

Prepared by: Jacinta Corcoba
Clearwater Gas System
777 Maple St. Clearwater, FL 33755

Return to: Brian Langille
Clearwater Gas System
777 Maple St. Clearwater, FL 33755

Recording Data Above

Property/Easement Address: **3028, 3030, 3032, 3036, 3112, 3114, 3120, 3122, 3136, 3138, 3142, 3144, 3150, 3210, 3236, 3216, 3222, 3226, 3230, 3006, 3034, 3110, 3116, 3132, 3140, 3146, 3152, 3238, 3128, 3130, 3208, 3100, 3022, 3224, 3234, 3126, 3118, 3148, 2924, 2926, 2928, 2932, 2948, 2920, and 2920 LITTLE ROAD, Trinity, FL 34655.**

GAS UTILITY EASEMENT

The undersigned landowner, **REAL SUB LLC**, a Florida limited liability company, with a principal address of 3300 Publix Corporate Parkway, Lakeland, Florida 33811 ("Grantor"), for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **CITY OF CLEARWATER, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 600 Cleveland St., Suite 600, Clearwater, Florida 33755 (the "City"), and its successors and assigns, a perpetual and irrevocable Gas Utility Easement upon the following-described lands (the "Easement Area") located in Pasco County, Florida:

See Exhibit "A"

This Gas Utility Easement grants to the City the right to access, construct, and maintain gas utilities, and any related structures or facilities for use by the City. Specifically, this Easement is for natural gas distribution pipes and appurtenant facilities only. Clearwater Gas System, a component of the City, shall have the right to enter upon the above-described premises to construct, reconstruct, install, and maintain therein the herein referenced natural gas distribution pipes, together with appurtenances thereto (collectively, "Facilities"), and to inspect and alter such Facilities from time to time.

Grantor therefore hereby grants to the City, its successors, and assigns a non-exclusive five (5) feet easement in perpetuity on, over, under, across, and through the Easement Area, for the purpose of constructing, operating, inspecting, and maintaining, underground conduit, pipes, facilities appurtenant equipment for the provision of natural gas as the same may be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the size of and remove such facilities or any of them within the Easement Area. In the event the Easement Area crosses any roadway, sidewalk or other impervious area, Grantor will require the City to perform installations and repairs without removing said surface improvement. This may require a directional bore or other contractor suggested and owner approved methods.

The legal description on the accompanying Exhibit "A" attached hereto and incorporated herein by this reference, will be replaced with a descriptive easement, two and a half (2.5) feet on either side of all facilities installed/as-built by the City (the

"Descriptive Easement"), as will be shown on a certified surveyed sketch and legal description to be provided by the City within sixty (60) days after the installation of facilities by the City. The easement will then be recorded in the public record with the Descriptive Easement attached as Exhibit "A".

The Grantor shall have and retains the right to construct improvements on, maintain and utilize the Easement Area (including, but not limited to, the construction of driveways, parking areas, landscaping, and related improvements) provided such construction does not unreasonably impair the City's access to the Easement Area or the City's ability to repair, replace and service the Facilities within the Easement Area.

The City, by acceptance hereof, agrees to construct, repair, and maintain the Facilities at its sole cost and expense, and shall cause the Facilities to comply with all applicable rules, regulations, building codes, laws, and ordinances of any governmental authority or other applicable agency having jurisdiction over the Easement Area, including safety at the job site, and the security, location, maintenance, and physical condition of the City's materials and equipment thereon. In the event the City shall perform any construction, repairs, alteration, replacement, relocation or removal of any Facilities, the City shall thereafter restore any improvements, including landscaping and related irrigation, disturbed thereby to as near as practicable the condition which existed prior to such activities.

During the installation, repair and maintenance of Facilities within the Easement Area, the City shall use its best efforts to minimize the impact of construction on the business activities being conducted on or from the Servient Property, including, but not limited to, not obstructing, blocking, or otherwise adversely affecting vehicular or pedestrian ingress and egress to and from, and parking on, the Property. The City's materials and equipment shall not block the view of any of Grantor's signage on the Servient Property, and the City shall confine the staging for such materials and equipment to an area designated by Grantor.

The City shall use the Easement Area solely and exclusively for purposes of installing, repairing and maintaining the Facilities, and for absolutely no other use or purpose whatsoever without Grantor's prior written approval, which approval Grantor may withhold in its sole discretion.

The City shall not create or cause to be imposed, claimed, or filed upon the Servient Property, or any portion thereof, or upon the interest therein of Grantor, any lien, charge, or encumbrance whatsoever. If, because of any act or omission of the City, any such lien, charge, or encumbrance shall be imposed, claimed, or filed, the City shall, at its sole expense, cause the same to be fully paid and satisfied or otherwise discharged of record (by bonding or otherwise), and the City (subject to the limitations set forth in Section 768.28, Florida Statutes), shall defend and indemnify Grantor, and hold Grantor harmless from, any and all costs, liabilities, suits, penalties, claims, injury, loss, damage, and demands of any nature whatsoever, whether actual or alleged, including any and all reasonable attorneys' fees, paralegal fees and court costs, caused by or resulting

therefrom. If the City fails to comply with this Section 6, Grantor shall have the option of paying, satisfying, or otherwise discharging (by bonding or otherwise) such lien, charge, or encumbrance; in such an event, the City shall reimburse Grantor on demand for all sums paid by or otherwise incurred by Grantor in connection therewith. Nothing herein shall be construed as consent by the City to be sued by third parties, or as a waiver or modification of the provisions or limits of Section 768.28, Florida Statutes or the Doctrine of Sovereign Immunity.

Nothing herein shall create or be construed to create any rights in or for the benefit of the general public in or to the Easement Area.

This Easement shall not be changed, altered, or amended except as to the Descriptive Easement referenced above, or by an instrument in writing executed by Grantor and the City or their respective successors and assigns; provided, however, that in the event the City shall abandon the use of the Easement Area, then the City shall, within a reasonable time thereafter, release and convey to the Grantor or its successors and assigns all rights hereby granted pursuant to this Easement.

This Easement and all conditions and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon, and inuring to the benefit of Grantor or the City, as the case may be, and their respective successors and assigns.

Grantor warrants ownership of fee simple title to the Property, and that Grantor has full right and lawful authority to grant and convey this Easement to the City free from encumbrances or liens. Further, Grantor guarantees the non-exclusive, quiet and peaceful use and enjoyment of this Easement, and that no structures, landscaping, or other objects that would impede or obstruct the operation of the City's utilities will be placed in the Easement Area.

This Agreement shall be governed by, construed and enforced in accordance with the laws of the state of Florida. In any litigation or other proceeding between the parties arising out of this Easement or the Facilities, the prevailing party in such litigation or other proceeding shall be entitled to recover all costs incurred, such costs to include, without limitation, reasonable attorneys' fees, paralegal fees, and court costs, including fees and costs on appeal and in any bankruptcy proceedings. The captions and headings in this Easement have been inserted herein only as a matter of convenience and for reference and in no way define, limit, or describe the scope or intent of, or otherwise affect, the terms and conditions of this Easement.

THE CITY AND GRANTOR DO HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THEIR RIGHT TO A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED HEREON, OR ARISING OUT OF, OR UNDER OR IN CONNECTION WITH THIS EASEMENT, THE INSTALLATION, REPAIR, MAINTENANCE OR USE OF THE FACILITIES, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ANY

ACTIONS OF EITHER PARTY ARISING OUT OF OR RELATED IN ANY MANNER WITH THIS EASEMENT. THIS WAIVER IS A MATERIAL INDUCEMENT FOR GRANTOR AND THE CITY TO EACH ENTER INTO AND ACCEPT THIS EASEMENT.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 1st day of May, 2025

Signed, sealed, and delivered
In the presence of:

REAL SUB LLC

Peyton Welch
WITNESS signature

Peyton Welch
Print Witness Name
3300 Publix Corporate Parkway
Lakeland, FL 33811

By: William W. Rayburn, IV

William W. Rayburn, IV
Vice President

Jadyn Hash
WITNESS signature

Jadyn Hash
Print Witness Name
3300 Publix Corporate Parkway
Lakeland, FL 33811

STATE OF Florida :
: **ss**
COUNTY OF Polk :

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 1st day of May, 2025, by William W. Rayburn, IV, as Vice President of **REAL SUB LLC**, a Florida Limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



PATRICIA COOLEY
Commission # HH 255253
Expires August 20, 2026

Patricia Cooley
NOTARY PUBLIC

Print Name: _____
State of Florida

(NOTARIAL SEAL)

CITY OF CLEARWATER, FLORIDA, a
municipal corporation

Countersigned:

Bruce Rector
Mayor

By: _____
Jennifer Poirrier
City Manager

Approved as to form:

Attest:

Michael Fuino
Assistant City Attorney

Rosemarie Call
City Clerk

STATE OF FLORIDA:

: ss

COUNTY OF PINELLAS:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 202_, by _____, (name of member, manager, officer or agent, title of member, manager, officer or agent) of **The City of Clearwater**, a municipal corporation, on behalf of the City, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Print Name: _____
State of Florida

(NOTARIAL SEAL)

Exhibit "A"

Legal Description of the Properties

24-26-16-0000-00100-0010

Assessed in Section 24, Township 26 South, Range 16 East of Pasco County, Florida

THAT PORTION OF PARCEL 1 CONVEYED TO AIG BAKER MRP LLC LYING IN SECTIONS 23 & 24 LESS THOSE PORTIONS KNOWN AS OUTPARCEL 4 PER OR 5499 PG 360 & OUTPARCEL 5 PER OR 5534 PG 755 & OUTPARCEL 7 PER OR 5688 PG 1613 & OUTPARCEL 8 PER OR 5320 PG 1506 & OUTPARCEL 9 PER OR 5358 PG 1832 & OUTPARCEL 10 PER OR 5603 PG 1649 & LESS POR TO BE KNOWN AS OUTPAREL 6 DESC AS COM AT SW COR OF SEC TH N0DEG 04'07"W 710.37 FT TH N90DEGE 44.86 FT TO POB TH CONT N90DEG E 124.85 FT TH S40DEG37'02"E 30.36 FT TH S08DEG45'57"W 232.35 FT TH S90DEGW 181.23 FT THN08DEG59'06"E 25.31 FT TH S81DEG00'54"E 13.0 FT TH N08DG 59'06"E 223.40 FT TH N66DEG0' 48"E 22.26 FT TO POB ALL BEING A POR OF MITCHELL RANCH PLAZA SUBJ TO COMMUNICATION,DRAINAGE UTILITY, INGRESS & EGRESS ESMT PER OR 5263 PG 1128 OR 5320 PG 1523 OR 5499 PG 370 & TOGETHER W/INGR/EGR ESMT PER OR 4979 PG 180 OR 9415 PG 1886

25-26-16-0000-00400-0030

Assessed in Section 25, Township 26 South, Range 16 East of Pasco County, Florida

THAT PORTION OF PARCEL 1 LYING IN SECTIONS 25 & 26 LESS OUTPARCEL 3 DESC IN OR 5409 PG 1420 & LESS OUTPARCEL 4 DESC IN OR 5499 PG 360 & LESS POR DESC IN OR 5783 PG 278 & LESS POR LYING WITHIN NW1/4 OF NW1/4 OF SEC BOUNDED SWLY BY TARGET PCL PER OR 5783 PG 278 SUBJ TO COMM ESMT PER OR 5263 PG 1128 TOGETHER W/INGR/EGR ESMT PER OR 4979 PG 180; SUBJ TO SURFACE WATER MGMT ESMT 5358/1817;SUBJ TO INGR/EGR & DRAIN ESMT PER OR 5567 PG 860 OR 9415 PG 1886

LEGAL DESCRIPTION AND SKETCH

EXHIBIT 'A'

DESCRIPTION (EASEMENT):

A 5.00 foot wide strip of land being a portion of lands described in Official Records Book 9415, Page 1886, of the Public Records of Pasco County, Florida, said lands hereinafter being referred to as "Parent Tract", lying within Sections 24 and 25, Township 26 South, Range 16 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of said Section 24; THENCE run Westerly along the South line of said Southwest 1/4, N89°45'47"W a distance of 1402.64 feet to a point; THENCE departing the South line of said Southwest 1/4, run S00°01'08"W a distance of 5.11 feet to a Southerly corner of lands described in Official Records Book 4979, Page 153 of said Public Records, also being called the POINT OF BEGINNING of lands described as PARCEL I in Official Records Book 5158, Page 1041 of said Public Records; THENCE run Southerly along the Westerly boundary of said PARCEL I, S00°01'08"W a distance of 23.21 feet to the POINT OF BEGINNING of this description; THENCE continue Southerly along the Westerly boundary of said PARCEL I, S00°01'08"W a distance of 5.00 feet to a point; THENCE departing the Westerly boundary of said PARCEL I, run S89°38'01"W a distance of 130.54 feet to a point; THENCE run N88°22'09"W a distance of 64.95 feet to a point; THENCE run S87°29'48"W a distance of 64.34 feet to a point; THENCE run S89°54'25"W a distance of 97.84 feet to a point; THENCE run N84°58'01"W a distance of 37.28 feet to a point; THENCE run N56°44'16"W a distance of 25.90 feet to a point; THENCE run N76°30'11"W a distance of 2.86 feet to a point; THENCE run S02°48'53"W a distance of 45.15 feet to the beginning of a non-tangential curve concaved Southeasterly having a radius of 135.75 feet; THENCE run Southwesterly along the arc of said curve a distance of 50.97 feet through a delta angle of 21°30'40", said curve being subtended by a chord bearing S39°27'58"W a distance of 50.67 feet to a non-tangential line; THENCE run S00°37'53"W a distance of 95.49 feet to a point; THENCE run S38°47'34"E a distance of 19.94 feet to the Southwesterly boundary of said Parent Tract, said Southwesterly boundary also being the Westerly boundary of lands described in Official Records Book 9758, Page 306 of said Public Records; THENCE run Southerly along said Southwesterly boundary, S00°00'27"E a distance of 7.98 feet to a point; THENCE departing said Southwesterly boundary, run N38°47'34"W a distance of 15.50 feet to a point; THENCE run S14°23'39"E a distance of 6.98 feet to a point; THENCE run S05°28'49"W a distance of 22.14 feet to a point; THENCE run S05°44'56"E a distance of 76.19 feet to a point; THENCE run S05°36'57"W a distance of 15.09 feet to the Southwesterly boundary of said Parent Tract, said Southwesterly boundary also being the Northerly boundary of lands described in Official Records Book 5783, Page 278 of said Public Records; THENCE run Westerly along said Southwesterly boundary, S89°59'34"W a distance of 5.02 feet to a point; THENCE departing said Southwesterly boundary, run N05°36'57"E a distance of 15.09 feet to a point; THENCE run N05°44'56"W a distance of 76.19 feet to a point; THENCE run N05°28'49"E a distance of 21.75 feet to a point; THENCE run N14°23'39"W a distance of 18.00 feet to a point; THENCE run N00°37'53"E a distance of 97.95 feet to the beginning of a non-tangential curve concaved Southeasterly having a radius of 140.75 feet; THENCE run Northeasterly along the arc of said curve a distance of 51.89 feet through a delta angle of 21°07'27", said curve being subtended by a chord bearing N38°45'33"E a distance of 51.60 feet to a non-tangential line; THENCE run N02°48'53"E a distance of 43.60 feet to a point; THENCE run N04°23'24"W a distance of 59.41 feet to a point; THENCE run N00°05'46"E a distance of 129.34 feet to a point; THENCE run N28°54'47"W a distance of 32.43 feet to a point; THENCE run N00°32'18"E a distance of 198.73 feet to a point; THENCE run N02°03'35"W a distance of 80.92 feet to a point; THENCE run N01°55'58"E a distance of 120.19 feet to the beginning of a non-tangential curve concaved Southeasterly having a radius of 98.96 feet; THENCE run Northeasterly along the arc of said curve a distance of 137.26 feet through a delta angle of 79°28'16", said curve being subtended by a chord bearing N51°01'13"E a distance of 126.52 feet to a tangential line; THENCE run S89°14'39"E a distance of 130.40 feet to the beginning of a non-tangential curve concaved Northwesterly having a radius of 76.22 feet; THENCE run Northeasterly along the arc of said curve a distance of 122.25 feet through a delta angle of 91°53'23", said curve being subtended by a chord bearing N46°10'35"E a distance of 109.56 feet to a non-tangential line; THENCE run N03°52'52"W a distance of 61.48 feet to a point; THENCE run N00°18'11"W a distance of 137.57 feet to a point; THENCE run N17°14'48"W a distance of 129.62 feet to a point; THENCE run N11°00'54"W a distance of 32.06 feet to a point; THENCE run N01°18'23"W a distance of 34.22 feet to a point; THENCE run N08°47'09"W a distance of 42.51 feet to a point; THENCE run N01°25'12"E a distance of 69.31 feet to a point; THENCE run N09°00'10"E a distance of 32.16 feet to a point on the Southerly Right of Way line of State Road 54, a varying width public Right of Way per Official Records Book 5567, Page 865 of said Public Records, said point being the beginning of a non-tangential curve concaved Southerly having a radius of 29027.12 feet;

(continue on Sheet 2 of 10)

John J. Beland

Digitally signed by John J Beland
Date: 2025.04.21 10:54:35 -04'00'

JOHN BELAND, PSM
FLORIDA CERTIFICATE No. 7004
McKIM & CREED, INC.

DATE

Note: Not Valid without the original signature and embossed seal, or the digital seal and signature, of a Florida licensed surveyor and mapper.

THIS IS NOT A SURVEY



PREPARED BY:



McKIM & CREED
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 549-3740
Business Certificate: LB 7917

ADJUST GEOMETRY		JJB	4/21/25	BY	DATE	CHECKED	J.BELAND	4/17/25	3144 LITTLE RD, NPR GAS LINE EASEMENT	ORB 9415, PAGE 1886	PASCO COUNTY	Project #: 03288-0007 15SURV	SHEET 1 OF 10
REVISION		BY	DATE										

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\103288-0007_15SURV_v1.dwg

PLOT DATE = 4/21/2025 10:48 AM

LEGAL DESCRIPTION AND SKETCH

EXHIBIT 'A'

(continued from Sheet 1 of 10)

THENCE run Easterly along said Southerly Right of Way line and along the arc of said curve a distance of 5.06 feet through a delta angle of 00°00'36", said curve being subtended by a chord bearing N89°51'02"E a distance of 5.06 feet to a non-tangential line; THENCE departing said Southerly Right of Way line, run S09°00'10"W a distance of 32.63 feet to a point; THENCE run S01°25'12"W a distance of 68.53 feet to a point; THENCE run S08°47'09"E a distance of 42.39 feet to a point; THENCE run S01°18'23"E a distance of 34.13 feet to a point; THENCE run S11°00'54"E a distance of 35.36 feet to a point; THENCE run S17°14'48"E a distance of 58.09 feet to a point; THENCE run S00°18'11"E a distance of 138.16 feet to a point; THENCE run S03°52'52"E a distance of 61.50 feet to the beginning of a non-tangential curve concaved Northwesterly having a radius of 81.22 feet; THENCE run Southwesterly along the arc of said curve a distance of 130.39 feet through a delta angle of 91°58'33", said curve being subtended by a chord bearing S46°05'27"W a distance of 116.83 feet to a non-tangential line; THENCE run N89°14'39"W a distance of 130.34 feet to the beginning of a tangential curve concaved Southeasterly having a radius of 93.96 feet; THENCE run Westerly along the arc of said curve a distance of 129.92 feet through a delta angle of 79°13'29", said curve being subtended by a chord bearing S51°08'36"W a distance of 119.82 feet to a non-tangential line; THENCE run S01°55'58"W a distance of 119.60 feet to a point; THENCE run S02°03'35"E a distance of 80.85 feet to a point; THENCE run S00°32'18"W a distance of 197.53 feet to a point; THENCE run S28°54'47"E a distance of 32.41 feet to a point; THENCE run S00°05'46"W a distance of 130.44 feet to a point; THENCE run S04°23'24"E a distance of 55.24 feet to a point; THENCE run S76°30'11"E a distance of 5.22 feet to a point; THENCE run S56°44'16"E a distance of 25.51 feet to a point; THENCE run S84°58'01"E a distance of 35.80 feet to a point; THENCE run N89°54'25"E a distance of 97.51 feet to a point; THENCE run N87°29'48"E a distance of 64.42 feet to a point; THENCE run S88°22'09"E a distance of 65.04 feet to a point; THENCE run N89°38'01"E a distance of 130.48 feet to the POINT OF BEGINNING.

The above described parcel of land contains 0.258 acres (11243 square feet) more or less.

THIS IS NOT A SURVEY



PREPARED BY:



McKIM & CREED
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 548-3740
Business Certificate: LB 7917

			BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
			DRAWN	J.BELAND	4/15/25	
ADJUST GEOMETRY	JJB	4/21/25	CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886 PASCO COUNTY
REVISION	BY	DATE				SHEET 2 OF 10

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\103288-0007_15SURV_v1.dwg
PLOT DATE = 4/21/2025 10:48 AM

EXHIBIT A

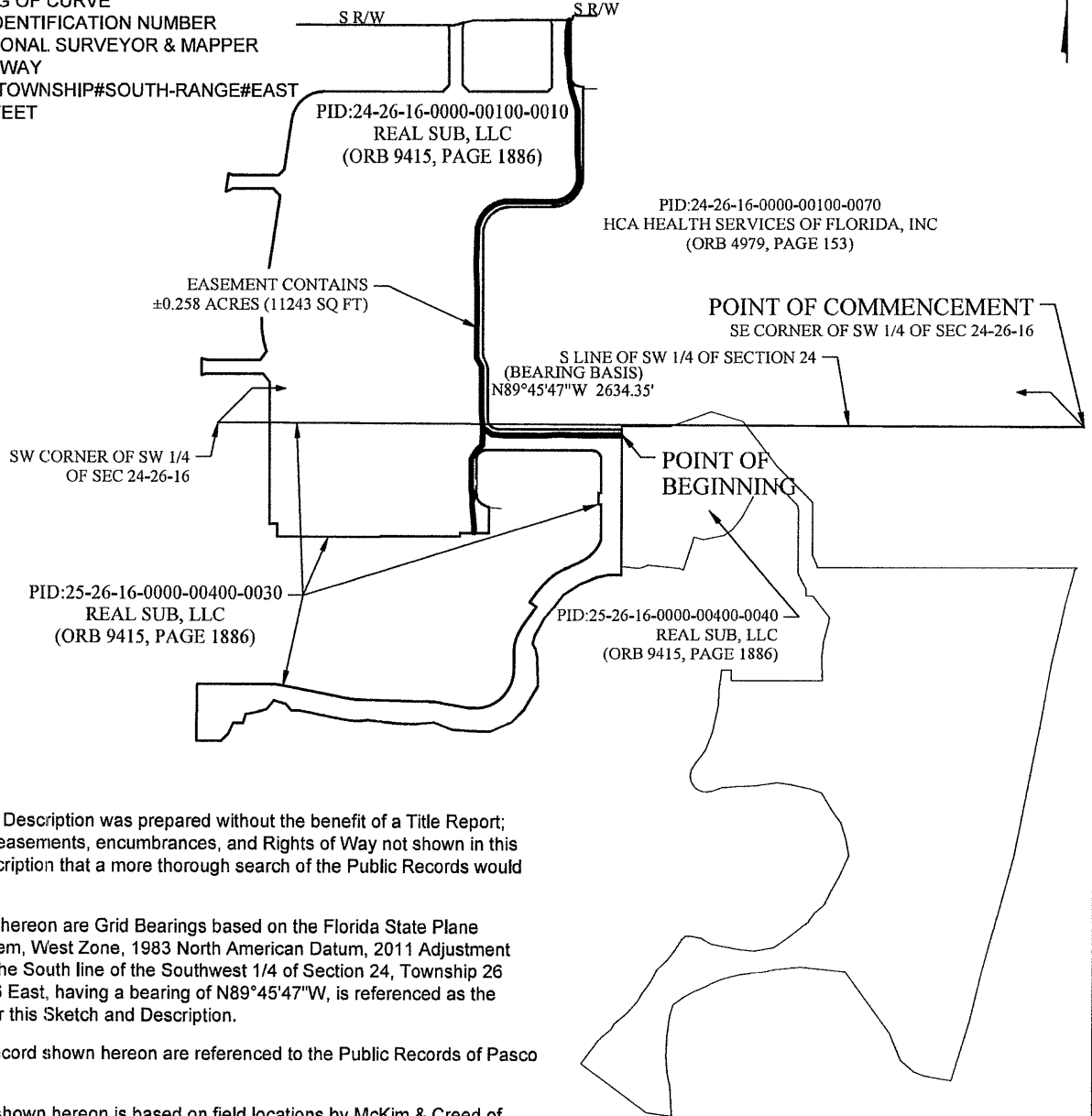
SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST

ABBREVIATIONS:

CH - CHORD
 FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 LB - LICENSED BUSINESS
 ORB - OFFICIAL RECORDS BOOK
 PB - PLAT BOOK
 PC - BEGINNING OF CURVE
 PID - PARCEL IDENTIFICATION NUMBER
 PSM - PROFESSIONAL SURVEYOR & MAPPER
 R/W - RIGHT OF WAY
 SEC - SECTION-TOWNSHIP#SOUTH-RANGE#EAST
 SQ FT - SQUARE FEET

STATE ROAD 54
 (VARYING WIDTH PUBLIC R/W PER ORB 5567,
 PAGE 865;
 SHOWN ON FDOT R/W MAP SECTION 14570-2515)

0 250 500
 GRAPHIC SCALE 1" = 500'



NOTES:

1. This Sketch and Description was prepared without the benefit of a Title Report; there may exist easements, encumbrances, and Rights of Way not shown in this Sketch and Description that a more thorough search of the Public Records would reveal.
2. Bearings shown hereon are Grid Bearings based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment (NAD83/2011); the South line of the Southwest 1/4 of Section 24, Township 26 South, Range 16 East, having a bearing of N89°45'47"W, is referenced as the Bearing Basis for this Sketch and Description.
3. Instruments of record shown hereon are referenced to the Public Records of Pasco County, Florida.
4. Easement area shown hereon is based on field locations by McKim & Creed of markings designated by Clearwater Gas and the extension thereof.
5. Certified to Clearwater Gas Systems.

This legal description and sketch is incomplete without the signed and sealed legal description.

THIS IS NOT A SURVEY



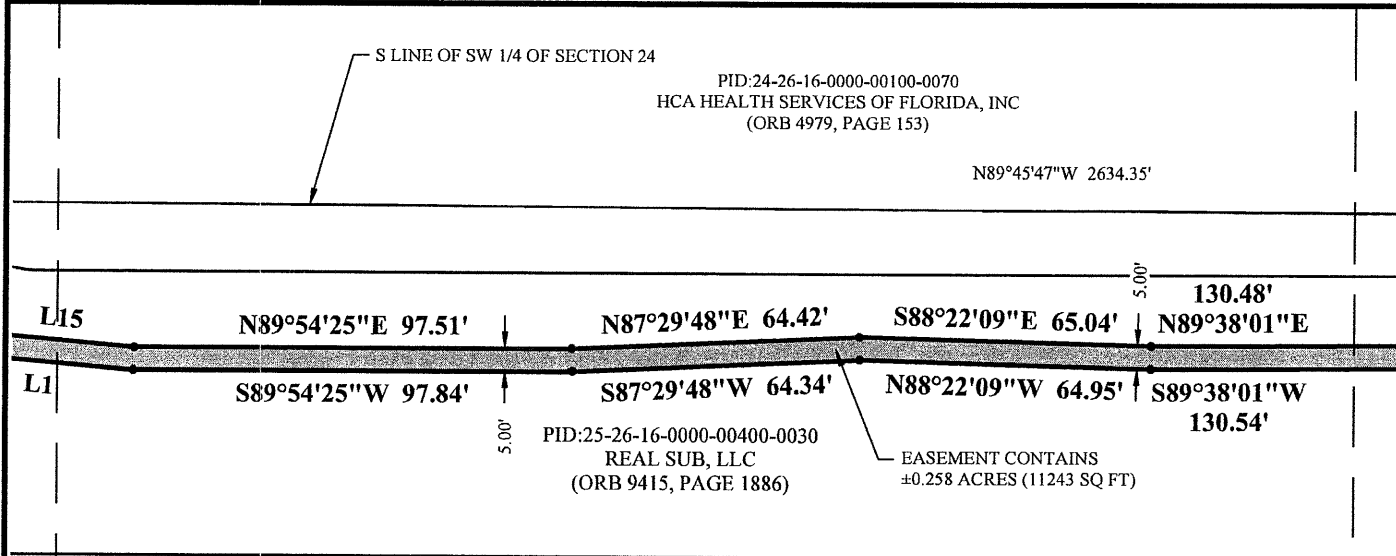
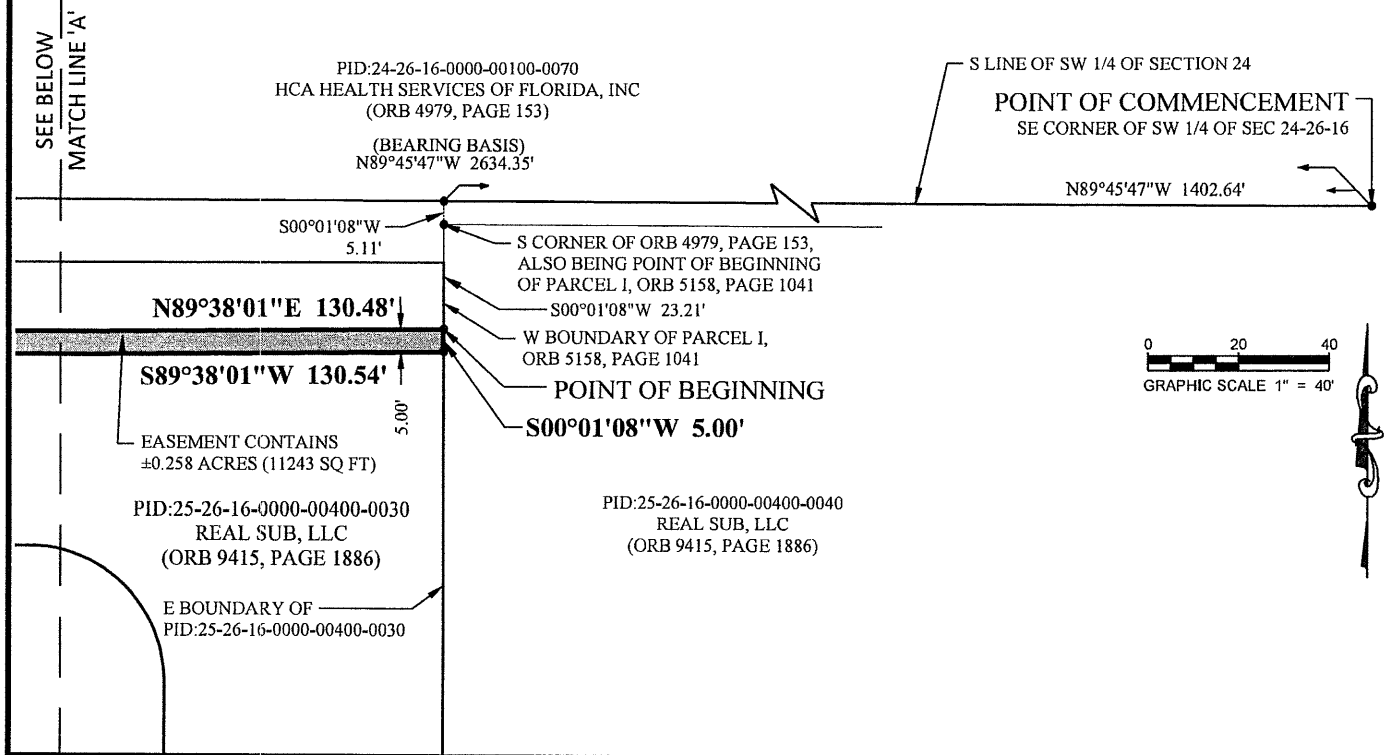
PREPARED BY: **McKIM & CREED**
 3903 Northdale Boulevard, Suite 115E
 Tampa, FL 33624
 Phone (813) 548-3740
 Business Certificate: LB 7917

ADJUST GEOMETRY		JJB	4/21/25	BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
REVISION		BY	DATE	CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886 PASCO COUNTY

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\03288-0007_15SURV_v1.dwg
 PLOT DATE = 4/21/2025 10:48 AM

EXHIBIT A

SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST



SEE SHEET 5 MATCH LINE 'B'	LINE TABLE			PID:25-26-16-0000-00400-0033 HB RUBICON, LLC (ORB 9758, PAGE 306)	MATCH LINE 'A' SEE ABOVE
	LINE #	BEARING	DISTANCE		
	L1	N84°58'01"W	37.28'		
	L15	S84°58'01"E	35.80'		

This legal description and sketch is incomplete without the signed and sealed legal description.

THIS IS NOT A SURVEY



PREPARED BY: **McKIM&CREED**
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 549-3740
Business Certificate: LB 7917

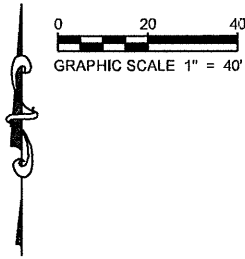
ADJUST GEOMETRY		JJB	4/21/25	BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
REVISION		BY	DATE	CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886
						PASCO COUNTY	SHEET 4 OF 10

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\15SURV_v1.dwg PLOT DATE = 4/21/2025 10:48 AM

EXHIBIT A

SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST

SEE SHEET 7
MATCH LINE 'D'



PID:24-26-16-0000-00100-0010
REAL SUB, LLC
(ORB 9415, PAGE 1886)

PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 4979, PAGE 153)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N84°58'01"W	37.28'
L2	N56°44'16"W	25.90'
L3	N76°30'11"W	2.86'
L13	S76°30'11"E	5.22'
L14	S56°44'16"E	25.51'
L15	S84°58'01"E	35.80'

PID:25-26-16-0000-00400-0030
REAL SUB, LLC
(ORB 9415, PAGE 1886)

EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)

Curve Table					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH BEARING	CH DISTANCE
C1	135.75'	50.97'	021°30'40"	S39°27'58"W	50.67'
C2	140.75'	51.89'	021°07'27"	N38°45'33"E	51.60'

This legal description and sketch is incomplete
without the signed and sealed legal description.

THIS IS NOT A SURVEY



PREPARED BY:

McKIM&CREED
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 548-3740
Business Certificate: LB 7917

BY		DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
DRAWN	J.BELAND	4/15/25		
CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886	PASCO COUNTY
ADJUST GEOMETRY		JJB 4/21/25		
REVISION		BY DATE		

MATCH LINE 'C'
SEE SHEET 6

MATCH LINE 'B'
SEE SHEET 4

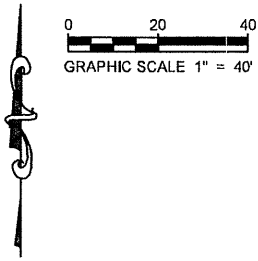
PID:25-26-16-0000-00400-0033
HB RUBICON, LLC
(ORB 9758, PAGE 306)

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EXHIBIT A

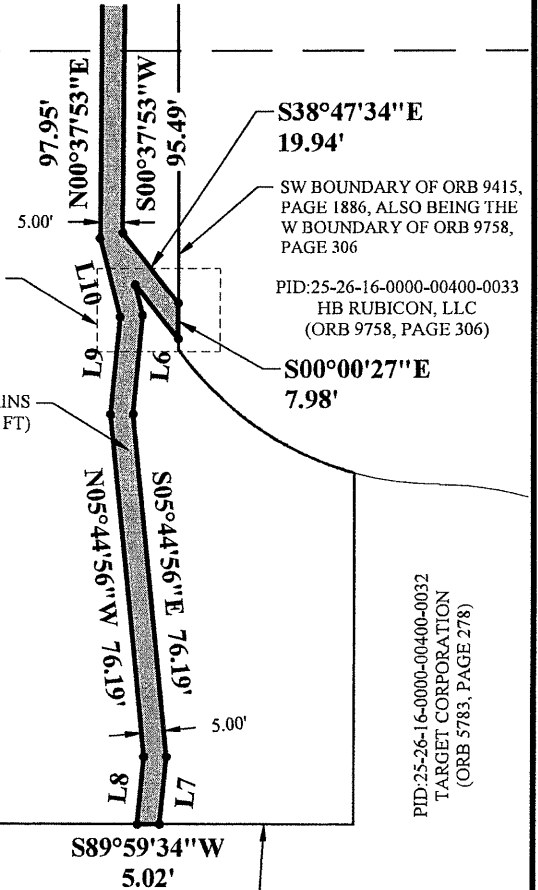
SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST

SEE SHEET 5
MATCH LINE 'C'



PID:25-26-16-0000-00400-0030
REAL SUB, LLC
(ORB 9415, PAGE 1886)

EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)



S38°47'34"E
19.94'

SW BOUNDARY OF ORB 9415,
PAGE 1886, ALSO BEING THE
W BOUNDARY OF ORB 9758,
PAGE 306

PID:25-26-16-0000-00400-0033
HB RUBICON, LLC
(ORB 9758, PAGE 306)

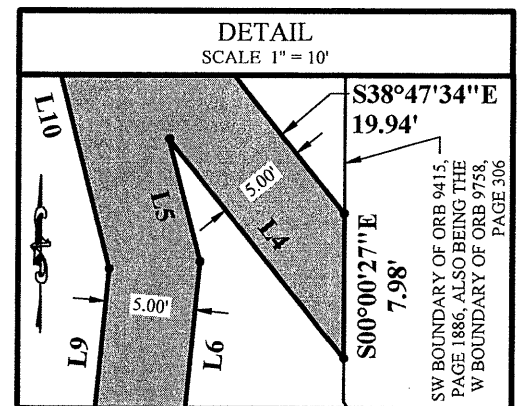
S00°00'27"E
7.98'

PID:25-26-16-0000-00400-0032
TARGET CORPORATION
(ORB 5783, PAGE 278)

SW BOUNDARY OF ORB 9415, PAGE 1886, ALSO
BEING THE N BOUNDARY OF ORB 5783, PAGE 278

PID:25-26-16-0000-00400-0032
TARGET CORPORATION
(ORB 5783, PAGE 278)

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	N38°47'34"W	15.50'
L5	S14°23'39"E	6.98'
L6	S05°28'49"W	22.14'
L7	S05°36'57"W	15.09'
L8	N05°36'57"E	15.09'
L9	N05°28'49"E	21.75'
L10	N14°23'39"W	18.00'



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McKIM&CREED
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 549-3740
Business Certificate: LB 7917

				BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
			DRAWN	J.BELAND	4/15/25		
ADJUST GEOMETRY	JJB	4/21/25				ORB 9415, PAGE 1886	PASCO COUNTY
REVISION	BY	DATE	CHECKED	J.BELAND	4/17/25		
						SHEET 6 OF 10	

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\103288-0007_15SURV_v1.dwg
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EXHIBIT A

SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST

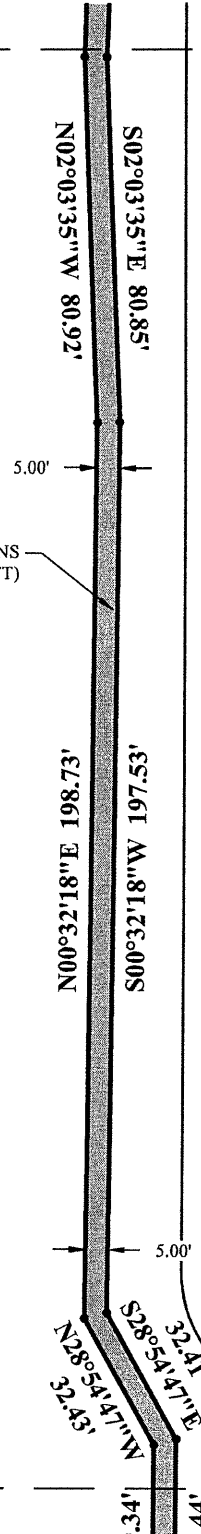
SEE SHEET 8
MATCH LINE



EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)

PID:24-26-16-0000-00100-0010
REAL SUB, LLC
(ORB 9415, PAGE 1886)

PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 4979, PAGE 153)



MATCH LINE 'D'
SEE SHEET 5

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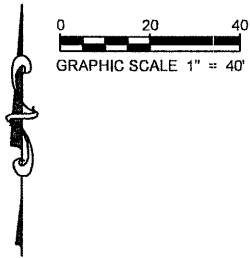
PREPARED BY:



			BY	DATE	3144 LITTLE RD, NPR	Project #: 03288-0007
			DRAWN	J.BELAND	4/15/25	GAS LINE EASEMENT
ADJUST GEOMETRY			CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886
REVISION			BY	DATE	PASCO COUNTY	SHEET 7 OF 10

EXHIBIT A

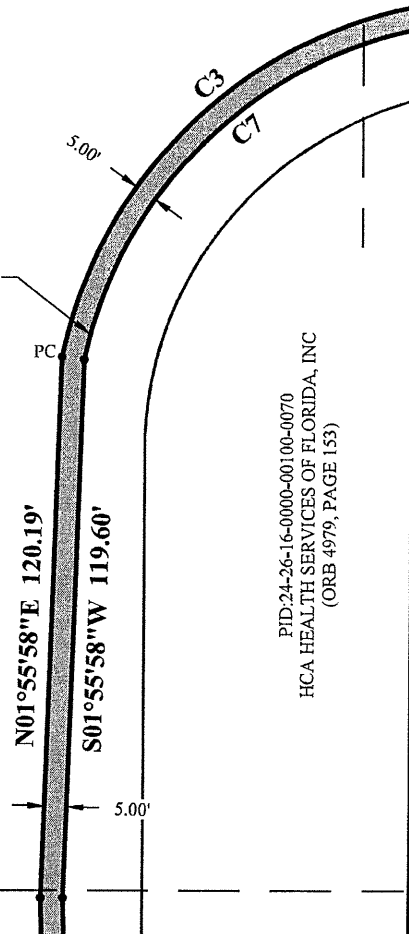
SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST



Curve Table					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH BEARING	CH DISTANCE
C3	98.96'	137.26'	079°28'16"	N51°01'13"E	126.52'
C7	93.96'	129.92'	079°13'29"	S51°08'36"W	119.82'

PID:24-26-16-0000-00100-0010
REAL SUB, LLC
(ORB 9415, PAGE 1886)

EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)



PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 4979, PAGE 133)

MATCH LINE
SEE SHEET 7

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PREPARED BY:



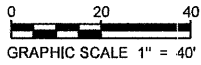
			BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
			DRAWN	J.BELAND	4/15/25	
			CHECKED	J.BELAND	4/17/25	
ADJUST GEOMETRY	JJB	4/21/25				
REVISION	BY	DATE				

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PLOT DATE = 4/21/2025 10:49 AM

EXHIBIT A

SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST

SEE SHEET 10
MATCH LINE



Curve Table					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH BEARING	CH DISTANCE
C3	98.96'	137.26'	079°28'16"	N51°01'13"E	126.52'
C4	76.22'	122.25'	091°53'23"	N46°10'35"E	109.56'
C6	81.22'	130.39'	091°58'33"	S46°05'27"W	116.83'
C7	93.96'	129.92'	079°13'29"	S51°08'36"W	119.82'

EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)

PID:24-26-16-0000-00100-0010
REAL SUB, LLC
(ORB 9415, PAGE 1886)

PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 4979, PAGE 153)

PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 4979, PAGE 153)

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PREPARED BY:



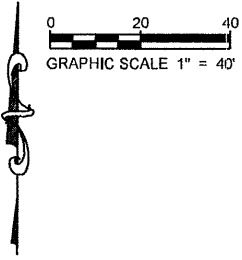
ADJUST GEOMETRY	JJB	4/21/25
REVISION	BY	DATE

BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT	Project #: 03288-0007 15SURV
DRAWN	J.BELAND	4/15/25	
CHECKED	J.BELAND	4/17/25	ORB 9415, PAGE 1886 PASCO COUNTY SHEET 9 OF 10

FILE PATH = I:\03288\0007\15SURV - 3144 LITTLE RD S&D\92-C3D\04-S&D\103288-0007_15SURV_v1.dwg
PLOT DATE = 4/21/2025 10:49 AM

EXHIBIT A

SECTIONS 24 & 25, TOWNSHIP 26 SOUTH, RANGE 16 EAST



STATE ROAD 54
(VARYING WIDTH PUBLIC R/W PER ORB 5567, PAGE 865;
SHOWN ON FDOT R/W MAP SECTION 14570-2515)

Curve Table					
CURVE #	RADIUS	ARC LENGTH	DELTA	CH BEARING	CH DISTANCE
C5	29027.12'	5.06'	000°00'36"	N89°51'02"E	5.06'

PID:24-26-16-0000-00100-0100
HCA HEALTH SERVICES OF FLORIDA, INC
(ORB 8319, PAGE 987)

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	N09°00'10"E	32.16'
L12	S09°00'10"W	32.63'

PID:24-26-16-0000-00100-0010
REAL SUB, LLC
(ORB 9415, PAGE 1886)

EASEMENT CONTAINS
±0.258 ACRES (11243 SQ FT)

MATCH LINE
SEE SHEET 9

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PREPARED BY:
McKIM & CREED
3903 Northdale Boulevard, Suite 115E
Tampa, FL 33624
Phone (813) 549-3740
Business Certificate: LB 7917

PID:24-26-16-0000-00100-0070
HCA HEALTH SERVICES OF
FLORIDA, INC
(ORB 4979, PAGE 153)

	BY	DATE	3144 LITTLE RD, NPR GAS LINE EASEMENT		Project #: 03288-0007 15SURV
DRAWN	J.BELAND	4/15/25	ORB 9415, PAGE 1886 PASCO COUNTY		SHEET 10 OF 10
CHECKED	J.BELAND	4/17/25			

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