Subject:

Submitted By: Edward R. Sharp, Sr. Trust
West Family Trust u/w of Gurth A. West
U-HAUL Company of Florida
13473 E. Rena Drive
Largo, FL  33771

File No.:  1472

Department: Real Estate Management
Public Works

Staff Member Responsible: Andrew W. Pupke, Director
Troy Tinch, Manager

Recommended Action:
I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS (BOARD) CONSIDER GRANTING THE PETITION TO VACATE, SUBJECT TO THE RECOMMENDED CONDITIONS OUTLINED HEREIN, RETAINING A DRAINAGE AND UTILITY EASEMENT, AND IF GRANTED, ADOPT THE ATTACHED RESOLUTION PURSUANT TO FLORIDA STATUTES, CHAPTER 336 AND AUTHORIZE THE CLERK TO ATTEST AND RECORD THE RESOLUTION IN THE PUBLIC RECORDS OF PINELLAS COUNTY.

Summary Explanation/Background:
A Public Hearing was held on June 2, 2015, whereby the Board heard and denied the applicants’ original vacation request. The Board suggested the applicant meet with the neighborhood property owners to attempt to resolve the issues before proceeding with another application, and proposed that all affected property owners, including the companies on West Rena Drive, join the effort to reach a resolution.

The petitioners have filed a new petition to vacate the same portion of the East Rena Drive ROW as the previous petition. At the time of advertising this public hearing, the petitioners were in the process of attempting resolution with neighborhood property owners regarding the outstanding issues of right of way street parking, tractor trailer traffic shift to West Rena Drive, and tractor trailer back-up and turnaround activities. The petitioners will present the outcomes of the attempts at the public hearing. At the June 2, 2015 public hearing, the issues of school bus stop locations, school bus turnaround requirements, street flooding and petition to vacate notification postings were settled.

County departments have reviewed this re-submitted petition to vacate. Many of the previous conditions of the staff recommendation of approval of the original petition have been addressed and satisfied. The remaining conditions of approval recommended by staff include construction of a cul-de-sac as required by the County Code at the new termination of North Rena Drive, which will require the applicants to go through the Site Plan and ROW Utilization Permitting (RUP) processes to demonstrate that they can meet the Code requirements for the cul-de-sac, including providing additional ROW than what is currently existing. Staff recommends that a Drainage and Utility Easement be reserved over the vacated area. Staff agrees that once all conditions are met, the vacation should be executed.
The subject petition seeks Conditional Board approval to vacate a portion of right of way known as East Rena Drive and is 60 feet wide and extends from the North ROW of Ulmerton Road to a point approximately 440 feet North, in the Palm Breeze Estates Subdivision, Section 6, Township 30 South, Range 16 East, Plat Book 31, Page 64, Pinellas County, Florida. The conditions are listed in the resolution and include:

1. The Petitioners submit a written waiver of any and all claims of injury to their respective properties which could potentially result from this vacation;
2. The Petitioners go through the Pinellas County Site Plan Review process and obtain a Right-of-Way Utilization Permit for construction of the required cul-de-sac;
3. The Petitioners grant the County sufficient interest in the additional right-of-way needed for the required cul-de-sac;
4. The cul-de-sac is successfully built pursuant to the Pinellas County Code;
5. Any and all necessary utility relocations and/or reservations from the County and other utility companies notified during this process are respectively relocated or retained.

The properties adjacent to the ROW subject to this vacation request have been annexed into Largo. As the road has not been transferred, the portion of East Rena Drive subject to this request is still under County jurisdiction.

The properties adjacent to the remaining portion of East Rena Drive are not subject to the vacation request. The adjacent properties along North Rena Drive are located within unincorporated Pinellas County.

A Public Hearing was held on March 10, 2015 whereby sitting as the Countywide Planning Authority, the Board adopted Ordinance No. 15-13 approving the land use change request for this property. The request was to amend the Countywide Future Land Use Plan from Industrial Limited to Commercial General.

Letters of no objection were received for the requested petition and Bright House, City of Largo, Duke Energy, Pinellas County Public Works, Verizon and WOW! All have requested to retain easements for equipment and facilities in the ROW.

**Fiscal Impact/Cost/Revenue Summary:**

N/A

**Exhibits/Attachments Attached:**

Contract Review Transmittal
Petition to Vacate
Notification List
Resolution
Location Map
CONTRACT REVIEW TRANSMITTAL SLIP

PROJECT: Edward R. Sharp Trust, West Family Trust, U-Haul Company of Florida
TYPE: Legislative Petition to Vacate a portion of Right of Way
Date: 8/4/2015 ESTIMATED EXPENDITURE/REVENUE: $ 750.00

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call 464-3672 at so that it can be picked up and taken to the next Review Authority on the list.

<table>
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<th>Review Signature</th>
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<td>7/14/15</td>
<td>S</td>
<td>____</td>
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<td>2/20/2015</td>
<td>CATS Response</td>
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<td>7/15/15</td>
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<td>See BCC memo &amp; resolution edit</td>
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____ Release/Termination/Amendment
____ FS 177.101 - Vacation
____ FS 336.09/10/12 - ROW
____ Advertisement to Board Records
____ Scheduled Board Date
____ Complies with Section 8 Real Estate Procedures 3.2.2 Notification

Please return to Real Estate Management Department, Real Property Division by 2015
All inquiries should be made to CYNTHIA HARRIS at telephone extension 43773 or 4-3672.
SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS 
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE, PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioner, West Family Trust u/w of Gurth A. West
Name of Petitioner

and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:
Lands described in legal description attached hereto and by this reference made a part hereof.

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the forgoing statements are true:

[Signature]
David Owen, Agent

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 29th day of January, 2015, by David Owen, as Agent. He is personally known to me, or has produced [signature] as identification, and who did (did not) take an oath.

[Seal]

NOTARY SEAL

My Commission Expires: May 11, 2018
Commission Number: FF1863
SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioners, Edward R. Sharp Sr. and Joyce A. Sharp Trust
Name of Petitioner

and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:

Lands described in legal description attached
hereeto and by this reference made a part hereof.

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat
(easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding
property or property owners, and that the above described property does not now serve and is not needed for any
public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation
affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the foregoing statements are true:

[Signature]
David Owen, Agent

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to (or affirmed) and subscribed before me this 29th day of January, 2015, by
David Owen, as Agent. He is personally known to me, or has produced
as identification, and who did (did not) take an oath.

[Seal]

NOTARY
Print Name: Jacqueline M. Rivera
Commission Number: FF131863
My Commission Expires: May 11, 2018

NOTARY
Print Name: Jacqueline M. Rivera
Commission Number: FF131863
My Commission Expires: May 11, 2018
SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS
OF PINELLAS COUNTY, FLORIDA

PETITION TO VACATE PUBLIC RIGHTS-OF-WAY OR ALLEYS

Comes now your Petitioner, U-HAUL Company of Florida

Name of Petitioner

and respectfully requests this Honorable Board of County Commissioners to adopt a resolution vacating:

Lands described in legal description attached
hereeto and by this reference made a part hereof:

Your petitioner represent that: 1) the petitioner own the fee simple title to the whole or that portion of the plat (easement) that is sought to be vacated; 2) the vacation request herein will not cause injury to any surrounding property or property owners, and that the above described property does not now serve and is not needed for any public purpose; 3) the interest of the public will not be adversely affected by this vacation, nor will such vacation affect the ownership, or the right of convenient access, of persons owning any other parts of said subdivision.

I hereby swear and/or affirm that the foregoing statements are true:

[Signature]

ARIZONA
STATE OF FLORIDA
COUNTY OF PINELLAS MARICOA

Sworn to (or affirmed) and subscribed before me this 3 day of February, 2015, by
Carlos Vizcarra 
(He is personally known to me or has produced as identification, and who did (did not) take an oath.

My Commission Expires: 6/23/15
Commission Number: 309209
PROPERTY OWNER COURTESY NOTIFICATION LIST FOR FILE #1472

PETITIONERS

EDWARD R. SHARP SR.  
JOYCE A. SHARP TRUST  
2 SEASIDE LANE #502  
BELLEAIR, FL 33756

WEST FAMILY TRUST  
U/W GURTH A. WEST  
10184 BIRCH BLUFF LANE  
LAS VEGAS, NV 89145-0822

U-HAUL COMPANY OF FL  
2727 N. CENTRAL AVENUE  
PHOENIX, AZ 85004-1155

ADJACENT PROPERTY OWNERS  
NOTIFICATION LETTER SENT TO THESE OWNERS  
BY THE CLERK OF THE CIRCUIT COURT – BCC RECORDS DIVISION

REAL PROPERTY DIVISION  
ATTN: CYNTHIA M. HARRIS  
509 EAST AVENUE S  
CLEARWATER, FL 33756

ALLIANCE LARGO LLC  
2201 WAUKEGAN RD STE 120  
BANNOCKBURN, IL 60015-1568

BUSHWOOD ENTERPRISES INC  
2854 QUAIL HOLLOW RD  
CLEARWATER, FL 33761-3222

WEST, SANDRA M TRE  
TAYLOR, ADRIAN D TRE  
10184 BIRCH BLUFF LN  
LAS VEGAS, NV 89145-8822

*******  
*******  

MEINCH ENTERPRISES INC  
13622 66TH ST  
LARGO, FL 33771-4906

TYLER, HENRY  
TYLER, TIMOTHY T  
13 BELLEVUE DR  
TREASURE ISLAND, FL 33706-1201

BANK OF AMERICA  
ATTN CORP REAL ESTATE  
1 N TRYON ST  
CHARLOTTE, NC 28255-0001

WEST, SANDRA M  
SHARP, EDWARD R TRE  
2 SEASIDE LN APT 502  
BELLEAIR, FL 33756-1988

VITUCCI, JUDY  
VITUCCI, GARY  
13497 RENA DR W  
LARGO, FL 33771-4925

COMERFORD, MARK  
6780 N RENA DR  
LARGO, FL 33771-4924

R E M PROPERTIES V LLC  
307 62ND AVE N  
ST PETERSBURG, FL 33702-7537

U-HAUL CO OF FLORIDA  
2727 N CENTRAL AVE  
PHOENIX, AZ 85004-1155

SHARP, EDWARD R TRE  
SHARP, JOYCE A TRE  
2 SEASIDE LN APT 502  
BELLEAIR, FL 33756-1988

DAVID OWEN  
255 CAPRI CIRCLE NORTH  
SUITE 35  
TREASURE ISLAND, FL 33706

ROESCH, KENNETH M II FAMILY TRUST  
ROESCH, ANITA M FAMILY TRUST  
15411 NW 46TH LN  
CHIEFLAND, FL 32626-4873

KULIGOWSKI, JOSEPH M  
KULIGOWSKI, PATRICIA A  
421 PALM ISL NE  
CLEARWATER, FL 33767

HILKERT, LARRY L TRE  
HILKERT, GLADYS N TRE  
2160 LAURENCE DR S  
CLEARWATER, FL 33764-6466

TYLER, HENRY W  
TYLER, CRAIG H  
13 BELLEVUE DR  
TREASURE ISLAND, FL 33706-1201

SEAN P. CASHEN, P.E.  
GULF COAST CONSULTING, INC.  
13825 ICOT BLVD. SUITE 605  
CLEARWATER, FL 33760
RESOLUTION NO.________________________

RESOLUTION VACATING A PORTION OF EAST RENA DRIVE IN PALM BREEZE ESTATES SUBDIVISION IN PLAT BOOK 31 PAGE 64 LOCATED IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST OF THE PUBLIC RECORDS OF PINELLAS COUNTY.

WHEREAS, the Edward R. Sharp Sr. and Joyce A. Sharp Trust, the West Family Trust u/w of Gurth A. West and U-HAUL Company of Florida have petitioned this Board of County Commissioners to vacate the following described property:

Lands described in legal description attached hereto
and by this reference made a part hereof; and

WHEREAS, the Petitioners are the owners of record of the portion of the plat requested to be vacated, and have shown that the vacation of such portion of the plat will not affect the ownership or rights of convenient access of persons owning other parts of the subdivision, or cause injury to any surrounding property owners; and

WHEREAS, the Petitioners are aware and on notice that this vacation will potentially result in impacts regarding access to their properties; and

WHEREAS, a Drainage and Utility Easement will be retained over the entire vacated area; and

WHEREAS, in order to properly terminate a County roadway pursuant to the standards in the Pinellas County Code, Petitioners are responsible for the construction of a cul-de-sac at the new termination of North Rena Drive; and

WHEREAS, the Petitioners also agree to grant the County sufficient property interests for the additional right-of-way needed for the required cul-de-sac; and
WHEREAS, the Petitioners' affidavits, have been received by the Board of County Commissioners.

WHEREAS, the Petitioners have expressed their understanding and agreement to the County regarding the terms and conditions of this Resolution; and

WHEREAS, the County has determined that the interest of the public will not be adversely affected; (1) if the above-referenced cul-de-sac is properly constructed pursuant to the Pinellas County Code; and (2) provided that reasonable public road access remains for the properties adjacent to the vacated ROW.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this ______ day of ______________, 20__, that the above described property and plat be, and the same are hereby vacated, insofar as this Board of County Commissioners has the authority to do so, pursuant to 336.09, Florida Statutes, provided, however, that the vacation shall not take effect until the following conditions are met:

1. The Petitioners submit a written waiver of any and all claims of injury to their respective properties which could potentially result from this vacation;

2. The Petitioners go through the Pinellas County Site Plan Review process and obtain a Right-of-Way Utilization Permit for construction of the required cul-de-sac;

3. The Petitioners grant the County sufficient interest in the additional right-of-way needed for the required cul-de-sac;

4. The cul-de-sac is successfully built pursuant to the Pinellas County Code and to include installation of “No Parking” signs in the cul-de-sac only;
5. Any and all necessary utility relocations and/or reservations from the County and other utility companies notified during this process are respectively relocated or retained.

The EFFECTIVE DATE of this vacation shall be the date upon which a written certification, acknowledging the successful completion of all of the above conditions, has been executed by the appropriate County Departments. If the above conditions are not met, the vacation shall not be granted.

BE IT FURTHER RESOLVED that this resolution and the proof of publication of the notice of public hearing, and the proof of publication of the notice of adoption hereof, be recorded in the deed records of Pinellas County, Florida.

Commissioner ___________________ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner ___________________ and upon roll call, the vote was:

AYES:

NAYS:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY
BY
ATTORNEY
DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF EAST RENA DRIVE (60-FOOT RIGHT OF WAY), AS SHOWN ON THE PLAT OF PALM BREEZE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF PINELLA COUNTY, FLORIDA, BEING SITUATED IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 2 OF SAID PALM BREEZE ESTATES SUBDIVISION; THENCE NORTH 0°49'00" WEST ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 22.22 FEET TO AN INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SAID EAST RENA DRIVE WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 688 (RIGHT OF WAY VARIES), AND THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, NORTH 0°49'00" WEST, A DISTANCE OF 449.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°29'43" WEST, 17.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 53°21'57", AN ARC LENGTH OF 18.63 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 35°50'01" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID EAST RENA DRIVE AND THE WESTERN-MOST CORNER OF LOT 13, BLOCK 1 OF SAID PALM BREEZE ESTATES SUBDIVISION, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 27°29'29" EAST, 71.83 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 53°21'02", AN ARC LENGTH OF 74.49 FEET TO THE END OF SAID CURVE; THENCE SOUTH 0°49'00" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 453.29 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 688; THENCE NORTH 86°50'30" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 60.14 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.686 ACRES, MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF.
DATE: March 19, 2015
PROJECT NAME: Ulmerton
PROJECT NO: 14-0345
DESCRIPTION FOR: U-haul Cul-de-sac Description

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF EAST RENA DRIVE (60-FOOT RIGHT OF WAY) & LOT 8, BLOCK 2, AS SHOWN ON THE PLAT OF PALM BREEZE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING SITUATED IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 13, BLOCK 1 OF SAID PALM BREEZE ESTATES SUBDIVISION SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY OF SAID EAST RENA DRIVE AND BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°31'43" EAST, 29.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 21°16'32", AN ARC DISTANCE OF 29.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 42.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 64°33'52" WEST, 83.29 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF LOT 13, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 194°54'38", AN ARC DISTANCE OF 142.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°24'40" WEST, 22.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°51'41", AN ARC DISTANCE OF 24.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH RENA DRIVE AND NORTH LINE OF LOT 8, BLOCK 2 OF SAID PALM BREEZE ESTATES SUBDIVISION; THENCE SOUTH 86°48'37" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 8, A DISTANCE OF 27.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 70°30'25" EAST, 11.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF AFOREMENTIONED LOT 8, THROUGH A CENTRAL ANGLE OF 32°36'23", AN ARC DISTANCE OF 11.38 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LOT 8, NORTH 35°50'01" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4,300 SQUARE FEET, MORE OR LESS.
ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF
Sketch to accompany legal description
A portion of East Rena Drive, and Lot 8, Block 2, Palm Breeze Estates Subdivision,
situated in Section 6, Township 30 South, Range 16 East,
City of Largo, Pinellas County, Florida

Sketch - not a boundary survey

Description:
(See attached)

Legend:
P.O.B. = Point of Beginning
R/W = Right of Way
P.B. = Plat Book
S.F. = Square Feet

Surveyor's Notes:
1. Bearings shown hereon are based on a value of north 0°49' west for the east right of way line of E. Rena Drive and is identical to the plat of Palm Breeze Estates Subdivision, according to the plat thereof recorded in Plat Book 31, Page 64 of the Public Records of Pinellas County, Florida.

Curve Data Table

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This map prepared by:
AARON H. HOSMAN, P.S.

Certified by signature for: 3:37:59
William T. Thomas, Jr., P.S.
Pinellas County, Florida

This map is made in support of Florida Land Surveyor and Appraiser

CONCEPT DEVELOPMENT, INC.

135 NW 77th Drive
Gainesville, Florida 32605
352-373-6581
www.ConceptDevl.com

FLORIDA P.S.
04-0345.06
COUNTY DEED

THIS DEED, made this 28 day of April, 2015, by U-HAUL COMPANY OF FLORIDA, whose address is 2727 N. Central Avenue, Phoenix, Arizona, 85004-1155, hereinafter referred to as “Grantor”, and PINELLA COUNTY, whose address is 509 East Avenue South, Clearwater, FL 33756, a political subdivision of the State of Florida, hereinafter referred to as “Grantee.”

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has released, granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land lying and being in Pinellas County, Florida:

Lands described in Exhibit “A” attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, the said party of the first part has hereunto set their hand the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

Jennifer Hudgins

Print Name:

Judson Lasmer

Print Name:

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 28 day of April, 2015 by Carlos Vizcarra of U-Haul Company of Florida, a Florida Corporation, on behalf of the Corporation. He is personally known to me or has produced Florida Driver's License as identification and who did (did not) take an oath, as in more particular the State of Arizona Maricopa County

Misty Dorman

My Commission Expires 6/23/15


NOTARY
RIGHT-OF-WAY EASEMENT

THIS INDENTURE, made this 28th day of April, 2015, between UHAUL CORPORATION OF FLORIDA, whose address is 2727 N. Central Avenue, Phoenix, Arizona, 85004-1155, hereinafter referred to as Grantor and PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, Florida 33756, a political subdivision of the State of Florida, hereinafter referred to as Grantee.

WITNESSETH

Grantor hereby warrants and covenants that (a) Grantor is the owner of the fee simple title to the property, in which the below described Easement is located, and that (b) Grantor has full rights and lawful authority to grant and convey this Easement to the Grantee.

That the said Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations to them in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the Grantee, and the Grantee's successors and assigns, a right-of-way easement over and across the following described property, together with reasonable access for the Grantor's employees and contractors to install, inspect, maintain, and repair the Grantee's facilities and the right to authorize use of this easement by other public and private utilities as needed to provide power, telecommunications and other utilities as deemed necessary:

Lands described in legal description attached as Exhibit "A" hereto and made a part hereof, hereinafter referred to as the "Easement."

The purpose of this Easement is for public roadway, sidewalk, drainage and utility purposes, together with any reasonable or necessary appurtenances thereto.

IN WITNESS WHEREOF, the said Grantor hereto has signed the day and year first written above.

SIGNED AND DELIVERED IN THE PRESENCE OF:

WITNESSES:

[Signatures]

PRINT NAME: Tim F. Hughes

PRINT NAME: Judson L. Hower

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 28th day of April, 2015, by Carlos Vizcarra, Vice President of U-HAUL Company of Florida, a Florida Corporation, on behalf of the Corporation. The individual is personally known to me and/or has produced a Florida Driver's License as identification.

NOTARY SEAL
My Commission Expires: 6/23/15

NOTARY
Print Name: Misty Dorman
Commission Number: 411201

Notary Public State of Arizona
Maricopa County
Misty Dorman
My Commission Expires 06/23/2015
DATE: March 19, 2015
PROJECT NAME: Ulmerton
PROJECT NO: 14-0345
DESCRIPTION FOR: U-haul Cul-de-sac Description

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF EAST RENA DRIVE (60-FOOT RIGHT OF WAY) & LOT 8, BLOCK 2, AS SHOWN ON THE PLAT OF PALM BREEZE ESTATES SUBDIVISION, ACCORDING TO THE PLAT THEREOF Recorder in PLAT BOOK 31, PAGE 64 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING SITUATED IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERN MOST CORNER OF LOT 13, BLOCK 1 OF SAID PALM BREEZE ESTATES SUBDIVISION SAID CORNER LYING ON THE NORTHERLY RIGHT OF WAY OF SAID EAST RENA DRIVE AND BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 80.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 43°31'43" EAST, 29.54 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTHWESTERLY LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 21°16'32", AN ARC DISTANCE OF 29.71 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 42.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 64°33'52" WEST, 83.29 FEET; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF LOT 13, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 194°54'38", AN ARC DISTANCE OF 142.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 52°24'40" WEST, 22.62 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°51'41", AN ARC DISTANCE OF 24.04 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NORTH RENA DRIVE AND NORTH LINE OF LOT 8, BLOCK 2 OF SAID PALM BREEZE ESTATES SUBDIVISION; THENCE SOUTH 86°48'37" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTH LINE OF LOT 8, A DISTANCE OF 27.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 70°30'25" EAST, 11.23 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, WITH SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF AFOREMENTIONED LOT 8, THROUGH A CENTRAL ANGLE OF 32°36'23", AN ARC DISTANCE OF 11.38 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LOT 8, NORTH 35°50'01" EAST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4,300 SQUARE FEET, MORE OR LESS.
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

A PORTION OF EAST RENA DRIVE, AND LOT 8, BLOCK 2, PALM BREEZE ESTATES SUBDIVISION, SITUATED IN SECTION 6, TOWNSHIP 30 SOUTH, RANGE 16 EAST, CITY OF LARGO, PINELLAS COUNTY, FLORIDA.

DESCRIPTION: (SEE ATTACHED)

LEGEND:
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY
P.B. = PLAT BOOK
S.F. = SQUARE FEET

SURVEYOR'S NOTES:
1. Bearings shown herein are based on a value of North 07°49' West for the East Right of Way Line of E. RENA DRIVE, and is identical to the Plat of PALM BREEZE ESTATES SUBDIVISION, according to the Plat thereof recorded in Plat Book 31, PAGE 64 of the Public Records of Pinellas County, Florida.

CURVE DATA TABLE

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LINE DATA TABLE

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SKETCH - NOT A BOUNDARY SURVEY
Petition to Vacate
File No.: 1472

Pinellas County
Real Estate Management
Real Property Division