 49°25'39" West, 25.05 feet to the POINT OF BEGINNING.

Containing 2881 square feet, more or less.

AND

PERPETUAL EASEMENT

PART 'B'

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7 and the POINT OF BEGINNING of the herein described parcel; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 25.02 feet; thence South 88°30'00" East, 118.17 feet; thence South 01°50'10" West, 25.00 feet; thence North 88°30'00" West, 117.14 feet to the POINT OF BEGINNING.

Containing 2941 square feet, more or less.

Parts "A" and "B" contain 5822 square feet, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

875-030-07  
RIGHT OF WAY  
OGC - 08/10  
Page 1 of 4

ITEM SEGMENT NO.: 2569971  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 898  
COUNTY: Pinellas  
PARCEL NO.: 802

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

Land 1. \$ \_\_\_\_\_  
Improvements 2. \$ \_\_\_\_\_  
Real Estate Damages 3. \$ \_\_\_\_\_  
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 1,361,519.00

(b) Total Personal Property 5. \$ \_\_\_\_\_

(c) Fees and Costs

Attorney Fees 6. \$ \_\_\_\_\_  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Fee(s) 8. \$ \_\_\_\_\_

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ \_\_\_\_\_

(e) Total of Other Costs 11. \$ \_\_\_\_\_

List: \_\_\_\_\_

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 1,361,519.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 1,361,519.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

F.P. NO. 2569971      STATE ROAD 686      PINELLAS COUNTY      DESCRIPTION

PARCEL 802

PERPETUAL EASEMENT

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, and part of Lots 11 and 12, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, in the S 1/2 of the SW 1/4 of said Section 3, and lying within the St. Pete-Clearwater International Airport Future Runway Protection Zone, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone and the POINT OF BEGINNING; thence continue along the arc of aforesaid curve concave easterly having a radius of 5706.00 feet a distance of 401.92 feet through a central angle of 04°02'09" and having a chord bearing and chord of S05°54'43"E, 401.84 feet; thence S07°55'46"E, 503.26 feet to the beginning of a curve concave easterly having a radius of 5706.00 feet; thence 457.05 feet along the arc of said curve through a central angle of 04°35'22" and having a chord bearing and chord of S10°13'32"E, 456.93 feet to a point on the existing northeasterly Right of Way line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, being on a curve concave northeasterly having a radius of 869.93 feet; thence 2.07 feet along the arc of said curve through a central angle of 00°08'12" and having a chord bearing and chord of N44°59'04"W, 2.07 feet; thence continuing along said existing Right of Way line S45°05'02"W, 20.00 feet to the beginning of a curve concave northeasterly having a radius of 889.93 feet; thence continuing along said existing Right of Way line, 605.76 feet along the arc of said curve through a central angle of 39°00'00" and having a chord bearing and chord of N25°24'58"W, 594.13 feet; thence continuing along said existing Right of Way line, S84°05'02"W, 15.00 feet to the beginning of a curve concave easterly having a radius of

904.93 feet; thence continuing along said existing Right of Way line, 85.61 feet along the arc of said curve through a central angle of 05°25'13'' and having a chord bearing and chord of N03°12'22''W, 85.58 feet; thence continuing along said existing Right of Way line and aforesaid existing right of way easement line, N00°29'45''W, 648.20 feet to a point on the aforesaid westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, N48°34'28"E, 138.72 feet to said POINT OF BEGINNING.

Containing 4.290 acres, more or less.



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PURCHASE AGREEMENT

578-030-07  
RIGHT OF WAY  
OGC - 06/10  
Page 1 of 4

ITEM SEGMENT NO.: 4136222  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 690  
COUNTY: Pinellas  
PARCEL NO.: 120

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

- (a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold
- (b) Real property described as: see attached legal description
- (c) Personal property: n/a
- (d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a  
These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a)	Real Property		
	Land	1.	\$ _____
	Improvements	2.	\$ _____
	Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
	<b>Total Real Property</b>	4.	\$ <b>7,900.00</b>
(b)	<b>Total Personal Property</b>	5.	\$ _____
(c)	Fees and Costs		
	Attorney Fees	6.	\$ _____
	Appraiser Fees	7.	\$ _____
	_____		
	_____ Fee(s)	8.	\$ _____
	<b>Total Fees and Costs</b>	9.	\$ <b>0.00</b>
(d)	<b>Total Business Damages</b>	10.	\$ _____
(e)	<b>Total of Other Costs</b>	11.	\$ _____
	List: _____		
	<b>Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)</b>		\$ <b>7,900.00</b>
(f)	Portion of Total Purchase Price to be paid to Seller by Buyer at Closing		\$ <b>7,900.00</b>
(g)	Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession		\$ _____

WPI/S 413622 2 STATE ROAD 690 PINELLAS COUNTY DESCRIPTION

PARCEL 120

FEE SIMPLE RIGHT OF WAY

Part of Lot 9 in PINELLAS GROVES as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the Southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of said Section 9; thence South 00°00'43'' East, 2523.21 feet along the West line of the Southeast quarter of said Section 9 and the center line of a vacated 30 foot Right of Way per Official Record Book 11623, Page 2062, Public Records of Pinellas County, Florida, to the POINT OF BEGINNING; thence departing said westerly line, along the arc of a curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°19'23'', an arc distance of 176.69 feet, and having a chord bearing and distance of South 87°10'52'' East, 176.69 feet to a point on the East line of a mitigation area as described in Official Record Book 8602, Page 472 as Parcel number 102.1, Public Records of Pinellas County, Florida; thence along the East line of said mitigation area the following three (3) courses: (1) South 30°39'48'' East, 51.21 feet; (2) South 21°41'34'' East, 30.67 feet; (3) South 00°05'57'' West, 21.24 feet to the existing northerly Right of Way line of State Road 690 (County Road 296) (118<sup>th</sup> Avenue North) as depicted on the plat of said PINELLAS GROVES in Plat Book 1, Page 55; thence along said existing northerly Right of Way line of State Road 690 (C.R. 296) (118<sup>th</sup> Avenue North), North 89°52'19'' West, 213.87 feet to the West line of the Southeast quarter of said Section 9 and said center line of vacated road; thence North 00°00'43'' West, 102.00 feet to the POINT OF BEGINNING.

Containing 19,602 square feet, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
PURCHASE AGREEMENT

878-000-07  
RIGHT OF WAY  
GCC - 08/18  
Page 1 of 4

ITEM SEGMENT NO.: 4136222  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 690  
COUNTY: Pinellas  
PARCEL NO.: 802

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: see attached legal description

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a

These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property		
Land	1.	\$ _____
Improvements	2.	\$ _____
Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
Total Real Property	4.	\$ <u>1,200.00</u>
(b) Total Personal Property	5.	\$ _____
(c) Fees and Costs		
Attorney Fees	6.	\$ _____
Appraiser Fees	7.	\$ _____
_____		
_____ Fee(s)	8.	\$ _____
Total Fees and Costs	9.	\$ <u>0.00</u>
(d) Total Business Damages	10.	\$ _____
(e) Total of Other Costs	11.	\$ _____
List: _____		
<b>Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)</b>		<b>\$ <u>1,200.00</u></b>
(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing		\$ <u>1,200.00</u>
(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession		\$ _____

PARCEL 802

PERPETUAL EASEMENT

Part of Lot 9 in PINELLAS GROVES as recorded in Plat Book 1, Page 55 of the Public Records of Pinellas County, Florida, lying in the Southeast quarter of Section 9, Township 30 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the center of said Section 9; thence South 00°00'43" East, 1980.10 feet along the West line of the Southeast quarter of said Section 9 to the intersection with the westerly extension of the North line of said Lot 9, being the POINT OF BEGINNING; thence along said westerly extension and the North line of Lot 9, South 89°53'41" East, 333.98 feet; thence South 00°02'26" West, 38.08 feet; thence North 89°53'41" West, 318.94 feet to a point on the East line of a vacated 30 foot Right of Way, per Official Record Book 11623, Page 2062, Public Records of Pinellas County, Florida; thence along said East line, South 00°00'43" East, 455.35 feet to a point on a curve; thence along the arc of a curve, concave southwesterly, having a radius of 7701.00 feet, a delta of 01°23'08", an arc distance of 186.24 feet, and having a chord bearing and distance of South 87°00'39" East, 186.23 feet to a point on the easterly line of a mitigation area described in Official Record Book 8602, Page 472, Public Records of Pinellas County, Florida; thence along said easterly line the following two courses: (1) South 73°12'13" West, 47.25 feet; (2) South 30°39'48" East, 40.66 feet; thence along the arc of a curve concave southwesterly, having a radius of 7651.00 feet, a delta of 01°19'23", an arc distance of 176.69 feet, and having a chord bearing and distance of North 87°10'52" West, 176.69 feet to a point on said West line of the Southeast quarter of Section 9; thence along said West line, North 00°00'43" West, 543.10 feet to the POINT OF BEGINNING.

Containing 0.645 acres, more or less.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

575-030-07  
RIGHT OF WAY  
OGC 08/10  
Page 1 of 4

ITEM SEGMENT NO.: 4338801  
DISTRICT: Seven  
FEDERAL PROJECT NO.: 1316003U  
STATE ROAD NO.: 690/686  
COUNTY: Pinellas  
PARCEL NO.: several

Seller: Pinellas County a Political Subdivision of the State of Florida

Buyer: State of Florida, Department of Transportation

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. **Description of Property**

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real property described as: n/a

(c) Personal property: n/a

(d) Outdoor advertising structure(s) permit number(s): n/a

Buildings, structures, fixtures and other improvements owned by others: n/a  
These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. **PURCHASE PRICE**

(a) Real Property		
Land	1.	\$ _____
Improvements	2.	\$ _____
Real Estate Damages (Severance/Cost-to-Cure)	3.	\$ _____
<b>Total Real Property</b>	4.	\$ <u>0.00</u>
(b) Total Personal Property	5.	\$ _____
(c) Fees and Costs		
Attorney Fees	6.	\$ <u>125,000.00</u>
Appraiser Fees	7.	\$ <u>5,868.00</u>
Engineering Fees		_____
_____ Fee(s)	8.	\$ <u>184,881.41</u>
<b>Total Fees and Costs</b>	9.	\$ <u>315,749.41</u>
(d) Total Business Damages	10.	\$ _____
(e) Total of Other Costs	11.	\$ _____
List: _____		

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ 315,749.41  
(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 315,749.41  
(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ \_\_\_\_\_

**III. Conditions and Limitations**

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in Section I of this agreement until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in Section I of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in Section I of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to Section 337.25 Florida Statutes.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in Section I of this agreement shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Other: See attached addendum.

- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with Section 286.23, Florida Statutes

**IV. Closing Date**

The closing will occur no later than 60 days after Final Agency Acceptance.

**V. Typewritten or Handwritten Provisions**

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page 5 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to Section 119.0711, Florida Statutes. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in Section VII of this agreement.

Seller(s) [Signature] 10/3/16  
Signature Date  
Charlie Justice  
Type or print name  
  
Signature \_\_\_\_\_ Date \_\_\_\_\_  
Type or print name \_\_\_\_\_

Buyer  
State of Florida Department of Transportation  
BY: [Signature] 10/6/16  
Signature Date  
Debbie Hunt, Director of Transportation Development  
Type or print name and title

VII. FINAL AGENCY ACCEPTANCE

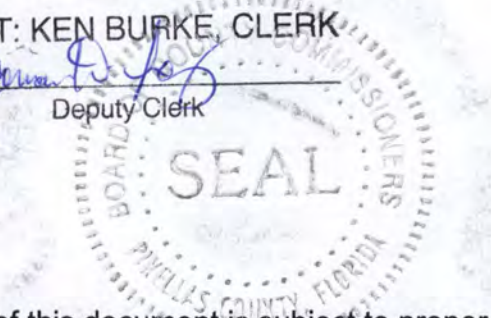
The Buyer has granted Final Agency Acceptance this 8<sup>th</sup> day of November, 2016.

BY: [Signature] Aurelie J. Anthony  
Signature Type or print name and title  
District R/W Manager  
signed on 10/16, but effective 11/8/16

Legal Review: [Signature] 10/5/2016  
March D Hernandez  
Type or print name and title Date

ATTEST: KEN BURKE, CLERK  
By: [Signature]  
Deputy Clerk

APPROVED AS TO FORM  
By: [Signature]  
Office of the County Attorney



\*Approval as to Form by Donald Crowell of this document is subject to proper execution of this document and the attached addendum and this Purchase and Sale agreement is an integral part of and not separate from that Local Funding Agreement between the parties dated August 17, 2016 and is subject to all applicable terms thereof.

**ADDITIONAL SIGNATURES**

575-030-07  
RIGHT OF WAY  
OGC 12/09

**SELLER(S):**

\_\_\_\_\_  
Signature Date

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Signature Date

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STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

ADDENDUM

FPN# 4338801 / SR: 690/686 COUNTY: Pinellas / PARCEL several

This is an addendum to the Purchase Agreement dated the \_\_\_\_ day of \_\_\_\_\_, 2016, by and between Pinellas County a Political Subdivision of the State of Florida, hereinafter referred to as Seller and the State of Florida for the use and benefit of the State of Florida Department of Transportation, hereinafter referred to as Purchaser.

Paragraphs III (b), III (d), III (e), III (f), III (h) III (j) of the Purchase Agreement are deleted in their entirety.

Seller to have access to and extended possession of the Roosevelt Warehouse properties located on project 2569971 parcel 100, until December 31, 2016.

Seller to have extended possession until December 31, 2017, to remove the security fencing located on project 2569971 parcel 104, that is to be relocated to the new Airport property lines.

The Perpetual Right of Way Easements are for the purpose of constructing and maintaining improvements associated with the Gateway Expressway project and for drainage.

The Temporary Construction Easement will run for a period of five years from date of closing. Buyer will have the option to extend the easement in one year increments for two years beyond the original five year period.

SELLER: [Signature] 10/2/16
Signature Date

Charlie Justice
Name (Please Print)

Signature Date

Name (Please Print)

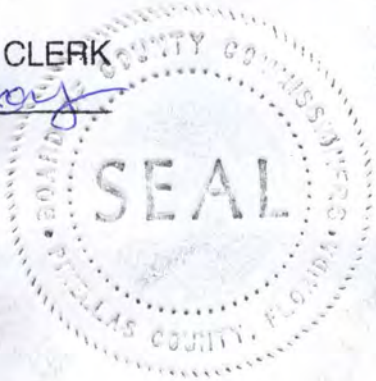
PURCHASER:
STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: [Signature]
Debbie Hunt
Name (Please Print)

DATE: 10/16/16

ATTEST: KEN BURKE, CLERK
By: [Signature]
Deputy Clerk

APPROVED AS TO FORM
By: [Signature]
Office of the County Attorney





U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

Orlando Airports District Office  
5950 Hazeltine National Drive, Ste 400  
Orlando, FL 32822

August 1, 2016

Thomas R. Jewsbury  
Airport Director  
St. Petersburg-Clearwater International Airport  
14700 Terminal Boulevard, Suite 221  
Clearwater, Florida 33762

Release of Federal Surplus Property Obligations  
Stormwater Management Facility, Perpetual Easements and Right of Ways for  
Florida Department of Transportation (FDOT) Gateway Express Project

Dear Mr. Jewsbury:

This is in response to your letter dated January 6, 2016, requesting that 16.88 acres of federally obligated land be released from conditions of the Surplus Property Quitclaim Deed dated March 11, 1941. This property was transferred to the Pinellas County under the authority of the Surplus Property Act of 1944.

A release permitting the sale and disposal of real property transferred to the airport owner under the Surplus Property Act is only granted when it is clearly shown such property is no longer needed to directly support an airport purpose or activity and sale of such property will benefit civil aviation by producing an equal or greater benefit to the airport than continued retention of the land. Conversion of a real property asset into another form of asset, such as cash or physical improvements, can better serve the airport. This objective is not met unless an amount equal to the net sale proceeds based on the current fair market value (FMV) of the property is realized as a consequence of the release and such amount is committed to airport purposes.

Under 49 U.S.C. §47153(c), FAA is required to provide at least a 30-day notice to the public regarding the requested release. The required notice was published in the Federal Register on 8 June 2016.

We have concluded that this property, as legally described in the enclosed Deed of Release, meets the conditions mentioned previously for release. We have also concluded that the release and use of such land for Florida Department of Transportation (FDOT) Gateway Express Project purposes will not interfere with the operation, maintenance or future development of the airport.

By accepting this release, the Airport Owner agrees to:

1. Deposit, immediately after the sale, \$12,205,865 the net sale proceeds based on its current FMV or an equivalent amount, into an identifiable interest bearing account currently paying the highest interest rate. The proceeds should remain in this account until utilized in accordance with FAA Order 5190.6B.
2. Maintain accurate records of the above listed expenditures in accordance with accepted business practices, and for three (3) years after the approved project is completed, keep the records open for inspection by the FAA at any time.
3. Ensure that whoever the land is initially and subsequently conveyed to including the airport owner, they and their successors and assigns protect the rights and interests of the public in the St. Petersburg-Clearwater International Airport and prevent any use of subject property that would constitute an airport hazard, including wildlife hazards.
4. Update, within 90 days the Airport Layout Plan and Exhibit "A" Property Map upon acceptance of the release to reflect the new airport boundaries.
5. Ensure that they and their successors and assigns retain, for the use and benefit of the public, the right of flight for the passage of aircraft in the airspace above the surface of the subject property, the right for existing and future aircraft to generate noise in that airspace, and the right to use the airspace to land on or take off from the airport.
6. Ensure that they and their successors and assigns shall not permit/afford access from the subject property onto the St. Petersburg-Clearwater International Airport property for aeronautical purposes.

In consideration of these premises, the FAA agrees to release the Airport Owner from the obligations, terms, and conditions of the existing grant agreements as of the date of this agreement as they may relate to the subject property:

PARCEL 100

PART "A"

STORMWATER MANAGEMENT FACILITY

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence South  $00^{\circ}30'25''$  East, along the east line of said NE 1/4, a distance of 393.55 feet; thence North  $90^{\circ}00'00''$  West, 15.00 feet to the east line of said Lot 1 and the POINT OF BEGINNING; thence South  $00^{\circ}30'25''$  East, along said east line of Lot 1, a distance of 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence along said northeasterly existing Right of Way Easement line the following two (2) courses; 1) along the arc of said non-tangent curve to the right through a central angle of  $12^{\circ}08'34''$ , an arc distance of 20.98 feet, said curve having a chord bearing and distance of North  $58^{\circ}11'55''$  West, 20.94 feet to a point of compound curvature of a curve concave northeasterly having a radius of 11344.16 feet; 2) along the arc of said compound curve to the right through a central angle of  $00^{\circ}19'20''$ , an arc distance of 63.79 feet, said curve having a chord bearing and distance of North  $51^{\circ}57'58''$  West, 63.79 feet to the beginning of a non-tangent curve concave to the east and having a radius of 143.50; thence leaving said existing Right of Way Easement line along the arc of said curve 63.57 through a central angle of  $25^{\circ}22'54''$  and having a chord bearing and distance of  $N17^{\circ}02'37''W$ , 63.05 feet to a point of compound curvature of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 51.88 feet through a central angle of  $40^{\circ}26'37''$  and having a chord bearing and distance of North  $15^{\circ}52'09''$  East, 50.81 feet; thence  $S90^{\circ}00'00''E$ , 71.21 feet to the POINT OF BEGINNING.

Containing 10,532 square feet, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "B"

Part of Lots 6 and 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South  $00^{\circ}30'25''$  East, along the west line of said NW 1/4, a distance of 393.55 feet; thence South  $90^{\circ}00'00''$  East, 15.00 feet to the west line of Lot 6, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida and the POINT OF BEGINNING; thence continue South  $90^{\circ}00'00''$  East, 9.25 feet to a point of curvature of a curve concave southwesterly having a radius of 200.00 feet; thence along the arc of said curve to the right through a central angle of  $29^{\circ}34'58''$ , an arc distance of 103.26 feet, said curve having a chord bearing and distance of South  $75^{\circ}12'31''$  East, 102.12 feet to a point of tangency; thence South  $60^{\circ}25'02''$  East, 86.53 feet to a point of curvature of a curve concave southwesterly having a radius of 100.00 feet; thence along the arc of said curve to the right through a central angle of  $47^{\circ}22'00''$ , an arc distance of 82.67 feet, said curve having a chord bearing and distance of South  $36^{\circ}44'02''$  East, 80.34 feet to a point of tangency; thence South  $13^{\circ}03'02''$  East, 101.63 feet to the beginning of a curve concave westerly and having a radius of 93.50 feet; thence along the arc of said curve 87.79 feet through a central angle of  $53^{\circ}47'51''$  and having a chord bearing and distance of South  $13^{\circ}50'53''$  West, 84.60 feet; thence South  $51^{\circ}27'34''$  East, 39.57 feet; thence South  $38^{\circ}32'26''$  West, 50.97 feet to a point on the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Blvd.) per the Florida Department of Transportation Right of Way Map Section 15580-2601; thence along said northeasterly existing Right of Way Easement line, the following six (6) courses: 1) North  $53^{\circ}09'47''$  West, 81.55 feet; 2) North  $36^{\circ}46'49''$  East, 27.37 feet; 3) North  $01^{\circ}37'23''$  West, 110.44 feet; 4) South  $88^{\circ}22'37''$  West, 163.10 feet; 5) North  $01^{\circ}37'23''$  West, 33.00 feet; 6) North  $87^{\circ}04'06''$  West, 15.72 feet to the west line of the aforesaid Lot 6; thence along said west line North  $00^{\circ}30'25''$  West, 168.47 feet to the said POINT OF BEGINNING.

Containing 1.117 acres, more or less.

AND

## RIGHT OF WAY

## PART "C"

Part of Lots 5, 7, 8, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence North  $00^{\circ}30'25''$  West along the west line of said NW 1/4 a distance of 1678.45 feet; thence South  $88^{\circ}30'00''$  East, 15.01 feet to the west line of Lot 7, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence North  $00^{\circ}30'25''$  West along said west line of Lot 7 a distance of 60.77 feet to the POINT OF BEGINNING; thence continue North  $00^{\circ}30'25''$  West along said west line of Lot 7 a distance of 120.10 feet to the existing southerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence along said existing southerly right of way easement line the following nine (9) courses:

- 1) North  $89^{\circ}29'35''$  East, 10.00 feet;
- 2) North  $00^{\circ}30'25''$  West, 20.00 feet;
- 3) North  $69^{\circ}39'02''$  East, 67.90 feet;
- 4) South  $49^{\circ}57'23''$  East, 1072.95 feet;
- 5) South  $01^{\circ}00'28''$  East, 89.53 feet to a non-tangent curve concave southwesterly having a radius of 837.93 feet;
- 6) 345.39 feet along the arc of said non-tangent curve to the right through a central angle of  $23^{\circ}37'00''$ , said curve having a chord bearing South  $17^{\circ}41'58''$  East, 342.95 feet to a non-tangent curve concave southeasterly having a radius of 90.00 feet;
- 7) 108.08 feet along the arc of said non-tangent curve to the left through a central angle of  $68^{\circ}48'25''$ , said curve having a chord bearing South  $30^{\circ}03'20''$  West, 101.70 feet;
- 8) South  $04^{\circ}20'52''$  East, 22.00 feet;
- 9) South  $85^{\circ}39'08''$  West, 20.59 feet;

thence North  $00^{\circ}00'00''$  West, 74.74 feet to a non-tangent curve concave southwesterly having a radius of 1530.31 feet; thence 167.39 feet along the arc of said non-tangent curve to the left through a central angle of  $06^{\circ}16'02''$ , said curve having a chord bearing North  $22^{\circ}29'48''$  West, 167.31 feet to a non-tangent curve concave southwesterly having a radius of 1491.59 feet; thence 247.16 feet along the arc of said non-tangent curve to the left through a central angle of  $09^{\circ}29'38''$ , said curve having a chord bearing North  $28^{\circ}02'22''$  West, 246.87 feet to a non-

tangent curve concave southwesterly having a radius of 1539.91 feet; thence 281.54 feet along the arc of said non-tangent curve to the left through a central angle of  $10^{\circ}28'31''$ , said curve having a chord bearing North  $40^{\circ}05'08''$  West, 281.15 feet; thence North  $45^{\circ}19'21''$  West, 129.24 feet; thence South  $43^{\circ}53'06''$  West, 16.39 feet; thence North  $52^{\circ}10'32''$  West, 404.93 feet; thence North  $88^{\circ}30'00''$  West, 28.02 feet; thence North  $01^{\circ}50'10''$  East, 67.95 feet; thence North  $40^{\circ}25'21''$  East, 30.46 feet; thence North  $49^{\circ}56'32''$  West, 36.82 feet to the point of curvature of a curve concave to the southwest having a radius of 63.00 feet; thence 8.52 feet along the arc of said curve to the left through a central angle of  $07^{\circ}44'55''$ , said curve having a chord bearing North  $53^{\circ}48'59''$  West, 8.51 feet; thence North  $83^{\circ}22'03''$  West, 54.50 feet to a point on a curve concave to the southeast having a radius of 63.00 feet; thence 80.72 feet along the arc of said curve to the left through a central angle of  $73^{\circ}24'25''$ , said curve having a chord bearing South  $34^{\circ}18'28''$  West, 75.31 feet; thence South  $89^{\circ}25'25''$  West, 7.94 feet to the said POINT OF BEGINNING.

Containing 3.968 acres, more or less.

AND

#### STORMWATER MANAGEMENT FACILITY

PART "H"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South  $89^{\circ}53'27''$  East, along the north line of said SW 1/4, a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South  $00^{\circ}30'00''$  East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet to the POINT OF BEGINNING; thence South  $89^{\circ}53'33''$  East, 297.15 feet; thence South  $01^{\circ}42'48''$  West, 105.05 feet to the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North  $89^{\circ}53'33''$  West, along the north line of said Lot

G and a northerly line of said Lot H a distance of 293.09 feet to an easterly line of said Lot H; thence North 00°30'00" West, along said easterly line of said Lot H a distance of 105.01 feet to said POINT OF BEGINNING.

Containing 0.711 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "I"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East along the north line of said SW 1/4 a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet; thence South 89°53'33" East, 297.15 feet to the POINT OF BEGINNING; thence continue South 89°53'33" East, 385.24 feet to a point on the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence South 00°29'45" East along said existing westerly right of way easement line 105.01 feet to a point on the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West along said north line 389.29 feet; thence North 01°42'48" East, 105.05 feet to the said POINT OF BEGINNING.

Containing 0.934 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "J"

Part of Lots 9, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County,



Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South  $89^{\circ}53'27''$  East along the south line of said NW 1/4 a distance of 15.00 feet; thence North  $00^{\circ}30'25''$  West, 15.00 feet to the southwest corner of Lot 9, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South  $89^{\circ}53'27''$  East, 1017.47 feet to a point at the intersection of the south line of Lot 11 of said PINELLAS GROVES, with the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence North  $00^{\circ}29'45''$  West along said existing westerly right of way easement line 380.46 feet to the POINT OF BEGINNING; thence continue along the said existing westerly right of way easement line of State Road 686 the following three (3) courses: 1) North  $00^{\circ}29'45''$  West, 248.29 feet; 2) South  $85^{\circ}39'08''$  West, 93.90 feet; 3) North  $04^{\circ}20'52''$  West, 4.48 feet; thence South  $89^{\circ}28'19''$  West, 302.38 feet to a non-tangent curve concave easterly having a radius of 1157.68 feet; thence 245.46 feet along the arc of said curve to the left through a central angle of  $12^{\circ}08'55''$ , said curve having a chord bearing South  $08^{\circ}42'10''$  East, 245.00 feet; thence South  $89^{\circ}53'45''$  East, 361.41 feet to the said POINT OF BEGINNING.

Containing 2.147 acres, more or less.

AND

#### STORMWATER MANAGEMENT FACILITY

##### PART "K"

Part of a 30 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, and the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida;

thence along the east line of said NE 1/4, South 00°30'25" East, 393.55 feet to the POINT OF BEGINNING; thence North 90°00'00" West, 15.00 feet to the east line of Lot 1, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along said east line of Lot 1, South 00°30'25" East, 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence South 73°23'31" East, 31.39 feet to a point on the aforesaid northeasterly existing Right of Way Easement line, also being a point on the west line of Lot 6 of said PINELLAS GROVES, lying in the NW 1/4 of Section 3, Township 30 South, Range 16 East; thence along the west line of said Lot 6, North 00°30'25" West, 168.47 feet; thence North 90°00'00" West, 15.00 feet to the said POINT OF BEGINNING.

Containing 4920 square feet, more or less.

Parts "A", "B", "C", "H", "I", "J" and "K" together contain a total of 9.232 acres, more or less.

**PARCEL 104**

RIGHT OF WAY

Part "A"

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of

S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, S48°34'28"W, 138.72 feet to the aforesaid easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard); thence along said easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) the following four (4) courses: 1) N00°29'45"W, 319.45 feet to the beginning of a curve concave easterly having a radius of 11369.16 feet; 2) along the arc of said curve 514.04 feet through a central angle of 02°35'26" and having a chord bearing and chord of N00°47'58"E, 514.00 feet; 3) S87°54'19"E, 10.00 feet to the beginning of a curve concave easterly having a radius of 11359.16 feet; 4) along the arc of said curve 73.44 feet through a central angle of 00°22'13" and having a chord bearing and chord of N02°16'47"E, 73.44' to the said POINT OF BEGINNING.

Containing 1.887 acres, more or less.

AND

RIGHT OF WAY

Part "B"

That part of Lot 11 lying in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East of PINELLAS GROVES recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of said Section 3, thence S89°53'27"E, along the north line of said SW 1/4, a distance of 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence, along said easterly existing Right of Way easement line, N02°30'10"E, 15.01 feet to the POINT OF BEGINNING, said point of beginning being the beginning of a curve concave easterly having a radius of 11359.16 feet; thence continuing along the said easterly existing Right of Way easement line 174.84 feet along the arc of said curve to the right through a central angle of 00°52'55" and having a chord bearing and chord of N02°58'54"E, 174.84 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22"E, 235.34 feet; thence continuing along said easterly existing

Right of Way easement line, S86°34'38"E, 10.00 feet; thence continuing along said easterly existing Right of Way easement line, N03°25'22"E, 199.64 feet; thence along the existing Right of Way line connecting the easterly existing Right of Way easement line of State Road 686 with the southerly existing Right of Way line of Airport Parkway, N31°35'05"E, 37.05 feet; thence along the southerly existing Right of Way line of Airport Parkway, N85°39'08"E, 29.57 feet; thence leaving said southerly existing Right of Way line of Airport Parkway, S22°46'21"W, 55.13 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1810.50 feet; thence 206.22 feet along the arc of said curve to the right through a central angle of 06°31'34" and having a chord bearing and chord of S06°31'33"E, 206.11 feet; thence S03°31'53"W, 103.02 feet; thence S00°53'17"W, 283.78 feet; thence N89°53'27"W, 85.27 feet to the said POINT OF BEGINNING.

Containing 0.965 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of a 15 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the south line of said NW 1/4, S89°53'27"E, 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence, along said easterly existing Right of Way easement line, N02°30'10"E, 15.01 feet to the south line of Lot 11, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along the south line of said Lot 11, S89°53'27"E, 85.27 feet; thence S00°53'17"W, 15.00 feet to a point on the aforesaid south line of the NW 1/4 of Section 3; thence along said south line of said NW 1/4, N89°53'27"W, 85.70 feet to the said POINT OF BEGINNING.

Containing 1282 square feet, more or less.

Parts "A", "B" and "C" together contain 2.881 acres, more or less.

**PARCEL 800**

PERPETUAL EASEMENT

PART "A"

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence, along the east line of said NE 1/4, S00°30'25"E, 393.55 feet; thence N90°00'00"W, 15.00 feet to a point on the east line of said Lot 1 thence along said east line of Lot 1, S00°30'25"E, 159.50 feet; to the northeasterly existing Right of Way Easement line per Section 15580-2601 being the beginning of a curve concave to the northeast and having a radius of 99.00 feet; thence along said existing Right of Way Easement line for the following seven (7) courses: 1) an arc of 20.98 feet through a central angle of 12°08'34" and having a chord bearing and distance of N58°11'55"W, 20.94 feet to the beginning of a curve concave to the northeast and having a radius of 11344.16 feet; 2) thence along the arc of said curve 63.79 feet through a central angle of 00°19'20" and having a chord bearing and distance of N51°57'58"W, 63.79 feet to the POINT OF BEGINNING; 3) thence continuing along the arc said curve 91.42 feet through a central angle of 00°27'42" and having a chord bearing and distance of N51°34'27"W, 91.42 feet; 4) thence S38°39'24"W, 10.00 feet to the beginning of a curve concave to the northeast and having a radius of 11354.16; 5) thence along the arc of said curve 274.85 feet through a central angle of 01°23'13" and having a chord bearing and distance of N50°39'00"W, 274.84 feet; 6) thence N49°57'23"W, 227.68 feet; 7) thence N38°57'41"W, 163.60 feet to the intersection of the north line of the aforesaid Lot 1; thence leaving the aforesaid northeasterly existing Right of Way Easement line per said Section 15580-2601 and along said north line of Lot 1, S89°10'36"E, 2.40 feet to the beginning of a curve concave to the northeast and having a radius of

2001.99 feet; thence along the arc of said curve 164.82 feet through a central angle of  $04^{\circ}43'01''$  and having a chord bearing and distance of  $S47^{\circ}33'02''E$ , 164.77 feet; thence  $S49^{\circ}54'33''E$ , 253.61 feet to the beginning of a curve concave to the northeast and having a radius of 321.98 feet; thence along the arc of said curve 129.29 feet through the central angle of  $23^{\circ}00'26''$  and having a chord bearing and distance of  $S61^{\circ}24'46''E$ , 128.43 feet to the beginning of a curve concave to the northeast and having a radius of 11304.16 feet; thence along the arc of said curve 151.69 feet through a central angle of  $00^{\circ}46'08''$  and having a chord bearing and distance of  $S51^{\circ}08'24''E$ , 151.69 feet to the beginning of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 5.50 feet through a central angle of  $04^{\circ}17'11''$  and having a chord bearing and distance of  $S02^{\circ}12'34''E$ , 5.50 feet to the beginning of a curve concave to the east and having a radius of 143.50 feet; thence along the arc of said curve 63.57 feet through a central angle of  $25^{\circ}22'54''$  and having a chord bearing and distance of  $S17^{\circ}02'37''E$ , 63.05 feet to the POINT OF BEGINNING.

Containing 21,095 square feet, more or less.

AND

**PARCEL 801**

PERPETUAL EASEMENT

PART "A"

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South  $00^{\circ}30'25''$  East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South  $88^{\circ}30'00''$  East, 15.01 feet to the west line of said Lot 7; thence North  $00^{\circ}30'25''$  West, along the west line of said Lot 7, a distance of 60.77 feet; thence North  $89^{\circ}25'25''$  East, 7.94 feet to a point on a curve concave to the southeast having a radius of 63.00 feet and a chord bearing and distance of North  $15^{\circ}15'08''$  East, 44.43 feet; thence along the arc of said curve through a central angle of  $41^{\circ}17'45''$ , a distance of 45.41 feet to the POINT OF BEGINNING of the

herein described parcel; thence continue along the arc of said curve through a central angle of  $32^{\circ}06'40''$ , a distance of 35.31 feet having a chord bearing and distance of North  $54^{\circ}57'20''$  East, 34.85 feet; thence South  $83^{\circ}22'03''$  East, 54.50 feet to a point on a curve concave to the southwest having a radius of 63.00 feet and a chord bearing and distance of South  $53^{\circ}48'59''$  East, 8.51 feet; thence along the arc of said curve through a central angle of  $07^{\circ}44'55''$ , a distance of 8.52 feet; thence South  $49^{\circ}56'32''$  East, 36.82 feet; thence South  $40^{\circ}25'21''$  West, 25.00 feet; thence North  $49^{\circ}56'32''$  West, 36.77 feet; thence North  $83^{\circ}22'03''$  West, 41.59 feet to a point on a curve concave to the southeast having a radius of 32.85 feet and a chord bearing and distance of South  $50^{\circ}30'22''$  West, 16.87 feet; thence along the arc of said curve through a central angle of  $29^{\circ}45'12''$ , a distance of 17.06 feet; thence North  $49^{\circ}25'39''$  West, 25.05 feet to the POINT OF BEGINNING.

Containing 2,881 square feet, more or less.

AND

PERPETUAL EASEMENT

PART "B"

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South  $00^{\circ}30'25''$  East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South  $88^{\circ}30'00''$  East, 15.01 feet to the west line of said Lot 7 and the POINT OF BEGINNING of the herein described parcel; thence North  $00^{\circ}30'25''$  West, along the west line of said Lot 7, a distance of 25.02 feet; thence South  $88^{\circ}30'00''$  East, 118.17 feet; thence South  $01^{\circ}50'10''$  West, 25.00 feet; thence North  $88^{\circ}30'00''$  West, 117.14 feet to the POINT OF BEGINNING.

Containing 2,941 square feet, more or less.

Parts "A" and "B" contain 5822 square feet, more or less.

**PARCEL 802**

## PERPETUAL EASEMENT

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, and part of Lots 11 and 12, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, in the S 1/2 of the SW 1/4 of said Section 3, and lying within the St. Pete-Clearwater International Airport Future Runway Protection Zone, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone and the POINT OF BEGINNING; thence continue along the arc of aforesaid curve concave easterly having a radius of 5706.00 feet a distance of 401.92 feet through a central angle of 04°02'09" and having a chord bearing and chord of S05°54'43"E, 401.84 feet; thence S07°55'46"E, 503.26 feet to the beginning of a curve concave easterly having a radius of 5706.00 feet; thence 457.05 feet along the arc of said curve through a central angle of 04°35'22" and having a chord bearing and chord of S10°13'32"E, 456.93 feet to a point on the existing northeasterly Right of Way line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, being on a curve concave northeasterly having a radius of 869.93 feet; thence 2.07 feet along the arc of said curve through a central angle of 00°08'12" and having a chord bearing and chord of N44°59'04"W, 2.07 feet; thence continuing along said existing Right of Way line S45°05'02"W, 20.00 feet to the beginning of a curve concave northeasterly having a radius of 889.93 feet; thence continuing along said existing Right of Way line,



605.76 feet along the arc of said curve through a central angle of  $39^{\circ}00'00''$  and having a chord bearing and chord of  $N25^{\circ}24'58''W$ , 594.13 feet; thence continuing along said existing Right of Way line,  $S84^{\circ}05'02''W$ , 15.00 feet to the beginning of a curve concave easterly having a radius of 904.93 feet; thence continuing along said existing Right of Way line, 85.61 feet along the arc of said curve through a central angle of  $05^{\circ}25'13''$  and having a chord bearing and chord of  $N03^{\circ}12'22''W$ , 85.58 feet; thence continuing along said existing Right of Way line and aforesaid existing right of way easement line,  $N00^{\circ}29'45''W$ , 648.20 feet to a point on the aforesaid westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line,  $N48^{\circ}34'28''E$ , 138.72 feet to said POINT OF BEGINNING.

Containing 4.290 acres, more or less.

Please indicate your acceptance of these conditions by signing and completing the bottom portion of this letter and its enclosed duplicate and returning one copy to our office.

In addition, please have the original and two copies of the Deed of Release (enclosed) executed on behalf of the Airport Owner and return one copy to us.

Sincerely,

*Rebecca R. Henry*

Rebecca R. Henry  
Acting Manager

4 Enclosures

Accepted for Airport Owner

By: *[Signature]*

Chairman, Board of County  
Commissioners

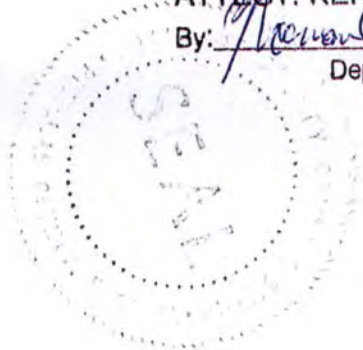
Title: \_\_\_\_\_

Date: 8-9-16

**APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY**  
By: *M. Zas.*  
**Attorney**

ATTEST: KEN BURKE, CLERK

By: *[Signature]*  
Deputy Clerk



## **DEED OF RELEASE**

This instrument, a Deed of Release, made by the United States of America, Acting by and through the Administrator of the Federal Aviation Administration, Department of Transportation, under and pursuant to the powers and authority contained in the provisions of 49 U.S.C. §47153, to Pinellas County, a body politic, created, operating, and doing business under the laws of the State of Florida, WITNESSETH:

**WHEREAS**, the United States of America, acting by and through the Federal Aviation Administration under and pursuant to authority contained in the provisions of 49 U.S.C. §47153, and applicable rules, regulations, and orders by an instrument of transfer entitled "Quitclaim Deed" dated March 11, 1941 did remise, release and forever quitclaim to Pinellas County, its successors and assigns, all rights, title and interest in and to that certain property located and situated in Clearwater, Florida, subject to certain terms, conditions, reservations and restrictions, said Quitclaim Deed being recorded in the public records of Pinellas County, Florida, Deed Book No. 946, Page 219 reference being hereto made as if fully set out herein; and

**WHEREAS**, the Airport Owner has requested the United States of America to release the hereinafter described real property from all of those terms, conditions, reservations and restrictions of the said instrument(s) of transfer; and

**WHEREAS**, the Administrator of the Federal Aviation Administration is authorized to grant releases pursuant to the powers and authority contained in 49 U.S.C. §47153; and

**WHEREAS**, by virtue of delegation of authority, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, under and pursuant to the powers and authority contained in 49 U.S.C. §47153 is authorized to make determinations on requests for Deed of Release and to execute said Deeds of Release to convey, quitclaim or release any right or interest reserved to the United States of America by an instrument of disposal; and

**WHEREAS**, the Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, has determined that the release of such real property as is hereinafter described, from all of the said terms, conditions, reservations and restrictions set forth in the above identified instrument of transfer will not prevent accomplishment of the purpose for which the property was made subject to such terms, conditions, reservations and restrictions and is necessary to protect or advance the interests of the United States of America in civil aviation.

**NOW THEREFORE**, for and in consideration of the above expressed recitals and of the benefits to accrue to the United States and to civil aviation, the United States of America, upon inclusion by the Pinellas County in the Instrument of Transfer conveying title to the hereinafter described real property of provisions as follows:

- (1) That the Pinellas County reserves unto itself, its successors and assigns, for the use and benefit of the public a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operations

of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, for use of said airspace for landing on, or taking off from or operating on St. Petersburg-Clearwater International Airport.

- (2) That the Pinellas County expressly agrees for itself, its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the hereinafter described real property to such a height so as to comply with Federal Aviation Regulations, Part 77.
- (3) That the Pinellas County expressly agrees for itself, its successors and assigns, to prevent any use of the hereinafter described real property which would interfere with the landing or takeoff of aircraft at St. Petersburg-Clearwater International Airport or interfere with air navigation and or communication facilities serving St. Petersburg-Clearwater International Airport, or otherwise constitute an airport hazard, including wildlife hazards.
- (4) Ensure that the Pinellas County and their successors and assigns shall not permit/afford access from the subject property onto St. Petersburg-Clearwater International Airport property for aeronautical purposes.

**HEREBY**, releases the said real property from the terms, conditions, reservations, and restrictions as contained in the above-mentioned Instrument of Transfer from the United States of America to the Pinellas County dated March 11, 1941 which real property is described as follows:

PARCEL 100

STORMWATER MANAGEMENT FACILITY

PART "A"

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence South 00°30'25" East, along the east line of said NE 1/4, a distance of 393.55 feet; thence North 90°00'00" West, 15.00 feet to the east line of said Lot 1 and the POINT OF BEGINNING; thence South 00°30'25" East, along said east line of Lot 1, a distance of 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence along said northeasterly existing Right of Way Easement line the following two (2) courses; 1) along the arc of said non-tangent curve to the right through a central angle of

12°08'34", an arc distance of 20.98 feet, said curve having a chord bearing and distance of North 58°11'55" West, 20.94 feet to a point of compound curvature of a curve concave northeasterly having a radius of 11344.16 feet; 2) along the arc of said compound curve to the right through a central angle of 00°19'20", an arc distance of 63.79 feet, said curve having a chord bearing and distance of North 51°57'58" West, 63.79 feet to the beginning of a non-tangent curve concave to the east and having a radius of 143.50; thence leaving said existing Right of Way Easement line along the arc of said curve 63.57 through a central angle of 25°22'54" and having a chord bearing and distance of N17°02'37"W, 63.05 feet to a point of compound curvature of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 51.88 feet through a central angle of 40°26'37" and having a chord bearing and distance of North 15°52'09" East, 50.81 feet; thence S90°00'00"E, 71.21 feet to the POINT OF BEGINNING.

Containing 10532 square feet, more or less.

AND

#### STORMWATER MANAGEMENT FACILITY

#### PART "B"

Part of Lots 6 and 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 393.55 feet; thence South 90°00'00" East, 15.00 feet to the west line of Lot 6, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida and the POINT OF BEGINNING; thence continue South 90°00'00" East, 9.25 feet to a point of curvature of a curve concave southwesterly having a radius of 200.00 feet; thence along the arc of said curve to the right through a central angle of 29°34'58", an arc distance of 103.26 feet, said curve having a chord bearing and distance of South 75°12'31" East, 102.12 feet to a point of tangency; thence South 60°25'02" East, 86.53 feet to a point of curvature of a curve concave southwesterly having a radius of 100.00 feet; thence along the arc of said curve to the right through a central angle of 47°22'00", an arc distance of 82.67 feet, said curve having a chord bearing and distance of

South 36°44'02" East, 80.34 feet to a point of tangency; thence South 13°03'02" East, 101.63 feet to the beginning of a curve concave westerly and having a radius of 93.50 feet; thence along the arc of said curve 87.79 feet through a central angle of 53°47'51" and having a chord bearing and distance of South 13°50'53" West, 84.60 feet; thence South 51°27'34" East, 39.57 feet; thence South 38°32'26" West, 50.97 feet to a point on the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Blvd.) per the Florida Department of Transportation Right of Way Map Section 15580-2601; thence along said northeasterly existing Right of Way Easement line, the following six (6) courses: 1) North 53°09'47" West, 81.55 feet; 2) North 36°46'49" East, 27.37 feet; 3) North 01°37'23" West, 110.44 feet; 4) South 88°22'37" West, 163.10 feet; 5) North 01°37'23" West, 33.00 feet; 6) North 87°04'06" West, 15.72 feet to the west line of the aforesaid Lot 6; thence along said west line North 00°30'25" West, 168.47 feet to the said POINT OF BEGINNING.

Containing 1.117 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of Lots 5, 7, 8, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence North 00°30'25" West along the west line of said NW 1/4 a distance of 1678.45 feet; thence South 88°30'00" East, 15.01 feet to the west line of Lot 7, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence North 00°30'25" West along said west line of Lot 7 a distance of 60.77 feet to the POINT OF BEGINNING; thence continue North 00°30'25" West along said west line of Lot 7 a distance of 120.10 feet to the existing southerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence along said existing southerly right of way easement line the following nine (9) courses:

1) North 89°29'35" East,	10.00	feet;
2) North 00°30'25" West,	20.00	feet;
3) North 69°39'02" East,	67.90	feet;
4) South 49°57'23" East,	1072.95	feet;

5) South 01°00'28" East, 89.53 feet to a non-tangent curve concave southwesterly having a radius of 837.93 feet; 6) 345.39 feet along the arc of said non-tangent curve to the right through a central angle of 23°37'00", said curve having a chord bearing South 17°41'58" East, 342.95 feet to a non-tangent curve concave southeasterly having a radius of 90.00 feet; 7) 108.08 feet along the arc of said non-tangent curve to the left through a central angle of 68°48'25", said curve having a chord bearing South 30°03'20" West, 101.70 feet; 8) South 04°20'52" East, 22.00 feet; 9) South 85°39'08" West, 20.59 feet; thence North 00°00'00" West, 74.74 feet to a non-tangent curve concave southwesterly having a radius of 1530.31 feet; thence 167.39 feet along the arc of said non-tangent curve to the left through a central angle of 06°16'02", said curve having a chord bearing North 22°29'48" West, 167.31 feet to a non-tangent curve concave southwesterly having a radius of 1491.59 feet; thence 247.16 feet along the arc of said non-tangent curve to the left through a central angle of 09°29'38", said curve having a chord bearing North 28°02'22" West, 246.87 feet to a non-tangent curve concave southwesterly having a radius of 1539.91 feet; thence 281.54 feet along the arc of said non-tangent curve to the left through a central angle of 10°28'31", said curve having a chord bearing North 40°05'08" West, 281.15 feet; thence North 45°19'21" West, 129.24 feet; thence South 43°53'06" West, 16.39 feet; thence North 52°10'32" West, 404.93 feet; thence North 88°30'00" West, 28.02 feet; thence North 01°50'10" East, 67.95 feet; thence North 40°25'21" East, 30.46 feet; thence North 49°56'32" West, 36.82 feet to the point of curvature of a curve concave to the southwest having a radius of 63.00 feet; thence 8.52 feet along the arc of said curve to the left through a central angle of 07°44'55", said curve having a chord bearing North 53°48'59" West, 8.51 feet; thence North 83°22'03" West, 54.50 feet to a point on a curve concave to the southeast having a radius of 63.00 feet; thence 80.72 feet along the arc of said curve to the left through a central angle of 73°24'25", said curve having a chord bearing South 34°18'28" West, 75.31 feet; thence South 89°25'25" West, 7.94 feet to the said POINT OF BEGINNING.

Containing 3.968 acres, more or less.

AND

#### STORMWATER MANAGEMENT FACILITY

PART "H"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East, along the north line of said SW 1/4, a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Public Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet to the POINT OF BEGINNING; thence South 89°53'33" East, 297.15 feet; thence South 01°42'48" West, 105.05 feet to the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West, along the north line of said Lot G and a northerly line of said Lot H a distance of 293.09 feet to an easterly line of said Lot H; thence North 00°30'00" West, along said easterly line of said Lot H a distance of 105.01 feet to said POINT OF BEGINNING.

Containing 0.711 acres, more or less.

AND

#### STORMWATER MANAGEMENT FACILITY

PART "I"

Part of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East along the north line of said SW 1/4 a distance of 333.04 feet to the northeast corner of Lot I of AIRPORT INDUSTRIAL PARK UNIT TWO, as recorded in Plat Book 84, Page 62, Pubic Records of Pinellas County, Florida; thence South 00°30'00" East, along the east line of said Lot I and an easterly line of Lot H of said AIRPORT INDUSTRIAL PARK UNIT TWO, a distance of 499.65 feet; thence South 89°53'33" East, 297.15 feet to the POINT OF BEGINNING; thence continue South 89°53'33" East, 385.24 feet to a point on the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence South 00°29'45" East along said existing westerly right of way easement line 105.01 feet to a point on the north line of Lot G of said AIRPORT INDUSTRIAL PARK UNIT TWO; thence North 89°53'33" West along said north line 389.29 feet; thence North 01°42'48" East, 105.05 feet to the said POINT OF BEGINNING.



Containing 0.934 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "J"

Part of Lots 9, 10 and 11 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence South 89°53'27" East along the south line of said NW 1/4 a distance of 15.00 feet; thence North 00°30'25" West, 15.00 feet to the southwest corner of Lot 9, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence South 89°53'27" East, 1017.47 feet to a point at the intersection of the south line of Lot 11 of said PINELLAS GROVES, with the existing westerly right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence North 00°29'45" West along said existing westerly right of way easement line 380.46 feet to the POINT OF BEGINNING; thence continue along the said existing westerly right of way easement line of State Road 686 the following three (3) courses: 1) North 00°29'45" West, 248.29 feet; 2) South 85°39'08" West, 93.90 feet; 3) North 04°20'52" West, 4.48 feet; thence South 89°28'19" West, 302.38 feet to a non-tangent curve concave easterly having a radius of 1157.68 feet; thence 245.46 feet along the arc of said curve to the left through a central angle of 12°08'55", said curve having a chord bearing South 08°42'10" East, 245.00 feet; thence South 89°53'45" East, 361.41 feet to the said POINT OF BEGINNING.

Containing 2.147 acres, more or less.

AND

STORMWATER MANAGEMENT FACILITY

PART "K"

Part of a 30 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, and the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the east line of said NE 1/4, South 00°30'25" East, 393.55 feet to the POINT OF BEGINNING; thence North 90°00'00" West, 15.00 feet to the east line of Lot 1, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along said east line of Lot 1, South 00°30'25" East, 159.50 feet to the northeasterly existing Right of Way Easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, said point being on a non-tangent curve concave northeasterly having a radius of 99.00 feet; thence South 73°23'31" East, 31.39 feet to a point on the aforesaid northeasterly existing Right of Way Easement line, also being a point on the west line of Lot 6 of said PINELLAS GROVES, lying in the NW 1/4 of Section 3, Township 30 South, Range 16 East; thence along the west line of said Lot 6, North 00°30'25" West, 168.47 feet; thence North 90°00'00" West, 15.00 feet to the said POINT OF BEGINNING.

Containing 4,920 square feet, more or less.

Parts "A", "B", "C", "H", "I", "J" and "K" together contain a total of 9.232 acres, more or less.

#### **PARCEL 104**

#### RIGHT OF WAY

Part "A"

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida;

thence  $S89^{\circ}53'27''E$ , along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence continuing along the said north line of the SW 1/4,  $S89^{\circ}53'27''E$ , 85.70 feet; thence  $S00^{\circ}53'17''W$ , 106.04 feet; thence  $S07^{\circ}43'42''W$ , 58.82 feet; thence  $S00^{\circ}39'14''W$ , 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of  $04^{\circ}32'54''$  and having a chord bearing and chord of  $S01^{\circ}37'11''E$ , 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line,  $S48^{\circ}34'28''W$ , 138.72 feet to the aforesaid easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard); thence along said easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) the following four (4) courses: 1)  $N00^{\circ}29'45''W$ , 319.45 feet to the beginning of a curve concave easterly having a radius of 11369.16 feet; 2) along the arc of said curve 514.04 feet through a central angle of  $02^{\circ}35'26''$  and having a chord bearing and chord of  $N00^{\circ}47'58''E$ , 514.00 feet; 3)  $S87^{\circ}54'19''E$ , 10.00 feet to the beginning of a curve concave easterly having a radius of 11359.16 feet; 4) along the arc of said curve 73.44 feet through a central angle of  $00^{\circ}22'13''$  and having a chord bearing and chord of  $N02^{\circ}16'47''E$ , 73.44' to the said POINT OF BEGINNING.

Containing 1.887 acres, more or less.

AND

RIGHT OF WAY

Part "B"

That part of Lot 11 lying in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East of PINELLAS GROVES recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of said Section 3, thence  $S89^{\circ}53'27''E$ , along the north line of said SW 1/4, a distance of 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence, along said easterly existing Right of Way easement line,  $N02^{\circ}30'10''E$ , 15.01 feet to the POINT OF BEGINNING, said point of beginning being the beginning of a curve concave easterly having a radius of

11359.16 feet; thence continuing along the said easterly existing Right of Way easement line 174.84 feet along the arc of said curve to the right through a central angle of  $00^{\circ}52'55''$  and having a chord bearing and chord of  $N02^{\circ}58'54''E$ , 174.84 feet; thence continuing along said easterly existing Right of Way easement line,  $N03^{\circ}25'22''E$ , 235.34 feet; thence continuing along said easterly existing Right of Way easement line,  $S86^{\circ}34'38''E$ , 10.00 feet; thence continuing along said easterly existing Right of Way easement line,  $N03^{\circ}25'22''E$ , 199.64 feet; thence along the existing Right of Way line connecting the easterly existing Right of Way easement line of State Road 686 with the southerly existing Right of Way line of Airport Parkway,  $N31^{\circ}35'05''E$ , 37.05 feet; thence along the southerly existing Right of Way line of Airport Parkway,  $N85^{\circ}39'08''E$ , 29.57 feet; thence leaving said southerly existing Right of Way line of Airport Parkway,  $S22^{\circ}46'21''W$ , 55.13 feet to the beginning of a non-tangent curve concave southwesterly having a radius of 1810.50 feet; thence 206.22 feet along the arc of said curve to the right through a central angle of  $06^{\circ}31'34''$  and having a chord bearing and chord of  $S06^{\circ}31'33''E$ , 206.11 feet; thence  $S03^{\circ}31'53''W$ , 103.02 feet; thence  $S00^{\circ}53'17''W$ , 283.78 feet; thence  $N89^{\circ}53'27''W$ , 85.27 feet to the said POINT OF BEGINNING.

Containing 0.965 acres, more or less.

AND

RIGHT OF WAY

PART "C"

Part of a 15 foot wide unnamed platted road right of way, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the SW 1/4 of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the southwest corner of the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence along the south line of said NW 1/4,  $S89^{\circ}53'27''E$ , 1180.63 feet to the easterly existing Right of Way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement) and the POINT OF BEGINNING; thence, along said easterly existing Right of Way easement line,  $N02^{\circ}30'10''E$ , 15.01 feet to the south line of Lot 11, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida; thence along the south line of said Lot 11,  $S89^{\circ}53'27''E$ , 85.27 feet; thence  $S00^{\circ}53'17''W$ , 15.00 feet to a point on the aforesaid south line of the NW 1/4 of Section 3;

thence along said south line of said NW 1/4, N89°53'27"W, 85.70 feet to the said POINT OF BEGINNING.

Containing 1,282 square feet, more or less.

Parts "A", "B" and "C" together contain 2.881 acres, more or less.

## PARCEL 800

### PERPETUAL EASEMENT

#### PART "A"

That part of Lot 1 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NE 1/4 of Section 4, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northeast corner of the NE 1/4 of said Section 4, thence, along the east line of said NE 1/4, S00°30'25"E, 393.55 feet; thence N90°00'00"W, 15.00 feet to a point on the east line of said Lot 1 thence along said east line of Lot 1, S00°30'25"E, 159.50 feet; to the northeasterly existing Right of Way Easement line per Section 15580-2601 being the beginning of a curve concave to the northeast and having a radius of 99.00 feet; thence along said existing Right of Way Easement line for the following seven (7) courses: 1) an arc of 20.98 feet through a central angle of 12°08'34" and having a chord bearing and distance of N58°11'55"W, 20.94 feet to the beginning of a curve concave to the northeast and having a radius of 11344.16 feet; 2) thence along the arc of said curve 63.79 feet through a central angle of 00°19'20" and having a chord bearing and distance of N51°57'58"W, 63.79 feet to the POINT OF BEGINNING; 3) thence continuing along the arc said curve 91.42 feet through a central angle of 00°27'42" and having a chord bearing and distance of N51°34'27"W, 91.42 feet; 4) thence S38°39'24"W, 10.00 feet to the beginning of a curve concave to the northeast and having a radius of 11354.16; 5) thence along the arc of said curve 274.85 feet through a central angle of 01°23'13" and having a chord bearing and distance of N50°39'00"W, 274.84 feet; 6) thence N49°57'23"W, 227.68 feet; 7) thence N38°57'41"W, 163.60 feet to the intersection of the north line of the aforesaid Lot 1; thence leaving the aforesaid northeasterly existing Right of Way Easement line per said Section 15580-2601 and along said north line of Lot 1, S89°10'36"E, 2.40 feet to the beginning of a curve concave to the northeast and having a radius of 2001.99 feet; thence along the arc of said curve 164.82 feet through a central angle of

04°43'01" and having a chord bearing and distance of S47°33'02"E, 164.77 feet; thence S49°54'33"E, 253.61 feet to the beginning of a curve concave to the northeast and having a radius of 321.98 feet; thence along the arc of said curve 129.29 feet through the central angle of 23°00'26" and having a chord bearing and distance of S61°24'46"E, 128.43 feet to the beginning of a curve concave to the northeast and having a radius of 11304.16 feet; thence along the arc of said curve 151.69 feet through a central angle of 00°46'08" and having a chord bearing and distance of S51°08'24"E, 151.69 feet to the beginning of a curve concave to the east and having a radius of 73.50 feet; thence along the arc of said curve 5.50 feet through a central angle of 04°17'11" and having a chord bearing and distance of S02°12'34"E, 5.50 feet to the beginning of a curve concave to the east and having a radius of 143.50 feet; thence along the arc of said curve 63.57 feet through a central angle of 25°22'54" and having a chord bearing and distance of S17°02'37"E, 63.05 feet to the POINT OF BEGINNING.

Containing 21,095 square feet, more or less.

AND

**PARCEL 801**

PERPETUAL EASEMENT

PART "A"

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 60.77 feet; thence North 89°25'25" East, 7.94 feet to a point on a curve concave to the southeast having a radius of 63.00 feet and a chord bearing and distance of North 15°15'08" East, 44.43 feet; thence along the arc of said curve through a central angle of 41°17'45", a distance of 45.41 feet to the POINT OF BEGINNING of the herein described parcel; thence continue along the arc of said curve through a central angle of 32°06'40", a distance of 35.31 feet having a chord bearing and distance of North 54°57'20" East, 34.85 feet; thence South 83°22'03" East, 54.50

feet to a point on a curve concave to the southwest having a radius of 63.00 feet and a chord bearing and distance of South 53°48'59" East, 8.51 feet; thence along the arc of said curve through a central angle of 07°44'55", a distance of 8.52 feet; thence South 49°56'32" East, 36.82 feet; thence South 40°25'21" West, 25.00 feet; thence North 49°56'32" West, 36.77 feet; thence North 83°22'03" West, 41.59 feet to a point on a curve concave to the southeast having a radius of 32.85 feet and a chord bearing and distance of South 50°30'22" West, 16.87 feet; thence along the arc of said curve through a central angle of 29°45'12", a distance of 17.06 feet; thence North 49°25'39" West, 25.05 feet to the POINT OF BEGINNING.

Containing 2,881 square feet, more or less.

AND

PERPETUAL EASEMENT

PART "B"

That part of Lot 7 of PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being in the NW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida, more particularly described as follows:

Commence at the northwest corner of the NW 1/4 of said Section 3, thence South 00°30'25" East, along the west line of said NW 1/4, a distance of 1074.62 feet; thence South 88°30'00" East, 15.01 feet to the west line of said Lot 7 and the POINT OF BEGINNING of the herein described parcel; thence North 00°30'25" West, along the west line of said Lot 7, a distance of 25.02 feet; thence South 88°30'00" East, 118.17 feet; thence South 01°50'10" West, 25.00 feet; thence North 88°30'00" West, 117.14 feet to the POINT OF BEGINNING.

Containing 2,941 square feet, more or less.

Parts "A" and "B" contain 5822 square feet, more or less.

**PARCEL 802**

PERPETUAL EASEMENT

Part of the N 1/2 of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County Florida, and part of Lots 11 and 12, PINELLAS GROVES, as recorded in Plat Book 1, Page 55, Public

Records of Pinellas County, Florida, in the S 1/2 of the SW 1/4 of said Section 3, and lying within the St. Pete-Clearwater International Airport Future Runway Protection Zone, more particularly described as follows:

Commence at the northwest corner of the SW 1/4 of Section 3, Township 30 South, Range 16 East, Pinellas County, Florida; thence S89°53'27"E, along the north line of said SW 1/4 a distance of 1180.63 feet to the easterly existing right of way easement line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601 (Easement); thence continuing along the said north line of the SW 1/4, S89°53'27"E, 85.70 feet; thence S00°53'17"W, 106.04 feet; thence S07°43'42"W, 58.82 feet; thence S00°39'14"W, 197.49 feet to the beginning of a non-tangent curve concave easterly having a radius of 5706.00 feet; thence 452.96 feet along the arc of said curve through a central angle of 04°32'54" and having a chord bearing and chord of S01°37'11"E, 452.84 feet to a point on the westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone and the POINT OF BEGINNING; thence continue along the arc of aforesaid curve concave easterly having a radius of 5706.00 feet a distance of 401.92 feet through a central angle of 04°02'09" and having a chord bearing and chord of S05°54'43"E, 401.84 feet; thence S07°55'46"E, 503.26 feet to the beginning of a curve concave easterly having a radius of 5706.00 feet; thence 457.05 feet along the arc of said curve through a central angle of 04°35'22" and having a chord bearing and chord of S10°13'32"E, 456.93 feet to a point on the existing northeasterly Right of Way line of State Road 686 (Roosevelt Boulevard) per the Florida Department of Transportation Right of Way Map Section Number 15580-2601, being on a curve concave northeasterly having a radius of 869.93 feet; thence 2.07 feet along the arc of said curve through a central angle of 00°08'12" and having a chord bearing and chord of N44°59'04"W, 2.07 feet; thence continuing along said existing Right of Way line S45°05'02"W, 20.00 feet to the beginning of a curve concave northeasterly having a radius of 889.93 feet; thence continuing along said existing Right of Way line, 605.76 feet along the arc of said curve through a central angle of 39°00'00" and having a chord bearing and chord of N25°24'58"W, 594.13 feet; thence continuing along said existing Right of Way line, S84°05'02"W, 15.00 feet to the beginning of a curve concave easterly having a radius of 904.93 feet; thence continuing along said existing Right of Way line, 85.61 feet along the arc of said curve through a central angle of 05°25'13" and having a chord bearing and chord of N03°12'22"W, 85.58 feet; thence continuing along said existing Right of Way line and aforesaid existing right of way easement line, N00°29'45"W, 648.20 feet to a point on the



aforesaid westerly line of the St. Pete-Clearwater International Airport Future Runway Protection Zone; thence along said westerly line, N48°34'28"E, 138.72 feet to said POINT OF BEGINNING.

Containing 4.290 acres, more or less.

This release is for the specific purpose of permitting Pinellas County to sell and convey title to the above described property for Florida Department of Transportation (FDOT) Gateway Express Project purposes.

By its acceptance of this Deed of Release Pinellas County also covenants and agrees for itself, its successors and assigns, to comply with and observe all of the conditions and limitations hereof, which are expressly limited to the above described real property.

**IN WITNESS WHEREOF**, the United States of America has caused these presents to be executed in its name and on its behalf by the Acting Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, all as of the 1 day of August, 2016

UNITED STATES OF AMERICA  
DEPARTMENT OF TRANSPORTATION

By Rebecca R. Army  
Acting Manager, Orlando Airports District Office  
Airports Division, Southern Region  
Federal Aviation Administration

STATE OF FLORIDA )  
 ) ss  
COUNTY OF ORANGE )

On this 1<sup>st</sup> day of August, 2016, before me a Notary Public in and for the County of Orange, State of Florida, personally appeared Rebecca R. Henry, known to me to be the Acting Manager, Orlando Airports District Office, Airports Division, Southern Region, Federal Aviation Administration, and known to me to be the person whose name is subscribed to the within instrument and acknowledge that he executed the same on behalf of the Administrator of the Federal Aviation Administration and the United States of America.

WITNESS my hand and official seal.

Migdalia Williams  
Notary Public in and for said County and State



(SEAL)

My commission expires June 15, 2020

Accepted:

Pinellas County

By: [Signature]

Title: Chairman, Board of County Commissioners

Date: 8-9-16

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

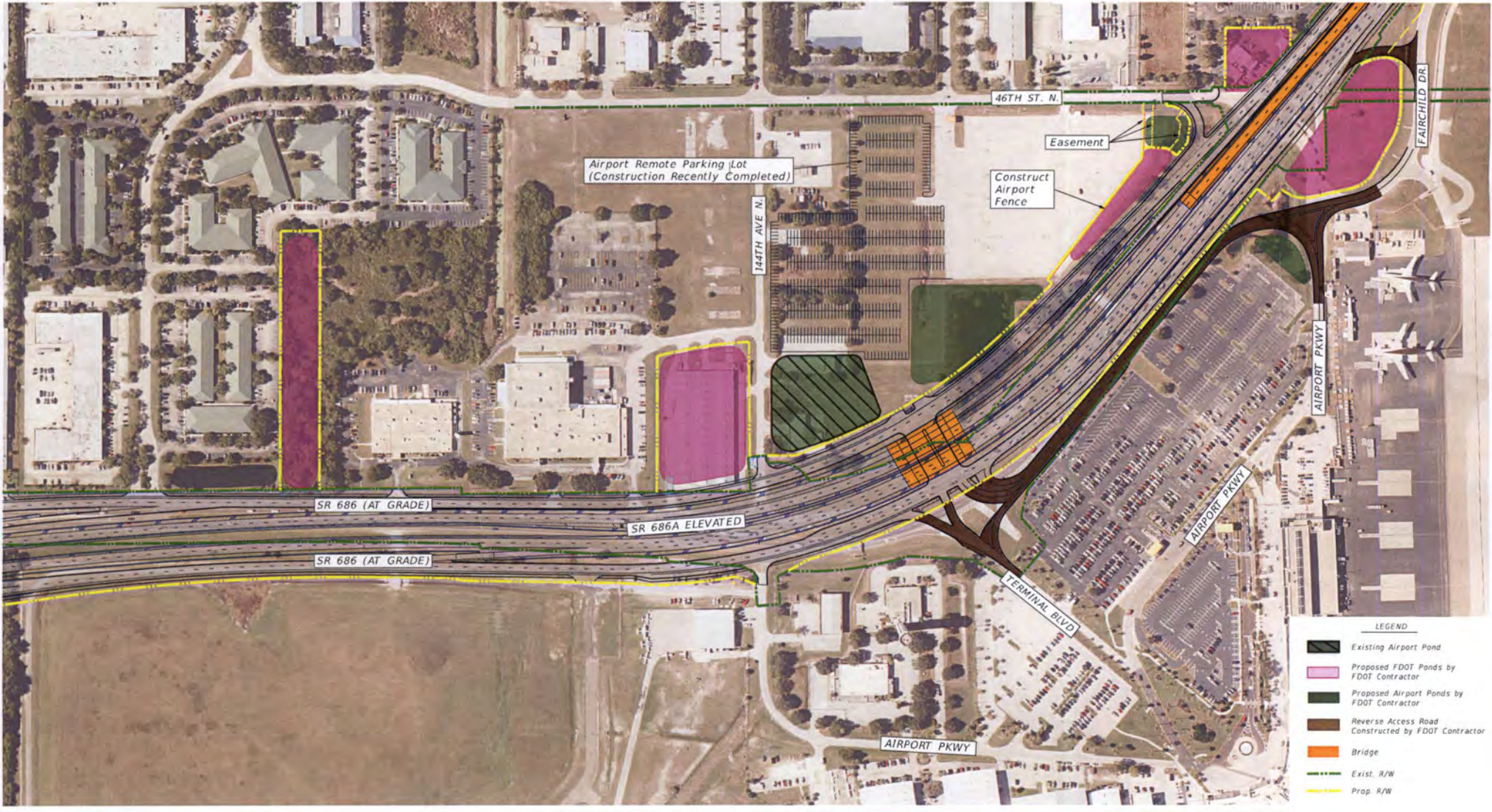
By: M Zas  
Attorney

ATTEST: KEN BURKE, CLERK

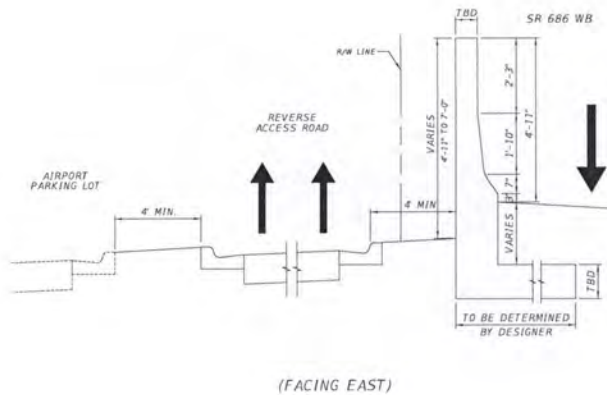
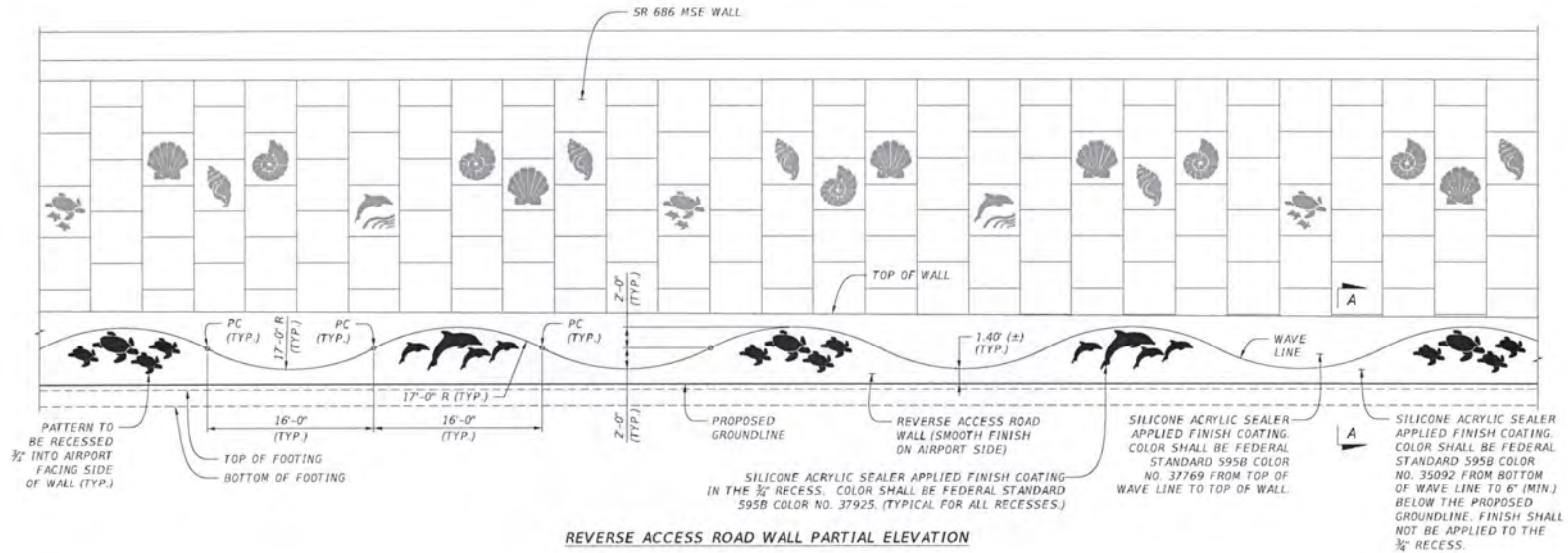
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Deputy Clerk







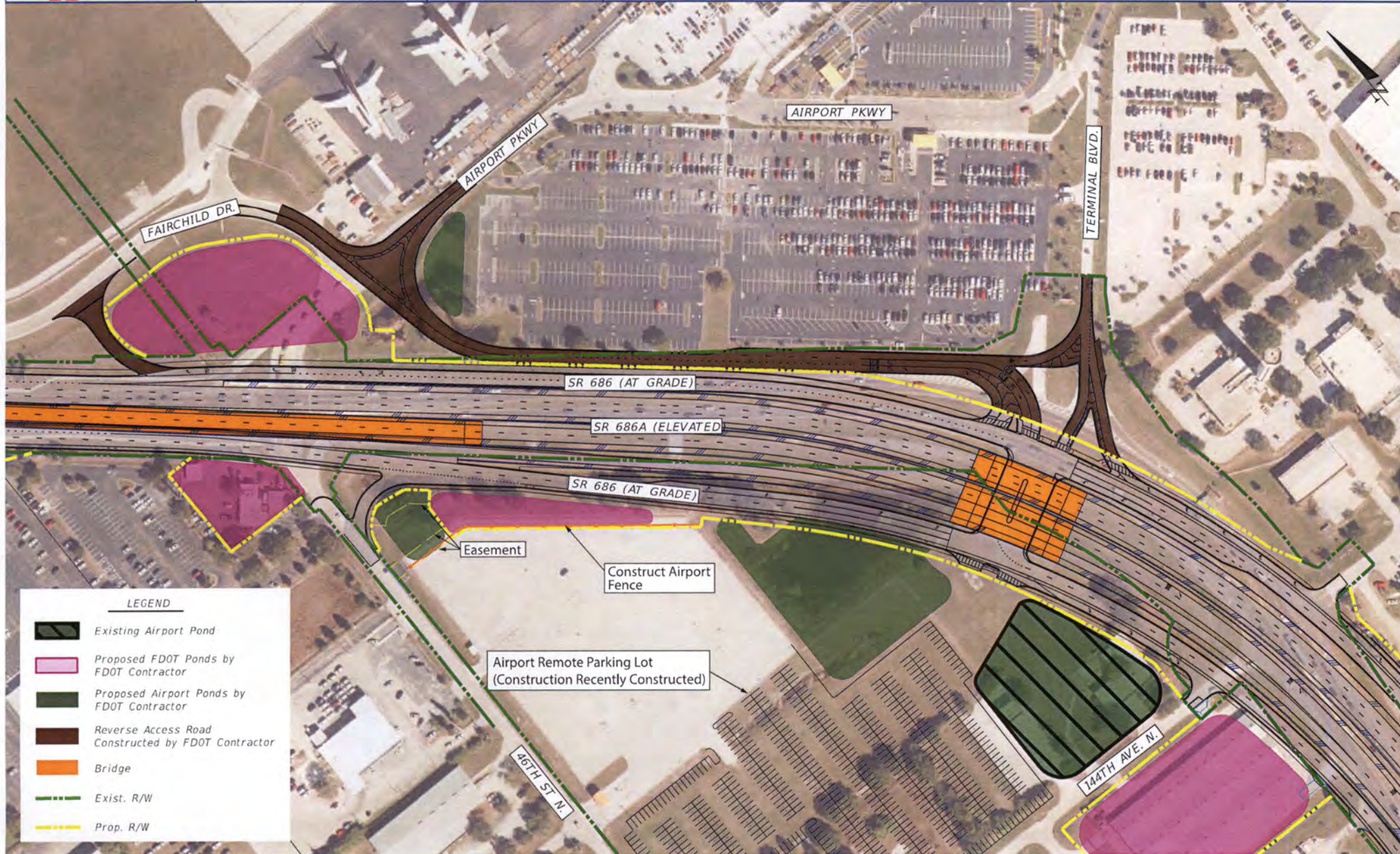




**NOTES**

1. CONTRACTOR SHALL PROVIDE THE AIRPORT A ROLL PLOT OF THE REVERSE ACCESS ROAD WALL ELEVATION FOR APPROVAL PRIOR TO WALL CONSTRUCTION COMMENCING. THE ELEVATION SHALL SHOW THE TOP OF WALL, WAVE LINE, DOLPHIN & TURTLE PATTERNS, PROPOSED GROUNDLINE, TOP OF FOOTING AND BOTTOM OF FOOTING.
2. CONTRACTOR IS RESPONSIBLE FOR CREATING THE FORMS NEEDED TO CONSTRUCT THE RECESSES IN THE WALL.
3. THE PATTERN SHALL BE UTILIZED ALONG THE ENTIRE LENGTH OF THE PROPOSED WALL.

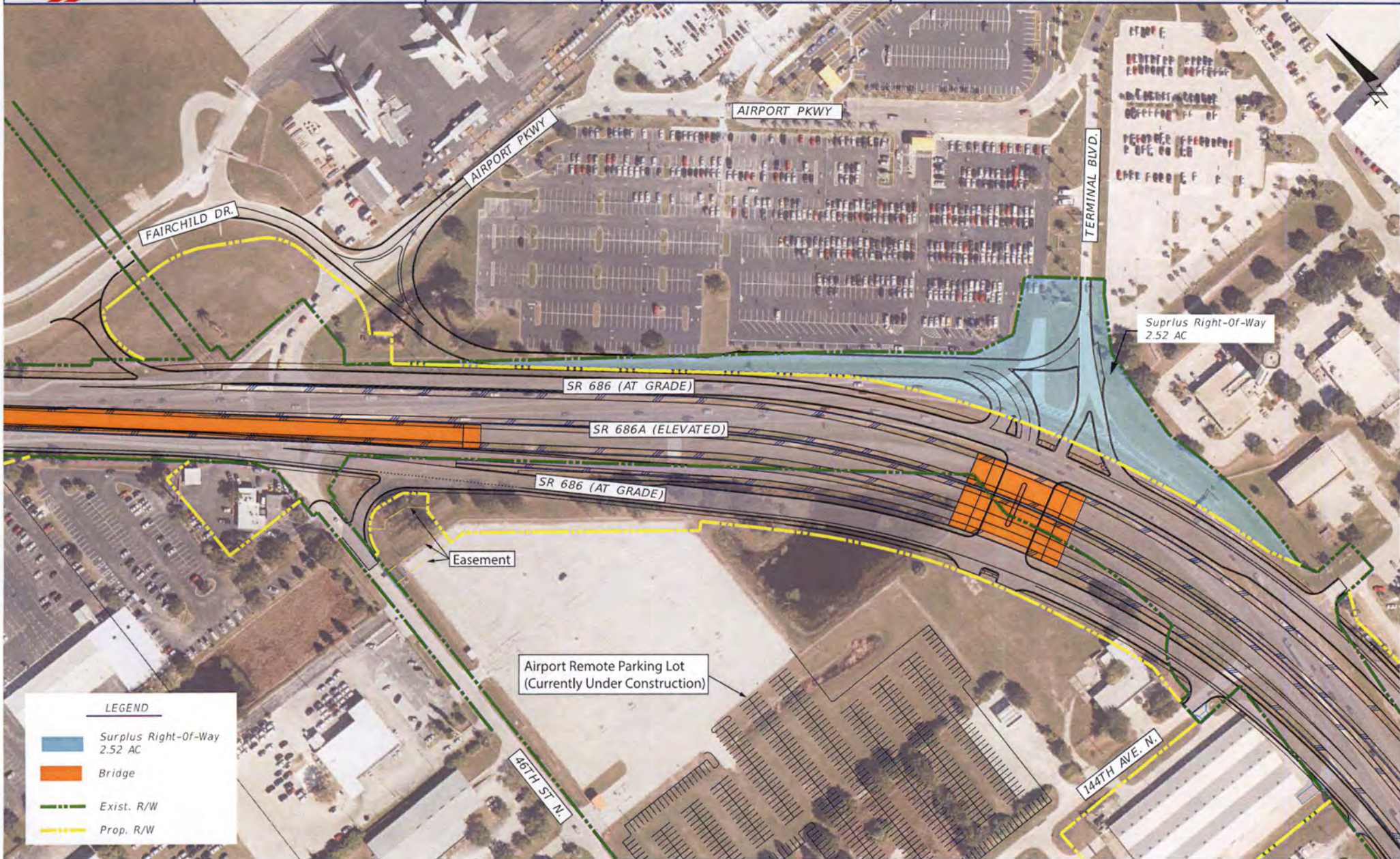




**LEGEND**

- Existing Airport Pond
- Proposed FDOT Ponds by FDOT Contractor
- Proposed Airport Ponds by FDOT Contractor
- Reverse Access Road Constructed by FDOT Contractor
- Bridge
- Exist. R/W
- Prop. R/W

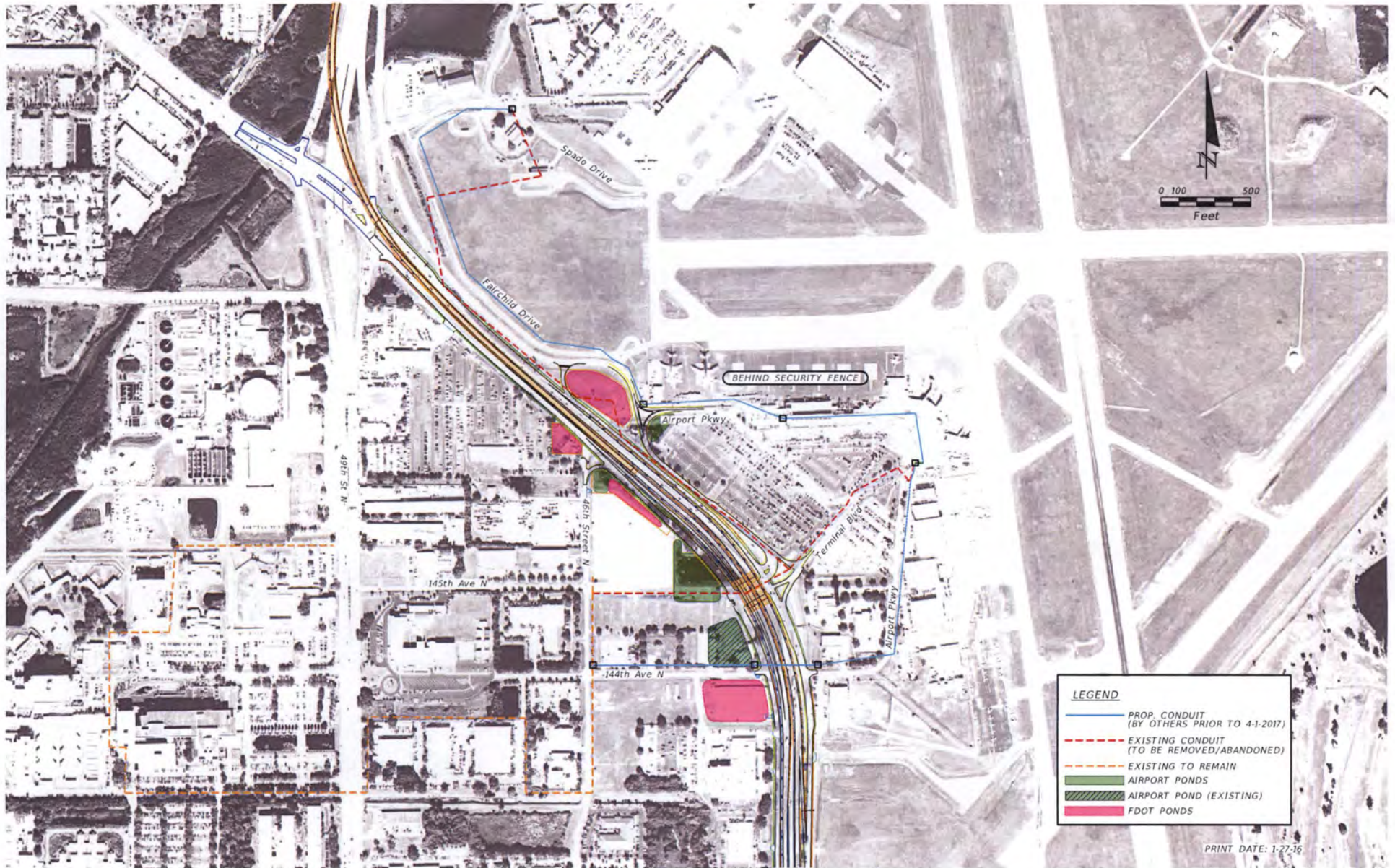




LEGEND

- Surplus Right-Of-Way  
2.52 AC
- Bridge
- Exist. R/W
- Prop. R/W









PINELLAS COUNTY

07/28/16

ATTACHMENT 06 118TH AVE PONDS

433880-1 GATEWAY EXPRESSWAY

1" = 200'

