

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF PINELLAS COUNTY, FLORIDA BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 64.1 ACRES LOCATED AT 36750 US HIGHWAY 19 NORTH IN PALM HARBOR LOCATED IN SECTION 25, TOWNSHIP 27, RANGE 15; FROM **RECREATION/OPEN SPACE** (32.625 ACRES), **RESIDENTIAL SUBURBAN** (2.054 ACRES) AND **RESIDENTIAL LOW MEDIUM** (8.148 ACRES) TO **RESIDENTIAL LOW** (42.827 ACRES) AND FROM **RESIDENTIAL ESTATE** (4.506 ACRES), **RESIDENTIAL SUBURBAN** (1.276 ACRES) AND **RESIDENTIAL LOW MEDIUM** (15.491 ACRES) TO **RECREATION/OPEN SPACE** (21.273 ACRES); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the application for an amendment to the Future Land Use Map of Pinellas County, Florida, hereinafter listed, has been presented to the Board of County Commissioners of Pinellas County; and

WHEREAS, notice of public hearings and advertisements have been given as required by Florida Law; and

WHEREAS, the comments from the Local Planning Agency have been received and considered; and

WHEREAS, this is a large-scale development amendment, as defined by Section 163.3184(2), Florida Statutes.

NOW THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Pinellas County, Florida in regular meeting duly assembled this ____ day of ____ 2022, that;

Section 1. The Future Land Use Map of Pinellas County, Florida is amended by redesignating the property described as: Approximately 64.1 acres located at 36750 US Highway 19 North in Palm Harbor. Referenced as case FLU-21-06, and owned by Salamander Innisbrook, LLC from **Recreation/Open Space** (32.625 acres), **Residential Suburban** 2.054 acres) and **Residential Low Medium** (8.148 acres) to **Residential Low** (42.827 acres) and from **Residential Estate** (4.506 acres), **Residential Suburban** (1.276 acres) and **Residential Low Medium** (15.491 acres) to **Recreation/Open Space** (21.273 acres). See attached legal descriptions.

Section 2. This Ordinance shall be published in accordance with the requirements of law.

Section 3. This Ordinance shall take effect upon:

- a) Receipt of notice from the Secretary of State that the Ordinance has been filed is received; and
- b) Approval by the Countywide Planning Authority of the requisite amendment of the Countywide Future Land Use Plan submitted herein pursuant to Chapter 2012-2.45, Laws of Florida; and
- c) Pursuant to Section 163.3184 (3), Florida Statutes, an amendment adopted under the expedited provisions of this section shall not become effective until 31 days after the state land planning agency notifies Pinellas County that the plan amendment packet is complete. If timely challenged, an amendment shall not become effective until that state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this Amendment may be issued or commence before the amendment has become effective.

APPROVED AS TO FORM

By: David S. Sadowsky
Office of the County Attorney

2nd Revised - Received 03-21-22

INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
DOCUMENT A-7
Submitted March 21, 2022

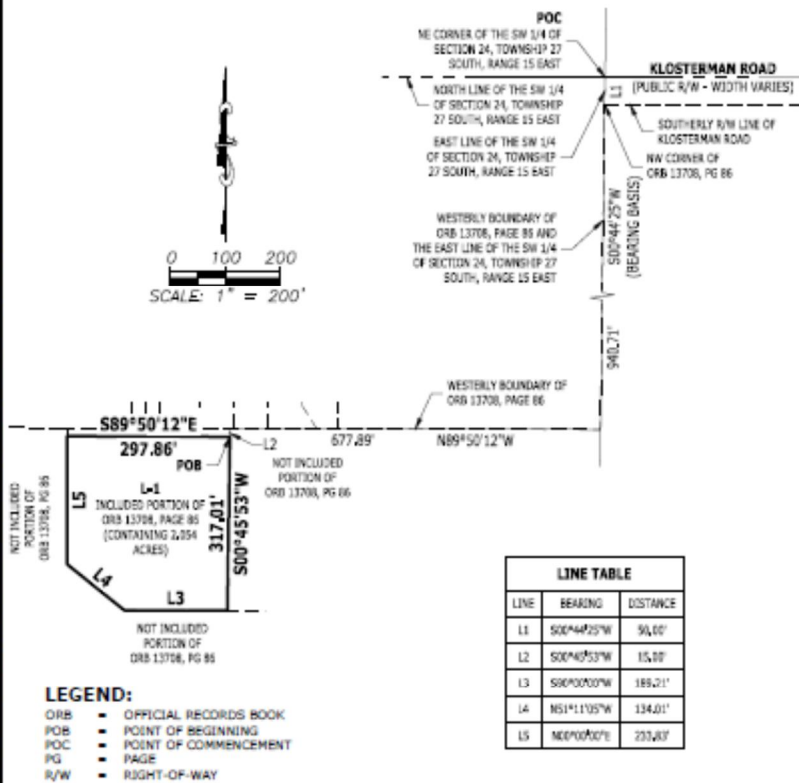
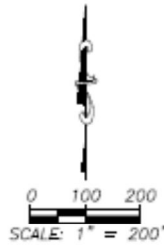
Legal Descriptions of Plan Amendment Part 1, Revised

From Plan Categories: Residential Suburban, Residential Low Medium
& Recreation/ Open Space

To Plan Category: Residential Low

On Parcels: L-1, L-3, L-4 & L-5

**SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA**



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE WESTERLY BOUNDARY OF SAID LANDS, SOUTH 00°44'25" WEST, A DISTANCE OF 940.71 FEET; THENCE, LEAVING SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, NORTH 89°50'12" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 677.89 FEET; THENCE LEAVING SAID WESTERLY LINE, SOUTH 00°45'53" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°45'53" WEST, A DISTANCE OF 317.01 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 189.21 FEET; THENCE NORTH 51°11'05" WEST, A DISTANCE OF 134.01 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 233.83 FEET; THENCE SOUTH 89°50'12" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 297.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.054 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING SOUTH 00°44'25" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-1



4021 Memorial Highway
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Tampa, Florida 33634
Phone: (813) 890-8881
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Sheet 2 of 2

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CONTAINING 8.148 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
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5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

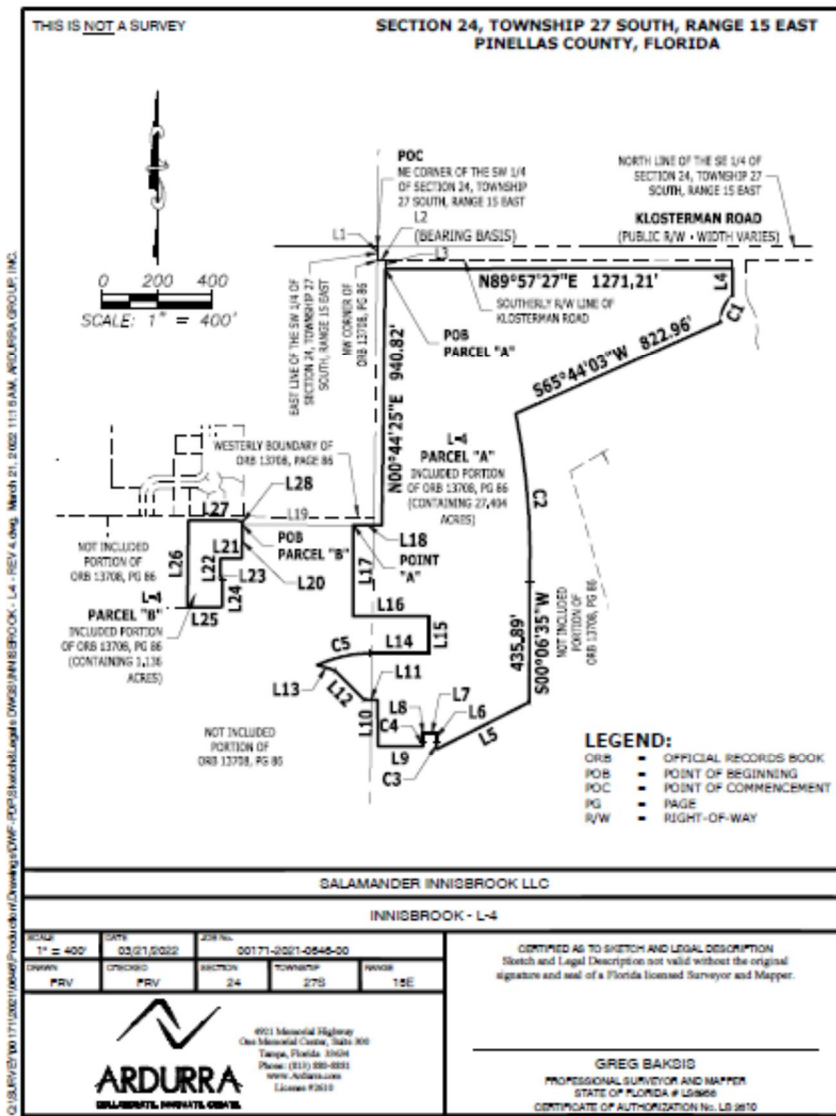
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Sheet 2 of 2

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THIS IS NOT A SURVEY

SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S02°44'03"W	50.00'	L15	N00°00'23"E	134.48'
L2	N89°57'27"E	30.00'	L16	N89°59'04"W	274.89'
L3	S02°44'25"W	30.00'	L17	N00°00'36"W	333.06'
L4	S00°00'03"E	99.75'	L18	S89°58'12"E	104.60'
L5	S63°08'07"W	375.39'	L19	N89°50'12"W	405.79'
L6	N00°00'00"E	30.00'	L20	S00°00'46"W	122.43'
L7	S02°00'00"W	50.00'	L21	S89°00'00"W	79.55'
L8	S00°00'00"E	30.00'	L22	S00°00'00"E	65.10'
L9	S90°00'00"W	163.84'	L23	S27°54'52"E	15.89'
L10	N02°24'44"W	166.70'	L24	S00°00'00"E	80.26'
L11	S89°59'50"W	48.70'	L25	S89°53'06"W	128.78'
L12	N49°00'02"W	152.31'	L26	N00°45'53"E	206.63'
L13	N73°00'00"W	67.82'	L27	S89°58'12"E	197.06'
L14	N00°00'00"E	211.43'	L28	S00°00'46"W	15.39'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	106.37'	117.00'	53°33'32"	S24°20'46"W	105.43'
C2	621.77'	2,628.63'	13°53'06"	S04°40'11"E	626.32'
C3	25.79'	295.00'	9°41'03"	N02°50'31"W	25.79'
C4	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C5	201.47'	485.00'	24°40'30"	N77°33'15"E	199.60'

SALAMANDER INNISBROOK LLC

INNISBROOK - L-4



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Sheet 2 of 4

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LEGAL DESCRIPTION: (BY ARDURRA)

PARCEL "A"

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 27.404 ACRES.

(CONTINUES ON NEXT PAGE)

SALAMANDER INNISBROOK LLC

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4921 Memorial Highway
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Sheet 3 of 4

G:\SURVEY\270417\TUSOCK\Map\Products\Drawings\DWG - PDS\ShadedLegal\DWG\INNISBROOK - L-4_REV 4.dwg, March 21, 2023 11:11 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

(CONTINUED FROM PREVIOUS PAGE)

TOGETHER WITH:

PARCEL "B"

COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE NORTH 89°50'12" WEST, A DISTANCE OF 405.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'48" WEST, A DISTANCE OF 122.42 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 79.55 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 65.10 FEET; THENCE SOUTH 27°54'32" EAST, A DISTANCE OF 15.85 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 99.26 FEET; THENCE SOUTH 89°53'06" WEST, A DISTANCE OF 128.78 FEET; THENCE NORTH 00°45'53" EAST, A DISTANCE OF 316.63 FEET; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 197.08 FEET; THENCE SOUTH 00°09'48" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.136 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING NORTH 89°57'27" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-4



4021 Memorial Highway
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Sheet 4 of 4

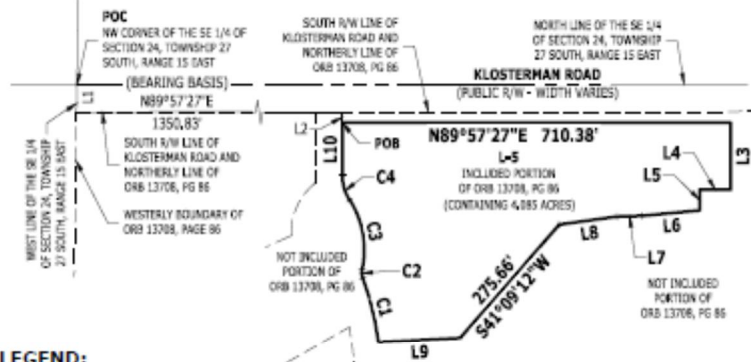
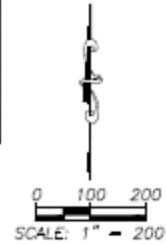
G:\SURVEYING\17\170001\Map\Products\Drawings\DWG-170001\InnisbrookLegal-DWG\INNISBROOK-L4-REV 4.dwg, March 21, 2022 11:11 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S00°00'00"E	20.00'
L3	S00°00'00"E	122.40'
L4	S00°00'00"W	96.63'
L5	S00°00'00"E	36.04'
L6	S04°50'00"W	125.00'
L7	S07°03'00"W	45.94'
L8	S07°19'00"W	106.77'
L9	S08°57'01"W	149.89'
L10	N00°00'00"W	96.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.26'	531.21'	13°04'44"	N13°59'40"W	125.00'
C2	16.72'	39.20'	31°50'24"	N03°58'32"W	16.51'
C3	131.20'	168.52'	44°38'59"	N10°19'49"W	128.03'
C4	47.00'	83.20'	32°39'14"	N16°19'42"W	46.67'



- LEGEND:**
- ORB ■ OFFICIAL RECORDS BOOK
 - POB ■ POINT OF BEGINNING
 - POC ■ POINT OF COMMENCEMENT
 - PG ■ PAGE
 - R/W ■ RIGHT-OF-WAY

SALAMANDER INNIBROOK LLC

INNIBROOK - L-5

SCALE 1" = 200'	DATE 03/17/2022	JOB NO. 00171-0021-0548-00
DRAWN PRV	CHECKED RVD	SECTION 24
		TOWNSHIP 27S
		RANGE 15E



4921 Manatee Highway
One Manatee Center, Suite 200
Tampa, Florida 33604
Phone: (813) 880-8881
www.ardurra.com
License #2619

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida Licensed Surveyor and Mapper.

GREG BAKDIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 124668
CERTIFICATE OF AUTHORIZATION No. LB 2810

Sheet 1 of 2

C:\Users\jv21m\17110021\0021\0021\Products\Drawings\DWG-POB\Sketch\Legal-ORB13708-PG86-L5.dwg, March 17, 2022 1:12 PM, ARDURRA GROUP, INC.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD; THENCE NORTH 89°57'27" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD, A DISTANCE OF 1,350.83 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 00°00'05" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, A DISTANCE OF 710.38 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 122.40 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 56.63 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 84°50'29" WEST, A DISTANCE OF 105.89 FEET; THENCE SOUTH 87°53'36" WEST, A DISTANCE OF 45.94 FEET; THENCE SOUTH 82°19'20" WEST, A DISTANCE OF 106.77 FEET; THENCE SOUTH 41°09'12" WEST, A DISTANCE OF 275.66 FEET; THENCE SOUTH 86°57'21" WEST, A DISTANCE OF 148.89 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 121.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 531.21 FEET, A CENTRAL ANGLE OF 13°04'44", AND A CHORD BEARING AND DISTANCE OF NORTH 13°59'40" WEST 121.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 16.72 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 31°56'24", AND A CHORD BEARING AND DISTANCE OF NORTH 03°58'32" WEST 16.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 131.33 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 168.52 FEET, A CENTRAL ANGLE OF 44°38'59", AND A CHORD BEARING AND DISTANCE OF NORTH 10°19'49" WEST 128.03 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 47.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 83.00 FEET, A CENTRAL ANGLE OF 32°39'14", AND A CHORD BEARING AND DISTANCE OF NORTH 16°19'42" WEST 46.67 FEET; THENCE NORTH 00°00'05" WEST, A DISTANCE OF 96.24 FEET THE POINT OF BEGINNING.

CONTAINING 4.085 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING NORTH 89°57'27" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-3



4021 Memorial Highway
One Memorial Center, Suite 100
Tampa, Florida 33604
Phone: (813) 890-8881
www.ardurra.com
License #2810

Sheet 2 of 2

G:\SURVEYING\171110001\10001\Map\Products\Drawings\DWG-171110001\10001\Legal\DWG171110001\10001\LEGAL\INNISBROOK - L-3.dwg, March 17, 2022 1:12 PM, ARDURRA GROUP, INC.

2nd Revised - Received 03-21-22

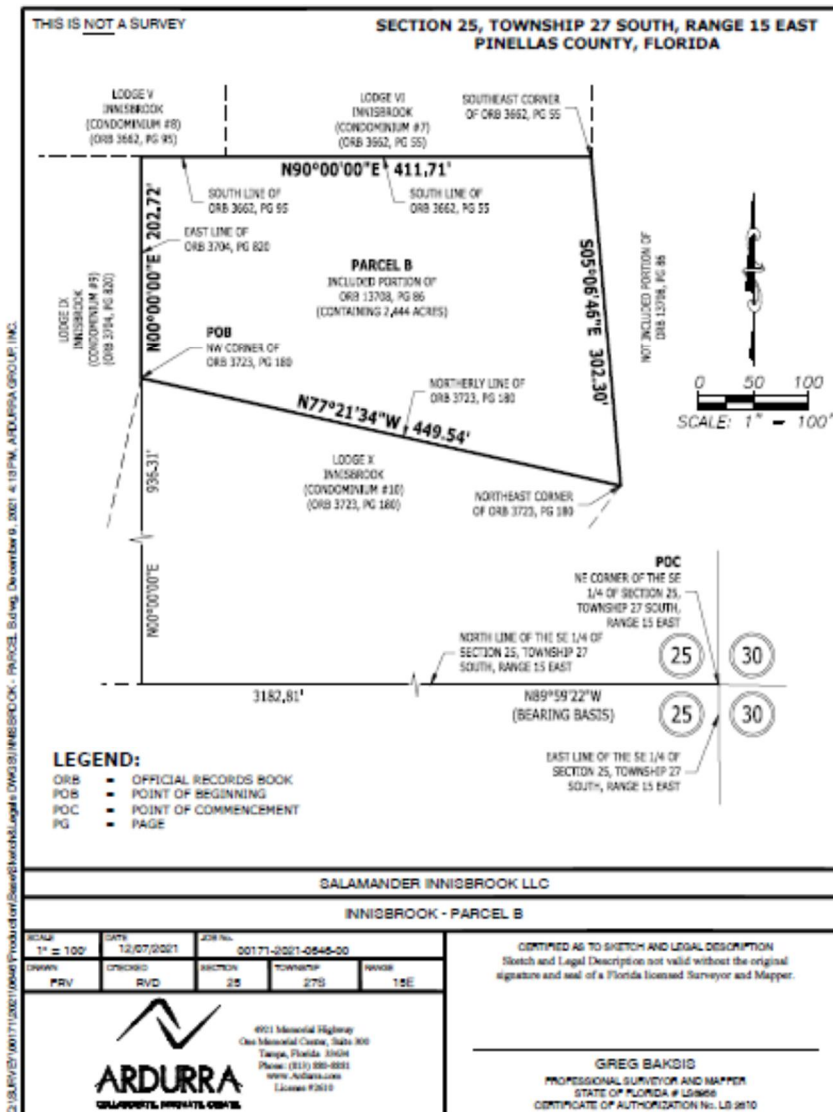
INNISBROOK RESORT
FUTURE LAND USE MAP AMENDMENT
DOCUMENT A-8
Submitted March 21, 2022

Legal Descriptions of Plan Amendment Part 2, Revised

From Plan Categories: Residential Estate, Residential Suburban
& Residential Low Medium

To Plan Category: Recreation/ Open Space

On Parcels: B, D, E, G & H
And
L-6, L-7, L-8, L-9 & L-10



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°59'22" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, A DISTANCE OF 3,182.81 FEET; THENCE, DEPARTING SAID NORTH LINE, NORTH 00°00'00" EAST, A DISTANCE OF 936.31 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3723, PAGE 180, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE, NORTH 00°00'00" EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3704, PAGE 820, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 202.72 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3662, PAGE 95, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 90°00'00" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3662, PAGE 55, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, A DISTANCE OF 411.71 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 05°06'46" EAST, A DISTANCE OF 302.30 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3723, PAGE 180, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 77°21'34" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 449.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.444 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 89°59'22" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - PARCEL B



4021 Memorial Highway
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Phone: (813) 880-8881
www.ardura.com
License #20110

Sheet 2 of 2

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SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°02'17"W	101.30
L2	S12°41'02"E	226.94
L3	N70°04'52"E	186.57
L4	S52°27'00"E	84.60
L5	N0°03'38"E	258.38
L6	S16°07'28"E	126.66
L7	S89°38'52"W	306.97
L8	S56°19'30"W	40.30
L9	N88°11'32"E	316.14
L10	N42°11'31"E	32.64
L11	N31°08'11"W	43.21
L12	N39°28'34"W	81.68
L13	N29°28'44"W	81.68
L14	N33°32'41"W	63.68
L15	N39°34'11"W	115.55

SALAMANDER INNISBROOK LLC
INNISBROOK - PARCEL D

SCALE 1" = 200'	DATE 12/07/2021	JOB NO. 00171-2021-0645-00		
DRAWN FRV	CHECKED RVD	SHEET NO. 25	TOWNSHIP 27S	RANGE 18E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper


ARDURRA
CHALLENGE. INSPIRE. COME.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33604
Phone: (813) 889-0881
www.ardurra.com
License #2610

GREG BAKDIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LB8666
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°59'22" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, A DISTANCE OF 819.58 FEET; THENCE SOUTH 00°00'17" WEST, A DISTANCE OF 101.34 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBE IN OFFICIAL RECORDS BOOK 3635, PAGE 237, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 12°41'02" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 415.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 12°41'02" EAST, A DISTANCE OF 226.94 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 75°04'24" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 186.52 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE, ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6128, PAGE 1526, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: (1) SOUTH 53°27'00" EAST, A DISTANCE OF 86.00 FEET; (2) NORTH 74°05'38" EAST, A DISTANCE OF 258.08 FEET; THENCE, DEPARTING THE SOUTHERLY LINE OF SAID LANDS, SOUTH 16°07'28" EAST, A DISTANCE OF 126.06 FEET; THENCE SOUTH 89°38'50" WEST, A DISTANCE OF 330.49 FEET; THENCE SOUTH 37°53'08" WEST, A DISTANCE OF 340.52 FEET; THENCE SOUTH 56°19'36" WEST, A DISTANCE OF 40.50 FEET; THENCE NORTH 85°53'32" WEST, A DISTANCE OF 33.61 FEET; THENCE NORTH 62°11'31" WEST, A DISTANCE OF 32.90 FEET; THENCE NORTH 31°18'11" WEST, A DISTANCE OF 43.21 FEET; THENCE NORTH 30°18'04" WEST, A DISTANCE OF 80.48 FEET; THENCE NORTH 29°20'44" WEST, A DISTANCE OF 61.02 FEET; THENCE NORTH 33°33'41" WEST, A DISTANCE OF 63.88 FEET; THENCE NORTH 38°46'31" WEST, A DISTANCE OF 113.55 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3409, PAGE 589, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 45°26'35" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 355.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.857 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 89°59'22" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

CLIENT

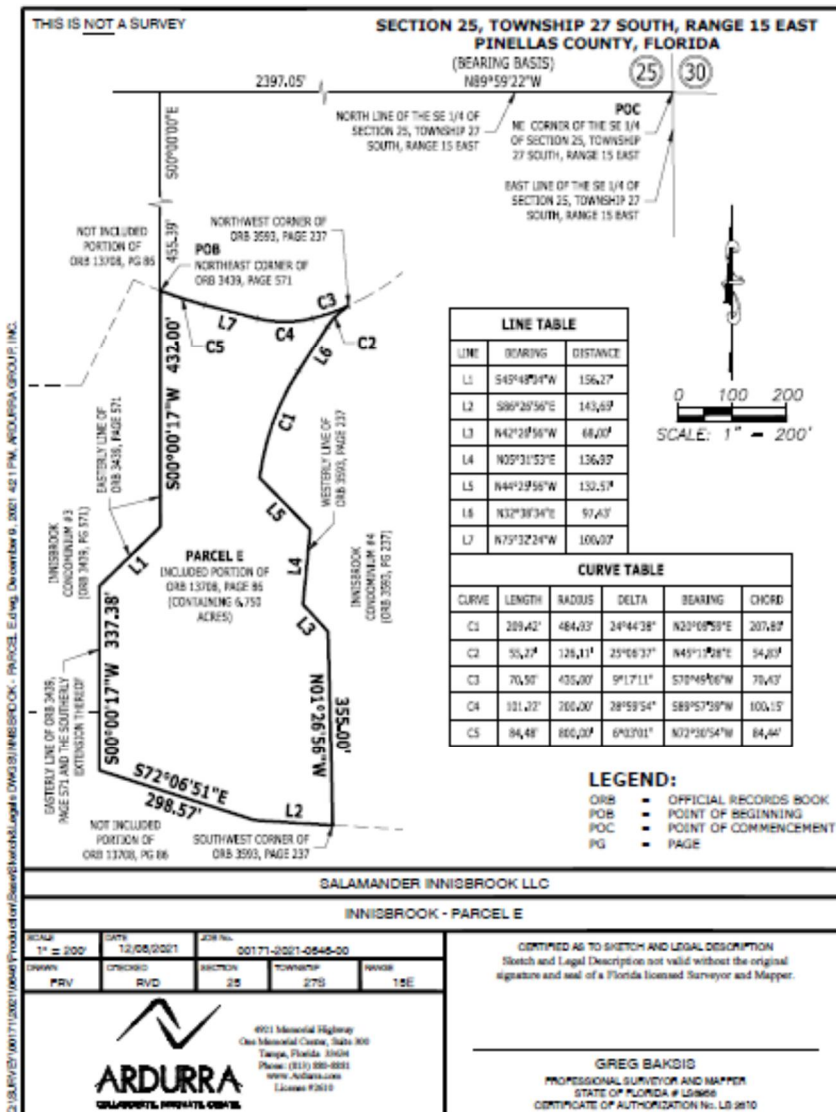
INNISBROOK - PARCEL D



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Sheet 2 of 2



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 89°59'22" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, A DISTANCE OF 2,397.05 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 00°00'00" EAST, A DISTANCE OF 455.39 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3439, PAGE 571, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE, ALONG THE EASTERLY LINE OF SAID LANDS AND THE SOUTHERLY EXTENSION OF SAID EASTERLY LINE, THE FOLLOWING THREE (3) COURSES: (1) SOUTH 00°00'17" WEST, A DISTANCE OF 432.00 FEET; (2) SOUTH 45°48'04" WEST, A DISTANCE OF 156.27 FEET; (3) SOUTH 00°00'17" WEST, A DISTANCE OF 337.38 FEET; THENCE SOUTH 72°06'51" EAST, A DISTANCE OF 298.57 FEET; THENCE SOUTH 86°26'56" EAST, A DISTANCE OF 143.65 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3593, PAGE 237, OF SAID PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, ALONG THE WESTERLY LINE OF SAID LANDS, THE FOLLOWING SEVEN (7) COURSES: (1) NORTH 01°26'56" WEST, A DISTANCE OF 355.00 FEET; (2) NORTH 42°26'56" WEST, A DISTANCE OF 68.00 FEET; (3) NORTH 05°31'53" EAST, A DISTANCE OF 136.95 FEET; (4) NORTH 44°25'56" WEST, A DISTANCE OF 132.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (5) NORTHERLY 209.42 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 484.93 FEET, A CENTRAL ANGLE OF 24°44'38", AND A CHORD BEARING AND DISTANCE OF NORTH 20°09'59" EAST 207.80 FEET; (6) NORTH 32°38'34" EAST, A DISTANCE OF 97.43 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (7) NORTHEASTERLY 55.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 126.11 FEET, A CENTRAL ANGLE OF 25°06'37", AND A CHORD BEARING AND DISTANCE OF NORTH 45°11'28" EAST 54.83 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT AND THE NORTHWEST CORNER OF SAID LANDS; THENCE WESTERLY 70.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 435.00 FEET, A CENTRAL ANGLE OF 09°17'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°49'06" WEST 70.43 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 101.22 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°59'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°57'39" WEST 100.15 FEET; THENCE NORTH 75°32'24" WEST, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE WESTERLY 84.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 06°03'01", AND A CHORD BEARING AND DISTANCE OF NORTH 72°30'54" WEST 84.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.750 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 89°59'22" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

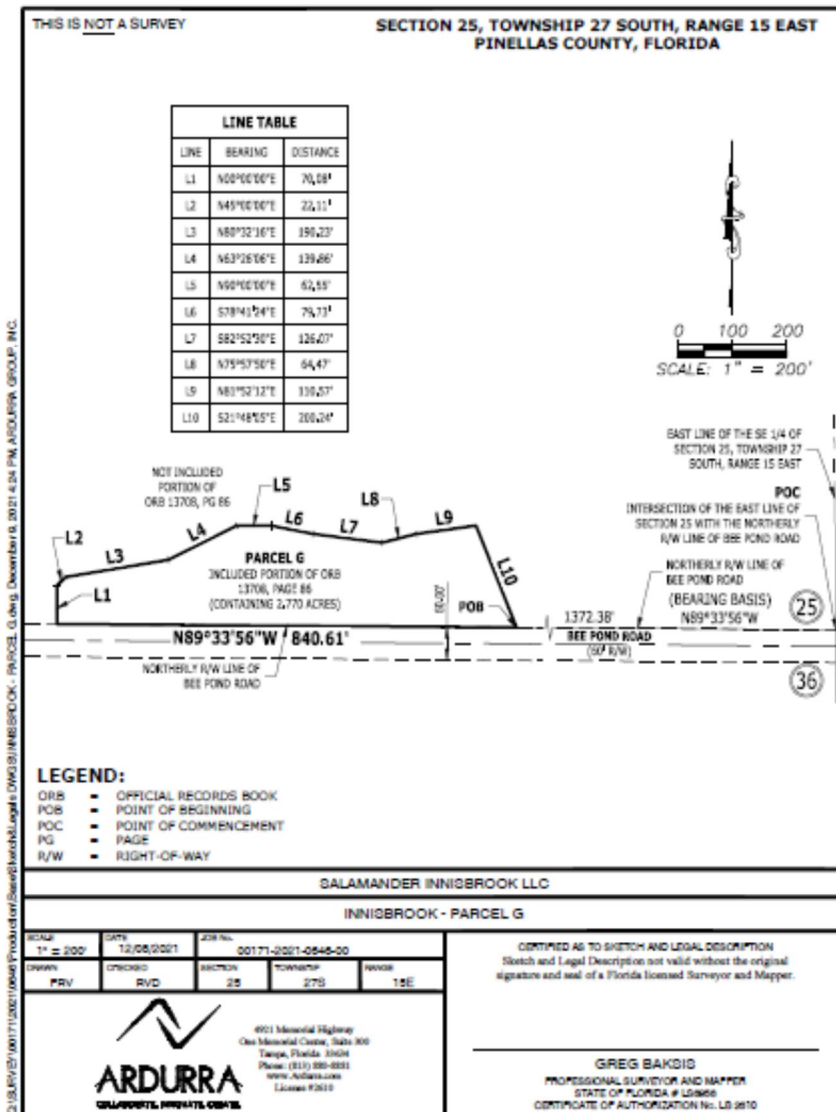
SALAMANDER INNISBROOK LLC

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEE POND ROAD; THENCE NORTH 89°33'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,372.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°33'56" WEST, A DISTANCE OF 840.61 FEET; THENCE, DEPARTING SAID NORTHERLY LINE, NORTH 00°00'00" EAST, A DISTANCE OF 70.08 FEET; THENCE NORTH 45°00'00" EAST, A DISTANCE OF 22.11 FEET; THENCE NORTH 80°32'16" EAST, A DISTANCE OF 190.23 FEET; THENCE NORTH 63°26'06" EAST, A DISTANCE OF 139.86 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 62.55 FEET; THENCE SOUTH 78°41'24" EAST, A DISTANCE OF 79.73 FEET; THENCE SOUTH 82°52'30" EAST, A DISTANCE OF 126.07 FEET; THENCE NORTH 75°57'50" EAST, A DISTANCE OF 64.47 FEET; THENCE NORTH 81°52'12" EAST, A DISTANCE OF 110.57 FEET; THENCE SOUTH 21°48'05" EAST, A DISTANCE OF 200.24 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BEE POND ROAD AND THE POINT OF BEGINNING.

CONTAINING 2.770 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF BEE POND ROAD, LYING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 89°33'56" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

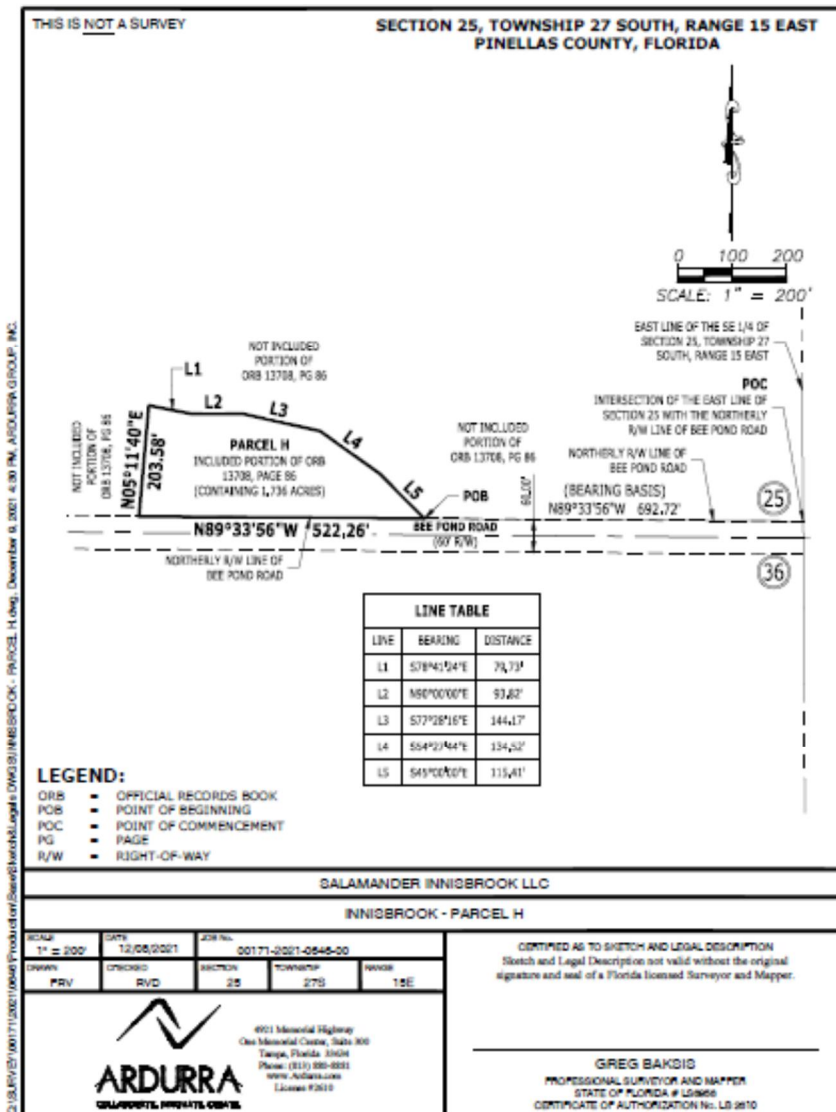
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Sheet 2 of 2

Q:\SURVEY\2017\100171\0001\0001\Products\Legal\Legal\DWG\31\INISBROOK - PARCEL G.dwg, December 18, 2017 4:24 PM, ARDURRA GROUP, Inc.



C:\Users\B70171\Documents\Products of our Society\Intellectual Property\DMG BUNNEN S&P OK - RAISEL H.docx, December 9, 2021 4:30 PM, ASD JESSA G ROUNP, Inc.

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEE POND ROAD; THENCE NORTH 89°33'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 692.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, NORTH 89°33'56" WEST, A DISTANCE OF 522.26 FEET; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 05°11'40" EAST, A DISTANCE OF 203.58 FEET; THENCE SOUTH 78°41'24" EAST, A DISTANCE OF 79.73 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 93.82 FEET; THENCE SOUTH 77°28'16" EAST, A DISTANCE OF 144.17 FEET; THENCE SOUTH 54°27'44" EAST, A DISTANCE OF 134.52 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 115.41 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF BEE POND ROAD AND THE POINT OF BEGINNING.

CONTAINING 1.736 ACRES.

SURVEYOR'S NOTES:

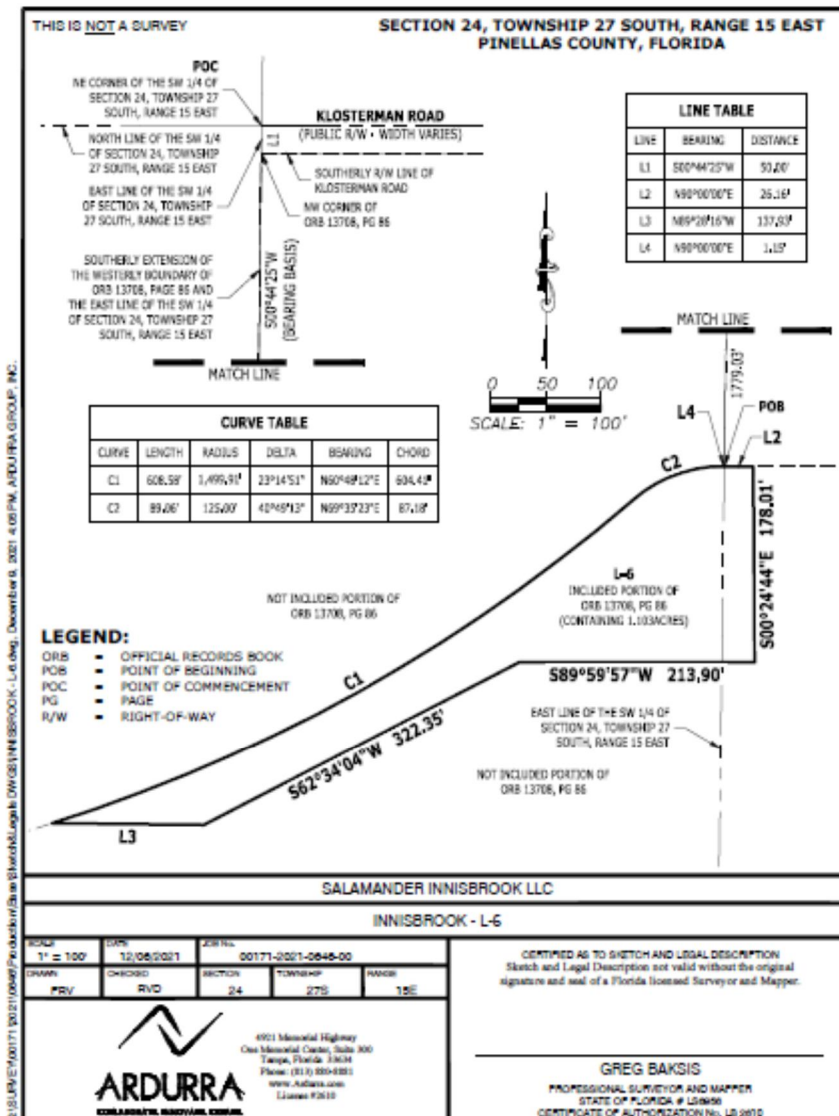
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2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, FLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF BEE POND ROAD, LYING IN THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING NORTH 89°33'56" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - PARCEL H



4921 Memorial Highway
One Memorial Center, Suite 100
Tampa, Florida 33604
Phone: (813) 880-8831
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License #2612



Q:\SUBJECT\00171100211\News\Products\and Services\Archives\Legal's Office\01MAY2006\OK - Laidman, December 9, 2021 4:05 PM, ADOBE'S GROUP, Inc.

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LANDS, SOUTH 00°44'25" WEST, A DISTANCE OF 1,779.03 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EAST LINE, NORTH 90°00'00" EAST, A DISTANCE OF 26.16 FEET; THENCE SOUTH 00°24'44" EAST, A DISTANCE OF 178.01 FEET; THENCE SOUTH 89°59'57" WEST, A DISTANCE OF 213.90 FEET; THENCE SOUTH 62°34'04" WEST, A DISTANCE OF 322.35 FEET; THENCE NORTH 89°28'16" WEST, A DISTANCE OF 137.93 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY 608.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,499.91 FEET, A CENTRAL ANGLE OF 23°14'51", AND A CHORD BEARING AND DISTANCE OF NORTH 60°48'12" EAST 604.41 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE EASTERLY 89.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 40°49'13", AND A CHORD BEARING AND DISTANCE OF NORTH 69°35'23" EAST 87.18 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1.15 FEET TO SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE POINT OF BEGINNING.

CONTAINING 1.103 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING SOUTH 00°44'25" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

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4921 Memorial Highway
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License #2612

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE WESTERLY BOUNDARY OF SAID LANDS, SOUTH 00°44'25" WEST, A DISTANCE OF 940.71 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 89°50'12" WEST, ALONG SAID WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 975.95 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY BOUNDARY, SOUTH 00°00'00" EAST, A DISTANCE OF 248.83 FEET; THENCE SOUTH 51°11'05" EAST, A DISTANCE OF 128.62 FEET; THENCE NORTH 89°46'02" WEST, A DISTANCE OF 225.71 FEET; THENCE NORTH 36°32'58" WEST, A DISTANCE OF 6.32 FEET; THENCE NORTH 15°30'10" WEST, A DISTANCE OF 42.65 FEET; THENCE NORTH 15°09'29" EAST, A DISTANCE OF 26.01 FEET; THENCE NORTH 10°23'07" EAST, A DISTANCE OF 25.52 FEET; THENCE NORTH 10°20'45" WEST, A DISTANCE OF 25.62 FEET; THENCE NORTH 07°12'11" EAST, A DISTANCE OF 18.34 FEET; THENCE NORTH 16°02'20" EAST, A DISTANCE OF 16.65 FEET; THENCE NORTH 00°00'02" WEST, A DISTANCE OF 36.50 FEET; THENCE NORTH 03°50'11" EAST, A DISTANCE OF 34.38 FEET; THENCE NORTH 05°45'36" EAST, A DISTANCE OF 22.92 FEET; THENCE NORTH 00°00'02" WEST, A DISTANCE OF 38.90 FEET; THENCE NORTH 15°22'15" WEST, A DISTANCE OF 26.03 FEET; THENCE NORTH 33°52'05" WEST, A DISTANCE OF 18.73 FEET TO SAID WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE SOUTH 89°50'12" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 139.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.068 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING SOUTH 00°44'25" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-7



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Tampa, Florida 33634
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Sheet 2 of 2

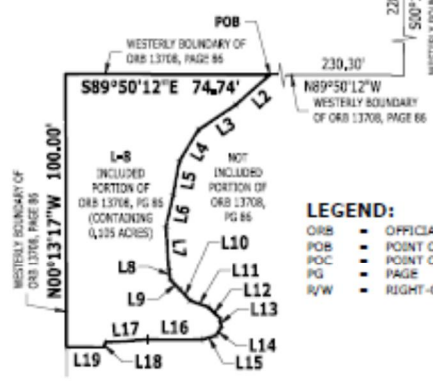
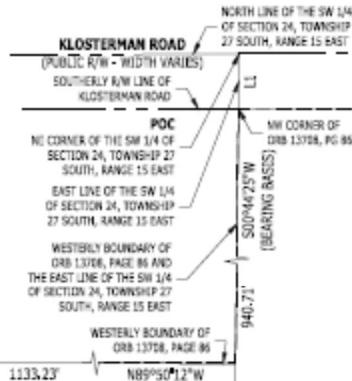
Q:\SURVEY\2017\11\20171106\1\0601\Products\Survey\Sketches\Legal\DWG\Sketches\Innsbrook - L-7.dwg, December 8, 2017 4:08 PM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

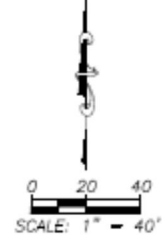
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°44'55"W	55.20'
L2	S48°35'55"W	15.43'
L3	S55°24'23"W	15.45'
L4	S32°51'49"W	13.41'
L5	S02°46'57"W	12.41'
L6	S12°15'28"W	12.18'
L7	S03°37'17"E	15.83'
L8	S09°12'42"E	5.75'
L9	S43°00'00"E	5.58'
L10	S42°46'02"E	5.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S76°47'19"E	5.99'
L12	S45°00'16"E	6.28'
L13	S05°11'31"E	3.21'
L14	S33°41'24"W	3.41'
L15	S75°08'33"W	5.07'
L16	S85°52'57"W	15.80'
L17	S85°51'55"W	15.54'
L18	S16°26'44"W	1.81'
L19	N89°46'02"W	13.67'



LEGEND:

- ORB • OFFICIAL RECORDS BOOK
- POB • POINT OF BEGINNING
- POC • POINT OF COMMENCEMENT
- PG • PAGE
- R/W • RIGHT-OF-WAY



SALAMANDER INNISBROOK LLC

INNISBROOK - L-8

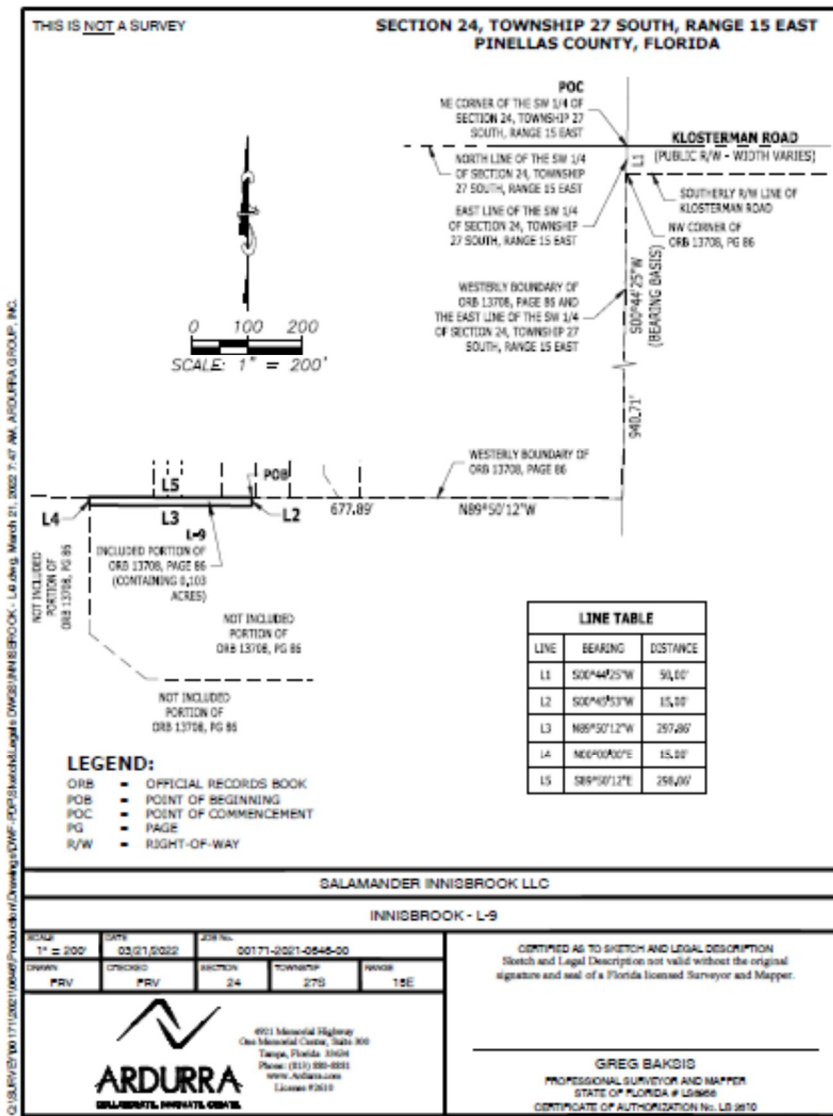
SCALE	DATE	JOB No.
1" = 40'	12/07/2021	00171-2021-0545-00
OWNER	CREATED	SECTION
PRV	RVD	24
TOWNSHIP	RANGE	
27S	15E	

ARDURRA
SURVEYING, MAPPING, CONSULTING
4901 Memorial Highway
One Memorial Centre, Suite 300
Tampa, Florida 33604
(Phone: (813) 585-8881)
www.ardurra.com
License #2810

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper.

GREG BAKDIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS0686
CERTIFICATE OF AUTHORIZATION No. LS 2610

Q:\SURVEY\2021\00171\00171-2021-0545\Legal\DWG\SURVEY\DWG - L-8.dwg, December 6, 2021 4:10 PM, ARDURRA GROUP, INC.



THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE WESTERLY BOUNDARY OF SAID LANDS, SOUTH 00°44'25" WEST, A DISTANCE OF 940.71 FEET; THENCE, DEPARTING SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, NORTH 89°50'12" WEST, ALONG THE WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 677.89 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WESTERLY BOUNDARY, SOUTH 00°45'53" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°50'12" WEST, A DISTANCE OF 297.86 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET TO SAID WESTERLY BOUNDARY; THENCE SOUTH 89°50'12" EAST, ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 298.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.103 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING SOUTH 00°44'25" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-9



4021 Memorial Highway
One Memorial Center, Suite 100
Tampa, Florida 33634
Phone: (813) 890-8881
www.ardurra.com
License #2810

Sheet 2 of 2

Q:\SURVEY\270417\10001\Map\Products\rdm\Drawings\DWG-PDF\SketchAndLegal-DWG\INNISBROOK - L-9.dwg, March 21, 2022 7:47 AM, ARDURRA GROUP, Inc.

THIS IS NOT A SURVEY

**SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	129.41'	465.00'	15°59'13"	S57°10'35"W	129.39'
C2	322.61'	1,193.91'	15°58'20"	S57°08'53"W	321.61'
C3	127.41'	390.00'	28°17'17"	S75°15'46"W	126.41'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S89°59'55"W	25.00'
L3	N45°03'02"W	152.31'
L4	N75°10'05"W	67.62'
L5	N50°17'35"W	146.20'
L6	S90°00'00"W	131.69'
L7	N00°43'07"W	88.31'



SALAMANDER INNIBROOK LLC

INNIBROOK - L-10

SCALE	DATE	JOB NO.		
1" = 200'	03/21/2022	00171-0021-0548-00		
CHECKED	CHECKED	SECTION	TOWNSHIP	RANGE
PRV	PRV	24	27S	15E



4921 Memorial Highway
One Memorial Center, Suite 800
Tampa, Florida 33604
Phone: (813) 880-8881
www.ardurra.com
License #2619

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida Licensed Surveyor and Mapper.

GREG BAKDIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # 150468
CERTIFICATE OF AUTHORIZATION No. LS 2610

Sheet 1 of 2

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 00°44'25" WEST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 24, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF KLOSTERMAN ROAD AND THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE SOUTHERLY EXTENSION OF THE WESTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SOUTH 00°44'25" WEST, A DISTANCE OF 1,609.32 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 89°59'56" WEST, A DISTANCE OF 25.95 FEET; THENCE NORTH 45°00'02" WEST, A DISTANCE OF 152.31 FEET; THENCE NORTH 73°10'06" WEST, A DISTANCE OF 67.82 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 129.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 15°59'43", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°10'39" WEST 129.39 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 322.67 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,159.91 FEET, A CENTRAL ANGLE OF 15°56'20", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°08'57" WEST 321.63 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE WESTERLY 127.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 20°17'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°15'46" WEST 126.81 FEET; THENCE NORTH 58°13'56" WEST, A DISTANCE OF 140.20 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 131.69 FEET; THENCE NORTH 00°03'07" WEST, A DISTANCE OF 88.31 FEET; THENCE NORTH 89°47'06" EAST, A DISTANCE OF 344.86 FEET; THENCE NORTH 50°12'07" EAST, A DISTANCE OF 271.38 FEET; THENCE SOUTH 73°10'06" EAST, A DISTANCE OF 208.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.233 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
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5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

SALAMANDER INNISBROOK LLC

INNISBROOK - L-3



4021 Memorial Highway
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Sheet 2 of 2

G:\SURVEY\270417\10001\Mapa\Products\Drawings\DWG - PDF\Survey\Legal - DWG\INNISBROOK - L-3.dwg, March 21, 2022 9:12 AM, ARDURRA GROUP, Inc.