

Prepared by and return to:  
Administrative Services Dept.  
Attn: John Lowe  
509 East Avenue South  
Clearwater, FL 33756

Property Appraiser  
PW Operations

### COUNTY DEED

THIS DEED, made this 14<sup>th</sup> day of February, 2023 by PINELLAS COUNTY, a political subdivision of the State of Florida, whose address is 509 East Avenue South, Clearwater, Florida 33756, hereinafter referred to as "Grantor", to TIBBETS LUMBER CO. LLC, whose mailing address is 3300 Fairfield Avenue South, Saint Petersburg, Florida 33712, hereinafter referred to as "Grantee".

### WITNESSETH

That the said Grantor, for and in consideration of the sum of Four Thousand Nine Hundred and Fifty Dollars (\$4,950.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, his or her heirs and assigns forever, the following described land lying and being in Pinellas County, Florida:

Lands described in Exhibit "A" attached hereto and made a part hereof.

Grantor is not reserving any interest in phosphate, minerals, metals, or petroleum created pursuant to Section 270.11, Florida Statutes.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

[Signature page to follow]

SIGNED AND DELIVERED

IN THE PRESENCE OF:

ATTEST: KEN BURKE  
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA  
by and through its Board of County  
Commissioners

By:   
Deputy Clerk

By:   
Janet Long, Chair



PINELLAS COUNTY  
PUBLIC WORKS  
SURVEY AND MAPPING DIVISION  
22211 U.S. HIGHWAY 19 N.  
CLEARWATER, FLORIDA 33765-2328  
PHONE # (727) 464-8904



SECTION 02, TOWNSHIP 30 SOUTH, RANGE 15 EAST  
DESCRIPTION

A Sixteen (16) foot wide strip, the same being the former railroad spur described as Parcel No. F004"D"R1, conveyed to Pinellas County, per O.R. 13193, Pages 2100-2113, public records of Pinellas County, Florida, lying within the North 1/2 of the Southeast 1/4 of Section 2, Township 30 South, Range 15 East, Pinellas County, Florida, the same being a portion of former Lots 12 and 13, PINELLAS GROVES Subdivision, according to plat thereof, as recorded in Plat Book 1, Page 55, public records of Pinellas County, portions of said plat, being vacated by the authority of the Pinellas County Board of County Commissioners, as described in Board of County Commissioners Minute Book No. 61, Pages 310-312, dated March 21, 1961, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 2, run N 00°08'47"E along the East line of the Southeast 1/4 of said Section 2, for a distance of 1330.72 feet to the Southeast corner of the North 1/2 of said Southeast 1/4 of Section 2; thence N 88°46'49" W along the South line thereof, for a distance of 1461.56 feet; thence N 01°13'11" E, for a distance of 52.50 feet, for a POINT OF BEGINNING; thence N 83°49'55" E, for a distance of 48.52 feet to a Point of Curvature; thence northeasterly, 268.80 feet along the arc of a curve, concave northwest, having a radius of 279.94 feet, through a central angle of 55°00'56", a chord bearing N 56°19'27" E, 258.59 feet to a Non-tangent Point of Intersection with the East line of that certain tract, as conveyed in aforesaid O.R. 4794, Pages 615-616; thence S 01°25'42" W along the East line thereof, for a distance of 31.84 feet to a Point on Curve, a radial to said point being S 55°42'06" E; thence southwesterly, 209.14 feet along the arc of a curve, concave northwest, having a radius of 295.94 feet, through a central angle of 40°29'28", a chord bearing S 54°32'38" W, 204.82 feet to a Point of Intersection with the South line of said tract, as conveyed in O.R. 4794, Pages 615-616; thence N 88°46'49" W along said South line, for a distance of 95.83 feet to the POINT OF BEGINNING.

CONTAINING: 4,089 square feet or 0.094 acres more or less.

BASIS OF BEARINGS: Bearings are assumed, based on the East line of the Southeast 1/4 of Section 2, Township 30 South, Range 15 East, Pinellas County, Florida, being N00°08'47"E.

Additions or deletions by other than the Professional Surveyor and Mapper in responsible charge are prohibited. Sketch and/or Description has been electronically signed and sealed using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The above Sketch and Land description was prepared under my supervision and is true and correct to the best of my knowledge and belief.

*George A Shimp III*

2022.04.21 10:18:06 -04'00'

GEORGE A. SHIMP III, PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER: 6137, STATE OF FLORIDA

DATE

S.F.N.: 0501_01711	P.I.D.: 001851B	CALCULATED BY: AZ	CHECKED BY: TS	Pinellas County Survey and Mapping Division
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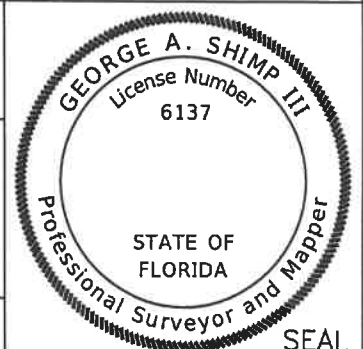


EXHIBIT   A  

Parcel No.: F004"D"R1  
SHEET 1 OF 2

S:\Divisions\Survey\Survey\Case\_1711\DWG\501\_1711 SD F004-D-R1.dwg, Apr 20, 2022 - 2:25pm

PINELLAS COUNTY  
PUBLIC WORKS  
SURVEY AND MAPPING DIVISION  
22211 U.S. HIGHWAY 19 N.  
CLEARWATER, FLORIDA 33765-2328  
PHONE # (727) 464-8904



SECTION 02, TOWNSHIP 30 SOUTH, RANGE 15 EAST  
SKETCH - NOT A SURVEY

SCALE IN FEET  
1" = 100'

12  
OR 4794, PG. 615-616

POINT OF BEGINNING  
N83°49'55"E  
48.52'  
N88°46'49"W  
95.83'

N01°13'11"E  
52.50'

21

FORMER PINELLAS GROVES  
PLAT BOOK 1, PAGE 55

PARCEL  
F004"D"R1

RADIAL S55°42'06"E  
15'

C1

EAST LINE OF  
OR 4794, PG. 615-616

S01°25'42"W  
31.84'

13

MULTIPLE EASEMENTS AND RIGHTS  
RETAINED BY CSX TRANSPORTATION, INC  
PER OR 13193, PG. 2100-2113

SOUTH LINE OF  
OR 4794, PG. 615-616

20TH AVE. SE.

FORMER PINELLAS GROVES  
PLAT BOOK 1, PAGE 55

20

SOUTH LINE OF THE N.1/2 OF  
THE SE.1/4 OF SEC. 02-30-15  
N00°08'47"E  
1330.72'

POINT OF COMMENCEMENT  
SE. COR. OF  
SEC. 2-30-15

C1 CURVE DATA	
LENGTH	268.80'
RADIUS	279.94'
DELTA ANGLE	55°00'56"
CHORD BEARING	N56°19'27"E
CHORD DISTANCE	258.59'
C2 CURVE DATA	
LENGTH	209.14'
RADIUS	295.94'
DELTA ANGLE	40°29'28"
CHORD BEARING	S54°32'38"W
CHORD DISTANCE	204.82'

14  
EAST LINE OF  
THE SE.1/4 OF  
SEC. 2-30-15  
SE. COR. OF THE  
NORTH 1/2 OF  
THE SE.1/4 OF  
SEC. 2-30-15

LEGEND

COR CORNER  
± MORE OR LESS  
OR OFFICIAL RECORD  
PG. PAGE  
SEC ##-##-## SECTION, TOWNSHIP, RANGE

NOTES:

1. Portions of Pinellas Groves Subdivision (Plat Book 1, Page 55) vacated by the authority of the Pinellas County Board of County Commissioners, as described in Board of County Commissioners Minute Book Number 61, Pages 310-312, dated March 21, 1961.

S.F.N.:  
0501\_01711

EXHIBIT A

Parcel No.: F004"D"R1  
SHEET 2 OF 2

S:\Divisions\Survey\VACATION\_SFN 0501\Case\_1711\Drawg\501\_1711 SD F004-D-R1.dwg, Apr 20, 2022 - 2:26pm