

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

A PORTION OF 34TH STREET NORTH EXTENSION (COUNTY ROAD 265), DECLARED TO BE A PUBLIC ROAD IN BOARD OF COUNTY COMMISSIONERS MINUTES BOOK 23, PAGE 253, FILED ON APRIL 12, 1949, BEING 100 FEET IN WIDTH, LYING IN SECTIONS 22 AND 23, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 30 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE NORTH 00°11'36" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, A DISTANCE OF 300.96 FEET; TO THE **POINT OF BEGINNING**; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°11'36" EAST, A DISTANCE OF 325.23 FEET; THENCE SOUTH 89°37'10" EAST, A DISTANCE OF 59.52 FEET; THENCE SOUTH 85°48'19" EAST, A DISTANCE OF 40.58 FEET; THENCE SOUTH 00°11'36" WEST, A DISTANCE OF 309.09 FEET; THENCE SOUTH 61°34'41" WEST, A DISTANCE OF 26.86 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 26.42 FEET; TO THE **POINT OF BEGINNING**.

CONTAINING 32,284.89 SQUARE FEET OR 0.74 ACRES, MORE OR LESS.

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

Reviewed by: AZ TS
Date: 04/18/2025
SFN#: 00501_01775

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, RANGE 30 SOUTH, RANGE 16 EAST, HAVING A GRID BEARING OF N 00°11'36" E.

Aaron J
Murphy

Digitally signed by
Aaron J Murphy
Date: 2025.04.17
11:44:31 -04'00'

AARON J. MURPHY, PSM
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6768
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER



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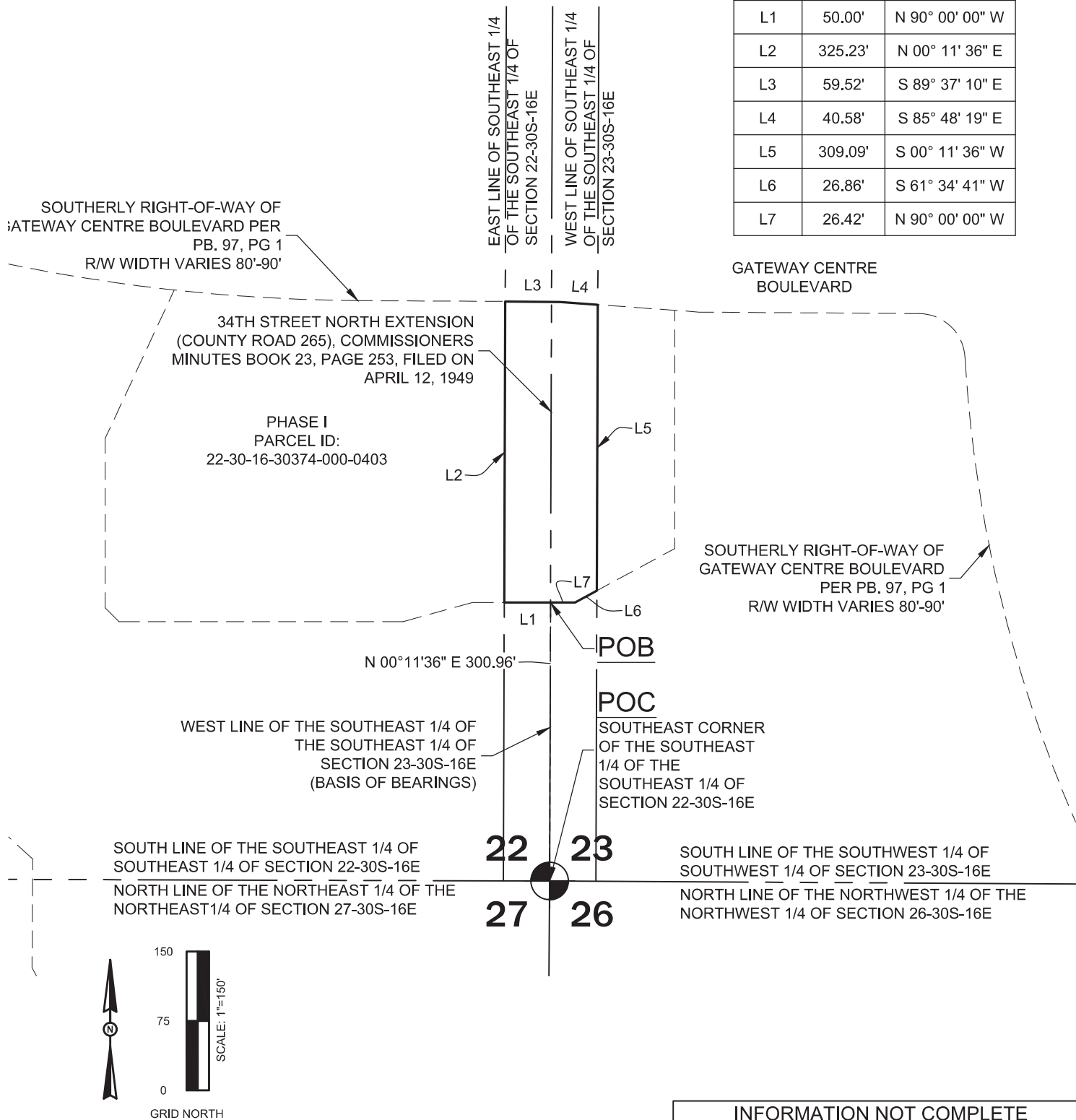
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EPIC GATEWAY ROW - PHASE 1 ROW VACATE SKETCHES

SEC TWP RNG:	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/16E	24HAM0407	CV	11/20/2024	1 OF 2

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LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	N 90° 00' 00" W
L2	325.23'	N 00° 11' 36" E
L3	59.52'	S 89° 37' 10" E
L4	40.58'	S 85° 48' 19" E
L5	309.09'	S 00° 11' 36" W
L6	26.86'	S 61° 34' 41" W
L7	26.42'	N 90° 00' 00" W



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