

DUNEDIN

Home of Honeymoon Island

March 20, 2017

Ms. Elizabeth Lewis
Pinellas County Real Property Division
509 East Avenue South
Clearwater, FL 33756

Dear Ms. Lewis:

In 1964 the City of Dunedin conveyed to Pinellas County a 30-ft by 75-ft parcel for the purpose of increasing the County right-of-way width for Michigan Blvd. in Dunedin. Please see attached OR 1901 Page 107 concerning that conveyance.

Michigan Blvd. is no longer County right-of-way but is now the jurisdiction of the City of Dunedin. As such, the City requests that Pinellas County re-convey this parcel back to Dunedin. The City's intent is to retain the northern half (north 15-ft) for continued use as public right-of-way for Michigan Blvd. The southern half (south 15-ft) would likely be conveyed to the adjacent property owner as surplus property.

Attached is an updated survey and legal description for the southern half of the subject parcel. An original signed and sealed version of this survey will be hand delivered to your office by the adjacent property owner, Ms. Oker.

Thank you for taking my call. Should you have any questions please feel free to contact me at 727-298-3005 or dhutchens@dunedinfl.net.

Sincerely,



Douglas Hutchens
Interim City Manager

CC: J. Oker
J. Cooper

Attachments: 1964 Deed (OR 1901/PG107)
Updated Boundary Survey
Updated Legal Description

Quit Deed

Whereas said deed, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders; and, if used, the term "and" shall include the same herein described if more than one

Made this 31st day of MARCH A.D. 1967

Between City of Dunedin

of the County of Pinellas, and State of Florida,
party of the first part, and PINELLAS COUNTY, a political subdivision

of the County of Pinellas and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid to him in hand paid; the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto the said party of the second part all that certain parcel of land lying and being in the County of Pinellas and State of Florida, more particularly described as follows:

The North 30 feet of the East 75 feet of the West 539.4 feet of the SW¹/₄ of the NW¹/₄ of Section 23, Township 28 South, Range 15 East. Containing 0.05 acre, M.O.L. Being a part of the property conveyed to the grantor herein by deed dated April 7, 1946 and recorded in D.B. 756, page 61, public records of Pinellas County, Florida.

RECORDED
PINELLAS COUNTY, FLORIDA
CLYDE J. REY, CLERK
MAR 30 1967

PINELLAS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
APR 04 1967
COMPTROLLER
RE 104184
030

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

To Have and to Hold the same in fee simple forever.



In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

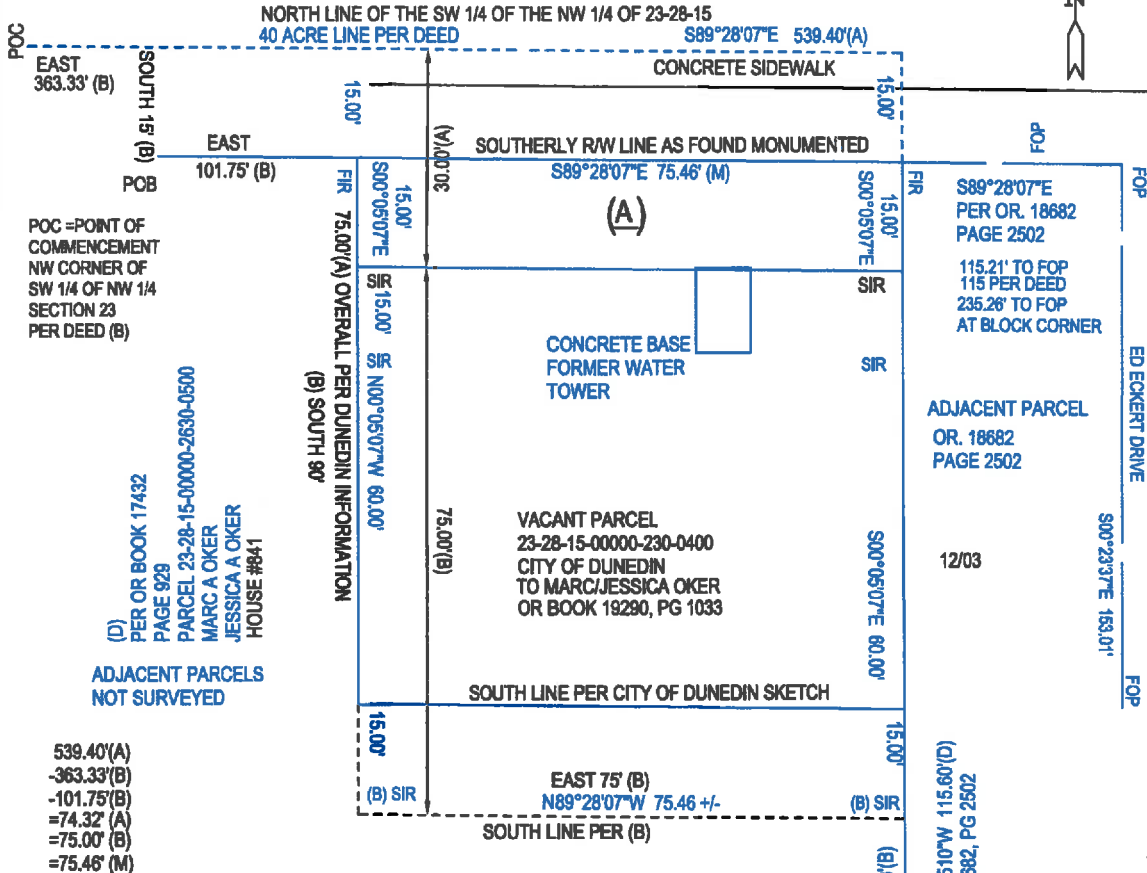
[Signature]
[Signature]

City of Dunedin
[Signature]
[Signature]

Acting City Clerk & Auditor

NW23

MICHIGAN BLVD.



POC=POINT OF COMMENCEMENT
NW CORNER OF
SW 1/4 OF NW 1/4
SECTION 23
PER DEED (B)

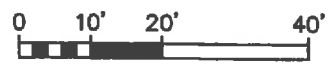
PER OR BOOK 17432
PAGE 929
PARCEL 23-28-15-00000-2630-0600
MARC A OKER
JESSICA A OKER
HOUSE #841

ADJACENT PARCELS
NOT SURVEYED

- 539.40'(A)
- 363.33'(B)
- 101.75'(B)
- =74.32'(A)
- =75.00'(B)
- =75.46'(M)

POC=POINT OF COMMENCEMENT
POB=POINT OF BEGINNING
FOP = FOUND OPEN PIPE SURVEY MARKER
FPP = FOUND PINCHED PIPE SURVEY MARKER
FIR = FOUND 1/2" IRON ROD
SIR = SET 1/2" IRON ROD AND CAP LB 6912
OR = OFFICIAL RECORD BOOK
PG = PAGE
(B) = PER OR BOOK 17432, PAGE 929
(A) = PER OR BOOK 1901, PAGE 107

(A) SOUTH HALF OF THE PARCEL
CONVEYED FROM CITY OF
DUNEDIN TO PINELLAS COUNTY
PER OR BOOK 1901, PAGE 107,
PUBLIC RECORDS OF PINELLAS
COUNTY, FLORIDA



(C) 2016

NOTES: (1) IN COMPLIANCE WITH F.A.C. 81G17-6.0031-4-E, IF LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. (2) IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX.) (3) NO EXCAVATION OR MAPPING OF UNDERGROUND IMPROVEMENTS HAS BEEN PERFORMED. CORNER MARKERS ARE 1/2" DIAMETER UNLESS NOTED OTHERWISE.
BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE

LEGEND: (C) = CALCULATED, C# = CURVE NUMBER, CB = CABLE BOX, LP = LIGHT POLE, C/S = CONCRETE SLAB, CLF = CHAIN LINK FENCE, CONC = CONCRETE, CSW = CONCRETE SIDEWALK, (D) = DEED, DE = DRAINAGE EASEMENT, EB = ELECTRIC BOX, EOW = EDGE OF WATER, E/F = EDGE OF PAVEMENT, (F) = FIELD/C = FENCE CORNER, FIR = FIR CAPPED, FIC = FOUND X CUT, FCM = FOUND CONCRETE MONUMENT, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FN = FOUND NAIL, FND = FOUND NAIL & DISK, GA = GUY ANCHOR, ID = IDENTIFICATION, (M) = MEASURED, MH = MANHOLE, NCF = NO MARKER FOUND, OHW = OVERHEAD WIRE, O/A = OVER ALL, (P) = PLAT, P/E = POOL EQUIP, PP = POWER POLE, POB = POINT OF BEGINNING, POC = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 1/2" IRON ROD LB 6912, SND = SET NAIL AND DISK LB 6912, THF = TRANSFORMER, TOB = TOP OF BANK, TP = PHONE PEDISTAL, UE = UTILITY EASEMENT, WM = WATER METER, WDF = WOOD FENCE

Know It Now, Inc.
Florida Business Certificate Of LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL
Authorization Number LB 6812 VOICE 727-415-8305 FAX 727-736-2455

CERTIFIED EXCLUSIVELY TO THE BELOW PARTIES

MARC A OKER
JESSICA A OKER
THE CITY OF DUNEDIN, FLORIDA

REVISED 12-26-16 AFTER RECEIVING
ADDITIONAL INFORMATION FROM
CITY OF DUNEDIN, FLORIDA

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF SAID SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE FURTHER, THIS DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED PURSUANT TO SECTION 472.027, OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATION CODE.



Surveyor & Mapper Number 4836
DATE OF FIELD WORK: 7-9-16
DATE SIGNED 7-13-16

Bill K. Hyatt

FLORIDASURVEYOR@AOL.COM BILL HYATT

PAGE 2 OF 2
SEE PAGE 1
FOR SURVEY SKETCH

BEING THE SOUTH 15 FEET OF THE NORTH 30 FEET OF THE
EAST 75 FEET OF THE WEST 539.4 FEET OF THE SW $\frac{1}{4}$ OF
THE NW $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 15
EAST. CONTAINING 1125 SQUARE FEET OR 0.025 ACRE,
MORE OR LESS.