CONDOMINIUM BOOK 36 PAGE 86

SHEET 2 OF 6

EXHIBIT " A "

"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."

PINES II INDUSTRIAL PARK

A LAND CONDOMINIUM

LYING AND BEING IN

SECTION 18, TOWNSHIP 35 SOUTH, RANGE 18 EAST

MANATEE COUNTY, FLORIDA

SCALE 1" = 100

0 100 200 300

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	157.08'	141.42'	N 45°39'07" E	90°00'00"
C2	100.00'	157.08'	141.42'	S 44°20'53" E	90°00'00"

NOTE:
1. BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF 21ST STREET EAST BEING S00°09'01"E.
2. IMPROVEMENTS, EASEMENTS, AND APPURTENANT RIGHTS HEREON ARE PROPOSED AND HAVE BEEN DERIVED FROM ARCHITECTURAL AND ENGINEERING DESIGN PLANS.
3. THE COMMON ELEMENTS INCLUDE THE PORTIONS OF THE CONDOMINIUM PROPERTY NOT INCLUDED WITHIN UNIT BOUNDARIES AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM.
4. SUBJECT TO ALL PROVISIONS OF THE CONDOMINIUM DECLARATION.
5. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE " A3 ", B.F.E. 19.0' AND B.F.E. 20.0' AS PER F.I.R.M. PANEL NO. 120153 0333 B, DATED DATED 3-15-84.
6. BOUNDARY SURVEY PREFORMED JULY 23, 2004.

LEGEND

- ■ C.M.F. (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.
- ⊠ PERMANENT REFERENCE MONUMENT (P.R.M.) SET, NUMBER 4091
- I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
- ●● I.P.F. (IRON PIPE) FOUND SIZE AND NUMBER DENOTED
- I.R.F. (IRON ROD) FOUND SIZE AND NUMBER DENOTED
- ○ 5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FOOTAGE
- P.I. PARCEL IDENTIFICATION
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- ELEV. ELEVATION

- (P) PLAT DATA
- (D) DEED DATA
- (M) FIELD DATA
- (C) CALCULATED DATA
- POB POINT OF BEGINNING
- BM BENCHMARK
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- CONC. CONCRETE
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- SEC. SECTION
- TBM TEMPORARY BENCHMARK
- 15.0 EXISTING ELEVATION

FLORIDA PARK SUBDIVISION
PLAT BOOK 2, PAGE 142

BASE FLOOD ELEVATION LINE
ELEV. = 20.0'

P.O.B. GAS EASEMENT
2' WEST, NE CORNER OF
LOT 1, BLOCK 5
P.O.B.(CONSERVATION EASEMENT)
OR BK. 2128, PG. 4238

P.O.C.
NE CORNER
OF BLOCK 5

S 89°23'07" E 1281.29' (D)
S 89°21'59" E 1281.07' (M)

NORTH LINE OF BLOCK 5 (15' WIDE R/W)

40' WIDE DRAINAGE EASEMENT
O.R. 1575, PG. 4981

AGREEMENT IN O.R. 1983, PG. 6449

– NOT OPEN –
SOUTH R/W 57TH AVENUE EAST

10' WIDE DEDICATED RIGHT-OF-WAY OR BK. 2128, PG. 4236

SOUTH R/W 57TH AVENUE EAST

BACKFLOW

5/8" I.R.F.
LB #2230

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°20'53" W	30.00'
L2	N 89°20'53" W	15.00'
L3	N 89°20'53" W	15.00'
L4	N 00°39'07" E	45.00'
L5	N 89°20'53" W	36.00'

4"X4" C.M.F. NO # 15.0' NORTH

4"X4" C.M.F. NO # 9.98' WEST, 14.90' NORTH

5/8" I.R.S. LB #6667

– NOT PLATTED –

CONSERVATION EASEMENT
OR BK. 2128, PG. 4238

SHEET 3 SHEET 4

LOT 1

LOT 2

BLOCK 5

BLOCK 4

WEST R/W

GAS LINE SIGN

LOT 4, BLOCK 4
ONECO PARK SUBDIVISION
PLAT BOOK 1, PAGE 217

(30' WIDE R/W)

TERMINUS

SANITARY MANHOLE (RIM=19.21')
NAIL & DISC FOUND
STORM MANHOLE (RIM=18.99')

58TH AVENUE EAST
(50' WIDE R/W)

INLET (RIM EL. = 19.2')
THROAT EL=18.4'
FIRE HYDRANT
INLET (RIM EL=19.2'
THROAT EL. =18.4'

O.R. 1575, PG. 4982, AGREEMENT O.R. 1983, PG.6449
DRAINAGE, UTILITY & GAS EASEMENT

East – 21st Street –

60' WIDE

1309.95' (D)
1310.10' (M)

LOT 14

S 00°09'01" E
S 00°09'01" E

SANITARY SEWER MANHOLE

LOT 15

6' WIDE GAS EASEMENT OR. 309, PG. 489

FIRE HYDRANT INLET

LOT 16

301 PARK OF COMMERCE NORTH SUBDIVISION
PLAT BOOK 32, PAGE 118

LOT 17

FIRE HYDRANT

LOT 18

INLET

(40' WIDE R/W)

S89°20'53"E 199.97'(M)

WESTERLY R/W OF U.S. 301
N00°02'28"E 1321.99' (D)

BLOCK 7

N89°14'45"W
2436.34' (D)

NAIL & DISC FOUND
14.97' WEST
N89°22'02"W
15.00' (D)

N89°18'56"W 246.80'(D)
SOUTH LINE OF SEC. 18

POINT OF COMMENCEMENT
SE CORNER OF
SEC. 18-35-18

L6 L7 CE8 CL4 CE7 CE6 CE5 CL3 CE4 CE3 CE2 CL2 CE1 CL1 CL5

315.00' (P)

1109.67' (M) EAST R/W OF SEABOARD COASTLINE RAILROAD

330.00' (P)

130.00' +/- (P)

RAILSIDE INDUSTRIAL PARK SUBDIVISION

N00°02'42"W 1309.33' (D)
N 00°02'34" W 1109.67' (M)

5/8" I.R.F. LB #6982 3.73' SOUTH, 5.01' WEST

5/8" I.R.S. LB #6667

50.0' 60.0'

5/8"I.R.F. LB #6982 5.03' EAST, 3.77' SOUTH

4"X4" C.M.F. NO # 4"X4" C.M.F. NO # 2.96' SOUTH, 0.91' EAST

5/8" I.R.F. LB #6982 18.76' SOUTH, 5.20' EAST

N00°02'34"W 200.00"(M) 200.00' (D) 315.00'

637.5' (P)

LOT 2

LOT 1

LOT 6

LOT 5

LOT 4

LOT 3

BLOCK 5

BLOCK 6

BLOCK 7

UNIT 1 18290.00 SQ. FT. 0.42 ACRES

UNIT 2 17400.00 SQ. FT. 0.40 ACRES

UNIT 3 17100.00 SQ. FT. 0.39 ACRES

UNIT 4A 10982.73 SQ. FT. 0.24 ACRES

UNIT 4B 33562.50 SQ. FT. 0.77 ACRES

VACATED 15' WIDE PLATTED ALLEY O.R. BK. 1274, PG. 3814

UNIT 5A 40970.00 SQ. FT. 0.94 ACRES

UNIT 5B 23625.00 SQ. FT. 0.54 ACRES

UNIT 5C 24300.00 SQ. FT. 0.56 ACRES

UNIT 6 25600.00 SQ. FT. 0.59 ACRES

VACATED 15' WIDE PLATTED ALLEY

UNIT 7 12670.00 SQ. FT. 0.29 ACRES

UNIT 8 12670.00 SQ. FT. 0.29 ACRES

UNIT 9 12670.00 SQ. FT. 0.29 ACRES

UNIT 10 12670.00 SQ. FT. 0.29 ACRES

UNIT 11 11200.00 SQ. FT. 0.26 ACRES

UNIT 12 10850.00 SQ. FT. 0.25 ACRES

UNIT 13 12670.00 SQ. FT. 0.29 ACRES

UNIT 14 12670.00 SQ. FT. 0.29 ACRES

UNIT 15 12670.00 SQ. FT. 0.29 ACRES

UNIT 16 12670.00 SQ. FT. 0.29 ACRES

UNIT 17 11625.00 SQ. FT. 0.27 ACRES

UNIT 18 11625.00 SQ. FT. 0.27 ACRES

UNIT 19 12670.00 SQ. FT. 0.29 ACRES

UNIT 20 12670.00 SQ. FT. 0.29 ACRES

UNIT 21 12670.00 SQ. FT. 0.29 ACRES

UNIT 22 12670.00 SQ. FT. 0.29 ACRES

UNIT 23 10850.00 SQ. FT. 0.25 ACRES

B.F.E. 19'

B.F.E. 20'

POINT "C"

POINT "A"

POINT "B"

N89°20'53"W 705.50'

N89°20'53"W 711.66'

TERMINUS 246.00'

TERMINUS 180.00'

TERMINUS 68.00'

TERMINUS

TERMINUS

TERMINUS

LOADING ZONE

LOADING DOCKS

CARPOOL PARKING ZONE

5' WIDE GAS EASEMENT OR. 2154, PG. 5239

UTILITY EASEMENT OR BK. 2179, PG. 3245

FPL EASEMENT OR. 2133, PG.3039

GAS LINE

TERMINUS OF GAS EASEMENT

INLET

N 89°20'53" W 1283.15' (M)

BASE FLOOD ELEVATION LINE

– NOT INCLUDED – SOUTHERLY 185.00'

LESS THE

VACATED 59TH AVENUE EAST (O.R. BK. 1274, PG. 3811)
N 89°21'00" W 1283.52' (M)
N89°22'02"W 1283.70' (D)

℄ VACATED ROAD

POINT OF BEGINNING
5/8" I.R.F. #2230

GAS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	S 01°03'37" E	15.68'
EL2	S 00°14'38" E	42.53'
EL3	S 00°23'36" W	127.33'
EL4	S 02°13'15" W	46.98'
EL5	S 00°13'07" W	85.13'
EL6	S 00°46'01" W	110.98'

CLEMENTS SURVEYING, INC.
509 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221
LB #6667 (941) 729-6690 FAX (941) 729-7580

BOUNDARY SURVEY – PLOT PLAN