PARENT PARCEL NORTH:
PARCEL 'A'
ALL OF BLOCK D-12, TOGETHER WITH ALL THE ALLEYS (NOW CLOSED) EXTENDING THROUGH SAID BLOCK D-12. LESS THAT PART LYING WITHIN 45 FEET OF THE SURVEY LINE OF STATE ROAD S-583, SECTION 10640, OF TEMPLE TERRACE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID BLOCK D-12, THENCE RUN NORTH 89°59'00"EAST, 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD S-583, SECTION 10640, SAID EAST RIGHT-OF-WAY LINE BEING 45.0 FEET EAST OF THE CENTERLINE SURVEY LINE FOR SAID STATE ROAD S-583, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'00"EAST, 363.32 FEET ALONG SAID NORTH BOUNDARY OF BLOCK D-12 TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG THE CURVED NORTHEASTERLY BOUNDARY OF SAID BLOCK D-12, 30.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°14'10" AND A CHORD BEARING AND DISTANCE OF SOUTH 46°53'55"EAST, 27.34 FEET TO A POINT OF COMPOUND CURVATURE ON THE EASTERLY BOUNDARY OF SAID BLOCK D-12; THENCE SOUTHERLY ALONG SAID EASTERLY BOUNDARY, 212.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1529.88 FEET, A CENTRAL ANGLE OF 07°58'31", AND A CHORD BEARING AND DISTANCE OF SOUTH 00°12'25"WEST, 212.78 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY ALONG THE CURVED SOUTHEASTERLY BOUNDARY OF SAID BLOCK D-12, 29.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°47'18", AND A CHORD BEARING AND DISTANCE OF SOUTH 47°05'21"WEST, 27.23 FEET TO A POINT OF TANGENCY ON THE SOUTH BOUNDARY OF SAID BLOCK D-12; THENCE SOUTH 89°59'00"WEST, 362.50 FEET ALONG THE SOUTH BOUNDARY OF SAID BLOCK D-12 TO THE EAST RIGHT-OF-WAY LINE STATE ROAD S-583; THENCE NORTH 00°01'00"WEST, 250.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

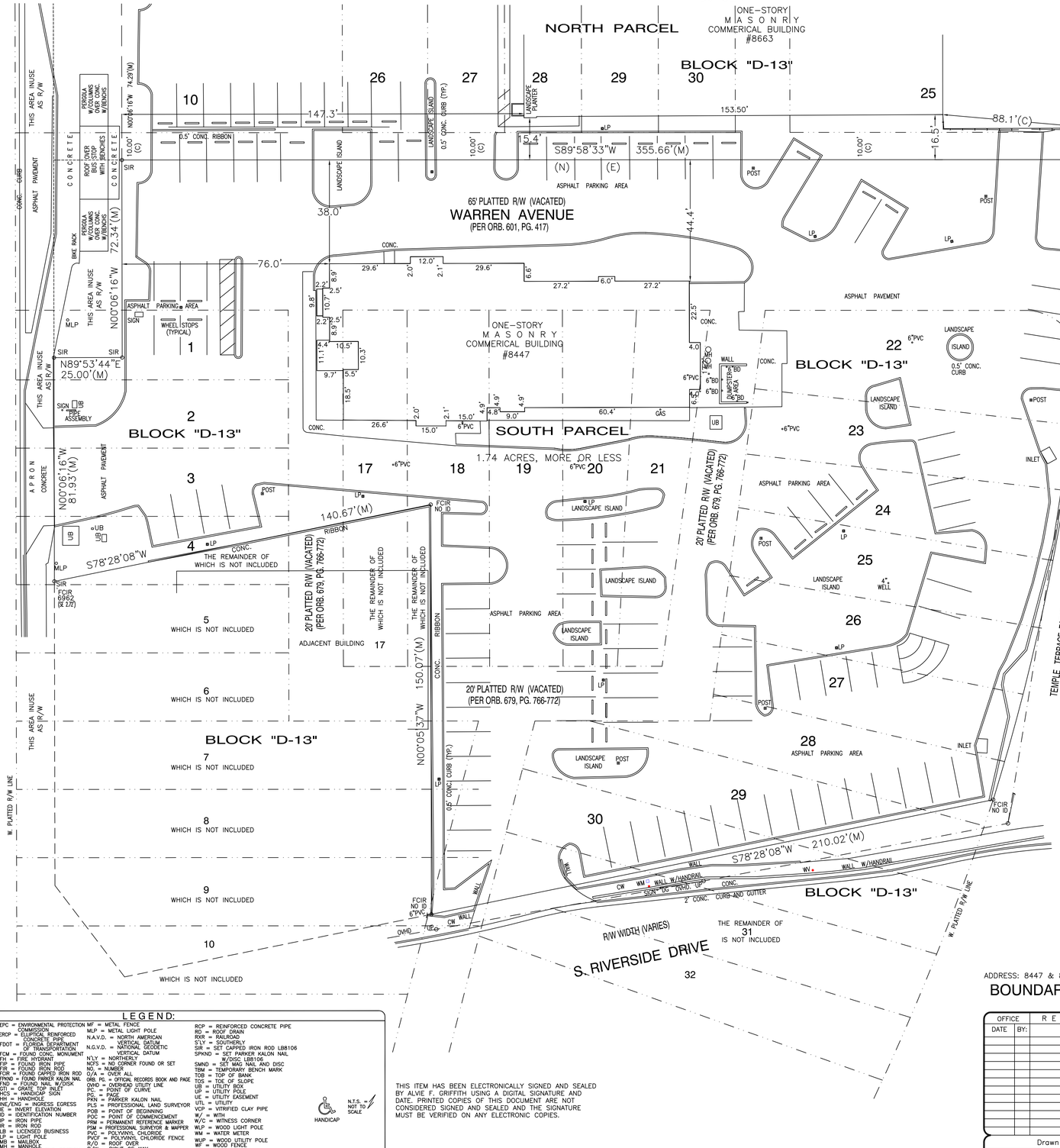
PARCEL 'B'
THE WEST ½ OF VACATED BROADWAY AVENUE ABUTTING BLOCK D-12 OF THE EAST, MORE PARTICULARY DESCRIBED AS FOLLOWS:
THET PORTION OF THE WESTERLY ½ OF BROADWAY AVENUE (A 65.0 FOOT RIGHT-OF-WAY) LYING EASTERLY OF AND ABUTTING BLOCK D-12, TEMPLE TERRACE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 22, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID PORTION LYING SOUTH OF THE EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID BLOCK D-12 AND LYING NORTH OF THE EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF SAID BLOCK D-12, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF SAID BLOCK D-12, THENCE RUN NORTH 89°59'00"EAST, 378.32 FEET ALONG THE NORTH BOUNDARY OF SAID BLOCK D-12 TO A POINT OF CURVATURE ON SAID NORTH BOUNDARY FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'00"EAST, 51.21 FEET ALONG AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF SAID BLOCK D-12 TO THE CENTERLINE OF SAID BROADWAY AVENUE; THENCE SOUTHERLY ALONG SAID CENTERLINE, 250.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1562.38 FEET, A CENTRAL ANGLE OF 09°10'40" AND A CHORD BEARING AND DISTANCE OF SOUTH 00°12'00"WEST, 250.00 FEET, TO A POINT ON THE EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF SAID BLOCK D-12; THENCE SOUTH 89°59'00"WEST, 51.09 FEET ALONG THE EASTERLY PROJECTION OF THE SOUTH BOUNDARY OF SAID BLOCK D-12 TO THE POINT OF CURVATURE AT THE INTERSECTION OF THE SOUTH BOUNDARY OF SAID BLOCK D-12 WITH THE CURVED SOUTHEASTERLY BOUNDARY OF SAID BLOCK D-12; THENCE NORTHEASTERLY ALONG THE CURVED SOUTHEASTERLY BOUNDARY OF SAID BLOCK D-12, 29.95 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 85°47'18" AND A CHORD BEARING AND DISTANCE OF NORTH 47°05'21"EAST, 27.23 FEET TO A POINT OF COMPOUND CURVATURE ON THE EASTERLY BOUNDARY OF SAID BLOCK D-12; THENCE NORTHERLY ALONG SAID EASTERLY BOUNDARY, 212.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1529.88 FEET, A CENTRAL ANGLE OF 07°58'31", AND A CHORD BEARING AND DISTANCE OF NORTH 00°12'25"EAST, 212.78 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG THE CURVED NORTHEASTERLY BOUNDARY OF SAID BLOCK D-12, 30.10 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 86°14'10" AND A CHORD BEARING AND DISTANCE OF NORTH 46°53'55"WEST, 27.34 FEET TO THE POINT OF BEGINNING.

PARENT PARCEL SOUTH:
ALL THAT PART OF WARREN AVENUE (NOW CLOSED) LYING BETWEEN BLOCKS D-12 AND D-13 OF TEMPLE TERRACE ESTATES, AND ALL THAT PART OF BLOCK D-13 OF TEMPLE TERRACE ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING NORTHERLY OF THE NORTHERLY LINE OF RIVERHILLS DRIVE CUT-OFF, AND ALL THE ALLEYS (NOW CLOSED) EXTENDING THROUGH SAID PART OF BLOCK D-13, LESS THAT PART LYING WITHIN 45 FEET OF THE SURVEY LINE OF STATE ROAD S-583, SECTION 10640, LESS AND EXCEPT THE FOLLOWING: A TRACT OF LAND AT RIVERHILLS DRIVE AND 150 FEET ALONG 56TH STREET, MORE PARICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT A POINT 24.98 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 10 OF SAID BLOCK D-13, RUN THENCE NORTH 00°00'45"WEST, 150 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF 56TH STREET; THENCE NORTH 78°49'15"EAST, 150 FEET; THENCE SOUTH 00°00'45"EAST, 150 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERHILLS DRIVE; THENCE SOUTH 78°49'15"WEST, 150 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF RIVERHILLS DRIVE TO THE POINT OF BEGINNING.

SURVEYORS NOTES

1. LEGAL DESCRIPTION SHOWN HEREON PROVIDED BY CLIENT.
2. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA SURVEYOR AND MAPPER, REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN.
3. NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS OTHERWISE SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF N. 56TH STREET, SAID LINE BEARS, N 00°06'16"W (ASSUMED).
5. THE SITE APPEARS TO BE IN FLOOD ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF THE HILLSBOROUGH COUNTY, FLORIDA AND INCORPORATED AREAS MAP NUMBER 12057C0219H, EFFECTIVE DATE: 8-28-2008. ROBERTSON & ASSOCIATES SURVEYING, INC., AND THE SIGNING SURVEYOR AND MAPPER HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT: "THIS MAP IS FOR INSURANCE PURPOSES ONLY".
6. FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS, THIS PRODUCT IS NOT SUITABLE FOR ENGINEERING APPLICATIONS AND CANNOT BE USED TO DETERMINE ABSOLUTE DELINEATION'S OF FLOOD BOUNDARIES.
7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
8. UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, WALL FOOTINGS, ETC., WERE NOT RECOGNIZED IN THE FIELD. ALSO FENCES AS SHOWN ARE NOT TO SCALE, OWNERSHIP OF FENCES AND/OR WALLS (IF PRESENT) ARE NOT FIELD DETERMINED.
9. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION WELL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS PERFORMED USING THE TRANSIT AND TAPE SURVEY METHOD AND CHECKED BY MATHEMATICAL TRAVERSE CLOSURE AND REDUNDANT MEASUREMENTS TO CORNERS THAT COULD NOT BE OCCUPIED WITH AN INSTRUMENT. THE CALCULATED MATHEMATICAL CLOSURE MEETS OR EXCEEDS THE CLOSURE REQUIREMENTS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE ACTUAL SIZE LOCATION OR EXISTENCE OF EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.

SECTION 22, TOWNSHIP 28 SOUTH, RANGE 19 EAST



LEGEND:

(AB) = ASBUILT (F) = FIELD
(C) = CALCULATED
(D) = DESCRIPTION N.T.S. = NOT TO SCALE
(M) = MEASURED
(P) = PLAT
(R) = RECORD
(TYP.) = TYPICAL
A/C = AIR-CONDITIONER
ABS = ACRYLONITRILE BUTADINE STYRENE
BO = BOLLARD
BW = BRICK PAVER WALK
℄ = CENTERLINE
CATV = CABLE TELEVISION
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
CW = CONCRETE WALK
DG = DOWN GUY
DI = DRAINAGE INLET
EB = ELECTRIC UTILITY BOX
EP = EDGE OF PAVEMENT
EL. = ELEVATION
ELEV. = ELEVATION
EPC = ENVIRONMENTAL PROTECTION COMMISSION
ERCP = ELIPTICAL REINFORCED CONCRETE PIPE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FCM = FOUND CONCRETE MONUMENT
FH = FIRE HYDRANT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FCR = FOUND CAPPED IRON ROD
FPKN = FOUND PARKER KALON NAIL
FND = FOUND NAIL W/DISK
GTI = GRATE TOP INLET
HCS = HANDICAP SIGN
HH = HANDHOLE
INE/ENG = INGRESS EGRESS
IE = INVERT ELEVATION
ID = IDENTIFICATION NUMBER
IP = IRON PIPE
IR = IRON ROD
LB = LICENSED BUSINESS
LP = LIGHT POLE
MB = MAILBOX
MH = MANHOLE
MES = MITERED END-SECTION
MF = METAL FENCE
MLP = METAL LIGHT POLE
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N'LY = NORTHERLY
NCFS = NO CORNER FOUND OR SET
NO. = NUMBER
O/A = OVER ALL
ORB, PG. = OFFICIAL RECORDS BOOK AND PAGE
OHD = OVERHEAD UTILITY LINE
PC = POINT OF CURVE
PC = PAGE
PKN = PARKER KALON NAIL
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MARKER
PSM = PROFESSIONAL SURVEYOR & MAPPER
PVC = POLYVINYL CHLORIDE
PVCF = POLYVINYL CHLORIDE FENCE
R/O = ROOF OVER
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RD = ROOF DRAIN
RXR = RAILROAD
S'LY = SOUTHERLY
SIR = SET CAPPED IRON ROD LB8106
SPKND = SET PARKER KALON NAIL W/DISC LB8106
SMND = SET MAG NAIL AND DISC
TBM = TEMPORARY BENCH MARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
UB = UTILITY BOX
UP = UTILITY POLE
UE = UTILITY EASEMENT
UTL = UTILITY
VCP = VITRIFIED CLAY PIPE
W/ = WITH
W/C = WITNESS CORNER
WLP = WOOD LIGHT POLE
WM = WATER METER
WUP = WOOD UTILITY POLE
WV = WATER VALVE
HANDICAP
N.T.S. = NOT TO SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ALVIE F. GRIFFITH USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGAL DESCRIPTION:

SOUTH PARCEL:
PART OF BLOCK D-13, TOGETHER WITH;
PART OF THE ALLEYS, (NOW CLOSED), WITHIN SAID BLOCK D-13 AND PART OF WARREN AVENUE, (NOW CLOSED), ABUTTING SAID BLOCK D-13 ON THE NORTH, ALL AS SHOWN ON THE PLAT OF TEMPLE TERRACE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 22, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK D-12 OF SAID TEMPLE TERRACE ESTATES; THENCE N89°59'00"E, ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK D-12, FOR A DISTANCE OF 15.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 583 (N. 56TH STREET); THENCE S00°06'16"E, ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 185.74 FEET; THENCE N89°53'44"E, FOR A DISTANCE OF 25.00 FEET; THENCE S00°06'16"E, FOR A DISTANCE OF 74.29 FEET TO THE POINT OF BEGINNING; THENCE N89°58'33"E, FOR A DISTANCE OF 355.66 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE CURVED EASTERLY BOUNDARY LINE OF SAID BLOCK D-13; THENCE SOUTHERLY, 238.10 FEET, ALONG THE SAID EASTERLY BOUNDARY LINE AND THE NORTHERLY EXTENSION THEREOF AND ALONG THE ARC OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 817.36 FEET AND A CHORD BEARING AND DISTANCE OF S08°51'15"W, 237.26 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF S. RIVERHILLS DRIVE, AS RECORDED IN DEED BOOK 1064, PAGE 244, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S78°28'08"W, ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 210.02 FEET; THENCE N00°05'37"W, FOR A DISTANCE OF 150.07 FEET; THENCE S78°28'08"W, FOR A DISTANCE OF 140.67 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 583 (N. 56TH STREET), THENCE N00°06'16"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 81.93 FEET; THENCE N89°53'44"E, FOR A DISTANCE OF 25.00 FEET; THENCE N00°06'16"W, FOR A DISTANCE OF 72.34 FEET TO THE POINT OF BEGINNING.
CONTAINING 75,798 SQUARE FEET, MORE OR LESS.

CERTIFIED TO:
ENIGMA EVENTS

ADDRESS: 8447 & 8633 N 56TH STREET, TEMPLE TERRACE, FL

BOUNDARY SURVEY

DATE OF FIELD SURVEY: 2-6-19

OFFICE REVISIONS		
DATE	BY:	DESCRIPTION

Prepared For: ENIGMA EVENTS

STATE OF FLORIDA — ALVIE F. GRIFFITH — 6005

Digitally signed by ALVIE F GRIFFITH
Date: 2019.02.15 11:08:37 -05'00'

ALVIE F. GRIFFITH
REGISTERED SURVEYOR AND MAPPER
CERTIFICATE NO. 6005 STATE OF FLORIDA
LICENSED BUSINESS No. 8106

ROBERTSON & ASSOCIATES SURVEYING, INC.
123 Flagship Drive Lutz, FL. 33549
Phone: (813) 388-2484

Drawn By: DWL Checked By: AFG Job No.: 19-013-S-PARCEL Sheet 1 Of: 1

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