

[Execution Version]

**PREPARED BY AND RETURN TO:**

Reggie L. Bouthillier, Esq.  
Stearns Weaver Miller  
Weissler Alhadeff & Sitterson, P.A.  
106 East College Avenue, Suite 700  
Tallahassee, FL 32301

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

**EASEMENT AGREEMENT**

THIS EASEMENT AGREEMENT (this "**Agreement**") is made and entered into this 17<sup>th</sup> day of December, 2021, by and between the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC., a Florida not for-profit corporation (the "**Association**") and SCA PINELLAS AMENITIES, LLC, a Florida limited liability company, and its successors and/or assigns ("**SCA**").

**RECITALS**

A. SCA is the record title owner of certain real property in Pinellas County, Florida, as legally described on **Exhibit A** attached hereto and incorporated herein by this reference (the "**SCA Property**"). All references herein to "SCA" shall mean SCA, or its successors in title or assigns, as record title owner of the SCA Property.

B. The Association is the condominium association responsible for the operation and maintenance of the residential community comprised of residential condominium units (the "**Units**") located within ninety-one (91) condominium buildings (the "**Condominium Buildings**") or each a "**Condominium Building**"), collectively known as "On Top of the World Community – Clearwater" in Pinellas County, Florida (the "**Community**").

C. On or about the date of this Agreement, and in connection with this Agreement and a part of the consideration for this Agreement, SCA shall cause SCA's affiliate to convey certain real property to the Association (the "**Conveyed Property**"), which thereafter such conveyance from SCA's affiliate to the Association, the Conveyed Property shall become part of the Easement Property (as defined below).

D. The SCA Property is located adjacent to the Community, and the Association hereby desires to grant and convey to SCA certain easements for the benefit of SCA and the SCA Property, all as more fully set forth and described below.

NOW THEREFORE, for and in consideration of the premises and mutual covenants set forth herein and other good and valuable consideration, the parties, their successors and/or assigns, intending to be legally bound hereby, desire to impose, create and/or formalize certain easements and agreements, subject to certain terms and conditions, all as more fully set forth and described below.

1. **Recitals.** The foregoing recitals are true and correct and are incorporated into and form a part of this Agreement.

2. Defined Terms. Except as otherwise defined herein, all initially capitalized terms not defined herein shall have the meanings set forth in those certain declarations of condominium pertaining to the Community and the Association and applicable to each Condominium within the Community ("Declarations"). The following defined terms herein shall have the meaning set forth below:

a. "Easement Property" shall mean condominium property (as such term is defined in § 718.103(13), Florida Statutes (2020)) or association property (as such term is defined in § 718.103(3), Florida Statutes (2020)), but excluding those portions of the common elements located within the building structures.

b. "Effective Date" shall mean the date this Agreement is recorded in the Public Records of Pinellas County, Florida.

c. "Master Drainage System" means the master system that is designed and constructed or implemented to control discharges from rainfall events, incorporating methods to collect, convey, retain, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water over pollution or otherwise affect the quantity and quality of discharges for the Community and the SCA Property. The Master Drainage System shall be maintained by the Association in accordance with governmental laws, regulations and requirements.

d. "Roadways and Access Facilities" shall mean the various roadways, streets, rights-of-way, paved surfaces and other areas within the Easement Property intended for ingress, egress and pedestrian and vehicular (including golf carts) access throughout the Community and/or intended for ingress, egress and pedestrian and vehicular (including golf carts) access to the SCA Property.

e. "SCA Authorized Users" shall mean SCA's officers, agents, staff, employees, guests, invitees, tenants, contractors, subcontractors, vendors, designees and any other authorized users of the SCA Property.

f. "SCA Designees" shall mean SCA's agents, contractors, subcontractors, consultants, employees, and specific designees of SCA.

3. Roadways and Access Facilities; Access Easement.

a. Grant of Access Easement. The Association hereby grants, reserves, conveys and establishes in favor of SCA and the SCA Authorized Users, a non-exclusive perpetual easement over, under, across and through the Roadways and Access Facilities in the Easement Property for purposes of ingress and egress to access and use the SCA Property (the "Access Easement"). SCA and the SCA Authorized Users shall at all times have a perpetual, nonexclusive, unrestricted easement for pedestrian and vehicular traffic (including golf carts, construction vehicles, service and maintenance vehicles) for access and use over, alongside and through all gates, security or entry features and all other Roadways and Access Facilities as necessary to travel to and from the SCA Property. Without limiting the generality of the foregoing rights and easements, in the event parking facilities within

the SCA Property are full due to special events on the SCA Property or other circumstances or conditions, SCA and the SCA Authorized Users shall have the right to park their vehicles (including golf carts, as applicable) on and alongside the Roadways and Access Facilities, which right shall be deemed a part of the Access Easement granted herein.

b. Maintenance and Insurance of Roadways and Access Facilities. The Association shall be responsible for maintenance, insurance, protection, inspection, repair and replacement of the Roadways and Access Facilities. The minimum standard for maintenance, repair and replacement of the Roadways and Access Facilities shall be that of a well-maintained gated residential community, consistent with the general appearance and operation of the Roadways and Access Facilities as of the Effective Date of this Agreement and as subsequently improved (taking into account, however, normal wear and tear and weathering) and with other first class residential communities in Pinellas County. The Association shall maintain (including cleaning, repairing, repaving, restriping, and maintaining and/or replacing traffic signage, as appropriate) the Roadways and Access Facilities as often as is necessary to comply with the foregoing standard.

c. Access. The Association shall not obstruct or unreasonably hinder (or permit any other party to obstruct or unreasonably hinder) use of the Roadways and Access Facilities by SCA or the SCA Authorized Users. The Association covenants and agrees shall operate and manage the Roadways and Access Facilities in a manner which will mutually benefit SCA, the SCA Authorized Users and the residents of the Community, and will use commercially reasonable efforts to ensure that the interests of SCA and the SCA Authorized Users are fairly and equitably addressed in their respective dealings and are treated consistently with the intent of this Agreement. To the extent there is any security gate or other access control mechanism or facility now existing or installed in the future in connection with any portion of the Roadways and Access Facilities, the Association shall provide SCA and the SCA Authorized Users with the same remote control device(s), access card(s), entry code(s) or other entry device(s) as those provided to residents within the Community, without distinction or additional restriction or additional cost (other than any costs for same imposed upon SCA Authorized Users who are members of the Association as a part of the Association's assessments in accordance with the Declarations).

d. Limitation. Without the prior written consent of SCA, the Association shall not shall modify, alter, relocate, reclassify the use or eliminate any one or more of the Roadways and Access Facilities in any manner materially adverse to the operation or use of the SCA Property or access thereto.

#### 4. Utility Facilities and Utility Easement.

a. Grant of Utility Easement. The Association hereby grants, reserves, conveys and establishes in favor of SCA, its successors and/or assigns and the SCA Designees, and for the benefit of the SCA Property, a non-exclusive perpetual utility easement over, under, upon, in, across and through all utility structures and utility facilities in the Easement Property, for the purpose of tying into, connecting with,

installing, maintaining, repairing, altering, relocating and/or replacing to the extent reasonably necessary, for electricity, telephone, water, sanitary sewer, irrigation, gas, communication, telecommunication (including, but not limited to voice, local and long distance telephone services, high speed data/internet/intranet services, and security monitoring), television transmission, cable television and communications systems, garbage and waste removal, plumbing, mechanical, heating, ventilating, exhaust, air conditioning, fire and life safety, security, monitoring or surveillance lines, equipment, facilities and systems, and the provision of other public or private utilities, facilities or services, whether now existing or hereafter invented or discovered (collectively "Utility Facilities"), now existing or hereafter installed in the Easement Property ("Utility Easement").

b. Installation, Connection, Relocation, Maintenance and Repair of Utility Facilities. In the event SCA or any of the SCA Designees connects with, installs, maintains, relocates, expands, repairs or replaces any Utility Facilities within the Easement Property:

i. such connection, installation, or maintenance of any Utility Facilities shall comply in all respects with all applicable governmental laws, regulations and requirements; and

ii. after each exercise of any such connection with, installation, connection, relocation, repair, replacement, expansion, alteration or maintenance of any Utility Facilities, SCA shall, at its sole cost and expense, restore those portions of the Easement Property damaged by such connection, installation, connection, relocation, repair, replacement, expansion, alteration or maintenance to no less than the condition and appearance prior to such activity.

5. Drainage Easement; Master Drainage System.

a. Grant of Drainage Easement. The Association hereby grants, reserves, conveys and establishes in favor of SCA, its successors and/or assigns and the SCA Designees, and for the benefit of the SCA Property, a perpetual non-exclusive drainage easement over, under, upon, in, across and through all drainage structures and drainage facilities in the Easement Property, including without limitation the Master Drainage System, for the purpose drainage and flowage of surface water and stormwater and runoff from the SCA Property ("Drainage Easement"). Such Drainage Easement shall include reasonable rights of access for persons and equipment to construct, install, maintain, alter, inspect, remove, relocate and repair drainage facilities, culverts, swales, pumps, canals, electrical boxes, flowage pipes and irrigation pipes serving the SCA Property.

b. Maintenance of Master Drainage System. The Association shall maintain the Master Drainage System for the Community in accordance with all applicable governmental laws, regulations and requirements. SCA hereby grants to the Association a non-exclusive easement over, under, upon, in, across and through the portions of the SCA Property in which drainage structures and drainage facilities constituting portions of the Master Drainage System are located for the purpose of

the Association's access to and maintenance of the Master Drainage System. SCA shall not obstruct or unreasonably hinder (or permit any other party to obstruct or unreasonably hinder) access to the Master Drainage System by the Association or any person or entity acting on behalf of the Association.

c. Limitation. Without the prior written consent of SCA, the Association shall not shall modify, alter, relocate, reclassify the use or eliminate any portion or component of the Master Drainage System in any manner materially adverse to the operation or use of the SCA Property or drainage therefrom.

6. Signage Easement. The Association hereby grants, reserves, conveys and establishes in favor of SCA, its successors and assigns and the SCA Designees, and for the benefit of the SCA Property, a nonexclusive right and easement over, across, along, in and through the portions of the Easement Property adjacent to the Roadways and Access Facilities as reasonably necessary for the installation, use, maintenance, repair and replacement of directional signage and other signage as desired by SCA or the SCA Designees (collectively, the "**SCA Signage**") and approved by the Association. The SCA Signage shall be installed, maintained and repaired at the sole cost and expense of SCA or the SCA Designees, as applicable, and the Association shall have no obligation or responsibility for maintenance or repair of such SCA Signage, except and to the extent the SCA Signage is damaged by the Association or its agents or employees.

7. Easement for Use and Operation of SCA Property. The Association hereby grants, reserves, conveys and establishes in favor of SCA and the SCA Authorized Users, and for the benefit of the SCA Property, a perpetual easement over, across and upon the Easement Property for the purpose of doing every act necessary and appropriate to the continued use and enjoyment of the SCA Property by SCA and the SCA Authorized Users (the "**Recreation Easement**"). Such Recreation Easement shall include, without limitation, the recovery of golf balls from the Easement Property, the flight of golf balls over and upon any portion of the Easement Property, the noise level created by the playing of golf, golf tournaments, and functions and parties on the SCA Property, and the activities associated with the operation and maintenance of the recreational amenity facilities on the SCA Property. SCA and the SCA Authorized Users shall have an unrestricted easement of access over the Easement Property for the purpose of retrieving golf balls from land lying reasonably within range of golf balls hit from the golf course on the SCA Property. SCA shall have an unrestricted easement for golfers, golf carts, errant golf balls, projectiles, drainage and water runoff, grass cuttings, landscape clippings, herbicides, pesticides and fertilizer that may enter upon the Easement Property from the golf course located on the SCA Property.

8. Exclusive Easement and Exclusive Use. The Association hereby grants, reserves, conveys and establishes in favor of SCA and the SCA Authorized Users, and for the benefit of the SCA Property, a perpetual exclusive easement over, under, across and through that certain portion of Easement Property adjacent to the SCA Property which is legally described on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Exclusive Easement Area**") for any golf course facilities, golf balls, golf carts, fencing and other improvement(s) and persons as desired by SCA and the SCA Authorized Users, whether now located or to be located upon the Exclusive Easement Area, and for the purpose of doing every act necessary and appropriate to the use and enjoyment of the



adjacent SCA Property by SCA and the SCA Authorized Users. The parties acknowledge and agree that, although a portion of the golf course facilities, fences, buildings and/or any other improvement(s) may be located (whether now or in the future, as determined by SCA) upon the Exclusive Easement Area, such facilities, fences, buildings and/or any other improvement(s) are owned by SCA, and SCA and the SCA Designees and SCA Authorized Users have exclusive rights to access and use such facilities, fences, buildings and any other improvement(s) and the Exclusive Easement Area. SCA and the SCA Designees and SCA Authorized Users shall at all reasonable times have a perpetual and unrestricted easement and the right and exclusive authority for use of the Exclusive Easement Area and any facilities or improvements located thereon.

9. Enforcement; Attorneys' Fees. In the event of any dispute, litigation, or other proceeding between the parties arising out of this Agreement, to enforce any provision of this Agreement, or any right of either party hereunder, each party to such dispute, litigation, or other proceeding shall pay its own attorneys' fees, costs and expenses incurred in court, at trial, on appeal, and in any other proceeding irrespective of whether a party prevails in such litigation or proceeding.

10. Binding Effect; Assignment. This Agreement and all easements, conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the land, binding upon the Association and the Easement Property, and inuring to the benefit of SCA and the SCA Property. In the event of a partial assignment, the assignee shall not be deemed the record title owner of the SCA Property, but may exercise only such rights of the record title owner of the SCA Property specifically assigned to it on such terms and conditions as may be set forth in the respective instrument of assignment.

11. Interpretation; Severability. Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid, but if the application of any provision of this Agreement to any person or any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision or the application of any provision which can be given without the invalid provision or application, and to this end the provisions of this Agreement are declared to be severable. The fact that one of the parties to this Agreement may be deemed to have drafted or structured any provision of this Agreement shall not be considered in construing or interpreting any particular provision of this Agreement, either in favor of or against such party.

12. Headings. Headings and captions used in this Agreement are for convenience or reference only, shall not affect the construction of any terms, conditions or provisions contained in this Agreement and shall not be used, considered or referred to in resolving questions, for interpretation or to define any of terms, conditions or provisions contained in this Agreement. Whenever used, the singular shall include the plural, the plural shall include the singular and gender shall include all genders.

13. Amendment. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and may not be modified or amended except only by a written instrument signed by Association and SCA, or their successors and/or assigns, as applicable. Such amendment shall be recorded in the Public Records of Pinellas County,

Florida.

14. Waiver. No waiver of any of the provisions hereof shall be effective unless it is in writing and signed by the party against whom the waiver is asserted. Any such written waiver shall be applicable only to the specific instance to which it relates and shall not be deemed to be a continuing waiver or waiver of any future matter.

15. Time. Time is of the essence with respect to every provision of this Agreement where time is a factor. Except for any reference herein to business days (if and as applicable), any reference herein to a time period shall, in the computation thereof, include Saturdays, Sundays and legal holidays, but any time period provided for herein which shall begin or end on a Saturday, Sunday or legal holiday shall extend to begin on the next business day or end at 5:00 p.m. of the next full business day, as applicable.

16. Further Assurances/Cooperation. The Association agrees from time to time to execute and deliver such further assurances and other documents and to use commercially reasonable efforts to do all things which may be convenient or necessary to more effectively and completely carry out the intentions of this Agreement.

17. Governing Law. This Agreement shall be construed and governed in accordance with the laws of the State of Florida. The venue of any litigation arising out of this Agreement shall be Pinellas County, Florida.

18. Effectiveness. This Agreement shall be effective upon the recordation of this Agreement in the Public Records of Pinellas County, Florida.

19. Waiver of Trial by Jury. The parties hereby expressly covenant and agree to waive the right to trial by jury in connection with any litigation or judicial proceeding relating to, directly or indirectly, or concerning this agreement or the conduct, omission, action obligation, duty, right benefit, privilege or liability of a party hereunder to the full extent permitted by law. This waiver of right to trial by jury is separately given and is knowingly, intentionally and voluntarily made by the parties. Each party acknowledges that this waiver or jury trial is a material inducement to the other parties in entering into this agreement and that such party has been represented by an attorney in connection with this jury trial waiver and understands the legal effect of this waiver. This waiver is intended to and does encompass each instance and each issue as to which the right to a jury trial would otherwise accrue. This waiver shall apply to this agreement and any future amendments, supplements or modifications to this agreement.

**[SIGNATURES ON FOLLOWING PAGES]**

IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by its duly authorized representative as of this 17<sup>th</sup> day of December, 2021.

**WITNESSES:**

*S. Decker*  
Print Name: Samantha Decker

*Karrie Crowley*  
Print Name: Karrie Crowley

**"ASSOCIATION":**

**ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.**, a Florida not-for-profit corporation

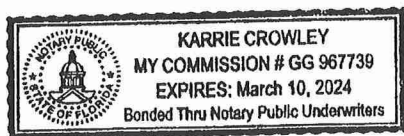
*Chuck McAllister*  
Chuck McAllister, Vice-Chairman

STATE OF FLORIDA )

COUNTY OF Pinellas )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this \_\_\_\_\_ day of December, 2021, by Chuck McAllister, Vice-Chairman of On Top of the World Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is ☒ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[NOTARY SEAL]



*Karrie Crowley*  
NOTARY PUBLIC  
Print Name: Karrie Crowley  
My Commission Expires: March 10, 2024  
My Commission Number: GG967739



IN WITNESS WHEREOF, the undersigned has caused this Agreement to be executed by its duly authorized representative as of this 17<sup>th</sup> day of December, 2021.

**WITNESSES:****"SCA":**

**SCA PINELLAS AMENITIES, LLC**, a  
Florida limited liability company

*S. Decker*  
Print Name: Samantha Decker

By: SCA PINELLAS HOLDINGS, LLC,  
a Florida limited liability company, its  
sole member

*Karrie Crowley*  
Print Name: Karrie Crowley

By: SIDNEY COLN & ASSOCIATES,  
LTD., a Florida limited partnership,  
its sole member

By: SCA INVESTMENTS, INC., a  
Florida corporation, its  
General Partner

By: *Kenneth D. Colen*  
Kenneth D. Colen, President

[COMPANY SEAL]

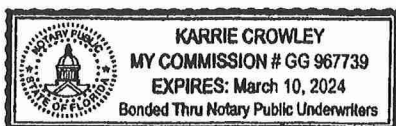
STATE OF FLORIDA )

COUNTY OF Pinellas )

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17<sup>th</sup> day of December, 2021, by Kenneth D. Colen, as President of SCA INVESTMENTS, INC., a Florida corporation, General Partner of SIDNEY COLN & ASSOCIATES, LTD., a Florida limited partnership, sole member of SCA PINELLAS HOLDINGS, LLC, a Florida limited liability company, sole member of SCA PINELLAS AMENITIES, LLC, a Florida limited liability company, on behalf of the company. He/she is ☒ personally known to me or ☐ has produced as identification.

[NOTARY SEAL]

*Karrie Crowley*  
NOTARY PUBLIC

Print Name: KarrieMy Commission Expires: March 10, 2024My Commission Number: GG 967739

**"EXHIBIT A"****SCA PROPERTY****SKETCH OF DESCRIPTION**

**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST**  
**SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST**  
**PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

THE FOLLOWING DESCRIBED LANDS LYING IN SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, AND SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 31; THENCE N.00°33'06"W., 1329.74 FEET TO THE PROJECTION OF THE NORTHERLY BOUNDARY OF ON TOP OF THE WORLD CONDOMINIUM UNIT 59 AS RECORDED IN CONDOMINIUM BOOK 51, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE PROJECT AND THE NORTHERLY BOUNDARY OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 59 THE FOLLOWING TWO (2) COURSES: (1.) N.89°59'25"E., 1088.68 FEET A THE NORTHEASTERLY CORNER OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 59 AND THE POINT OF BEGINNING; (2.) THENCE N.89°59'25"E., 272.39 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, S.00°09'30"W., 146.40 FEET; THENCE N.36°57'41"W., 7.77 FEET; THENCE N.75°31'39"W., 59.55 FEET; THENCE S.84°27'24"W., 44.44 FEET; THENCE N.71°47'16"W., 77.48 FEET; THENCE N.55°03'52"W., 48.49 FEET; THENCE N.66°10'06"W., 40.40 FEET; THENCE S.55°57'58"W., 58.23 FEET TO THE EASTERLY BOUNDARY LINE OF THE AFOREMENTIONED ON TOP OF THE WORLD CONDOMINIUM UNIT 59; THENCE ALONG SAID EASTERLY BOUNDARY LINE, N.19°26'54"E., 99.52 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.71 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE....

**NOTES:**

1. DATE OF SKETCH: SEPTEMBER 30, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON BASED ON FLORIDA WEST GRID NAD-83, (1990 ADJUSTMENT).
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

SHEET 1 OF 6

ONE IS NOT COMPLETE  
WITHOUT THE OTHER

**LEGEND:**

- LINE BREAK  
 LS LAND SURVEYOR  
 LB LICENSED BUSINESS  
 NO. NUMBER  
 R RADIUS  
 Δ DELTA (CENTRAL ANGLE)  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 ○ CHANGE IN DIRECTION  
 — OVERALL BOUNDARY  
 OF DESCRIBED AREA  
 ■ DESCRIBED AREA  
 ■ LESS AND EXCEPT  
 NOT INCLUDED

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**JCH**  
 CONSULTING GROUP, INC.

LAND DEVELOPMENT, SURVEYING & MAPPING  
 PLANNING, ENVIRONMENTAL & G.I.S.  
 CERTIFICATE OF AUTHORIZATION NO. 10 8971 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 126 SW 15TH STREET, OCALA, FLORIDA 34471  
 PHONE (352) 493-1482 FAX (352) 352-3035 www.jchgroup.com

DRAWN:	C.J.H.	J.O.# 190352
REVISED:		DWG.# 190352SK
CHECKED:	C.J.H.	SHEET 1 OF 6
APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT
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**"EXHIBIT A"****SCA PROPERTY**

**SKETCH OF DESCRIPTION**  
**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST**  
**SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST**  
**PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

CONTINUE FROM PREVIOUS PAGE...

**PARCEL 2**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 2309.35 FEET; THENCE S.89°44'17"E., 1223.71 FEET TO THE POINT OF BEGINNING; THENCE N.26°02'51"E., 269.36 FEET TO A POINT ON THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE ALONG SAID WEST BOUNDARY, S.00°13'31"E., 242.55 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.89°44'17"W., 119.23 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.33 ACRES, MORE OR LESS.

**PARCEL 3**

A PARCEL OF LAND IN SECTION 31, TOWNSHIP 28S., RANGE 16 E, PINELLAS COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: FROM THE CENTER OF SECTION 31, TOWNSHIP 28S., RANGE 16E., RUN S. 0° 32' 38"E., 364.78 FEET FOR A POINT OF BEGINNING; RUN THENCE S. 89°47'45"E., 1,342.83 FEET; THENCE S. 0° 15' 50"E., 400 FEET; THENCE N. 89° 47' 45"W., 1,572.87 FEET; THENCE S. 44°49' 50"W., 400 FEET; THENCE S. 0° 32'38"E., 610 FEET; THENCE N. 89° 47' 45"W., 400 FEET; THENCE N. 0° 32' 38"W., 790 FEET; THENCE N. 44° 49' 50"E., 709.11 FEET; THENCE S. 89° 47' 45"E., 411.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL 3A, 3B AND 3C FROM THE FOLLOWING DESCRIBED LANDS FROM PARCEL 3:

**PARCEL 3A:**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 2309.34 FEET; THENCE N.89°44'17"W., 190.18 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 580.00 FEET, A CENTRAL ANGLE OF 17°21'19", AND A CHORD BEARING AND DISTANCE OF S.78°31'06"W., 175.01 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.69 FEET TO THE END OF SAID CURVE; THENCE S.85°23'57"W., 93.79 FEET; THENCE N.44°53'18"E., 61.22 FEET; THENCE S.89°44'17"E., 221.80 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.15 ACRES, MORE OR LESS.

AND

**PARCEL 3B**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 1160.99 FEET; THENCE S.89°30'50"W., 479.03 FEET TO THE POINT OF BEGINNING; THENCE N.89°51'29"W., 53.60 FEET; THENCE N.00°05'49"E., 82.23 FEET; THENCE N.89°56'36"W., 9.10 FEET; THENCE N.00°16'37"W., 91.68 FEET; THENCE N.88°35'42"E., 72.49 FEET; THENCE S.04°21'30"W., 93.87 FEET; THENCE S.89°56'36"E., 86.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 217.70 FEET, A CENTRAL ANGLE OF 32°18'29", AND A CHORD BEARING AND DISTANCE OF S.47°15'19"W., 121.14 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.76 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.32 ACRES, MORE OR LESS.

AND

**PARCEL 3C**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 941.55 FEET; THENCE S.89°30'50"W., 532.13 FEET TO THE POINT OF BEGINNING; THENCE N.89°47'17"W., 147.52 FEET; THENCE N.00°00'00"E., 122.52 FEET; THENCE N.82°17'38"E., 36.28 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 110.00 FEET, A CENTRAL ANGLE OF 48°36'53", AND A CHORD BEARING AND DISTANCE OF N.89°15'06"E., 90.56 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.33 FEET TO THE END OF SAID CURVE; THENCE S.84°07'09"E., 21.12 FEET; THENCE S.00°00'00"E., 126.95 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.45 ACRES, MORE OR LESS.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

CONTINUE NEXT PAGE...

SHEET 2 OF 6  
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REVISED:		DWG.# 190352SK
CHECKED:	C.J.H.	SHEET 2 OF 6
APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT

**"EXHIBIT A"****SCA PROPERTY****SKETCH OF DESCRIPTION**

**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST  
SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST  
PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

CONTINUE FROM PREVIOUS PAGE....

**PARCEL 4**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 2271.71 FEET; THENCE S.89°30'50"W., 455.52 FEET; THENCE S.44°53'18"W., 73.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.44°53'18"W., 574.71 FEET; THENCE N.18°53'44"W., 25.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 84°45'47", AND A CHORD BEARING AND DISTANCE OF N.46°02'34"E., 74.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.37 FEET TO THE END OF SAID; THENCE N.43°09'10"E., 159.77 FEET; THENCE N.45°58'38"E., 276.97 FEET; THENCE N.66°42'37"E., 56.70 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.28 ACRES, MORE OR LESS.

**PARCEL 5**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 1238.76 FEET; THENCE N.89°56'36"W., 483.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°56'36"W., 32.20 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3093, PAGE 217 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY AND NORTHERLY BOUNDARY THE FOLLOWING THREE (3) COURSES, (1.) N.00°32'00"W., 385.16 FEET; (2.) THENCE N.44°50'28"E., 400.00 FEET; (3.) THENCE S.89°47'07"E., 203.61 FEET TO THE NORTHWEST CORNER OF ON TOP OF THE WORLD CONDOMINIUM UNIT 34 AS RECORDED IN CONDOMINIUM BOOK 17, PAGE 92 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 34, S.00°12'53"W., 76.08 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°59'28"W., 72.40 FEET; THENCE S.22°53'04"W., 29.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 143.87 FEET, A CENTRAL ANGLE OF 16°48'28", AND A CHORD BEARING AND DISTANCE OF N.83°10'43"W., 42.05 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 118.75 FEET, A CENTRAL ANGLE OF 70°59'31", AND A CHORD BEARING AND DISTANCE OF S.70°14'37"W., 137.90 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 147.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 121.26 FEET, A CENTRAL ANGLE OF 27°26'14", AND A CHORD BEARING AND DISTANCE OF S.21°57'04"W., 57.51 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.07 FEET TO THE END OF SAID CURVE; THENCE N.72°15'33"W., 23.96 FEET; THENCE S.00°21'00"E., 4.84 FEET; THENCE S.35°15'56"W., 37.61 FEET; THENCE S.00°11'48"W., 24.80 FEET; THENCE S.76°14'22"W., 96.19 FEET TO THE NORTHERLY BOUNDARY OF ON TOP OF THE WORLD CONDOMINIUM UNIT 35 AS RECORDED IN CONDOMINIUM BOOK 20, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 35 THE FOLLOWING TWO (2) COURSES, (1.) S.00°12'53"W., 245.39 FEET; (2.) THENCE S.89°47'07"E., 116.91 FEET TO THE WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4078, PAGE 716 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 63°47'04", AND A CHORD BEARING AND DISTANCE OF S.45°29'19"W., 211.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 222.65 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.61 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE....

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

SHEET 3 OF 6

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APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT

**"EXHIBIT A"****SCA PROPERTY**

**SKETCH OF DESCRIPTION**  
**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST**  
**SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST**  
**PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

CONTINUE FROM PREVIOUS PAGE...

**PARCEL 6**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF ON TOP OF THE WORLD CONDOMINIUM UNIT 60 AS PER CONDOMINIUM BOOK 55, PAGE 86 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID UNIT 60, S.00°07'32"W, A DISTANCE OF 20.18 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID EASTERLY BOUNDARY, S.89°55'12"E., 227.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 30°48'29", AND A CHORD BEARING AND DISTANCE OF S.74°30'58"E., 37.19 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.64 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 120°48'29", AND A CHORD BEARING AND DISTANCE OF N.60°29'02"E., 60.87 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.80 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF UNIT 69 OF ON TOP OF THE WORLD CONDOMINIUM UNIT 69 AS PER CONDOMINIUM BOOK 96, PAGE 31 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND THE END OF SAID CURVE; THENCE ALONG SAID SOUTHERLY BOUNDARY OF UNIT 69, S.89°55'12"E., 14.00 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY OF UNIT 69, S.00°02'12"E., 455.95 FEET; THENCE N.61°26'28"W., 23.70 FEET; THENCE S.57°17'29"W., 15.44 FEET; THENCE S.30°17'42"W., 20.58 FEET; THENCE S.89°55'16"W., 152.02 FEET; THENCE N.30°52'57"E., 23.47 FEET; THENCE S.84°45'38"W., 28.34 FEET; THENCE N.67°35'16"W., 15.86 FEET; THENCE N.52°36'06"W., 91.35 FEET; THENCE N.89°06'01"W., 7.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 135°07'42", AND A CHORD BEARING AND DISTANCE OF S.23°20'08"W., 18.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.58 FEET TO A POINT OF TANGENCY; THENCE S.44°13'43"E., 14.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 426.20 FEET, A CENTRAL ANGLE OF 03°48'33", AND A CHORD BEARING AND DISTANCE OF N.74°05'19"W., 28.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.33 FEET TO A POINT ON THE AFORESAID EASTERLY BOUNDARY OF UNIT 60, AND THE END OF SAID; THENCE N.00°07'32"E., 391.98 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 3.25 ACRES, MORE OR LESS.

**PARCEL 7**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SAID SECTION 31; THENCE N.00°29'10"W., 941.55 FEET; THENCE S.89°29'12"W., 512.19 FEET TO THE POINT OF BEGINNING; THENCE S.00°02'30"E., 88.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.36 FEET, A CENTRAL ANGLE OF 88°09'39", AND A CHORD BEARING AND DISTANCE OF S.45°50'06"W., 42.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.72 FEET TO THE END OF SAID CURVE; THENCE N.89°59'37"W., 93.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 23°02'56", AND A CHORD BEARING AND DISTANCE OF S.78°28'55"W., 199.79 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 201.14 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 82°56'47", AND A CHORD BEARING AND DISTANCE OF N.71°34'10"W., 39.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.43 FEET TO A POINT OF TANGENCY; THENCE N.30°05'46"W., 32.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 29°35'08", AND A CHORD BEARING AND DISTANCE OF N.15°18'12"W., 140.43 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.00 FEET TO A POINT OF TANGENCY; THENCE N.00°30'38"W., 60.90 FEET; THENCE N.86°46'43"E., 32.30 FEET; THENCE N.73°34'18"E., 141.02 FEET; THENCE N.88°49'22"E., 76.33 FEET; THENCE S.00°00'00"E., 122.52 FEET; THENCE S.89°47'17"E., 167.46 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.75 ACRES, MORE OR LESS.

CONTINUE NEXT PAGE...

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

SHEET 4 OF 6

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APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT

**"EXHIBIT A"****SCA PROPERTY**

**SKETCH OF DESCRIPTION**  
**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST**  
**SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST**  
**PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

CONTINUE FROM PREVIOUS PAGE...

**PARCEL 8**

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 29S., RANGE 16E., PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: FROM THE NORTH  $\frac{1}{4}$  CORNER OF SECTION 6, TOWNSHIP 29S., RANGE 16E., AS A POINT OF BEGINNING, RUN S.89°46'13"E., 181.77 FEET; THENCE S.1°13'47"W., 387.90 FEET; THENCE S.38°44'22"W., 393.78 FEET; THENCE 547.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1559.63 FEET, CHORD N.11°39'33"W., 544.65 FEET; THENCE N.1°13'47"E., 162.20 FEET; THENCE N.89°58'07"E., 179.57 FEET TO THE POINT OF BEGINNING. CONTAINING 4.38 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 29S., RANGE 16E., PINELLAS COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 6, RUN S.89°46'13"E. 181.77 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S.89°46'13"E., 22.42 FEET; THENCE S.0°01'53"E., 5.0 FEET; THENCE S.89°46'13"E., 297.41 FEET; THENCE S.1°13'47"W., 452 FEET; THENCE N.89°46'13"W., 373.72 FEET; THENCE N.38°44'22"E., 88.31 FEET; THENCE N.1°13'47"E., 387.90 FEET TO THE POINT OF BEGINNING. CONTAINING 3.364 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 8A FROM THE FOLLOWING DESCRIBED LANDS FROM PARCEL 8:

**PARCEL "8A"**

A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4019, PAGE 1077 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH  $\frac{1}{4}$  OF SAID SECTION 6, THENCE S.89°46'13"E., 181.77 TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH, EAST, AND SOUTH BOUNDARY LINE OF SAID DESCRIBED LANDS THE FOLLOWING FIVE (5) COURSES: 1.) S.89°46'13" E., 22.42 FEET; 2.) THENCE S.00°01'53" E., 5.00 FEET; 3.) THENCE S.89°46'13" E., 297.41 FEET; 4.) THENCE S.01°13'47" W., 452.00 FEET; 5.) THENCE N.89°46'13" W., 325.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 60°04'43", AND A CHORD BEARING AND DISTANCE OF N.59°21'17" E., 60.07 FEET; THENCE DEPARTING SAID NORTH, EAST AND SOUTH BOUNDARY LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 62.91 FEET TO THE END OF SAID CURVE; THENCE S.89°40'46" E., 216.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 80°21'08", AND A CHORD BEARING AND DISTANCE OF N.51°55'02" E., 38.71 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.07 FEET TO THE END OF SAID CURVE; THENCE N.05°03'30" E., 17.49 FEET; THENCE N.01°49'44"E., 116.25 FEET; THENCE N.01°04'12" E., 187.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 84°45'39", AND A CHORD BEARING AND DISTANCE OF N.47°44'29"W., 67.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.97 FEET TO THE END OF SAID CURVE; THENCE N.89°18'11"W., 129.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 22°48'29", AND A CHORD BEARING AND DISTANCE OF N.76°36'08" W., 79.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.62 FEET TO THE END OF SAID CURVE; THENCE N.64°58'50" W., 39.71 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 0.66 ACRES, MORE OR LESS.

**\*\*NOTE: THIS IS NOT A SURVEY\*\***

SHEET 5 OF 6

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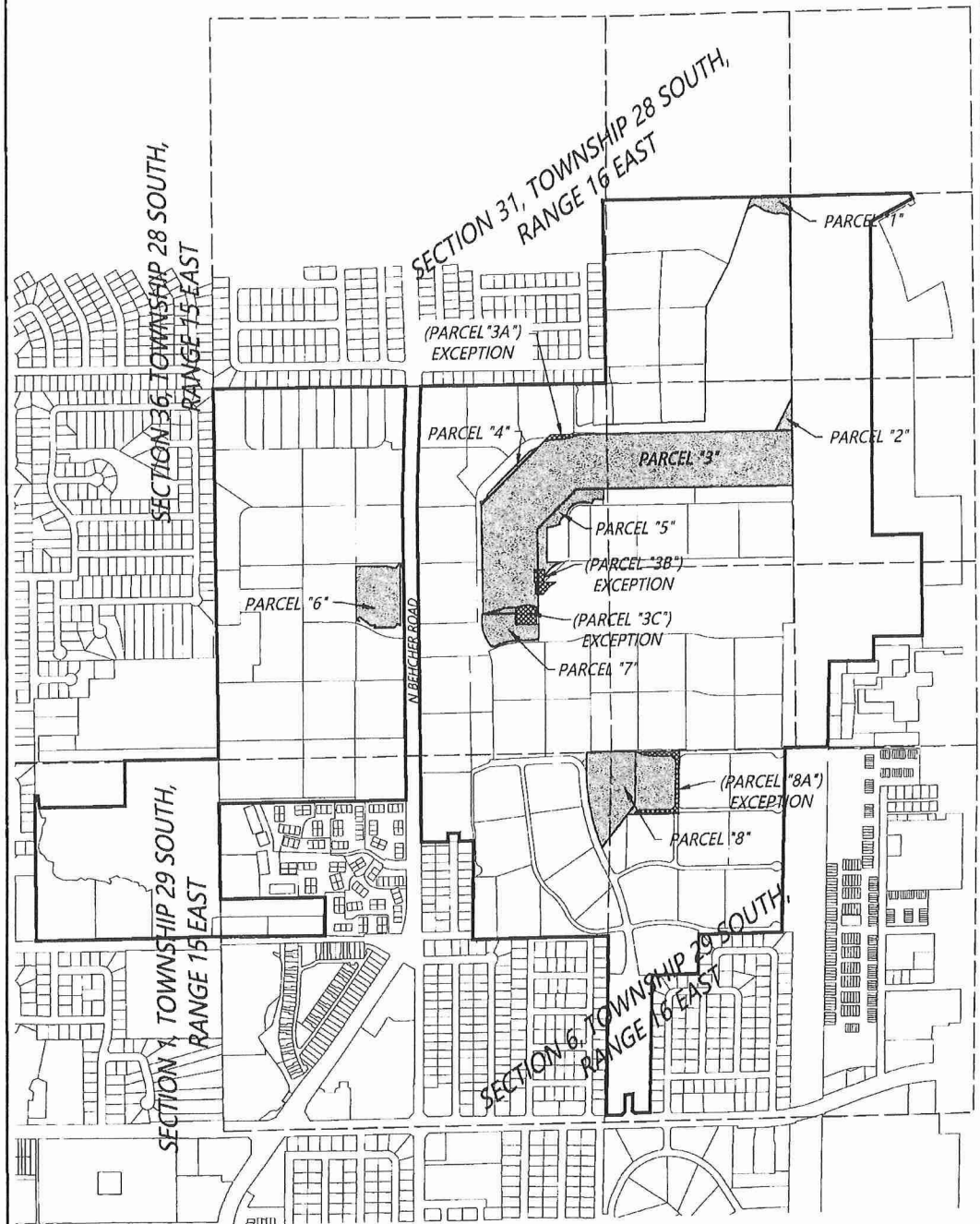
DRAWN:	C.J.H.	J.O.# 190352
REVISED:		DWG.# 190352SK
CHECKED:	C.J.H.	SHEET 5 OF 6
APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT



**"EXHIBIT A"****SCA PROPERTY****SKETCH OF DESCRIPTION**

SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST  
 SECTION 6, TOWNSHIP 29 SOUTH, RANGE 16 EAST  
 PINELLAS COUNTY, FLORIDA

**\*\*NOTE: THIS  
 IS NOT A  
 SURVEY\*\***  
 SHEET 6 OF 6  
 ONE IS NOT  
 COMPLETE  
 WITHOUT  
 THE OTHER



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CHECKED:	C.J.H.	SHEET 6 OF 6
APPROVED:	C.J.H.	EXHIBIT A - SCA AMENITIES EASEMENT AGREEMENT
SCALE: 1" = 900'		

**"EXHIBIT B"****EXCLUSIVE EASEMENT AREA**

**SKETCH OF DESCRIPTION**  
**SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST**  
**PINELLAS COUNTY, FLORIDA**

**DESCRIPTION:**

A PORTION OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 31; THENCE N.00°33'06"W., 1329.74 FEET TO THE PROJECTION OF THE NORTHERLY BOUNDARY OF ON TOP OF THE WORLD CONDOMINIUM UNIT 59 AS RECORDED IN CONDOMINIUM BOOK 51, PAGE 11 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE ALONG THE PROJECT AND THE NORTHERLY BOUNDARY OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 59 THE FOLLOWING TWO (2) COURSES: (1.) N.89°59'25"E., 896.54 FEET TO THE POINT OF BEGINNING; (2.) THENCE N.89°59'25"E., 192.14 FEET TO THE NORTHEASTERLY CORNER OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 59; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY LINE OF SAID ON TOP OF THE WORLD CONDOMINIUM UNIT 59, S.19°26'54"W., 99.52 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.42°54'29"W., 89.94 FEET; THENCE S.87°14'06"W., 73.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 48°11'46", AND A CHORD BEARING AND DISTANCE OF N.85°50'15"W., 24.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.24 FEET TO THE END OF SAID CURVE; THENCE N.00°32'52"E., 29.68 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.19 ACRES, MORE OR LESS.

**NOTES:**

1. DATE OF SKETCH: AUGUST 14, 2020.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON BASED ON FLORIDA WEST GRID NAD-83, (1990 ADJUSTMENT).
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

\*\*NOTE: THIS IS NOT A SURVEY\*\*

SHEET 1 OF 2

ONE IS NOT COMPLETE  
WITHOUT THE OTHER

**LEGEND:**

- LINE BREAK  
 LS LAND SURVEYOR  
 LB LICENSED BUSINESS  
 NO. NUMBER  
 R RADIUS  
 Δ DELTA (CENTRAL ANGLE)  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 ○ CHANGE IN DIRECTION  
 — OVERALL BOUNDARY  
 OF DESCRIBED AREA  
 ■ DESCRIBED AREA

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553  
 OF JCH CONSULTING GROUP, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



**JCH**

CONSULTING GROUP, INC.

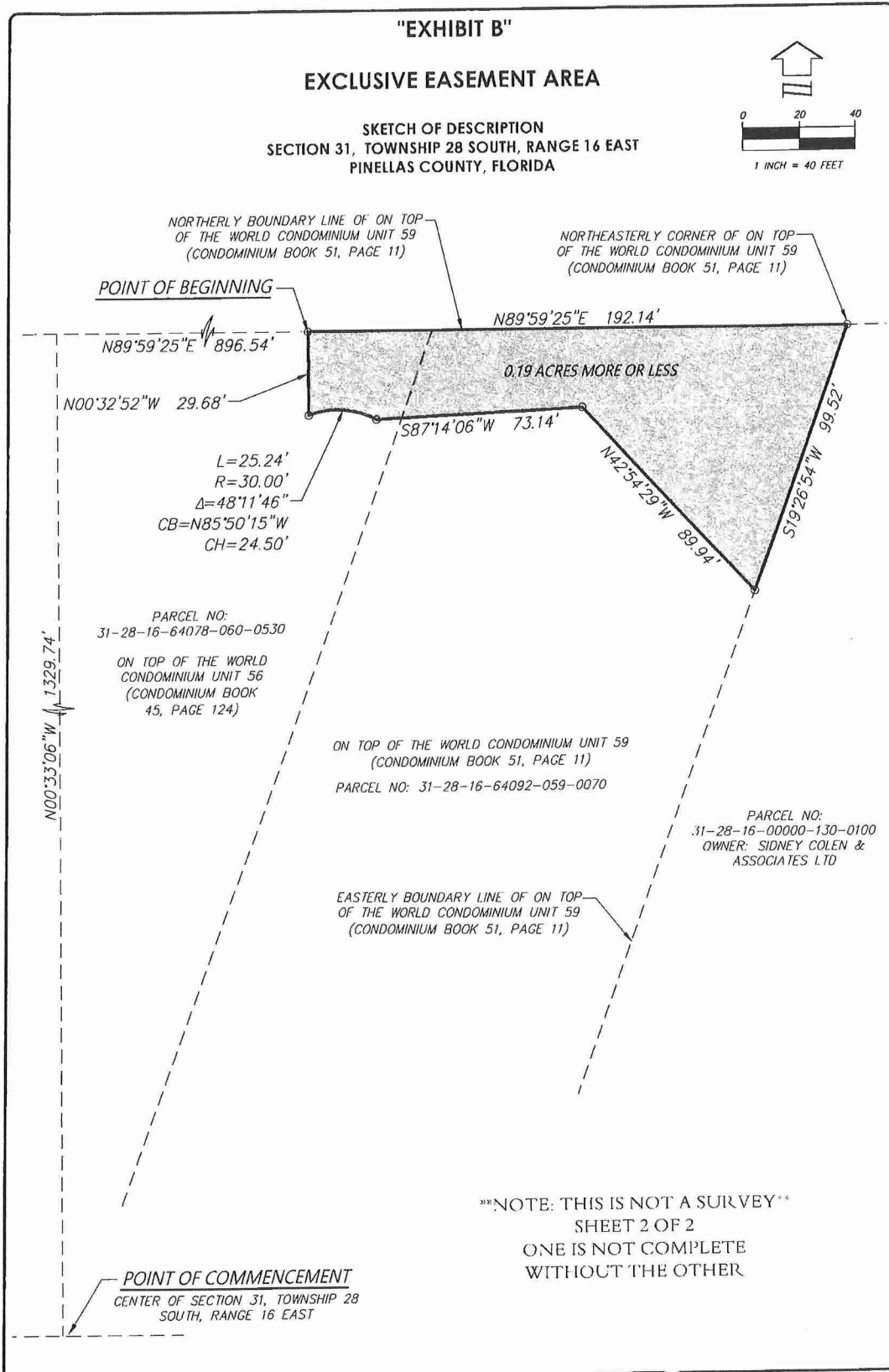
LAND DEVELOPMENT - SURVEYING & MAPPING

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DRAWN:	M.A.	J.O.# 190352
REVISED:		DWG.# 190352SK
CHECKED:	C.J.H.	SHEET 1 OF 2
APPROVED:	C.J.H.	EXHIBIT B - SCA AMENITIES EASEMENT AGREEMENT
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	DRAWN:	M.A.	J.O.# 190352
	REVISED:		DWG.# 190352SK
	CHECKED:	C.J.H.	SHEET 2 OF 2
	APPROVED:	C.J.H.	EXHIBIT B - SCA AMENITIES EASEMENT AGREEMENT
	SCALE:	1" = 40'	