

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

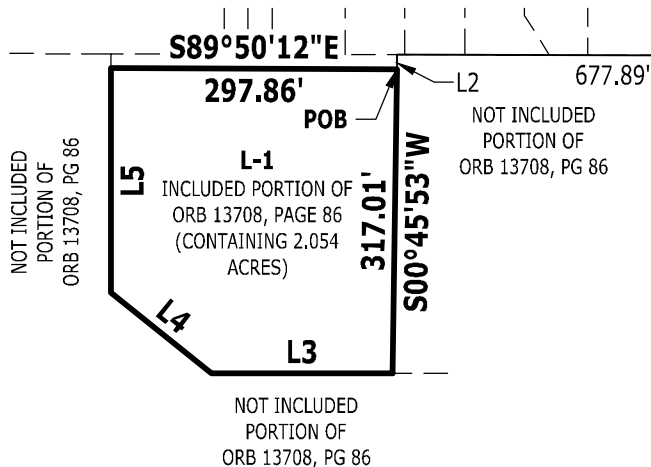
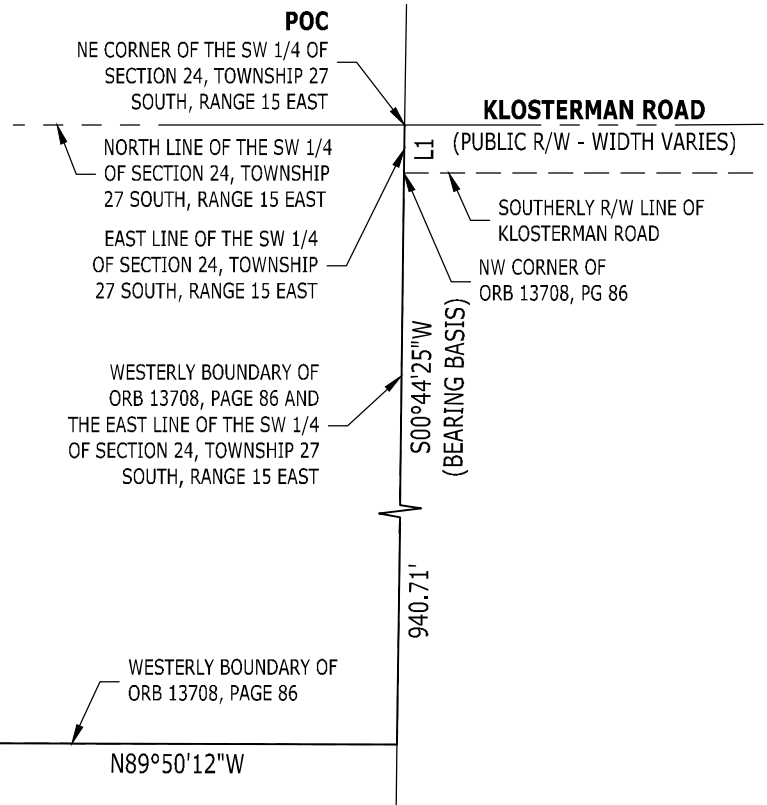
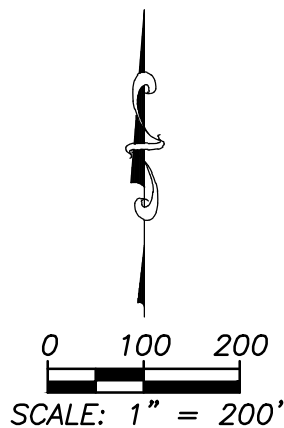
Legal Descriptions of Plan Amendment Part 1, Revised

**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**



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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S00°45'53"W	15.00'
L3	S90°00'00"W	189.21'
L4	N51°11'05"W	134.01'
L5	N00°00'00"E	233.83'

INNISBROOK - L-1

SCALE 1" = 200'	DATE 03/21/2022	JOB No. 00171-2021-0646-00		
DRAWN FRV	CHECKED FRV	SECTION 24	TOWNSHIP 27S	RANGE 15E

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.



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
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 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



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THIS IS NOT A SURVEY

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

CURVE TABLE

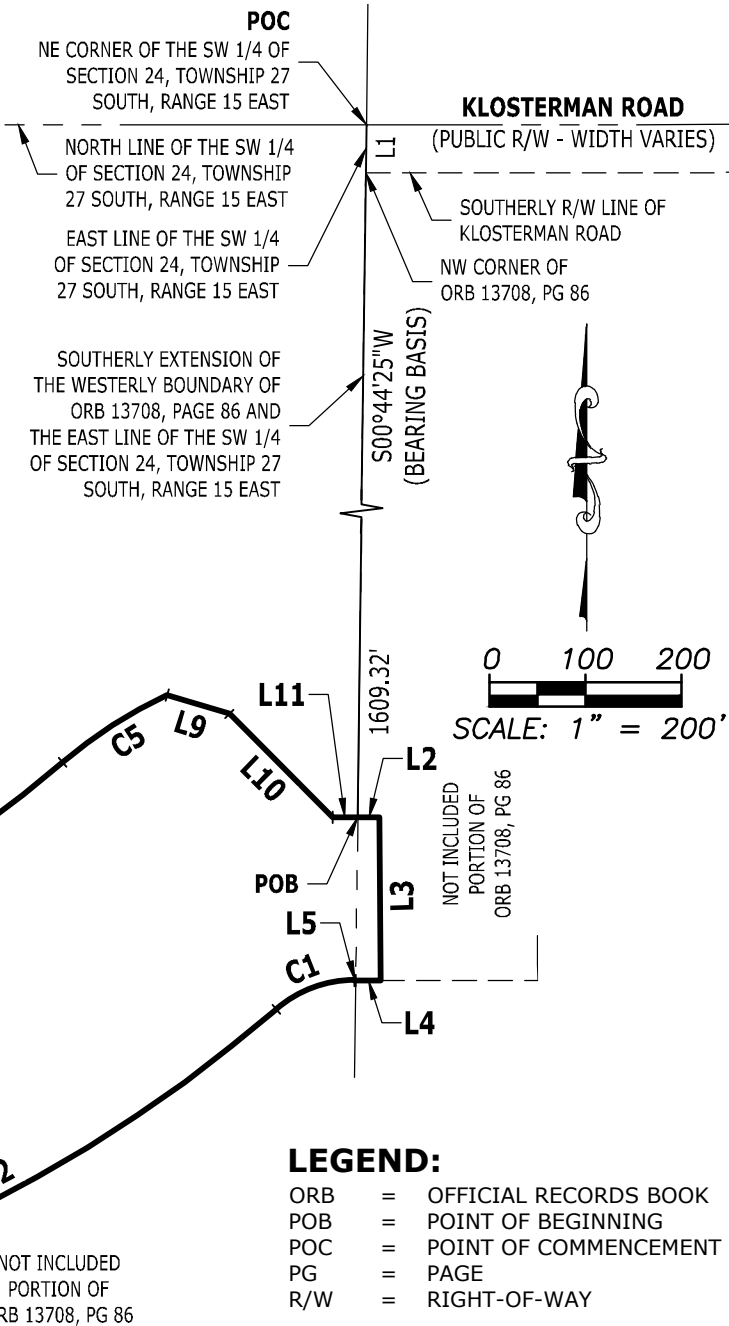
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	89.06'	125.00'	40°49'13"	S69°35'23"W	87.18'
C2	608.58'	1,499.91'	23°14'51"	S60°48'12"W	604.41'
C3	127.47'	360.00'	20°17'17"	N75°15'46"E	126.81'
C4	322.67'	1,159.91'	15°56'20"	N57°08'57"E	321.63'
C5	129.81'	465.00'	15°59'43"	N57°10'39"E	129.39'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	N89°59'56"E	22.75'
L3	S00°24'44"E	169.70'
L4	S90°00'00"W	26.16'
L5	S90°00'00"W	1.15'
L6	N89°28'16"W	338.00'

LINE TABLE

LINE	BEARING	DISTANCE
L7	N90°00'00"E	131.69'
L8	S58°13'56"E	140.20'
L9	S73°10'06"E	67.82'
L10	S45°00'02"E	152.31'
L11	N89°59'56"E	25.95'



SALAMANDER INNISBROOK LLC

INNISBROOK - L-3

SCALE 1" = 200'	DATE 03/21/2022	JOB No. 00171-2021-0646-00
DRAWN FRV	CHECKED FRV	SECTION 24
		TOWNSHIP 27S
		RANGE 15E

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C:\SURVEY\00171\2021\0646\Production\Drawings\DWG-PDF\Sketch&Legals\DWGS\INNISBROOK - L-3 - REV 1.dwg, March 21, 2022 8:38 AM, 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 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 TO THE POINT OF BEGINNING; THENCE NORTH 89°59'56" EAST, A DISTANCE OF 22.75 FEET; THENCE SOUTH 00°24'44" EAST, A DISTANCE OF 169.70 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 26.16 FEET; THENCE CONTINUE ALONG SAID LINE, SOUTH 90°00'00" WEST, A DISTANCE OF 1.15 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 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 SOUTH 69°35'23" WEST 87.18 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE, SOUTHWESTERLY 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 SOUTH 60°48'12" WEST 604.41 FEET; THENCE NORTH 89°28'16" WEST, A DISTANCE OF 338.00 FEET; THENCE NORTH 00°03'07" WEST, A DISTANCE OF 416.10 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 131.69 FEET; THENCE SOUTH 58°13'56" EAST, A DISTANCE OF 140.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 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 NORTH 75°15'46" EAST 126.81 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE NORTHEASTERLY 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 NORTH 57°08'57" EAST 321.63 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 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 NORTH 57°10'39" EAST 129.39 FEET; THENCE SOUTH 73°10'06" EAST, A DISTANCE OF 67.82 FEET; THENCE SOUTH 45°00'02" EAST, A DISTANCE OF 152.31 FEET; THENCE NORTH 89°59'56" EAST, A DISTANCE OF 25.95 FEET TO THE POINT OF BEGINNING.

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.
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

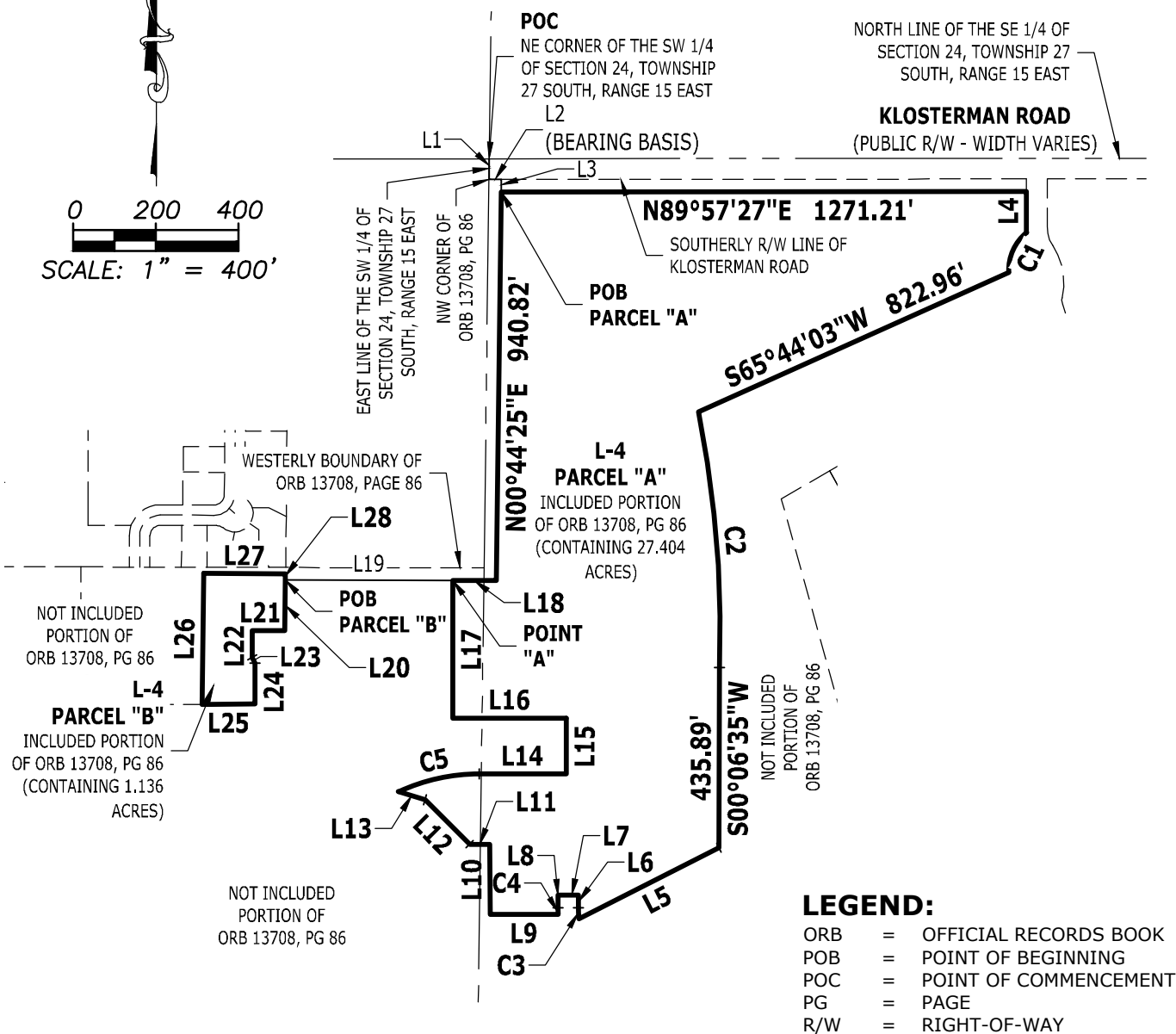
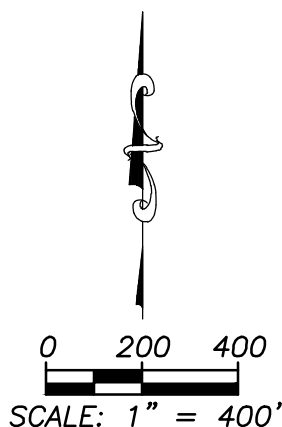
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THIS IS NOT A SURVEY

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



SALAMANDER INNISBROOK LLC

INNISBROOK - L-4

SCALE 1" = 400'	DATE 03/21/2022	JOB No. 00171-2021-0646-00		
DRAWN FRV	CHECKED FRV	SECTION 24	TOWNSHIP 27S	RANGE 15E



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GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

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	N89°57'27"E	30.00'
L3	S00°44'25"W	30.00'
L4	S00°00'05"E	99.75'
L5	S63°06'07"W	379.99'
L6	N00°00'00"E	30.95'
L7	S90°00'00"W	50.00'
L8	S00°00'00"E	30.95'
L9	S90°00'00"W	163.84'
L10	N00°24'44"W	169.70'
L11	S89°59'56"W	48.70'
L12	N45°00'02"W	152.31'
L13	N73°10'06"W	67.82'
L14	N90°00'00"E	211.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	N00°06'23"E	134.49'
L16	N89°59'44"W	274.89'
L17	N00°00'36"W	333.96'
L18	S89°50'12"E	104.87'
L19	N89°50'12"W	405.79'
L20	S00°09'48"W	122.42'
L21	S90°00'00"W	79.55'
L22	S00°00'00"E	65.10'
L23	S27°54'32"E	15.85'
L24	S00°00'00"E	99.26'
L25	S89°53'06"W	128.78'
L26	N00°45'53"E	316.63'
L27	S89°50'12"E	197.08'
L28	S00°09'48"W	15.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	109.37'	117.00'	53°33'32"	S24°20'44"W	105.43'
C2	621.77'	2,628.83'	13°33'06"	S04°40'11"E	620.32'
C3	25.79'	260.00'	5°41'03"	N02°50'31"W	25.78'
C4	15.54'	310.00'	2°52'19"	S01°26'09"E	15.54'
C5	201.47'	465.00'	24°49'30"	N77°35'15"E	199.90'

SALAMANDER INNISBROOK LLC

INNISBROOK - L-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:

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 NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 13708, PAGE 86, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THENCE NORTH 89°57'27" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 30.00 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°44'25" WEST, A DISTANCE OF 30.00 FEET TO A LINE 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE AND THE POINT OF BEGINNING; THENCE NORTH 89°57'27" EAST, ALONG SAID LINE, A DISTANCE OF 1,271.21 FEET; THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 99.75 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 109.37 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 117.00 FEET, A CENTRAL ANGLE OF 53°33'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 24°20'44" WEST 105.43 FEET; THENCE SOUTH 65°44'03" WEST, A DISTANCE OF 822.96 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 621.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,628.83 FEET, A CENTRAL ANGLE OF 13°33'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°40'11" EAST 620.32 FEET; THENCE SOUTH 00°06'35" WEST, A DISTANCE OF 435.89 FEET; THENCE SOUTH 63°06'07" WEST, A DISTANCE OF 379.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHERLY 25.79 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 05°41'03", AND A CHORD BEARING AND DISTANCE OF NORTH 02°50'31" WEST 25.78 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.95 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 15.54 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 02°52'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°26'09" EAST 15.54 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 163.84 FEET; THENCE NORTH 00°24'44" WEST, A DISTANCE OF 169.70 FEET; THENCE SOUTH 89°59'56" WEST, A DISTANCE OF 48.70 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 RIGHT; THENCE EASTERLY 201.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 465.00 FEET, A CENTRAL ANGLE OF 24°49'30", AND A CHORD BEARING AND DISTANCE OF NORTH 77°35'15" EAST 199.90 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 211.43 FEET; THENCE NORTH 00°06'23" EAST, A DISTANCE OF 134.49 FEET; THENCE NORTH 89°59'44" WEST, A DISTANCE OF 274.89 FEET; THENCE NORTH 00°00'36" WEST, A DISTANCE OF 333.96 FEET TO A POINT HEREINAFTER BEING REFERRED TO AS POINT "A"; THENCE SOUTH 89°50'12" EAST, A DISTANCE OF 104.87 FEET; THENCE NORTH 00°44'25" EAST, A DISTANCE OF 940.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.404 ACRES.

(CONTINUES ON NEXT PAGE)

SALAMANDER INNISBROOK LLC

INNISBROOK - L-4



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C:\SURVEY\00171\2021\0646\Production\Drawings\DWG-PDF\Sketch&Legals\DWGS\INNISBROOK - L-4 - REV 4.dwg, March 21, 2022 11:15 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:

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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



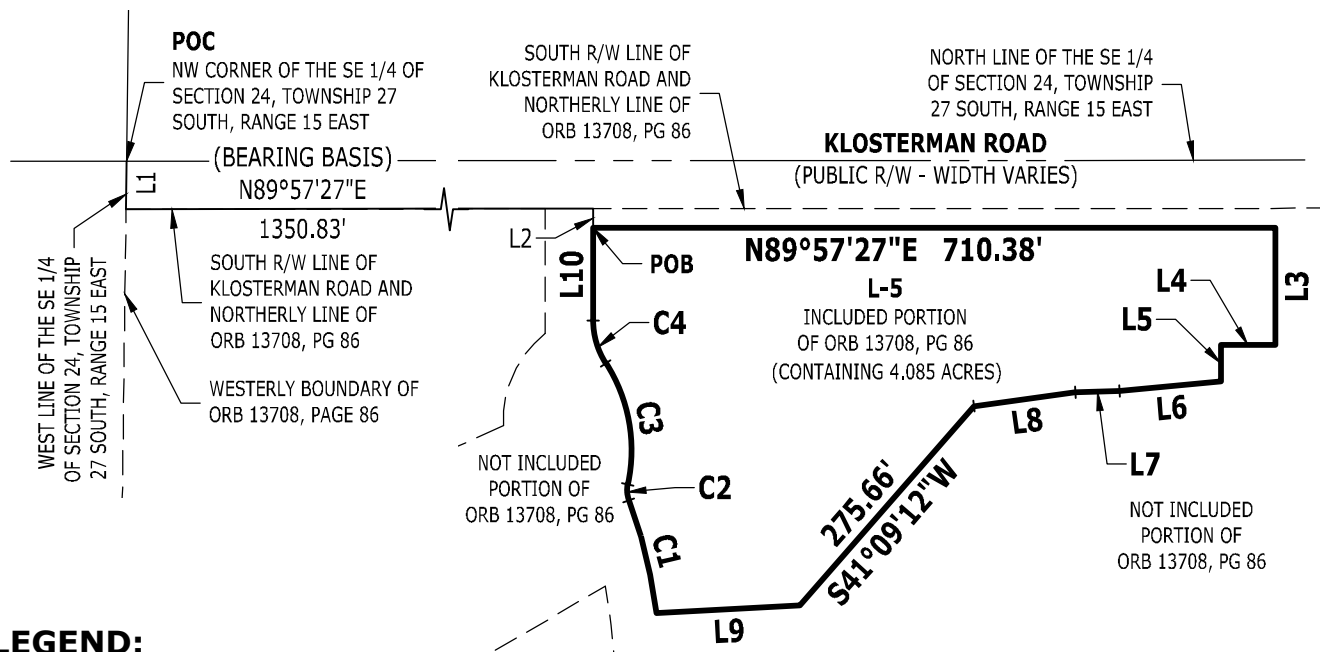
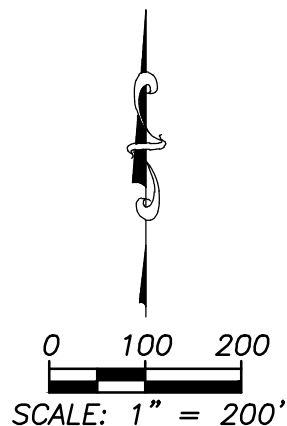
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SECTION 24, TOWNSHIP 27 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°44'25"W	50.00'
L2	S00°00'05"E	20.00'
L3	S00°00'00"E	122.40'
L4	S90°00'00"W	56.63'
L5	S00°00'00"E	38.04'
L6	S84°50'29"W	105.89'
L7	S87°53'36"W	45.94'
L8	S82°19'20"W	106.77'
L9	S86°57'21"W	148.89'
L10	N00°00'05"W	96.24'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	121.26'	531.21'	13°04'44"	N13°59'40"W	121.00'
C2	16.72'	30.00'	31°56'24"	N03°58'32"W	16.51'
C3	131.33'	168.52'	44°38'59"	N10°19'49"W	128.03'
C4	47.30'	83.00'	32°39'14"	N16°19'42"W	46.67'



LEGEND:

ORB = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING
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SALAMANDER INNISBROOK LLC

INNISBROOK - L-5

SCALE 1" = 200'	DATE 03/17/2022	JOB No. 00171-2021-0646-00		
DRAWN FRV	CHECKED RVD	SECTION 24	TOWNSHIP 27S	RANGE 15E

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.



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

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.

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