

RESOLUTION NO. 22-16

RESOLUTION DECLARING A PORTION OF COUNTY-OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE EXCHANGE OF SAME FOR PROPERTY OWNED BY KENNETH M. MCALPIN, IN SECTION 08, TOWNSHIP 27 SOUTH, RANGE 16 EAST PURSUANT TO SECTION 125.37, FLORIDA STATUTES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 125.37, Florida Statutes, the Board of County Commissioners of Pinellas County (Board) is authorized and empowered to exchange real property held and possessed by Pinellas County (County) which is not needed for county purposes with other real property the County desires to acquire for county purposes when such exchange is in the best interest of the County; and

WHEREAS, County is the fee simple owner of approximately 15,344 square feet of real property, which is currently encumbered and, therefore not useful or needed for any county purposes; and

WHEREAS, in accordance with Section 125.37, Florida Statutes, Pinellas County (County) desires to declare this property surplus and to exchange it for property owned by Kenneth M. McAlpin, as Trustee of the HUEY KENNETH MCALPIN REVOCABLE TRUST Agreement dated June 29, 1994, which is unencumbered, useful and needed for County purposes; and

WHEREAS, the Parties mutually desire to exchange the County-owned property, subject to easements and restrictions of record, as identified in Exhibits A1-A4, which is approximately a total of 15,344 square feet, with property owned by Kenneth M. McAlpin, as Trustee of the HUEY

KENNETH MCALPIN REVOCABLE TRUST Agreement dated June 29, 1994 as identified in Exhibits “B1-B3”, which is approximately a total of 18,117 square feet; and

WHEREAS, the exchange herein is in the best interest of the County as it serves to correct the right-of-way corridor along North Highland Avenue in Palm Harbor, Florida and doing such provides the County the ability to construct a maintain the roadway and drainage to County standards; and

WHEREAS, the exchange will require the acceptance of a trustees deed recording from Kenneth M. McAlpin, as Trustee of the HUEY KENNETH MCALPIN REVOCABLE TRUST Agreement dated June 29, 1994, for property as identified in the attached Exhibits B1-B3 and a conveyance by County deed of County-owned property, as identified in the attached Exhibits “A1-A4” all being located in Pinellas County, Florida.

Legal descriptions attached hereto and identified as:

County Exchange Property:	Exhibits A1-A4
Kenneth M. McAlpin Property:	Exhibits B1-B3

WHEREAS, the proposed exchange has been properly advertised in accordance with Section 125.37, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED by this Board of County Commissioners of Pinellas County, Florida that:

1. The findings set forth in the preamble above are hereby adopted as findings of the Board and are incorporated herein by reference.
2. The property described in Exhibits A1-A4 is declared surplus.

3. The Board approves the exchange of County-owned property, described in the attached Exhibits A1-A4 for property owned by Kenneth M. McAlpin, as described in the attached Exhibits B1-B3.

4. This Resolution shall become effective upon recordation in the public records of Pinellas County, Florida.

In a regular meeting duly assembled on the 22 day of February, 2022, Commissioner Long offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner Eggers, and upon roll call the vote was:

AYES: Justice, Long, Eggers, Flowers, Gerard, Peters, and Seel.

NAYS: None.

ABSENT AND NOT VOTING: None.



EXHIBIT "A-1"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

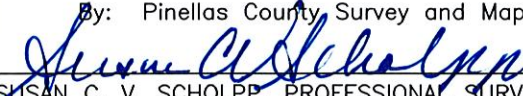
A triangular portion of that certain tract, as recorded in Official Records Book 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

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

Containing: 160 square feet or 0.004 acres more or less

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

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

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

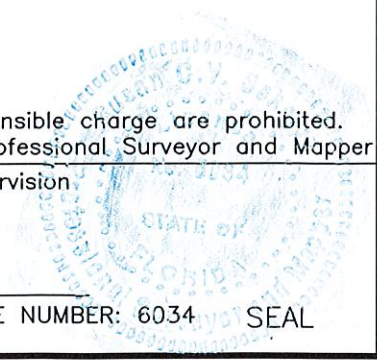
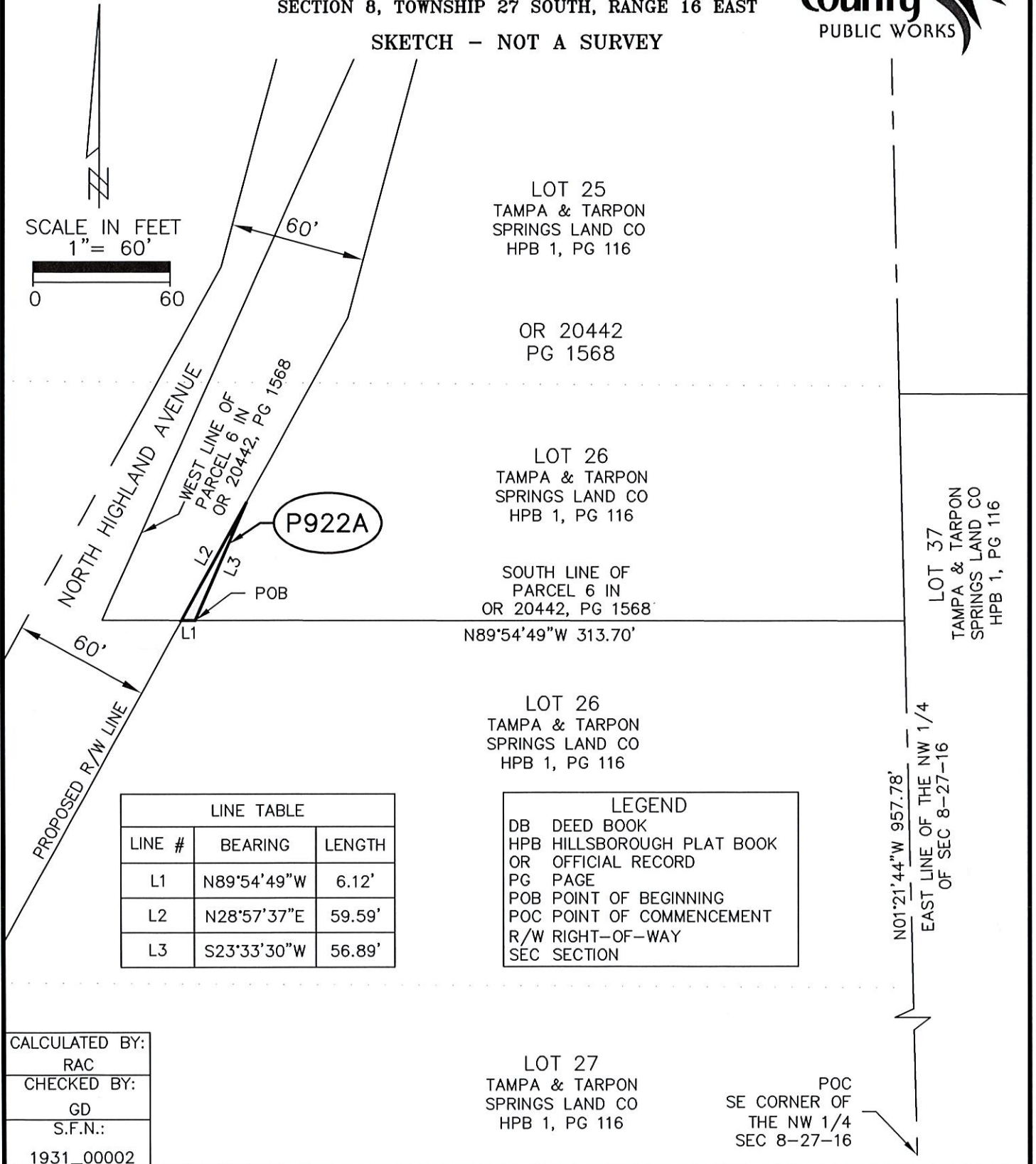
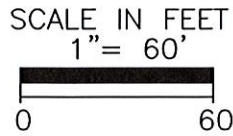


EXHIBIT "A-1"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

SKETCH - NOT A SURVEY



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

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

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

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



EXHIBIT "A-2"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

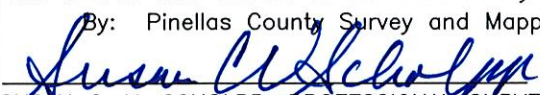
A triangular portion of that certain tract, as recorded in Official records Book 20442, Page 1568, Public Records of Pinellas County, Florida, in the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

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

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

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

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

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

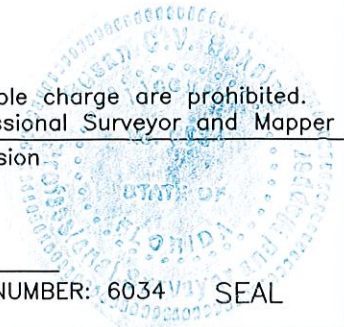


EXHIBIT "A-2"



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

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

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

P922B

PROPOSED EAST R/W LINE

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

S88°38'16"W 227.09'

POB

OR 20442
 PG 1568

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

LEGEND

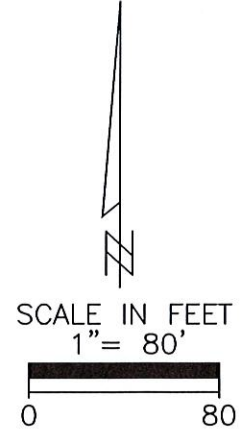
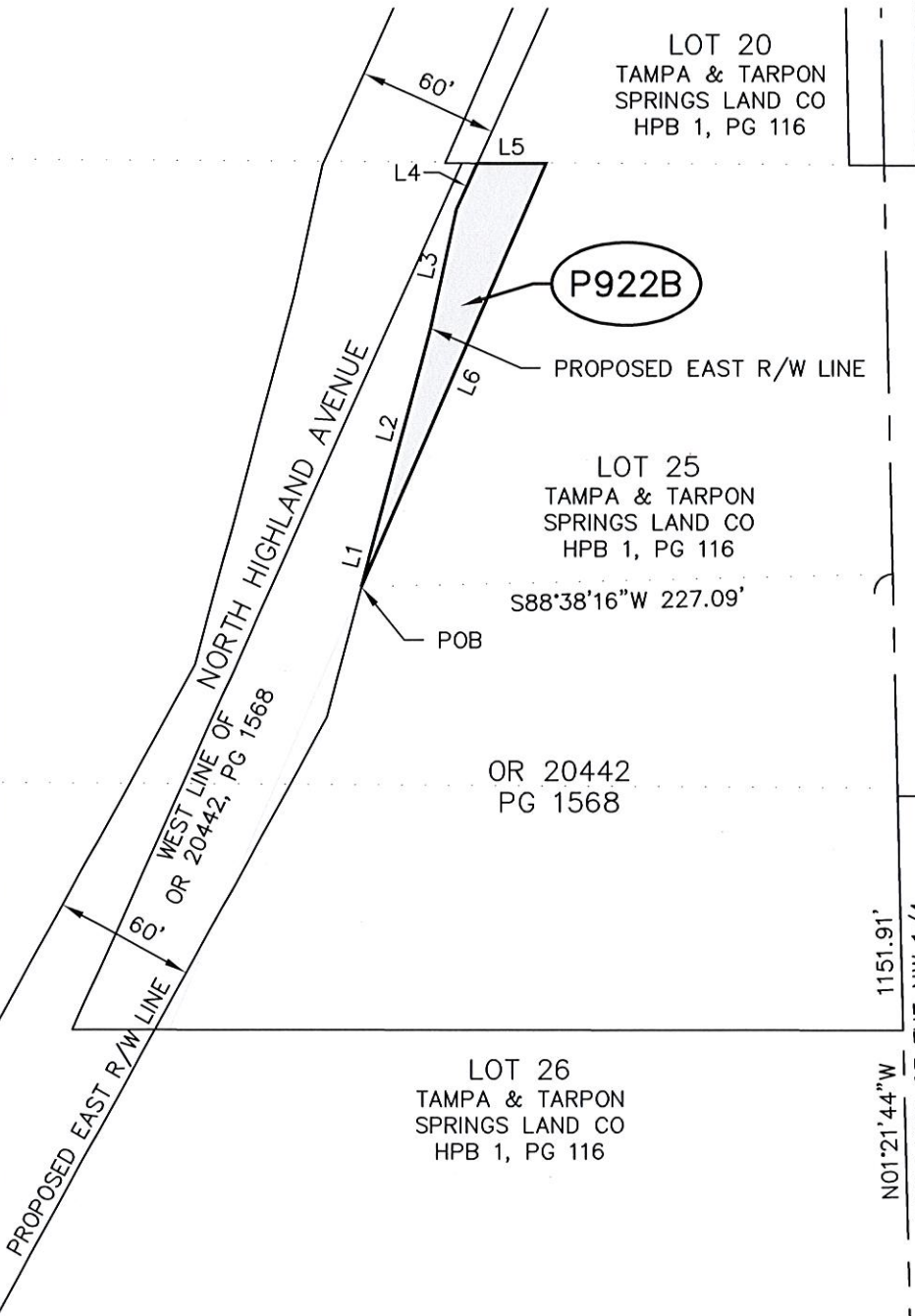
HPB HILLSBOROUGH PLAT BOOK
 OR OFFICIAL RECORD
 PG PAGE
 POB POINT OF BEGINNING
 POC POINT OF COMMENCEMENT
 R/W RIGHT-OF-WAY
 SEC SECTION

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

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

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

1151.91'



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

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

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



EXHIBIT "A-3"

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

DESCRIPTION

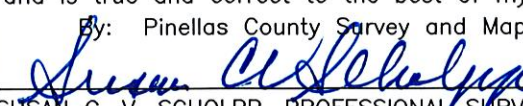
A three foot strip, being a portion of 66' Road Petition, as recorded in Deed Book 1376, Page 49, Public Records of Pinellas County, Florida, in the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, Pinellas County, Florida, being described as follows:

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

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

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

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

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

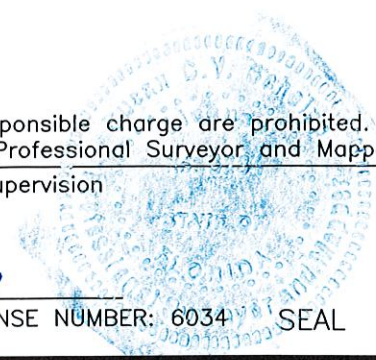
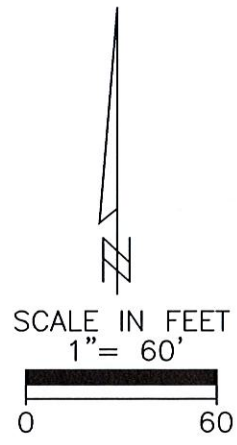
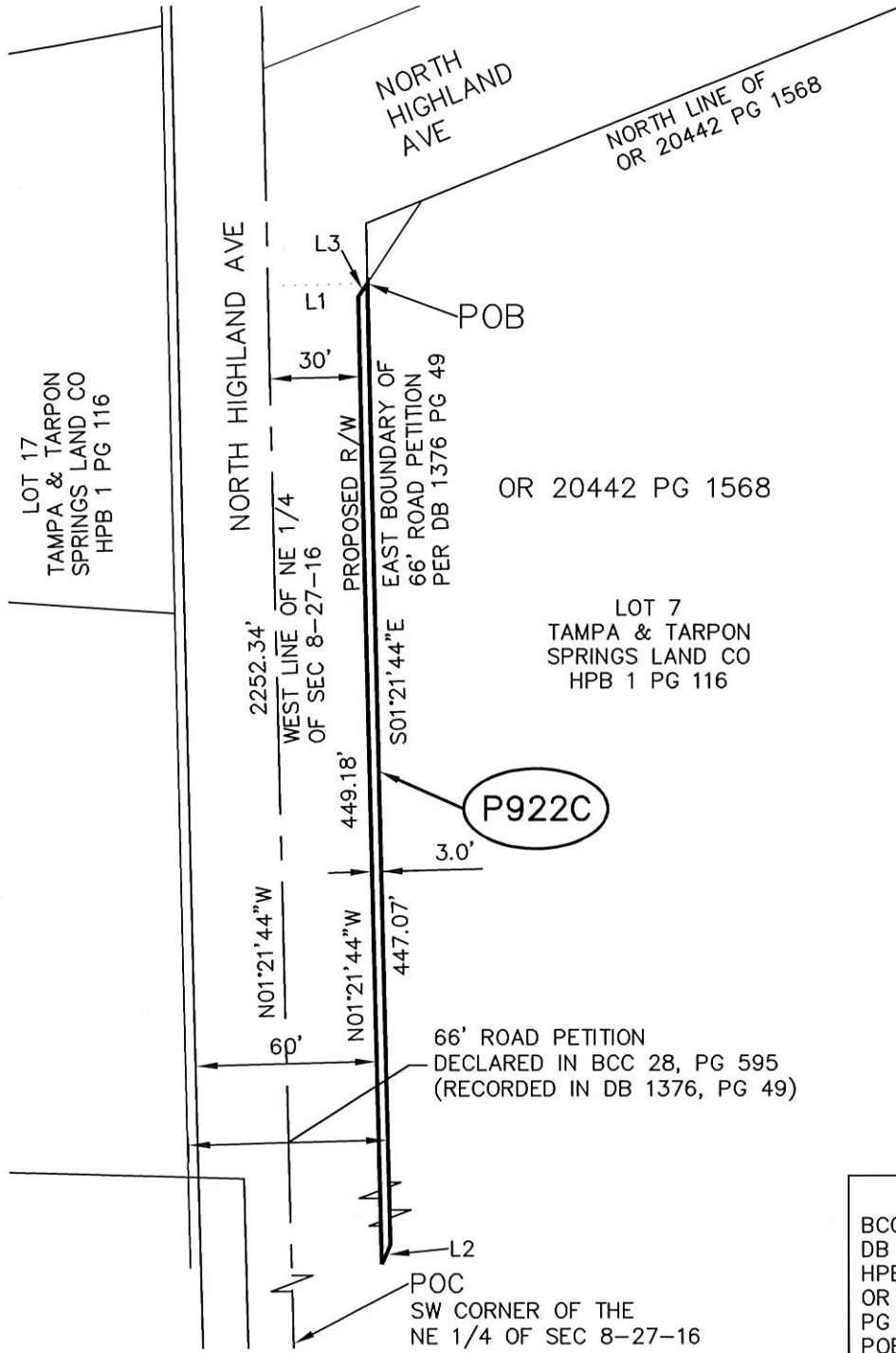


EXHIBIT "A-3"

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



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

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

S.F.N.:
 1931_00002



EXHIBIT "A-4"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

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

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

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

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

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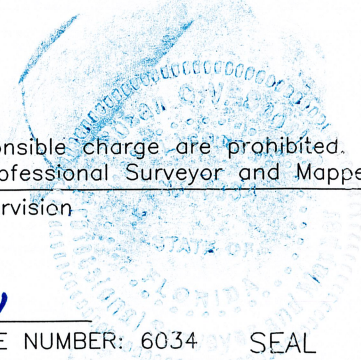
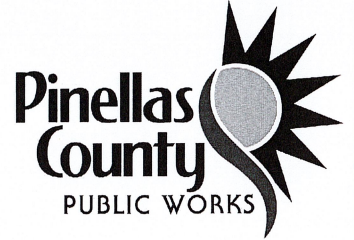
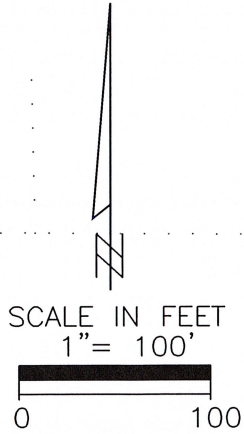
CALCULATED BY: RAC	The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.
CHECKED BY: GD	By: Pinellas County Survey and Mapping Division
S.F.N.: 1931_00002	 <i>Susan C. V. Scholpp</i> DATE <u>07/28/21</u> SUSAN C. V. SCHOLPP,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

EXHIBIT "A-4"



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



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

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

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

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

LEGEND

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

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

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

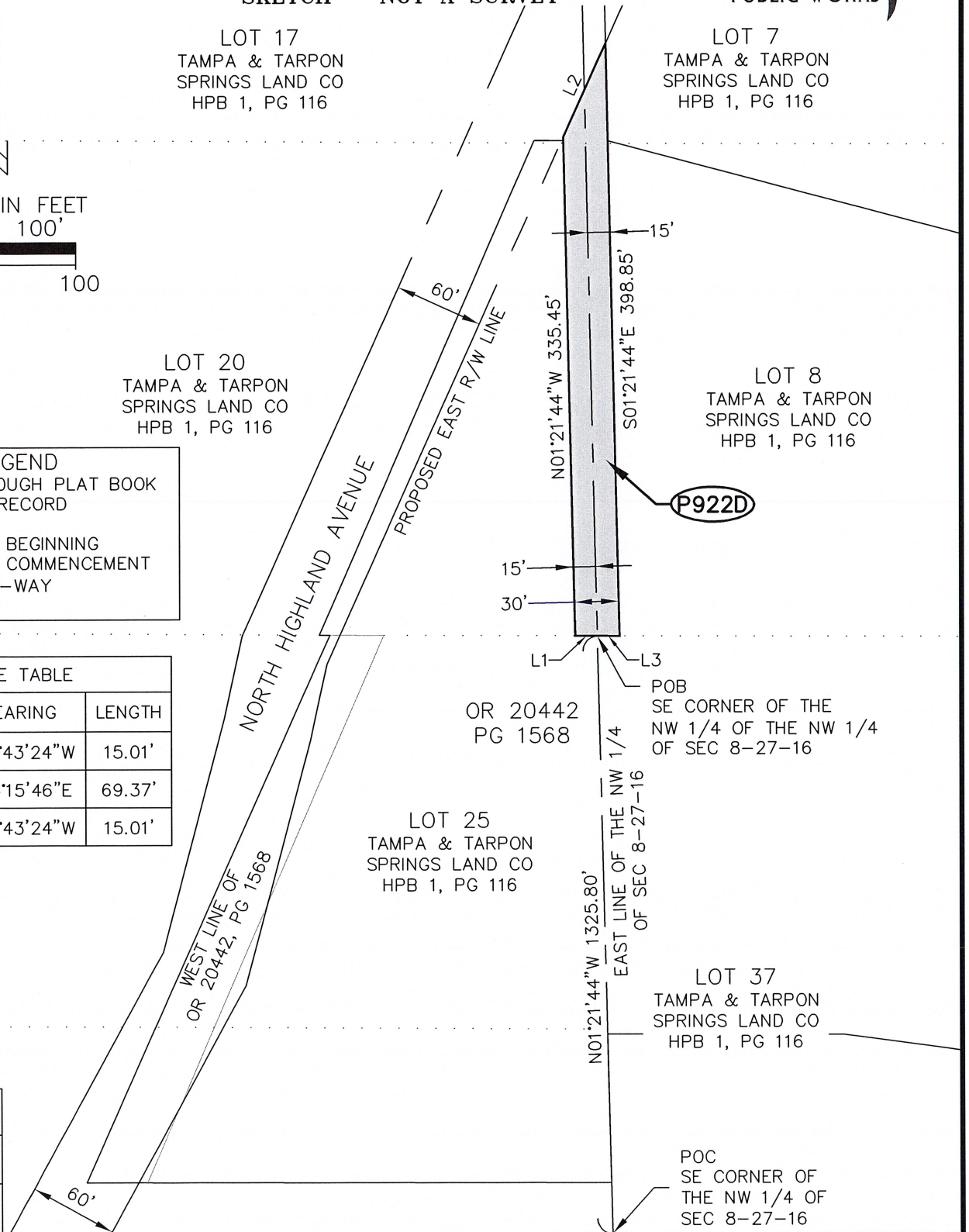


EXHIBIT "B-1"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

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

Commencing at the Southeast corner of the Northwest 1/4 of Section 8, Township 27 South, Range 16 East, thence run N 01°21'44"W along the East line of said Northwest 1/4 of Section 8, for a distance of 957.78 feet to a point on the South line of Parcel 6, said parcel being a part of that certain tract recorded in Official Records Book 20442, Page 1568; thence N89°54'49"W along said South line, for a distance of 319.82 feet to the POINT OF BEGINNING; thence continue along said South line N89°54'49"W, for a distance of 35.11 feet to a point on the West line of said Parcel 6; thence N24°13'43"E along said West line, for a distance of 403.83 feet; thence N89°46'00"W, for a distance of 7.19 feet; thence N23°35'07"E, for a distance of 362.64 feet; thence S89°41'38"E, for a distance of 18.54 feet to a point on the proposed Easterly Right-of-Way of N. Highland Avenue; thence along said proposed Easterly Right-of-Way the following five (5) courses: 1) S24°15'46"W, for a distance of 385.86 feet; 2) S12°18'38"W, for a distance of 51.90 feet; 3) S14°54'34"W, for a distance of 170.91 feet; 4) S28°52'16"W, for a distance of 59.61 feet; 5) S28°57'37"W, for a distance of 92.29 feet to the POINT OF BEGINNING.

CONTAINING: 17,288 square feet or 0.397 acres, more or less.

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

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

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

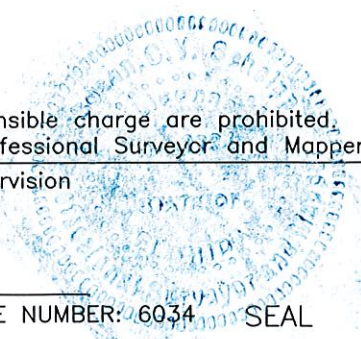


EXHIBIT "B-1"



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

LOT 18
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

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

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

OR 20442
 PG 1568

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

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

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

OR 20442
 PG 1568

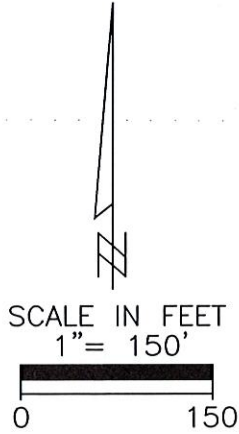
LOT 37
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 36
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

LOT 26
 TAMPA & TARPON
 SPRINGS LAND CO
 HPB 1, PG 116

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

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N89°54'49"W	35.11'
L2	N24°13'43"E	403.83'
L3	N89°46'00"W	7.19'
L4	N23°35'07"E	362.64'
L5	S89°41'38"E	18.54'
L6	S24°15'46"W	385.86'
L7	S12°18'38"W	51.90'
L8	S14°54'34"W	170.91'
L9	S28°52'16"W	59.61'
L10	S28°57'37"W	92.29'

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

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

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

EXHIBIT "B-2"



SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST

DESCRIPTION

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

Commencing at the Southwest corner of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, thence run N01°21'44"W along the West line of said Northeast 1/4 of Section 8, for a distance of 1724.22 feet; thence N88°38'16"E, for a distance of 15.00 feet to a point on the proposed East Right-of-Way line of North Highland Avenue and the POINT OF BEGINNING; thence leaving said proposed East Right-of-Way line N01°21'44"W along a line being 15.00 feet East of and parallel with the West line of the Northeast 1/4, for a distance of 42.37 feet; thence N23°35'32"E, for a distance of 35.55 feet returning to said proposed East Right-of-Way line; thence along said proposed East Right-of-Way line the following Two (2) courses: 1) S01°21'44"E along a line being 30.00 feet East of and parallel with the West line of the Northeast 1/4, for a distance of 43.33 feet; 2) thence S24°15'46"W, for a distance of 34.68 feet to the POINT OF BEGINNING.

CONTAINING: 643 square feet or 0.015 acres, more or less.

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

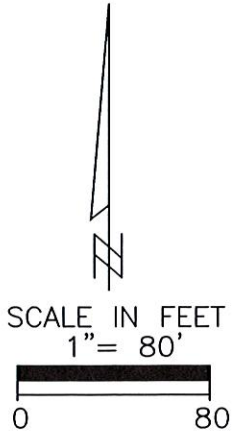
Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description is invalid without the original signature and seal of the Professional Surveyor and Mapper.

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

EXHIBIT "B-2"



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



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

PROPOSED EAST R/W LINE
 3'
 66' ROAD PETITION
 DECLARED IN BCC 28, PG 595
 (RECORDED IN DB 1376, PG 49)

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

OR 20442
 PG 1568

POB

WEST LINE OF THE NE 1/4
 OF SEC 8-27-16

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

OR 20442
 PG 1568

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

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

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

POC
 SW CORNER OF
 THE NE 1/4 OF
 SEC 8-27-16

LEGEND

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

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°38'16"E	15.00'
L2	N01°21'44"W	42.37'
L3	N23°35'32"E	35.55'
L4	S01°21'44"E	43.33'
L5	S24°15'46"W	34.68'

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

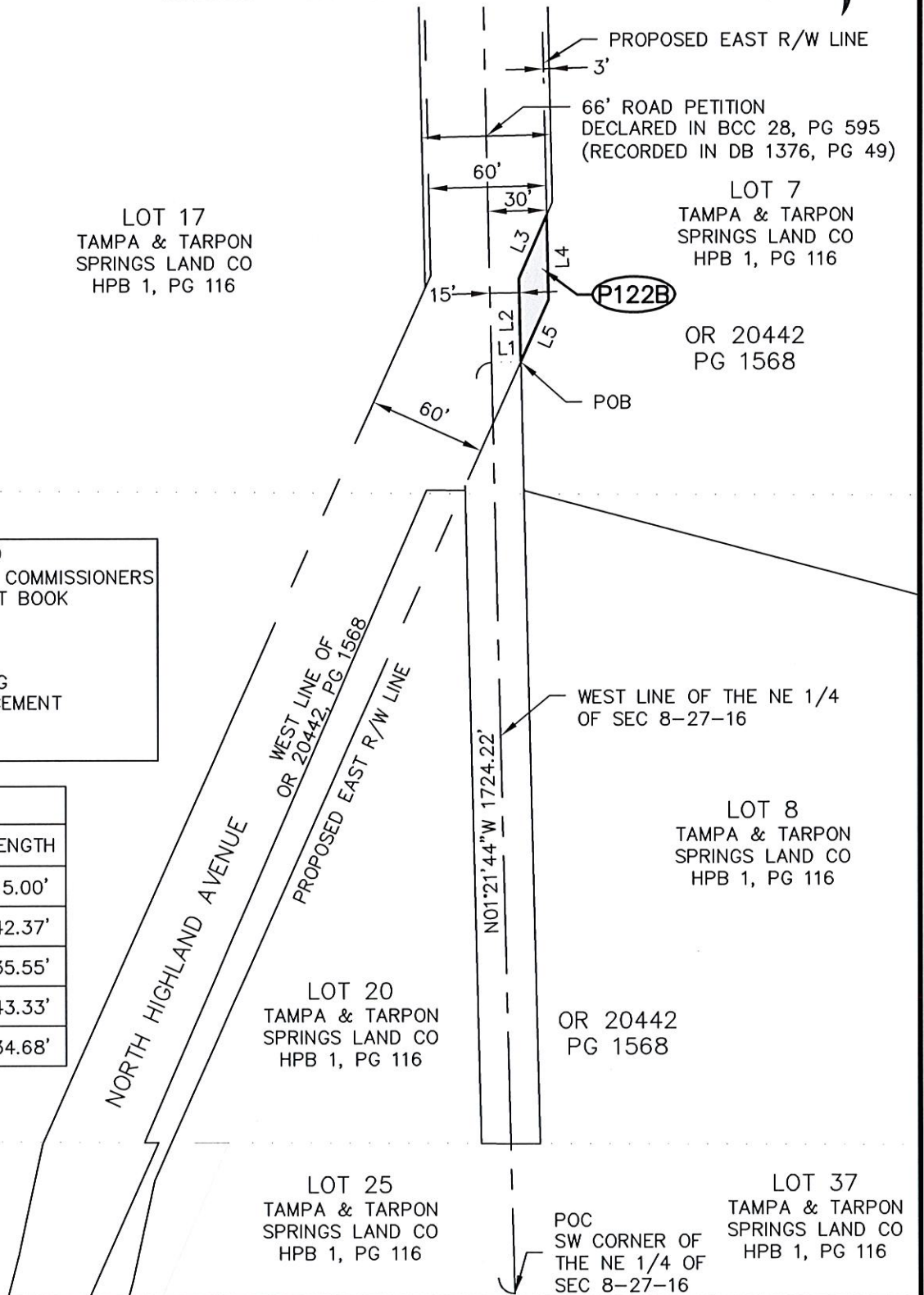


EXHIBIT "B-3"



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

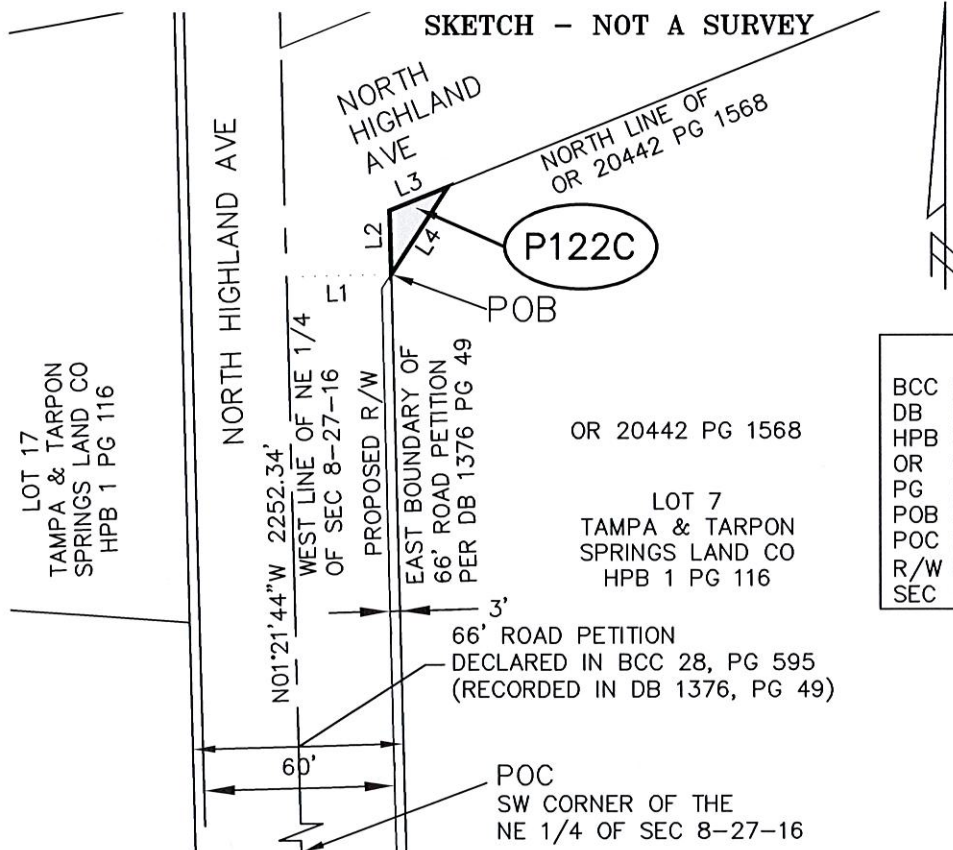
DESCRIPTION

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

Commencing at the Southwest corner of the Northeast 1/4 of Section 8, Township 27 South, Range 16 East, run N01°21'44"W along the West line of said Northeast 1/4 of Section 8, for a distance of 2252.34 feet; thence N88°38'16"E, for a distance of 33.00 feet to a point on the East boundary of the 66' Road Petition described in Deed Book 1376, Page 49, Public Records of Pinellas County, Florida, said point being the POINT OF BEGINNING; thence N01°21'44"W along said East line for a distance of 19.92 feet to a point on the North line of said parcel described in Official Records 20442, Page 1568; thence N68°01'44"E along said North line, for a distance of 19.93 feet; thence S33°20'35"W, for a distance of 32.76 feet, the POINT OF BEGINNING.

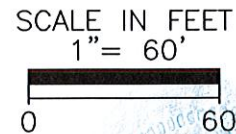
Containing: 186 square feet or 0.004 acres more or less

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



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°38'16"E	33.00'
L2	N01°21'44"W	19.92'
L3	N68°01'44"E	19.93'
L4	S33°20'35"W	32.76'

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



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

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

