

THIRTEENTH AVENUE INDUSTRIAL CENTER
BEING A REPLAT OF LOT 23 AND PART OF LOTS 17, 18, 24, 27, AND 28, CORRECTED MAP THE PINELLAS TRUCK GROWING CO,
RECORDED IN PLAT BOOK 6, PAGE 20, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS
COUNTY WAS FORMERLY A PART, TOGETHER WITH PART OF TRACTS 1 AND 2, M. AND B. REPLAT, RECORDED IN PLAT BOOK 45,
PAGE 30, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH VACATED RIGHT-OF-WAY,
LYING IN SECTION 14, TOWNSHIP 31 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA

DESCRIPTION:

LOT 23 and PART of LOTS 17, 18, 24, 27, and 28, CORRECTED MAP THE PINELLAS TRUCK GROWING CO, according to the plat thereof, as recorded in Plat Book 6, Page 20, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, together with PART of TRACTS 1 and 2, M. AND B. REPLAT, according to the plat thereof, as recorded in Plat Book 45, Page 30, of the Public Records of Pinellas County, Florida, together with vacated right-of-way for 32nd Street North, all lying in Section 14, Township 31 South, Range 16 East, Pinellas County, Florida, and all being more particularly described as follows:

COMMENCE at the Northeast corner of said LOT 23 for a POINT OF BEGINNING, also being a point on the Westerly boundary of the right-of-way for 31st Street North, run thence along said Westerly boundary of the right-of-way for 31st Street North, S.00°07'50"W., 960.34 feet to a point on the Northerly boundary of the right-of-way for 13th Avenue North; thence along said Northerly boundary of the right-of-way for 13th Avenue North, the following two (2) courses: 1) S.89°50'38"W., 633.21 feet; 2) S.89°50'44"W., 317.63 feet to a point on the Westerly boundary of that certain land conveyed by Special Warranty Deed, recorded in Official Records Book 22039, Page 1369, of the Public Records of Pinellas County, Florida; thence along said Westerly boundary of that certain land, the following (9) courses: 1) N.00°18'29"W., 365.50 feet; 2) S.89°41'31"W., 63.00 feet; 3) N.00°18'29"W., 89.34 feet; 4) N.89°41'31"E., 39.40 feet; 5) N.00°25'48"W., 179.37 feet; 6) Northerly, 112.42 feet along the arc of a tangent curve to the right having a radius of 385.14 feet and a central angle of 16°43'27" (chord bearing N.07°55'56"E., 112.02 feet); 7) S.00°01'47"W., 110.94 feet; 8) N.89°57'20"E., 43.00 feet; 9) N.00°01'47"E., 325.13 feet to a point on the Northerly boundary of the aforesaid LOT 24, also being a point on the Southerly boundary of that certain parcel conveyed by Special Warranty Deed, recorded in Official Records Book 21698, Page 7, of the Public Records of Pinellas County, Florida; thence along the Southerly, Westerly, Northerly, and Easterly boundary of said parcel conveyed by Special Warranty Deed, in their respective order, the following four (4) courses: 1) S.89°46'19"W., 32.48 feet to the Southwest corner thereof; 2) N.00°07'48"E., 301.46 feet to the Northwest corner thereof, also being a point on the Southerly boundary of the right-of-way for 17th Avenue North; 3) N.89°46'19"E., 954.33 feet to the Northeast corner thereof, also being a point on the aforesaid Westerly boundary of the right-of-way for 31st Street North; 4) along said Westerly boundary of the right-of-way for 31st Street North, S.00°07'50"W., 301.46 feet to the POINT OF BEGINNING.

Containing 27.62 acres, more or less.

DEDICATION:

THE UNDERSIGNED, TACONIC ASSET TRUST, A DELAWARE STATUTORY TRUST ORGANIZED WITH SERIES AND TLH TAMPA BAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY (THE "OWNERS"), DOES HEREBY STATE AND DECLARE THAT THEY ARE THE FEE SIMPLE OWNERS OF ALL THE LANDS REFERRED TO AS "THIRTEENTH AVENUE INDUSTRIAL CENTER", AND AS DESCRIBED IN THE LEGAL DESCRIPTION, WHICH IS PART OF THIS PLAT, AND DOES HEREBY DEDICATE THIS PLAT OF "THIRTEENTH AVENUE INDUSTRIAL CENTER" FOR RECORD. OWNERS DO HEREBY STATE AND DECLARE THE FOLLOWING:

OWNERS DO HEREBY DEDICATE TO THE PUBLIC IN GENERAL AND TO PINELLAS COUNTY, FLORIDA (THE "COUNTY"), THE PUBLIC ACCESS EASEMENT AS SHOWN HEREON, FOR THE BENEFIT OF THE PUBLIC, FOR ACCESS AND UTILITY PURPOSES, AND FOR OTHER PURPOSES INCIDENTAL THERETO.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS ____ DAY OF _____, 2023:

TACONIC ASSET TRUST

WITNESS:

BY: _____, MANAGER

PRINT:

WITNESS:

PRINT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, _____, MANAGER OF TACONIC ASSET TRUST, A DELAWARE STATUTORY TRUST ORGANIZED WITH SERIES, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS ____ DAY OF _____, 2023:

TLH TAMPA BAY, LLC

WITNESS:

BY: _____, MANAGER

PRINT:

WITNESS:

PRINT:

STATE OF FLORIDA
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, _____, MANAGER OF TLH TAMPA BAY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SUCH OFFICER, FOR AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT _____ COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023.

COMMISSION EXPIRES NOTARY PUBLIC STATE OF FLORIDA AT LARGE

CERTIFICATE OF APPROVAL OF COUNTY CLERK:

STATE OF FLORIDA
COUNTY OF PINELLAS

I, KEN BURKE, CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS ____ DAY OF _____, 2023.

KEN BURKE, CLERK
PINELLAS COUNTY, FLORIDA

BY: _____
DEPUTY CLERK

CERTIFICATE OF APPROVAL OF THE CITY OF ST. PETERSBURG:

STATE OF FLORIDA
COUNTY OF PINELLAS

APPROVED FOR THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023; PROVIDED THAT THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, WITHIN SIX (6) MONTHS FROM THE DATE OF THE MAYOR'S APPROVAL.

BY: _____
KENNETH T. WELCH, MAYOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF ST. PETERSBURG, PINELLAS COUNTY, FLORIDA, THIS ____ DAY OF _____, 2023.

BY: _____
COUNCIL CHAIR

CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR:

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

BY: _____ DATE: _____
TIMOTHY R. COLLINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6882

SURVEYORS CERTIFICATE:

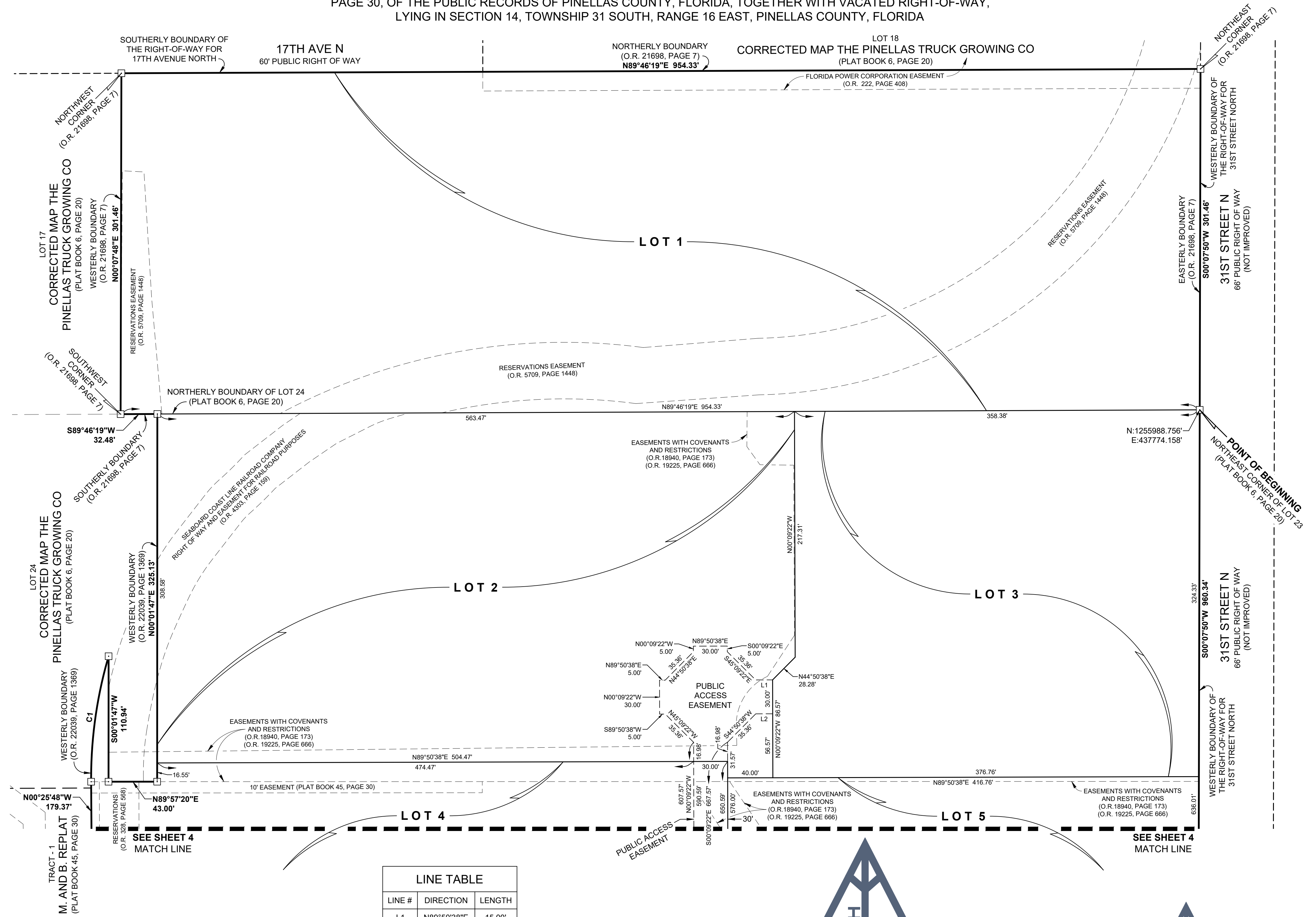
I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE ____ DAY OF ____, 20__, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

BY: _____
PIERSON MONETTI
PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7227
MRIC SPATIAL (LICENSED BUSINESS NUMBER LB8325)
701 S. HOWARD AVE, SUITE 106-320
TAMPA, FL 33606



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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°50'38"E	15.00'
L2	S89°50'38"W	15.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	112.42'	385.14'	016°43'27"	N07°55'56"E	112.02'

LEGEND:

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT LB8325, UNLESS OTHERWISE NOTED
- (NR) INDICATES NON-RADIAL LINE
- RB INDICATES RADIAL BEARING
- O.R. OFFICIAL RECORDS BOOK
- A.U.E. ACCESS AND UTILITY EASEMENT



SEE SHEET 2 OF 4
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4
FOR PARALLEL OFFSET
DIMENSION NOTE



