

# 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, 23, 27, 26, 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 SOUTH 89°53'42" EAST, A DISTANCE OF 50.00 FEET; TO THE **POINT OF BEGINNING**; THENCE SOUTH 00°21'32" WEST, A DISTANCE OF 1,369.38 FEET; THENCE NORTH 80°26'17" WEST, A DISTANCE OF 50.65 FEET; THENCE NORTH 00°21'32" EAST, A DISTANCE OF 365.69 FEET; THENCE NORTH 89°43'55" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°21'32" EAST, A DISTANCE OF 995.21 FEET; THENCE NORTH 00°11'36" EAST, A DISTANCE OF 300.89 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 76.42 FEET; THENCE NORTH 61°34'41" EAST, A DISTANCE OF 26.86 FEET; THENCE SOUTH 00°11'36" WEST, A DISTANCE OF 313.84 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 148,272.74 SQUARE FEET OR 3.40 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). SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 18 EAST S 89°53'42" E.

Aaron J  
Murphy

Digitally signed by  
Aaron J Murphy  
Date: 2025.04.17  
11:44:58 -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

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



LB #8405 CA #8474  
**HAMILTON**  
ENGINEERING & SURVEYING, LLC  
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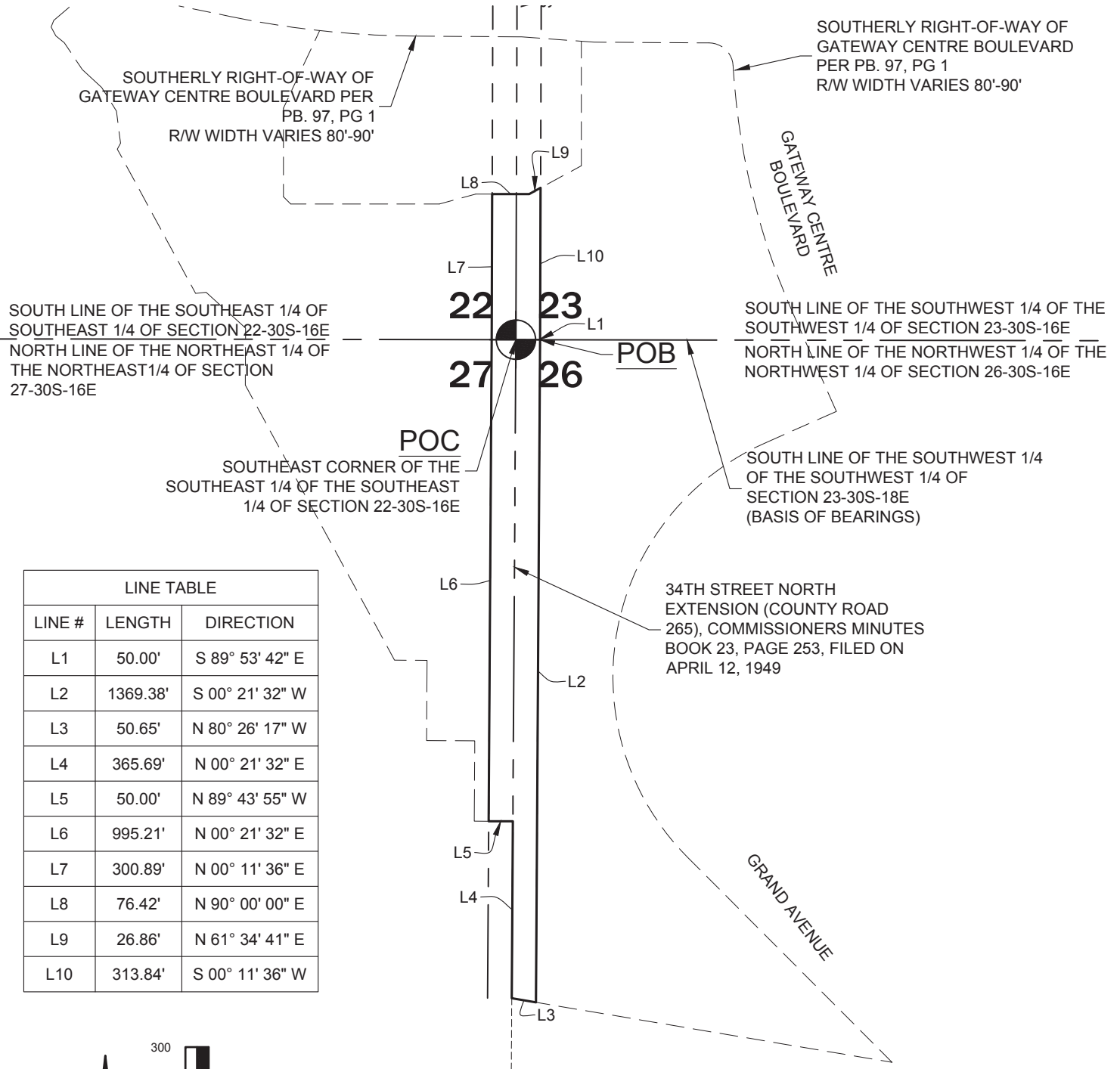
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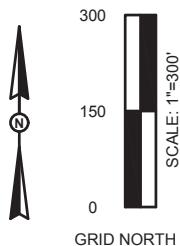
## EPIC GATEWAY ROW - PHASE 2 ROW VACATE SKETCHES

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'	S 89° 53' 42" E
L2	1369.38'	S 00° 21' 32" W
L3	50.65'	N 80° 26' 17" W
L4	365.69'	N 00° 21' 32" E
L5	50.00'	N 89° 43' 55" W
L6	995.21'	N 00° 21' 32" E
L7	300.89'	N 00° 11' 36" E
L8	76.42'	N 90° 00' 00" E
L9	26.86'	N 61° 34' 41" E
L10	313.84'	S 00° 11' 36" W



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