

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

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

Attn: Public Works

COUNTY DEED

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

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its heirs and assigns forever, the following described land lying and being in Pinellas County, Florida:

*Lands described in Exhibits “A-1”, “A-2” and
“A-3” and “A-4” attached hereto and made a
part hereof.*

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

SIGNED AND DELIVERED
IN THE PRESENCE OF:

PINELLAS COUNTY, FLORIDA
by and through its Board of County
Commissioners

ATTEST: KEN BURKE
Clerk of the Circuit Court

By: _____
Deputy Clerk

By: _____
Chairman

APPROVED AS TO FORM
By: Anne M. Morris
Office of the County Attorney

(Official Seal)



EXHIBIT "A-1"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

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

Commencing at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, thence run N 01°21'44"W along the East line of said Northwest 1/4 of Section 8, for a distance of 957.78 feet to a point on the South line of Parcel 6, being a part of that certain tract recorded in Official Records Book 20442, Page 1568; thence N89°54'49"W along said South line, for a distance of 313.70 feet to the POINT OF BEGINNING; thence continue along said South line N89°54'49"W, for a distance of 6.12 feet to a point on the proposed Easterly Right-of-Way line of North Highland Avenue; thence along said proposed Easterly Right-of-Way line, N28°57'37"E, for a distance of 59.59 feet; thence S23°33'30"W, for a distance of 56.89 feet to the POINT OF BEGINNING.

Containing: 160 square feet or 0.004 acres more or less

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

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

CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GD	By: Pinellas County Survey and Mapping Division
S.F.N.: 1931_00002	<i>Susan C. V. Scholpp</i> DATE <u>07/20/21</u> SUSAN C. V. SCHOLPP, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: 6034 SEAL STATE OF FLORIDA, PHONE # (727) 464-8904

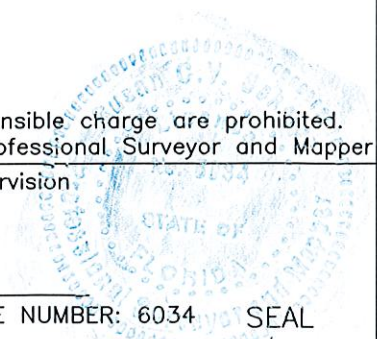
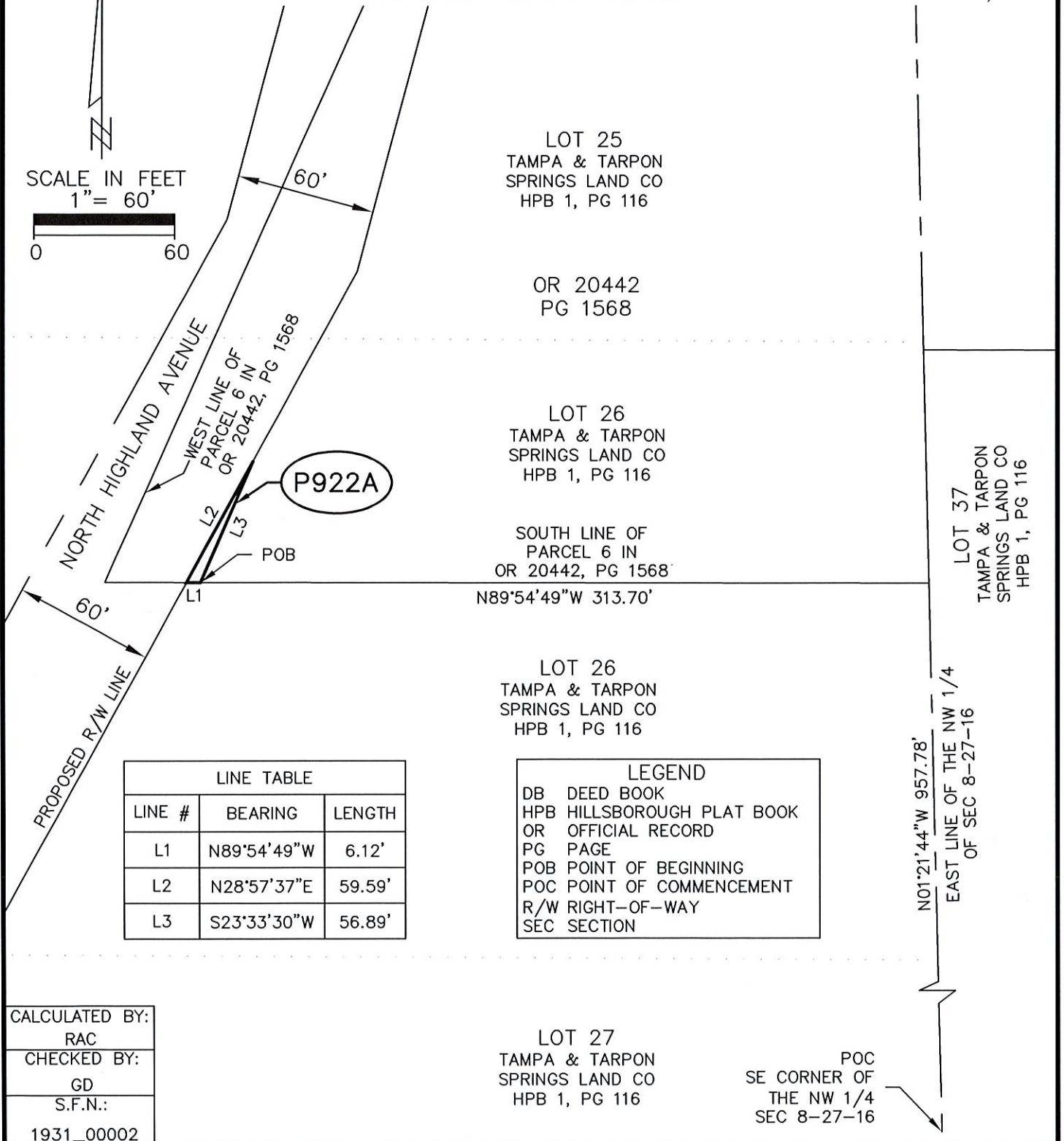
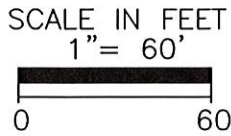


EXHIBIT "A-1"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

SKETCH - NOT A SURVEY



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°54'49"W	6.12'
L2	N28°57'37"E	59.59'
L3	S23°33'30"W	56.89'

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

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

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



EXHIBIT "A-2"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

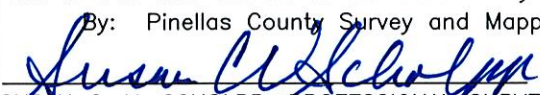
A triangular portion of that certain tract, as recorded in Official records Book 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, thence run N01°21'44"W along the East line of said Northwest 1/4 of Section 8, for a distance of 1151.91 feet; thence S88°38'16"W, for a distance of 227.09 feet to a point on the proposed East Right-of-Way line of North Highland Avenue and the POINT OF BEGINNING; thence along said proposed East Right-of-Way line the following four (4) courses; (1) N14°54'28"E, for a distance of 22.38 feet; (2) thence N14°54'40"E, for a distance of 91.36 feet; (3) thence N12°18'38"E, for a distance of 51.90 feet; (4) thence N24°15'46"E, for a distance of 21.35 feet; thence leaving said proposed East Right-of-Way line S89°46'00"E, for a distance of 29.36 feet; thence S23°33'30"W, for a distance of 196.34 feet to the POINT OF BEGINNING.

CONTAINING: 2,825 square feet or 0.065 acres, more or less.

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

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

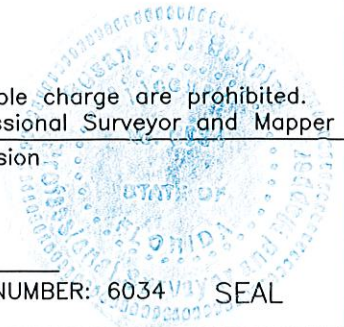


EXHIBIT "A-2"



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

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

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

P922B

PROPOSED EAST R/W LINE

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

S88°38'16"W 227.09'

POB

OR 20442
 PG 1568

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

LEGEND

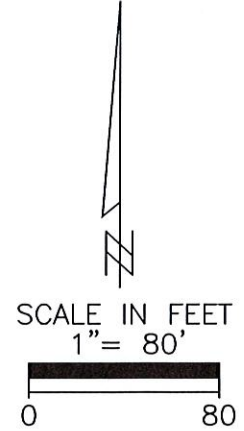
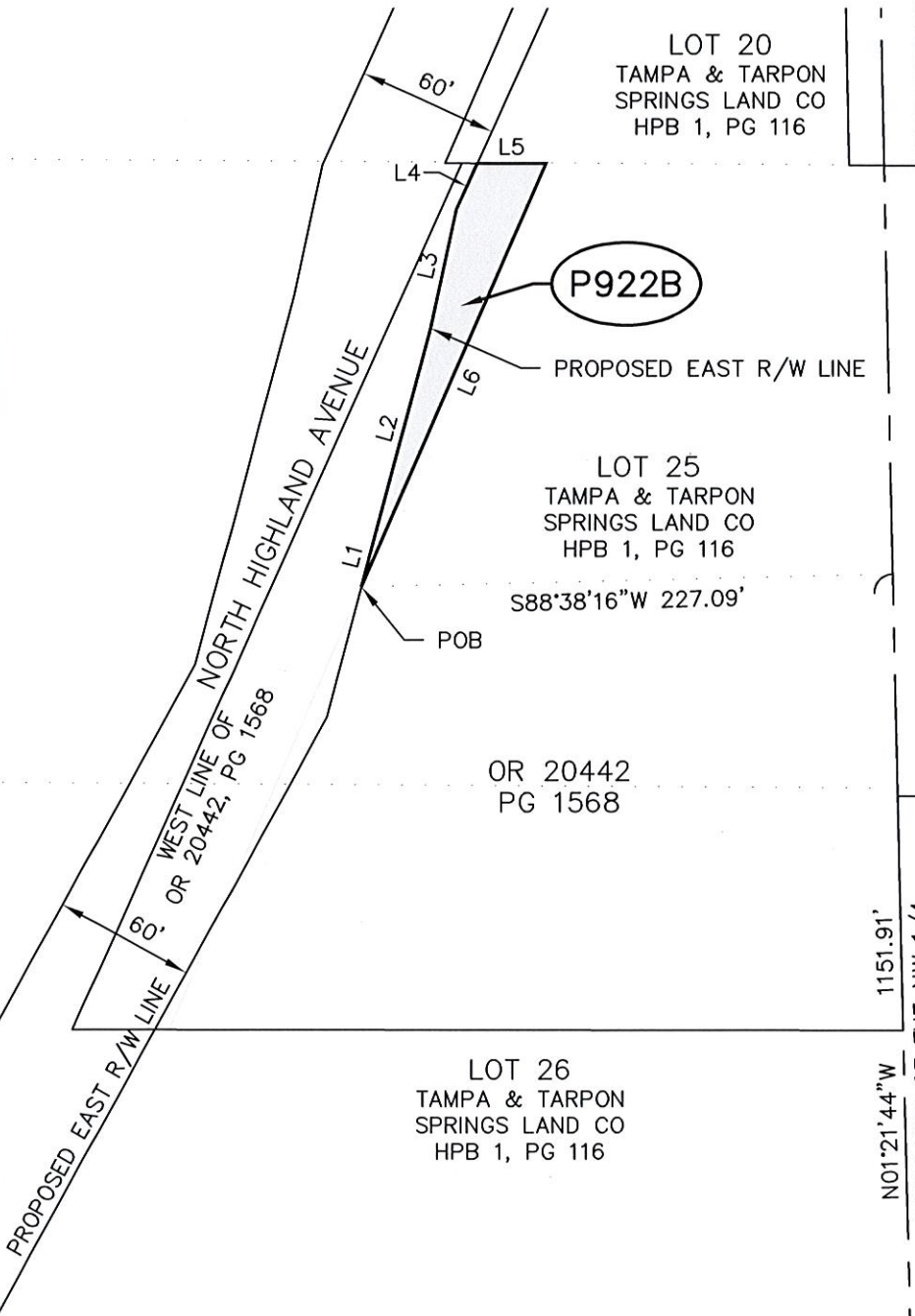
- HPB HILLSBOROUGH PLAT BOOK
- OR OFFICIAL RECORD
- PG PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- SEC SECTION

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N14°54'28"E	22.38'
L2	N14°54'40"E	91.36'
L3	N12°18'38"E	51.90'
L4	N24°15'46"E	21.35'
L5	S89°46'00"E	29.36'
L6	S23°33'30"W	196.34'

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

N01°21'44"W
 EAST LINE OF THE NW 1/4
 OF SEC 8-27-16

1151.91'



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

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

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



EXHIBIT "A-3"

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

A three foot strip, being a portion of 66' Road Petition, as recorded in Deed Book 1376, Page 49, Public Records of Pinellas County, Florida, in the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southwest corner of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, run N01°21'44"W along the West line of said Northeast 1/4 of Section 8, for a distance of 2252.34 feet; thence N88°38'16"E, for a distance of 33.00 feet to a point on the East line of the said 66' Road Petition, described in said Deed Book 1376, Page 49, said point being the POINT OF BEGINNING; thence S01°21'44"E along said East line for a distance of 447.07 feet; thence S23°35'32"W, for a distance of 7.11 feet to the proposed East right-of-way line of North Highland Avenue; thence N01°21'44"W along said proposed East Right-of-Way line, said line being 30 feet East of and parallel with the aforesaid West line of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, for a distance of 449.18 feet; thence N33°20'35"E, for a distance of 5.27 feet the POINT OF BEGINNING.

Containing: 1,344 square feet or 0.031 acres more or less

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

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

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

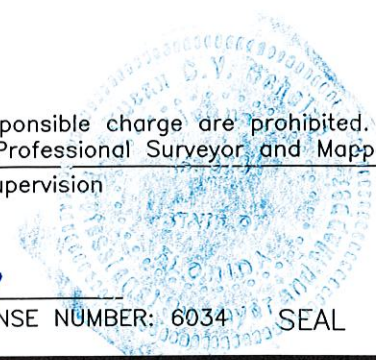
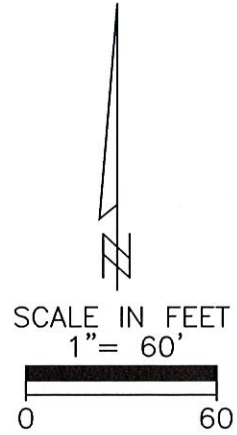
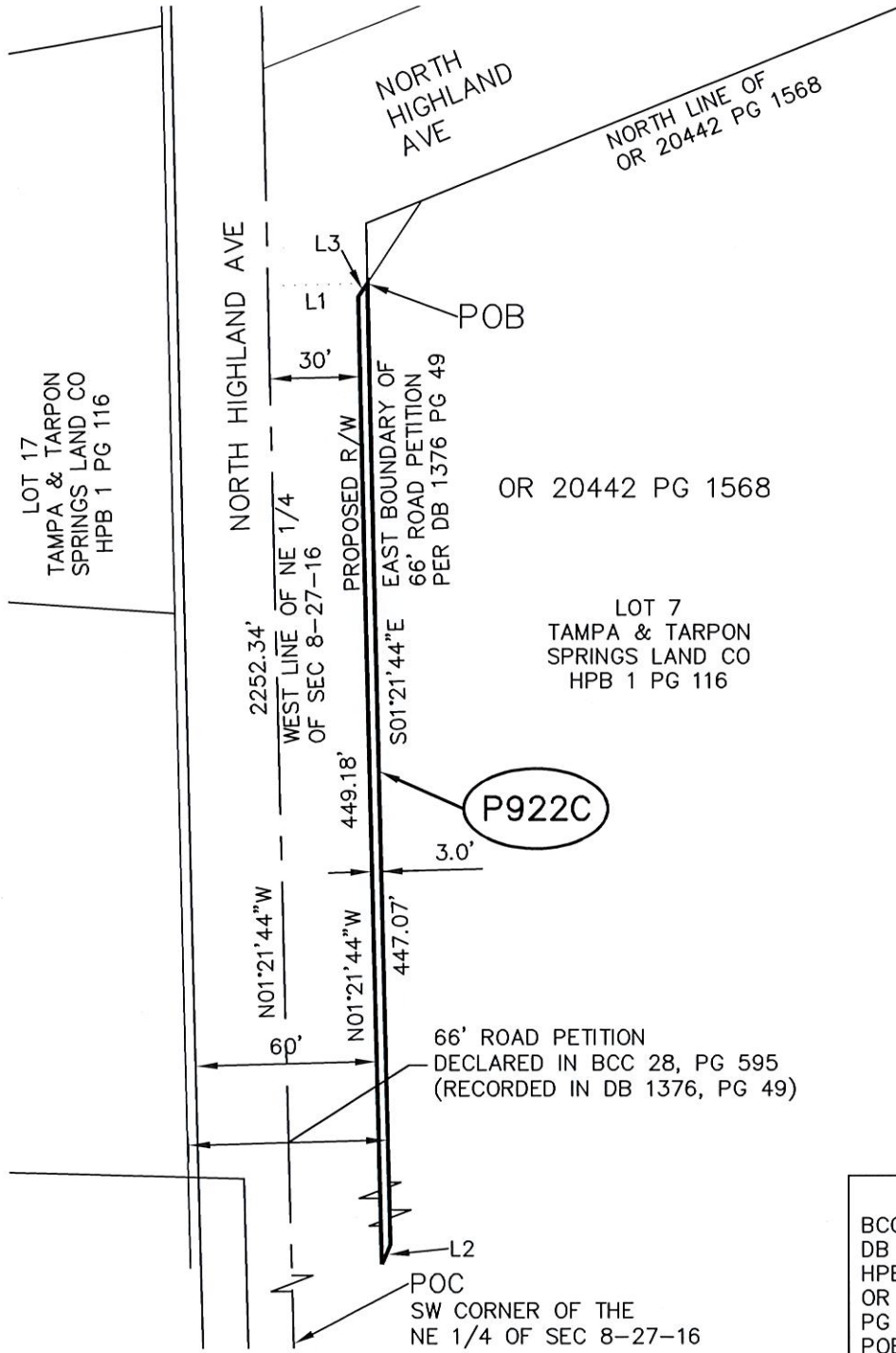


EXHIBIT "A-3"

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°38'16"E	33.00'
L2	S23°35'32"W	7.11'
L3	N33°20'35"E	5.27'

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

S.F.N.:
 1931_00002

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



EXHIBIT "A-4"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

A portion of a 30.00 foot Right-of-Way lying between Lots 7 & 17 and Lots 8 & 20 of the plat of TAMPA AND TARPON SPRINGS LAND COMPANY, recorded in Plat Book 1, Page 116 of the public records of Hillsborough County, Florida, of which Pinellas County was formerly a part, lying in the North 1/2 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

Commencing at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, thence run N01°21'44"W along the East line of said Northwest 1/4 of Section 8, for a distance of 1325.80 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 8 and the POINT OF BEGINNING; thence N89°43'24"W, for a distance of 15.01 feet; thence N01°21'44"W, along a line being 15.00 feet West of and parallel with said East line of the Northwest 1/4, for a distance of 335.45 feet to a point on the proposed East Right-of-Way line of North Highland Avenue; thence N24°15'46"E along said proposed East Right-of-Way line, for a distance of 69.37 feet; thence leaving said proposed East Right-of-Way line S01°21'44"E, along a line being 15.00 feet East of and parallel with said East line of the Northwest 1/4, for a distance of 398.85 feet; thence N89°43'24"W, for a distance of 15.01 feet to the POINT OF BEGINNING.

CONTAINING: 11,015 square feet or 0.253 acres, more or less.

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

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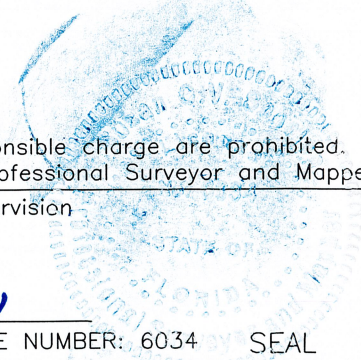
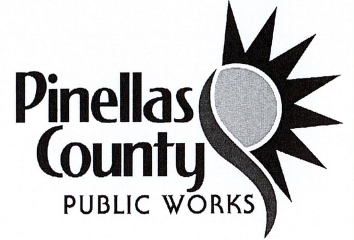
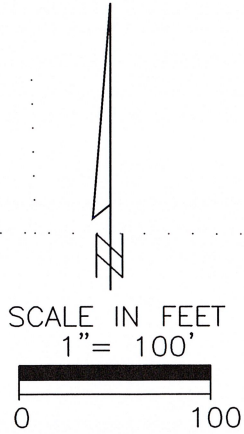
CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GD	By: Pinellas County Survey and Mapping Division
S.F.N.: 1931_00002	 <i>Susan C. V. Scholpp</i> DATE <u>07/28/21</u> SUSAN C. V. SCHOLPP,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

EXHIBIT "A-4"



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



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

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

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

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

LEGEND

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°43'24"W	15.01'
L2	N24°15'46"E	69.37'
L3	N89°43'24"W	15.01'

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

