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:

= LICENSED BUSINESS ΙB ORB = OFFICIAL RECORD BOOK

PG = PAGE = PLAT BOOK PB

= POINT OF BEGINNING POB

= POINT OF COMMENCEMENT POC = PROFESSIONAL SURVEYOR AND MAPPER

Aaron J Murphy

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

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

Reviewed by: 04/18/2025 Date: . 00501 01775 SFN#:

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.

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



3409 W LEMON ST 2400 N FORSYTH RD TAMPA, FL 33609 ORLANDO, FL 32807 TEL: 813.250.3535 TEL: 407.362.5929

8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178

EPIC GATEWAY ROW - PHASE 1 ROW VACATE SKETCHES

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

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY LINE TABLE LINE# **LENGTH** DIRECTION 11 50.00' N 90° 00' 00" W WEST LINE OF SOUTHEAST OF THE SOUTHEAST 1/4 OF SECTION 23-30S-16E EAST LINE OF SOUTHEAST OF THE SOUTHEAST 1/4 OF SECTION 22-30S-16E 12 325.23 N 00° 11' 36" E L3 59.52 S 89° 37' 10" E 14 40.58 S 85° 48' 19" F L5 309.09 S 00° 11' 36" W L6 26.86 S 61° 34' 41" W SOUTHERLY RIGHT-OF-WAY OF 17 26.42' N 90° 00' 00" W *SATEWAY CENTRE BOULEVARD PER* PB. 97, PG 1 R/W WIDTH VARIES 80'-90' **GATEWAY CENTRE** L3 | L4 **BOULEVARD** 34TH STREET NORTH EXTENSION (COUNTY ROAD 265), COMMISSIONERS MINUTES BOOK 23, PAGE 253, FILED ON APRIL 12, 1949 PHASE I L5 PARCEL ID: 22-30-16-30374-000-0403 SOUTHERLY RIGHT-OF-WAY OF **GATEWAY CENTRE BOULEVARD** PER PB. 97, PG 1 R/W WIDTH VARIES 80'-90' POB N 00°11'36" E 300.96' POC WEST LINE OF THE SOUTHEAST 1/4 OF SOUTHEAST CORNER THE SOUTHEAST 1/4 OF OF THE SOUTHEAST **SECTION 23-30S-16E** 1/4 OF THE (BASIS OF BEARINGS) SOUTHEAST 1/4 OF SECTION 22-30S-16E 23 SOUTH LINE OF THE SOUTHEAST 1/4 OF SOUTH LINE OF THE SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 22-30S-16E SOUTHWEST 1/4 OF SECTION 23-30S-16E NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST1/4 OF SECTION 27-30S-16E 26 NORTHWEST 1/4 OF SECTION 26-30S-16E 150 75 **INFORMATION NOT COMPLETE** GRID NORTH WITHOUT ALL SHEETS LB #8405 CA #8474 **EPIC GATEWAY ROW - PHASE 1 ROW VACATE SKETCHES** 2400 N FORSYTH RD 3409 W LEMON ST 8340 CONSUMER CIR SEC TWP RNG: JOB NUMBER: DRAWN BY: DATE: SHEET: TAMPA, FL 33609 ORLANDO, FL 32807 SARASOTA, FL 32807 TEL: 8I3.250.3535 TEL: 407.362.5929 TEL: 941.377.9178 22 & 23/30S/16E 24HAM0407 11/20/2024 2 OF 2 CV