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



SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST  
DESCRIPTION

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

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

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

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

SURVEYOR'S NOTES:

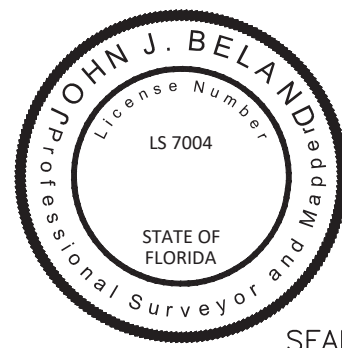
- 1) Bearings shown hereon are Grid Bearings based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment (NAD83/2011); the East line of the Northwest 1/4 of Section 23, Township 27 South, Range 15 East, having a bearing of S01°24'23"W, is referenced as the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

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

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

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

DATE



SEAL

S.F.N.:  
2269

P.I.D.:  
002168A

CALCULATED  
BY: JJB

CHECKED  
BY: JJB

Pinellas County Survey  
and Mapping Division

Parcel No.: P102  
SHEET 1 OF 2

EXHIBIT B

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**SECTION 23, TOWNSHIP 27 SOUTH, RANGE 15 EAST**

**SKETCH - NOT A SURVEY**

SCALE IN FEET  
1" = 200'



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

TAMPA & TARPON SPRINGS

LAND CO

PB 1, PAGE 116

(PUBLIC RECORDS OF HILLSBOROUGH COUNTY,  
FLORIDA, OF WHICH PINELLAS COUNTY WAS  
FORMERLY A PART OF)

TRACT 26

TRACT 27

TRACT 28

E 150' OF TRACT 26

W 30' OF TRACT 28

OR 7413, PAGE 1087

P102  
PARCEL AREA ±0.933 ACRES  
(±40,631 SQUARE FEET)

S88°58'30"E 619.64'

WHISPERING WOODS  
PB 92, PG 57

SW CORNER OF  
WHISPERING WOODS  
PB 92, PAGE 57

S01°26'58"W  
60.22'

N89°57'56"W 409.80'

POINT OF BEGINNING

POINT OF COMMENCEMENT

SE CORNER OF THE NW 1/4 OF SECTION 23  
FOUND RAILROAD SPIKE (CCR# 0117506)

WEST KLOSTERMAN ROAD (CR 79)

(R/W WIDTH VARIES)

(R/W N OF SECTION LINE FACING SUBJECT PARCEL 33' WIDE  
PER COUNTY ROAD PETITION #256 DATED 4/27/1948)

SE CORNER OF  
THE BEND  
PB 98, PAGE 17

THE BEND  
PB 98, PG 17

W LINE OF THE E 1/2 OF  
THE NW 1/4 OF SECTION 23;  
W LINE OF TRACT 26,  
PB 1, PAGE 116

W LINE OF THE E 150'  
OF TRACT 26

E LINE OF THE W 30'  
OF TRACT 28

S01°24'23"W 2706.12'  
(BEARING BASIS)  
E LINE OF THE NW 1/4  
OF SECTION 23

N01°29'33"E  
70.93'

S LINE OF THE NW 1/4  
OF SECTION 23

15' RESERVATION FOR PUBLIC  
HIGHWAY PER DB 1510, PAGE 264

33' PUBLIC ROAD PER  
CRP #256 DATED 4/27/1948

**ABBREVIATIONS:**

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

S.F.N.:  
2269

P.I.D.:  
002168A

CALCULATED  
BY: JJB

CHECKED  
BY: JJB

Pinellas County Survey  
and Mapping Division

Parcel No.: P102

SHEET 2 OF 2

EXHIBIT **B**

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