

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



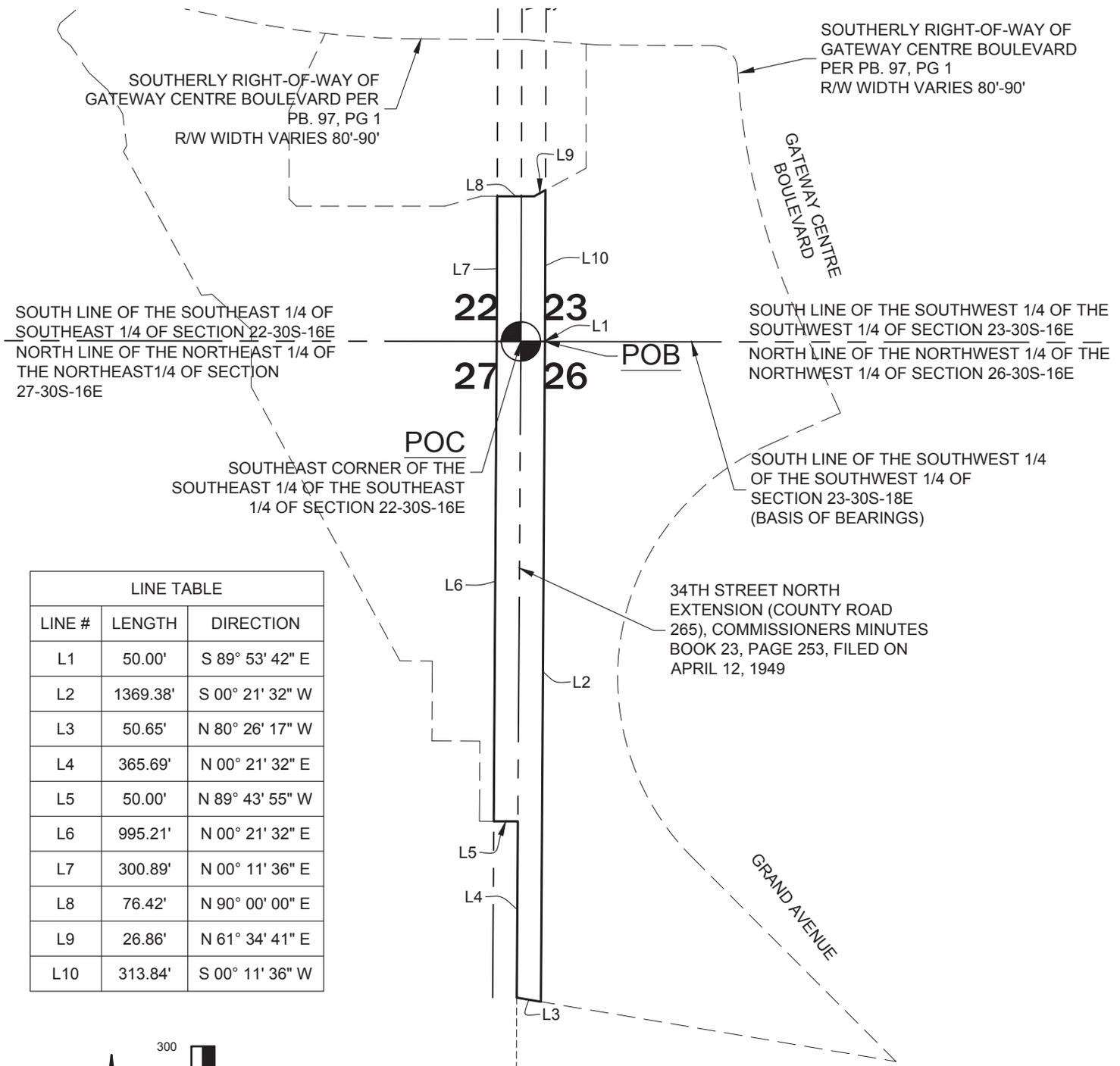
HAMILTON
 ENGINEERING & SURVEYING, LLC
 www.HamiltonEngineering.US

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| 3409 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3535 | 2400 N FORSYTH RD ORLANDO, FL 32807 TEL: 407.362.5929 | 8340 CONSUMER CIR SARASOTA, FL 32807 TEL: 941.377.9178 |
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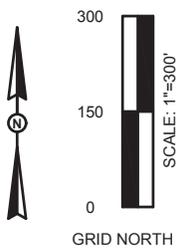
EPIC GATEWAY ROW - PHASE 2 ROW VACATE SKETCHES

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



INFORMATION NOT COMPLETE WITHOUT ALL SHEETS

LB #8405 CA #8474

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