PAGE

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

	UTILITY PURPOSES, AND FOR OTHER PURPOSES INCIDENTAL THERE
IN WITNESS WHEREOF,, 2023	HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY
, -	TACONIC ASSET TRUST
WITNESS:	BY:, MANAGER
PRINT:	, WARACER
WITNESS:	
PRINT:	
STATE OF FLORIDA COUNTY OF	
DELAWARE STATUTORY DESCRIBED IN AND W	TION,, MANAGER OF TACONIC ASSET TRUST RUST ORGANIZED WITH SERIES, TO ME KNOWN TO BE THE INDIVID DEXECUTED THE FOREGOING CERTIFICATE OF OWNERSHIP
OFFICER, FOR AND IN BEI	$^\prime$ ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS S
OFFICER, FOR AND IN BE	' ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS S ALF OF SAID COMPANY.
OFFICER, FOR AND IN BEI	ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SALF OF SAID COMPANY. HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY TLH TAMPA BAY, LLC BY:
OFFICER, FOR AND IN BEI	ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SALF OF SAID COMPANY. HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY TLH TAMPA BAY, LLC
OFFICER, FOR AND IN BEI	ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SALF OF SAID COMPANY. HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY TLH TAMPA BAY, LLC BY:
OFFICER, FOR AND IN BEI IN WITNESS WHEREOF,	ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SALF OF SAID COMPANY. HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY TLH TAMPA BAY, LLC BY:
OFFICER, FOR AND IN BEI	ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, AS SALF OF SAID COMPANY. HE FOREGOING HAS SET HIS HAND AND SEAL THIS DAY TLH TAMPA BAY, LLC BY:, MANAGER

COUNTY, FLORIDA, THIS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

WITNESS MY HAND AND OFFICIAL SEAL AT

COMMISSION EXPIRES

, 2023.

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 STATUES OF FLORIDA PERTAINING TO MAPS AND PLATS. AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK , PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THIS DAY OF

KEN BURKE, CLERK PINELLAS COUNTY, FLORIDA

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 , 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.

KENNETH T. WELCH, MAYOR

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

COUNCIL CHAIR

FLORIDA LICENSE NO. 6882

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.

DATE: TIMOTHY R. COLLINS PROFESSIONAL SURVEYOR AND MAPPER

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.

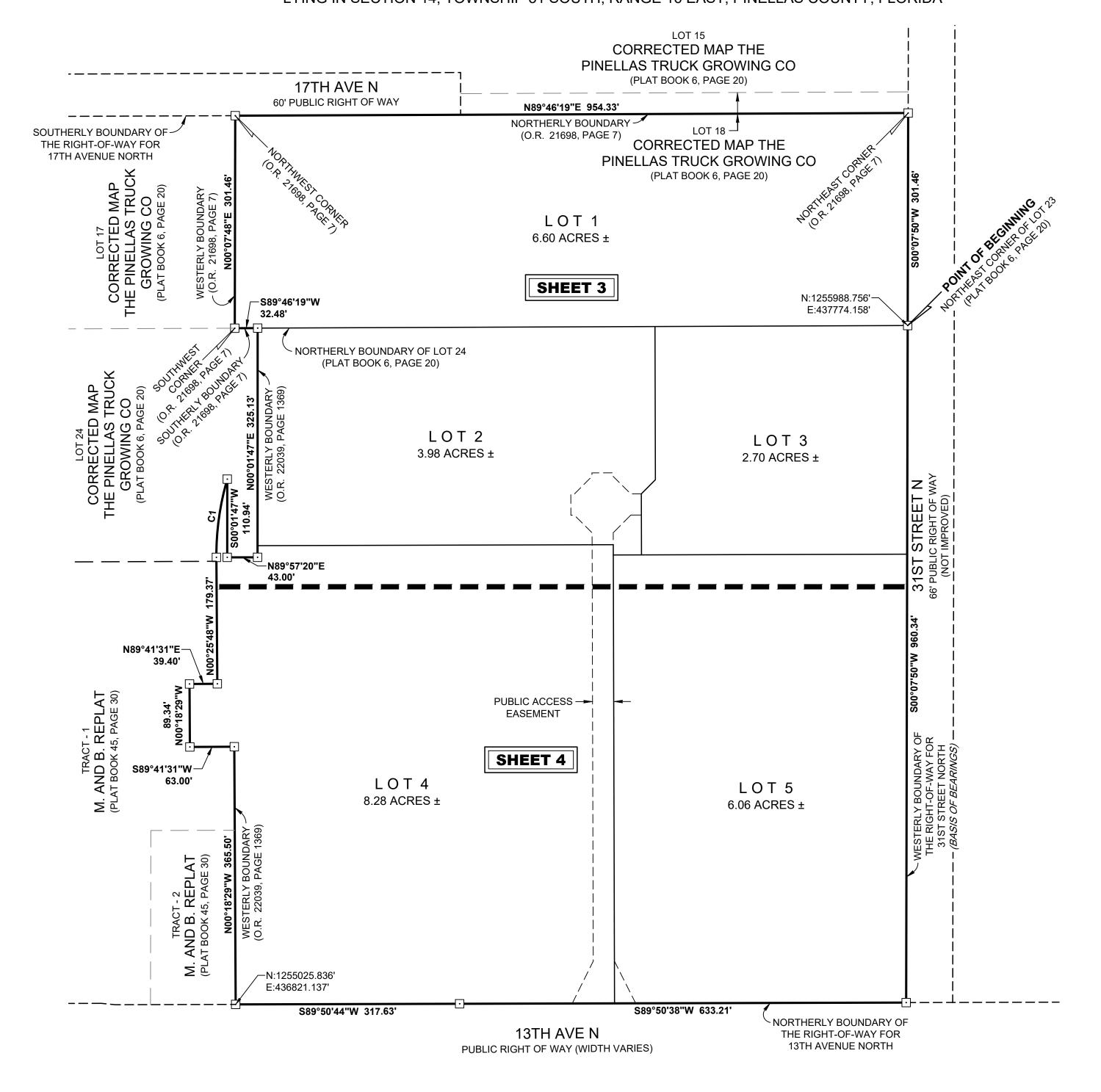
PIERSON MONETTI PROFESSIONAL SURVEYOR AND MAPPER NO. LS 7227 MRIC SPATIAL (LICENSED BUSINESS NUMBER LB8325) 701 S. HOWARD AVE, SUITE 106-320 TAMPA, FL 33606

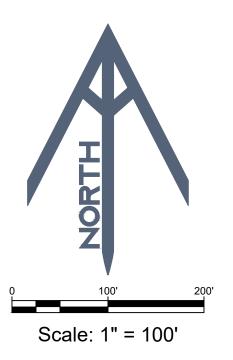


Licensed Business #8325

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BASIS OF BEARINGS

Bearings shown hereon are based on the Westerly boundary of the right-of-way for 31st Street North, having a Grid bearing of S.00°07'50"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

NOTES:

- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. The Pinellas County Building Department has information regarding flooding and restrictions on development.
- 2. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 2011 adjustment) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Originating Coordinate: Station "_____" with a PID "_____".
- 3. All lines that intersect a curve that are not labeled Non-Radial (NR) are Radial.
- 4. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. there may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS
OF THIS PLAT FOR DETAILED
LABELING AND DIMENSIONING.



Licensed Business #8325

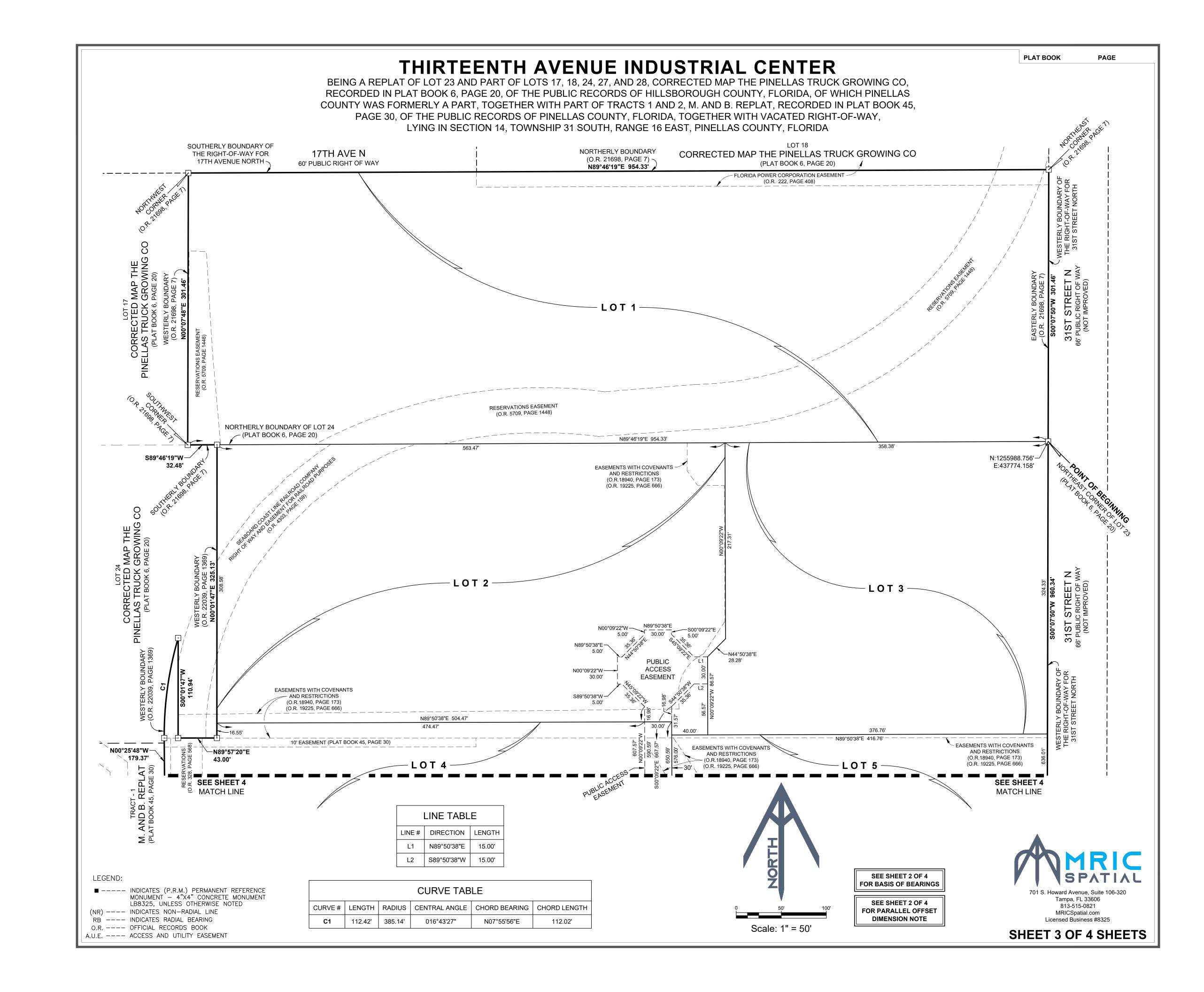
SHEET 2 OF 4 SHEETS



EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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'

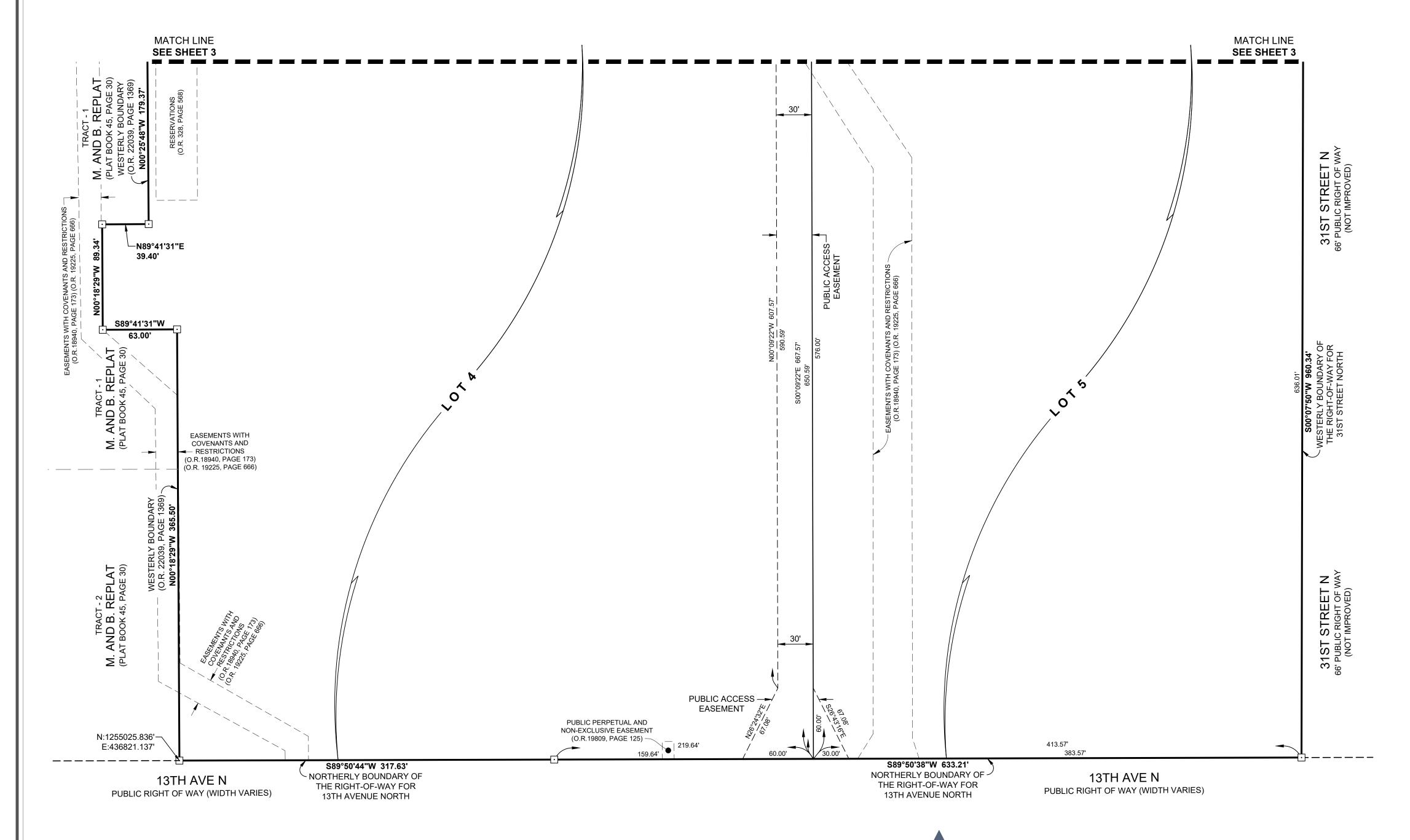




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■ ---- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT LB8325, UNLESS OTHERWISE NOTED

(NR) --- INDICATES NON-RADIAL LINE
RB --- INDICATES RADIAL BEARING
O.R. --- OFFICIAL RECORDS BOOK
A.U.E. --- ACCESS AND UTILITY EASEMENT



Scale: 1" = 50'

SEE SHEET 2 OF 4
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4
FOR PARALLEL OFFSET

DIMENSION NOTE

701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

SHEET 4 OF 4 SHEETS