



Clearwater Largo Road Community Redevelopment District Proposed Expansion

- Existing Clearwater Largo Road Community Redevelopment District
- Clearwater Largo Road Community Redevelopment District Proposed Expansion
- Largo City Limits

0 0.1 0.2 Miles

LEGAL DESCRIPTION

The following narrative summarizes the parcels contained within the proposed Clearwater-Largo Road Community Redevelopment District expansion area, the existing Clearwater-Largo Road Redevelopment District, and their associated legal descriptions. Taken in total the following narrative comprises all the individual parcels' legal descriptions for the existing area and proposed expansion area.

Parcels contained within the proposed Clearwater-Largo Road Community Redevelopment District expansion area are as follows:

A PARCEL OF LAND BEING A PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD AND THE EAST RIGHT-OF-WAY LINE OF BETTY LANE; THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE (5) COURSES: 1) S.00°48'14"W., 1263.56 FEET; 2) S.04°18'18"W., 65.60 FEET; 3) S.00°48'27"W., 1313.36 FEET; 4) N.89°38'21"E., 3.02 FEET; 5) S.01°07'13"W., 1396.63 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF ROSERY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°44'06"W., 31.78 FEET TO THE NORTHEAST CORNER OF TEAKWOOD VILLAGE EAST MOBILE HOME PARK; THENCE ALONG THE EAST LINE OF SAID TEAKWOOD VILLAGE EAST MOBILE HOME PARK, S.01°07'26"W., 1329.87 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 8TH AVENUE NE; THENCE S.89°02'36"E., 29.56 FEET TO THE EAST LINE OF 4TH STREET NE PROJECTED NORTHERLY; THENCE S.00°16'16"E., 999.25 FEET TO THE INTERSECTION OF THE SOUTH LINE OF TEAKWOOD MOBILE HOME PARK PROJECTED EASTERLY; THENCE ALONG SAID SOUTH LINE, N.89°03'22"W., 1360.23 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE ALONG SAID EAST LINE, S.00°03'26"E., 308.62 FEET TO THE INTERSECTION OF THE SOUTH LINE OF 4TH AVENUE NW; THENCE ALONG SAID SOUTH LINE, N.89°09'57"W., 893.30 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE COASTLINE RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.12°24'34"W., 4798.20 FEET; THENCE N.12°19'28"W., 156.65 FEET; THENCE LEAVING WEST RIGHT-OF-WAY LINE, S.89°48'23"W., 34.81 FEET; THENCE S.00°20'05"W., 149.94 FEET; THENCE N.89°48'33"W., 25.00 FEET; THENCE N.00°20'06"E., 149.94 FEET; THENCE N.89°48'23"W., 375.00 FEET; THENCE N.00°20'07"E., 150.00 FEET; THENCE N.89°48'54"W., 175.00 FEET; THENCE S.00°20'06"W., 31.42 FEET; THENCE N.89°39'54"W., 40.37 FEET; THENCE N.00°12'56"E., 256.50 FEET; THENCE N.89°47'04"W., 40.22 FEET; THENCE N.87°59'51"W., 101.04 FEET; THENCE S.00°20'06"W., 37.00 FEET; THENCE N.89°03'17"W., 150.00 FEET; THENCE N.00°26'28"W., 227.60 FEET; THENCE S.89°05'59"E., 254.22 FEET TO THE WEST RIGHT OF WAY LINE OF S. FORT HARRISON AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, N.00°19'56"E., 33.54 FEET TO A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1096.31 FEET; THENCE ALONG SAID CURVE AND SAID WEST RIGHT OF WAY LINE, 169.63 FEET, THROUGH A CENTRAL ANGLE OF 8'51'55" (CHORD BEARING N.04°04'45"W., 169.46 FEET); THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S.80°45'11"W., 187.87 FEET; THENCE N.89°04'33"W., 106.08 FEET; THENCE N.00°46'30"E., 458.26 FEET; THENCE S.88°52'59"E., 126.54 FEET TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST RIGHT OF WAY LINE,

N.32'30'30"W., 819.57 FEET TO THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1) S.89°17'58"E., 467.64 FEET; 2) S.00°19'05"W., 17.00 FEET; 3)S.89°17'58"E., 153.80 FEET; 4) S.89°39'54"E., 78.56 FEET; 5) N.00°20'05"E., 19.46 FEET; 6) S.89°16'36"E., 1179.56 FEET; 7) S.89°16'35"E., 1382.73 FEET; 8) S.49°29'04"E., 31.00 FEET; 9) S.89°09'01"E., 1416.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 486.288 ACRES, MORE OR LESS.

LESS AND EXCEPT (4)

A PARCEL OF LAND BEING A PART OF SECTIONS 27 AND 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF BELLEAIR ROAD AND THE EAST RIGHT-OF-WAY LINE OF BETTY LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°48'14"W., 1263.56 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°45'55"W., 1317.24 FEET; THENCE N.43°53'24"W., 7.02 FEET TO THE EAST RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE N.01°28'51"E., 641.88 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°32'40"W., 620.52 FEET; THENCE S.00°53'51"W., 403.08 FEET; THENCE S.89°48'53"E., 50.00 FEET; THENCE S.00°55'09"W., 260.00 FEET; THENCE S.04°44'59"W., 30.09 FEET; THENCE S.89°48'53"E., 72.00 FEET; THENCE S.00°58'45"W., 15.00 FEET; THENCE S.89°48'53"E., 105.00 FEET; THENCE S.00°58'45"W., 115.00 FEET; THENCE S.89°44'18"W., 105.10 FEET; THENCE S.01°01'08"W., 80.00 FEET; THENCE N.89°52'43"E., 210.15 FEET; THENCE N.00°58'45"E., 190.34 FEET; THENCE S.89°51'41"E., 159.99 FEET; THENCE S.47°11'09"E., 30.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF MISSOURI AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.01°20'57"W., 172.21 FEET; THENCE LEAVING WEST RIGHT-OF-WAY LINE, N.89°51'41"W., 160.06 FEET; THENCE S.01°20'57"W., 95.02 FEET; THENCE S.89°51'41"E., 160.04 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.01°20'57"W., 319.95 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S.46°39'03"W., 29.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF AUBURN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°07'48"W., 141.80 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S.00°05'14"E., 56.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF AUBURN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.89°52'42"W., 190.23 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.01°10'18"W., 211.26 FEET; THENCE N.89°59'59"W., 152.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARNEGIE AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°51'57"W., 100.18 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, S.89°42'02"W., 213.33 FEET; THENCE S.00°51'55"W., 150.23 FEET; THENCE S.89°45'26"W., 153.32 FEET TO THE EAST RIGHT-OF-WAY LINE OF FARRELL AVENUE; THENCE

ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°44'32"W., 100.55 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°45'06"E., 103.00 FEET; THENCE S.00°51'54"W., 60.90 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JASPER STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°37'41"W., 163.22 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, N.00°51'52"E., 162.00 FEET; THENCE S.89°46'00"W., 153.50 FEET; THENCE S.00°36'22"W., 50.19 FEET; THENCE N.89°45'28"E., 50.09 FEET; THENCE S.00°52'57"W., 112.06 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°37'31"W., 203.44 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.89°53'40"W., 58.38 FEET; THENCE LEAVING SIDE NORTH RIGHT-OF-WAY LINE, N.00°54'58"E., 304.15 FEET; THENCE S.89°53'40"W., 125.00 FEET; THENCE N.00°54'58"E., 95.00 FEET; THENCE N.89°53'40"E., 125.00 FEET; THENCE N.00°54'58"E., 278.85 FEET; THENCE S.89°40'58"E., 48.77 FEET; THENCE N.00°54'57"E., 20.53 FEET; THENCE S.89°58'36"E., 190.00 FEET; THENCE N.00°54'57"E., 620.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PONCE DE LEON BOULEVARD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°58'36"W., 292.35 FEET; THENCE LEAVING SOUTH RIGHT-OF-WAY LINE, S.00°23'40"E., 98.93 FEET; THENCE S.89°48'55"E., 53.70 FEET; THENCE S.00°55'24"W., 50.00 FEET; THENCE N.89°48'54"W., 242.50 FEET; THENCE N.00°55'24"E., 150.00 FEET TO SAID SOUTH RIGHT-OF-WAY LINE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: 1) N.89°48'55"W., 242.50 FEET; 2) S.00°20'05"W., 15.00 FEET; 3) N.89°48'55"W., 40.00 FEET; 4) N.00°20'05"E., 15.00 FEET; 5) N.89°48'58"W., 112.14 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S.02°19'30"W., 185.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID COASTLINE RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.11°43'14"E., 464.41 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°52'13"W., 82.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID COASTLINE RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, N.12°19'28"W., 139.87 FEET TO A POINT ON THE NORTH LINE OF LOT 19, BLOCK F, BELMONT - FIRST ADDITION AS RECORDED IN PLAT BOOK 6, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE OF LOT 20, SAID BLOCK F, N.89°48'23"W., 34.81 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE WEST LINE OF SAID LOT 20, S.00°20'05"W., 149.94 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE SOUTH LINE OF LOT 21, SAID BLOCK F, N.89°48'23"W., 25.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE ALONG THE WEST LINE OF SAID LOT 21, N.00°20'05"E., 149.94 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE N.89°48'23"W., 375.00 FEET; THENCE N.00°20'07"E., 150.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PATTERSON STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°48'54"W., 175.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF CLEARWATER-LARGO ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, S.00°20'06"W., 31.42 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE, N.89°39'54"W., 30.00 FEET; THENCE N.00°20'06"E., 257.10 FEET; THENCE N.89°39'54"W., 50.02 FEET; THENCE N.87°59'51"W., 101.04 FEET; THENCE S.00°20'06"W., 37.00 FEET; THENCE N.89°03'17"W., 150.00 FEET; THENCE N.00°25'13"W., 149.91 FEET TO THE SOUTH LINE OF SAID PONCE DE LEON ROAD; THENCE ALONG SAID SOUTH LINE, S.89°07'01"E., 243.00 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, S.31°40'37"E., 18.86 FEET TO THE WEST RIGHT-OF-WAY LINE SAID CLEARWATER-LARGO ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSE: 1) N.00°25'12"E., 95.50 FEET; 2) N.00°49'25"W., 100.05 FEET; 3) N.05°49'42"W., 102.66 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, S.80°45'11"W., 187.87 FEET; THENCE N.89°04'33"W., 106.08 FEET; THENCE N.00°46'30"E., 458.26 FEET; THENCE S.88°52'59"E., 126.54 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE,

N.32°30'30"W., 819.57 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID BELLEAIR ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING NINE (9) COURSES: 1) S.89°17'58"E., 467.64 FEET; 2) S.00°19'05"W., 17.00 FEET; 3) S.89°17'58"E., 153.80 FEET; 4) S.89°39'54"E., 78.56 FEET; 5) N.00°20'06"E., 19.46 FEET; 6) S.89°16'36"E., 1179.56 FEET; 7) S.89°16'35"E., 1382.73 FEET; 8) S.49°29'04"E., 31.00 FEET; 9) S.89°09'01"E., 1416.60 FEET TO THE POINT OF BEGINNING.

THE FOLLOWING PARCELS ARE NOT IN THE LESS-OUT:

PARCEL 1) LOTS 37, 38 39, 40 AND THE WEST 1/2 OF LOTS 41 AND 42, BLOCK E, BELMONT FIRST ADDITION, AS RECORDED IN PLAT BOOK 6, PAGE 27, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 2) LOTS 26 AND 25, LESS THE WEST 23.75 FEET, BLOCK 1, MORNINGSIDE HEIGHTS, AS RECORDED IN PLAT BOOK 12, PAGE 92, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 3) THE SOUTH ONE-HALF OF LOTS 22 AND 23, BLOCK B, H.L. BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 13, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 4) THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16324, PAGES 34 THROUGH 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA TOGETHER WITH A 30' PINELLAS COUNTY DRAINAGE EASEMENT LYING NORTHERLY AND ADJACENT TO SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 16324, PAGES 34 THROUGH 38.

PARCEL 5) LOT 1, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 6) LOTS 3 AND 4, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 7) LOTS 7, 8, 9, 10 AND THE SOUTH 1/2 OF LOT 11, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 8) LOTS 23, 24, 25 AND 26, H. L. KNIGHTS 2ND SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 9) LOTS 5 AND 6, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 10) LOTS 29, 30, 31, 32, 33, 34 AND 35, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 11) LOT 12, BLOCK M, MONTEREY HEIGHTS FIRST ADDITION, AS RECORDED IN PLAT BOOK 33, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 12) LOTS 10, 11, 12, 23 AND 24, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 13) LOT 53, WILDWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PARCEL 14) LOTS 41, 42, 43 AND THE NORTH 75 FEET OF LOTS 44, 45 AND 46, BLOCK B, H.L. BEACH SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 13, AND RE-RECORDED IN PLAT BOOK 6, PAGE 66, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ALL CONTAINING APPROXIMATELY 334. 738 ACRES, MORE OR LESS.

TOGETHER WITH

A PARCEL OF LAND BEING A PART OF SECTION 33, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 4TH AVENUE NW AND THE EAST RIGHT-OF-WAY LINE OF PINELLAS TRAIL; THENCE ALONG THE EAST LINE OF PINELLAS TRAIL, N.00°51'15"E., 637.51 FEET; THENCE CONTINUE ALONG SAID EAST LINE N.01°32'35"E., 637.07 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MEHLENBACHER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE S.89°15'01"E., 1109.50 FEET TO THE INTERSECTION WITH THE WEST LINE OF A 20' ALLEY AS SHOWN ON SECOND ADDITION TO LUCYMAR SUBDIVISION, AS RECORDED IN PLAT BOOK 36, PAGE 10 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE S.01°12'39"W., 605.68 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 6TH AVENUE NW; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N.89°55'21"W., 63.95 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, S.01°12'39"W., 392.13 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 5TH AVENUE NW; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, S.89°21'33"E., 64.99 FEET TO A POINT ON SAID WEST LINE OF A 20' ALLEY; THENCE ALONG SAID WEST LINE, S.01°12'29"W., 274.33 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 4TH AVENUE NW; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N.89°20'34"W., 1110.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.923 ACRES, MORE OR LESS

TOGETHER WITH

Parcels contained within the existing Clearwater-Largo Road Community Redevelopment District area are as follows:

A PARCEL OF LAND BEING A PART OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF BELLEAIR ROAD AND THE WEST RIGHT-OF-WAY OF SOUTH FORT HARRISON AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.32°30'30"E., 860.17 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE N.88°52'59"W., 126.54 FEET; THENCE S.00°46'30"W., 458.26 FEET; THENCE S.89°04'33"E., 106.08 FEET; THENCE N.80°45'11"E., 187.87 FEET TO SAID WEST RIGHT OF WAY LINE AND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1096.31 FEET; THENCE ALONG SAID CURVE 169.63 FEET, THROUGH A CENTRAL ANGLE OF 8°51'55" (CHORD BEARING N.04°04'45"W., 169.46 FEET); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, S.00°19'56"W., 33.54 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N.89°5'59"W., 254.22 FEET; THENCE S.00°26'28"E., 227.60 FEET; THENCE S.89°03'17"E., 150.00 FEET; THENCE N.00°20'06"E., 37.00 FEET; THENCE S.87°59'51"E., 101.04 FEET; THENCE S.89°47'04"E., 51.13 FEET; THENCE S.00°20'05"W., 256.52 FEET; THENCE S.89°39'54"E., 30.00 FEET; THENCE N.00°20'06"E., 31.42 FEET; THENCE S89°48'54"E., 175.00 FEET; THENCE S.00°20'07"W., 150.00 FEET; THENCE S.89°48'23"E., 375.00 FEET; THENCE S.00°20'06"W., 149.94 FEET; THENCE S.89°48'33"E., 25.00 FEET; THENCE N.00°20'05"E., 149.94 FEET; THENCE S.89°48'23"E., 34.81 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE COASTLINE RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S.12°19'28"E., 156.65 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, S.12°24'34"E., 4798.20 FEET TO THE NORTH RIGHT OF WAY LINE OF 4TH AVENUE NW; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N.89°09'39"W., 2168.79 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N.01°12'29"E., 274.33 FEET; THENCE N.89°21'33"W., 64.99 FEET; THENCE N.01°12'39"E., 392.13 FEET; THENCE S.89°55'21"E., 63.95 FEET; THENCE N.01°12'39"E., 605.68 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MEHLENBACHER ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N.89°15'01"W., 1109.50 FEET TO THE EAST LINE OF PINELLAS TRAIL; THENCE ALONG SAID EAST LINE THE FOLLOWING NINE (9) COURSES: 1) N.01°32'35"E., 721.54 FEET; 2) N.02°36'54"E., 270.90 FEET; 3) N.03°53'34"E., 331.31 FEET; 4) N.09°46'36"W., 60.79 FEET; 5) N.01°00'37"E., 114.01 FEET; 6) N.01°14'34"W., 113.84 FEET; 7) N.02°58'00"W., 40.01 FEET; 8) N.04°14'12"W., 114.22 FEET; 9) N.05°01'04"W., 268.51 FEET; THENCE LEAVING SAID EAST LINE, S.89°13'43"E., 38.26 FEET; THENCE N.04°33'29"E., 114.29 FEET; THENCE S.89°07'08"E., 50.00 FEET; THENCE N.04°33'29"E., 268.00 FEET; THENCE N.89°07'08"W., 100.00 FEET; THENCE S.04°33'29"W., 114.00 FEET; THENCE N.89°07'08"W., 33.14 FEET TO SAID EAST LINE; THENCE SAID EAST LINE, N.05°01'04"W., 266.87 FEET; THENCE S.89°07'13"E., 177.61

FEET; THENCE N.04°32'49"E., 92.11 FEET; THENCE N.03°32'59"E., 20.04 FEET; THENCE N.02°53'48"E., 20.02 FEET; THENCE N.01°31'51"E., 1322.53 FEET; THENCE N.01°35'14"E., 39.99 FEET; THENCE N.89°06'28"W., 117.74 FEET; THENCE N.13°09'58"W., 41.54 FEET TO SAID EAST LINE; THENCE ALONG SAID EAST LINE, N.04°55'55"E., 447.81 FEET; THENCE LEAVING SAID EAST LINE, S.89°17'44"E., 31.07 FEET; THENCE N.03°15'57"E., 400.23 FEET; THENCE S.89°15'08"E., 59.92 FEET; THENCE N.01°34'43"E., 495.94 FEET; THENCE S.89°14'51"E., 646.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND BEING A PART OF SECTION 28, TOWNSHIP 29 SOUTH, RANGE 15 EAST, LYING IN PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 32, 33, 34, 35, 36, 37, 60, 61, 62, 63, 64 AND THE 40 FOOT RIGHT-OF-WAY ADJACENT TO THE WEST LINE OF LOT 7 AND THE VACATED 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 12 AND 13 AND THE VACATED 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 18 AND 19 AND THE 40 FOOT RIGHT-OF-WAY BETWEEN LOT 31 AND 32 AND 64 AND 65 KNOWN AS 9TH STREET NW AND THE 40 FOOT RIGHT-OF-WAY BETWEEN LOTS 25 THROUGH 37 AND LOTS 13 THROUGH 24 KNOWN AS BRAGINTON STREET ALL OF MYRTLEDALE AS RECORDED IN PLAT BOOK 12, PAGE 88 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

CONTAINING 308.487 ACRES, MORE OR LESS.