

TOTAL AREA 31.09 ACRES

POINT OF COMMENCEMENT
S.W. CORNER OF SECTION 11-34-17

DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE N 00°23'58" E ALONG THE WEST LINE OF SECTION 11, A DISTANCE OF 2004.19 FEET; THENCE S 89°33'55" E, A DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING; THENCE S 89°33'55" E, A DISTANCE OF 1285.02 FEET; THENCE S 00°26'50" W, A DISTANCE OF 669.90 FEET; THENCE N 89°28'31" W, A DISTANCE OF 165.90 FEET; THENCE N 00°26'20" E, A DISTANCE OF 30.00 FEET; THENCE N 89°28'31" W, A DISTANCE OF 1118.58 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY OF 14TH AVENUE WEST; THENCE N 00°23'58" E ALONG SAID MAINTAINED RIGHT-OF-WAY, A DISTANCE OF 637.89 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RESTRICTIONS AND RIGHT OF WAYS OF RECORD.

CONTAINING 18.96 ACRES.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LOCATED IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11, RUN NORTH 00°23'58" EAST ALONG THE WEST LINE OF AFORESAID SECTION 11, A DISTANCE OF 2004.19 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 11; THENCE SOUTH 89°33'55" EAST, ALONG SAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 42.00 FEET TO THE INTERSECTION OF AFORESAID APPARENT MAINTAINED WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE, ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 00°23'58" EAST, ALONG SAID APPARENT MAINTAINED WESTERLY RIGHT-OF-WAY LINE OF 14TH AVENUE, A DISTANCE OF 219.36 FEET TO THE INTERSECTION OF AFORESAID APPARENT MAINTAINED WESTERLY RIGHT-OF-WAY LINE AND THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF TERRA CEIA BOULEVARD, A 100 FOOT WIDE RIGHT-OF-WAY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF TERRA CEIA BOULEVARD, THE FOLLOWING FIVE COURSES: NORTH 45°25'02" EAST, A DISTANCE OF 70.69 FEET; THENCE SOUTH 89°33'55" EAST, A DISTANCE OF 807.97 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°00'00", A DISTANCE OF 366.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49°33'55" EAST, A DISTANCE OF 343.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 18°54'38", A DISTANCE OF 206.28 FEET; THENCE LEAVING AFORESAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF TERRA CEIA BOULEVARD, RUN SOUTH 00°26'50" WEST, A DISTANCE OF 491.72 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE NORTH 89°31'46" WEST, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 350.00 FEET TO THE EAST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE NORTH 00°26'50" EAST, ALONG SAID WEST LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 669.90 FEET TO AFORESAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11; THENCE NORTH 89°33'55" WEST, ALONG AFORESAID SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1285.02 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

SUBJECT TO PERTINENT EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

CONTAINING 12.13 ACRES, MORE OR LESS.

LEGEND:

- 4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
- 5/8" IRON ROD FOUND OR SET (AS NOTED)
- ⊙ PK NAIL & DISK FOUND (UNLESS OTHERWISE NOTED)
- ⊙ BENCH MARK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- IPF IRON PIPE FOUND
- IRS IRON ROD SET
- NDF NAIL & DISK FOUND
- CM CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- (F) FIELD DATA
- (D) DEED DATA
- LB LICENSED BUSINESS
- BLDG. BUILDING
- Δ DELTA (CENTRAL ANGLE)
- R RADIUS
- L ARC LENGTH
- FT. FEET
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- CONC. CONCRETE
- BM BENCH MARK
- NAD NORTH AMERICAN DATUM
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- EL ELEVATION
- INV INVERT
- ☉ LIGHT POLE
- ⊕ POWER POLE
- ⊕ FIRE HYDRANT
- 4 SIGN
- ☒ VERIZON BOX
- ☒ GTE UTILITY BOX
- ⊙ SANITARY MANHOLE
- GRATE INLET
- OVERHEAD UTILITY LINE
- ORNAMENTAL TREE SIZE AND CONDITION
- PINE TREE SIZE AND CONDITION
- PALM TREE
- OAK TREE SIZE AND CONDITION
- CEDAR TREE SIZE AND CONDITION
- EXISTING ELEVATION

NOTES:

1. BEARINGS ARE COORDINATES ARE RELATED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NAD 83/2007 AND ARE DERIVED FROM FDOT PERMANENT REFERENCE NETWORK CORRS STATION "MANATEE-GSPS" (PID D17682). BASED ON THIS CONTROL, THE BEARING OF THE EAST RIGHT OF WAY LINE OF 14th AVENUE IS N 00°22'58" E.
2. IMPROVEMENTS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, SUBSURFACE IMPROVEMENTS AND LANDSCAPE FEATURES, ETC., HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
3. THERE MAY BE SOME AREAS NOT PHYSICALLY LOCATED OR SHOWN THAT LIE WITHIN THE BOUNDS OF THIS SURVEY THAT MAY BE TERMED JURISDICTIONAL BY VARIOUS GOVERNMENT AGENCIES.
4. THE PROPERTY LIES WITHIN FLOOD ZONES "B", AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 120153 0187 B REVISED MARCH 15, 1984.
5. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
6. ELEVATIONS ARE BASED ON N.G.V.D. 1929 MSL DATUM, NGS BENCHMARK "PORT ST. JOHN" ELEVATION 4.91 AND "PALM SHORES" ELEVATION 6.43, AS PUBLISHED.

NOTE: THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS RECORD OF LAND SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF IS A TRUE AND CORRECT REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.050, OF THE FLORIDA ADMINISTRATIVE CODE.

FLORIDA CERTIFICATE No. LS4292
 DATE OF CERTIFICATION 10/16/12
 DATE OF FIELD SURVEY 10/05/12

BY: *[Signature]*
 R.E.M. EDGEMAN, P.S.M.

REVISION	BY	DATE

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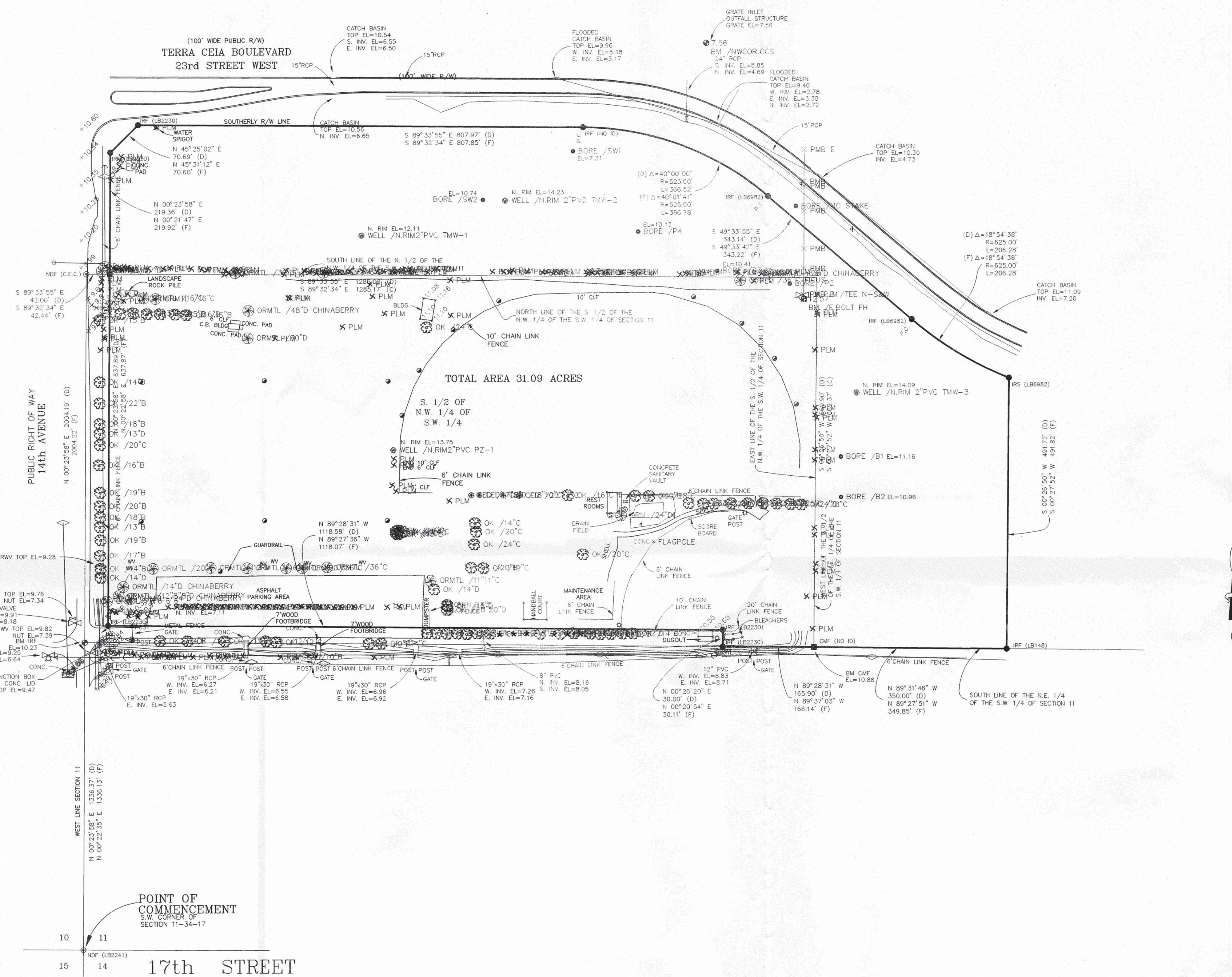
BOUNDARY & TOPOGRAPHIC SURVEY
 OF
BLACKSTONE PARK
 LOCATED IN
 SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST
 MANATEE COUNTY, FLORIDA



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DRAWING: T:\Blackstone\BkSton-1s1.dwg DATE 10/16/12 SCALE 1" = 100'
 DRAWN: bernie JOB NO. 00-43245 FIELD BOOK 658 PAGE 19-21 & 32-34 SHEET 1 OF 2



LEGEND:

■	4"x4" CONCRETE MONUMENT FOUND (AS NOTED)
●	5/8" IRON ROD FOUND OR SET (AS NOTED)
⊙	PK NAIL & DISK FOUND (UNLESS OTHERWISE NOTED)
⊙	BENCH MARK
P.O.B.	POINT OF BEGINNING
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⊙	SANITARY MANHOLE
□	GRATE INLET
---	OVERHEAD UTILITY LINE
○	ORN /24" ORNAMENTAL TREE SIZE AND CONDITION
★	PN /12" PINE TREE SIZE AND CONDITION
×	PLM PALM TREE
○	OK /14"B OAK TREE SIZE AND CONDITION
○	CED /10"B CEDAR TREE SIZE AND CONDITION
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SCALE 1" = 100'

BOUNDARY & TOPOGRAPHIC SURVEY
OF
BLACKSTONE PARK
LOCATED IN
SECTION 11, TOWNSHIP 34 SOUTH, RANGE 17 EAST
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ADD ADDITIONAL TOPO	DB	11/15/12
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