

This instrument prepared by,  
or under the direction of  
By: MARTIN HERNANDEZ  
Department of Transportation  
11201 N. Malcolm McKinley Drive  
Tampa, Florida 33612

PARCEL : 801.01  
WPI/SEG : 4372451  
S.R. NO.: 699  
COUNTY : PINELLAS  
SECTION : 15100-XXXX  
MANAGING DISTRICT: SEVEN  
FOLIO # : 36-31-15-59152-000-0010

Legal Description Approved:  
Date: 02/13/20 By: MICHAEL KASPRZYK

PE.02L

**FDOT - Exempt  
from Doc Stamps per  
Fl. Stat. Sec. 201.24**

### **PERPETUAL EASEMENT**

THIS EASEMENT made this 22<sup>nd</sup> day of July, 2020, by RANDELL WALDEN,  
manager of FAMILY INTERNATIONAL HOME BUILDERS, LLC, a FLORIDA limited liability company,  
grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION 11201 N. McKinley Dr. Tampa,  
Fl. 33612, its successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar and  
other valuable considerations paid, the receipt and sufficiency of which is hereby  
acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual  
easement for the purpose of constructing and maintaining an BUS STOP FACILITY easement in,  
over, under, upon and through the following described land in PINELLAS County, Florida,  
viz:

That part of:

Lot 1, MORRISSEY COMMERCIAL CENTER, according to the plat thereof, as recorded in Plat Book  
142, Page 15, of the Public Records of Pinellas County, Florida. Lying in Section 36,  
Township 31 South, Range 15 East, City of St. Pete Beach, Pinellas County, Florida.

Being more particularly described as follows:

Commence at the Northeasterly corner of said Lot 1, MORRISSEY COMMERCIAL CENTER, according to  
the plat thereof as recorded in Plat Book 142, Page 15 of the Public Records of said Pinellas  
County; thence South 31°35'03" East, along the easterly line of said Lot 1 and the existing  
westerly Right-of-Way Line of State Road 699 (also known as Gulf Boulevard), as shown on  
Florida Department of Transportation Right of Way Map (Section 15100-2503), a distance of  
28.42 feet to the POINT OF BEGINNING; thence continue South 31°35'03" East, along the  
easterly line of said Lot 1 and said existing westerly Right-of-Way Line, a distance of 90.00  
feet; thence departing said easterly line of Lot 1 and said existing westerly Right-of-Way  
Line, South 58°25'44" West, a distance of 4.00 feet; thence North 31°35'02" West, a distance  
of 90.00 feet; thence North 58°25'44" East, a distance of 4.00 feet to the POINT OF  
BEGINNING.

Containing 360 square feet, more or less.