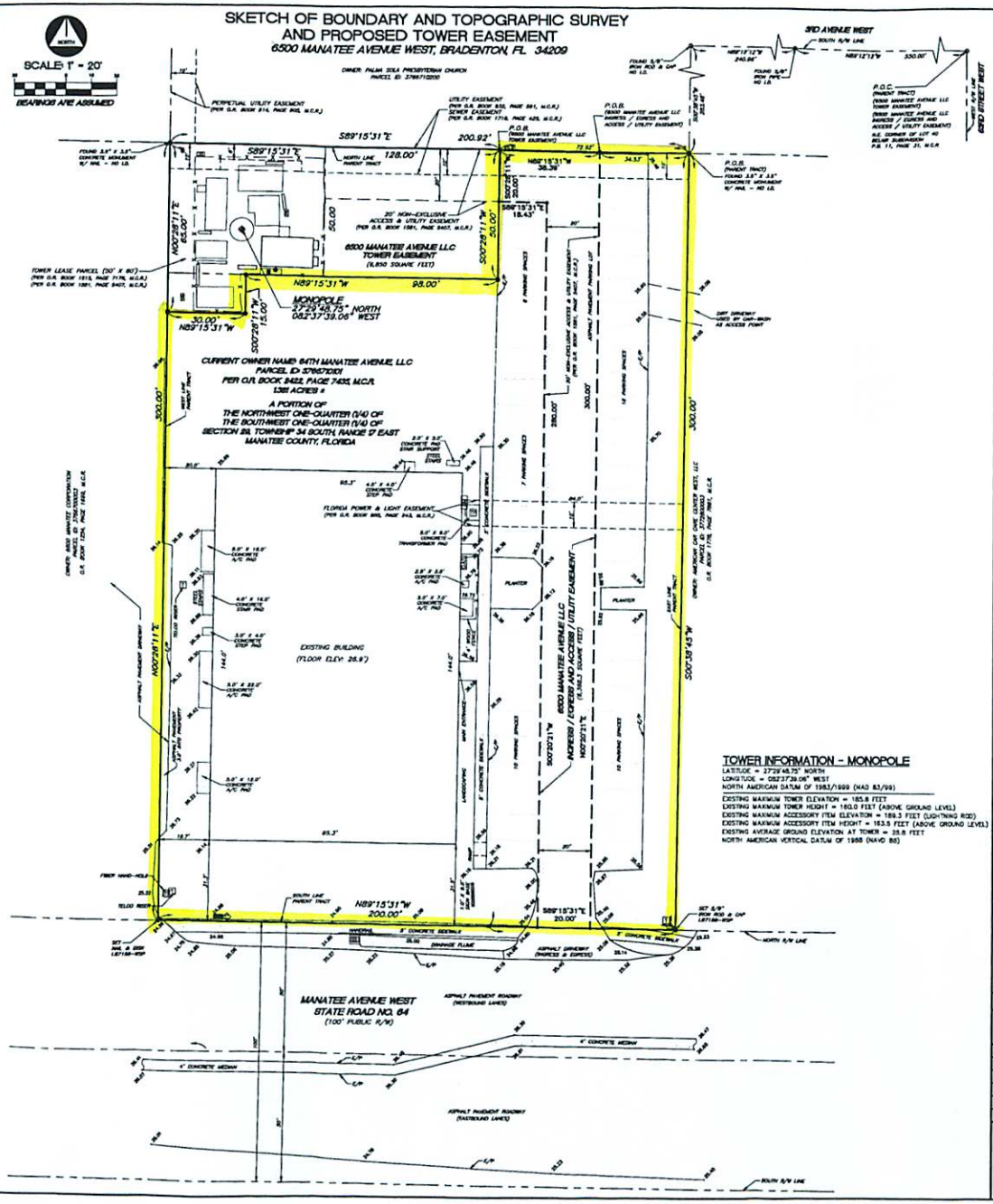
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY AND PROPOSED TOWER EASEMENT

6500 MANATEE AVENUE WEST, BRADENTON, FL 34209

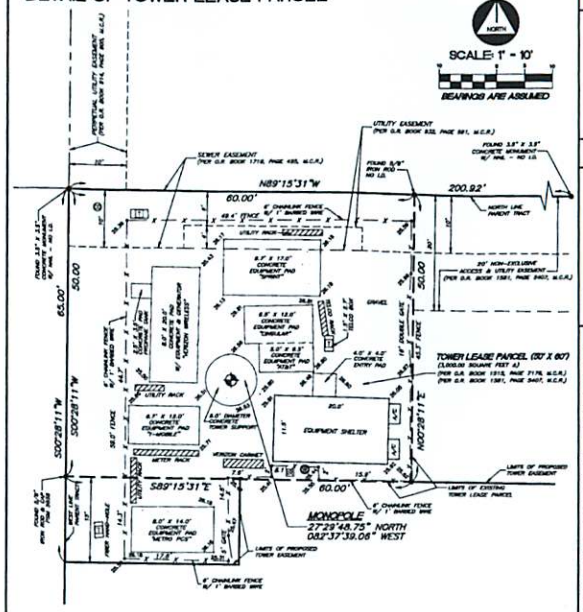


TOWER INFORMATION - MONOPOLE

LATITUDE = 27°29'48.75" NORTH
LONGITUDE = 082°37'39.06" WEST
NORTH AMERICAN DATUM OF 1983/1999 (NAD 83/99)

EXISTING MAXIMUM TOWER ELEVATION = 185.8 FEET
EXISTING MAXIMUM TOWER HEIGHT = 160.0 FEET (ABOVE GROUND LEVEL)
EXISTING MAXIMUM ACCESSORY ITEM ELEVATION = 189.3 FEET (LIGHTNING ROD)
EXISTING MAXIMUM ACCESSORY ITEM HEIGHT = 163.5 FEET (ABOVE GROUND LEVEL)
EXISTING AVERAGE GROUND ELEVATION AT TOWER = 25.8 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

DETAIL OF TOWER LEASE PARCEL



DESCRIPTION OF 6500 MANATEE AVENUE LLC TOWER EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 40, BELAIR SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 31, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF 63RD STREET WEST, AND THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE WEST;

THENCE ON AN ASSUMED BEARING OF N89°12'12"W ALONG THE SOUTH RIGHT-OF-WAY OF SAID 3RD AVENUE WEST, A DISTANCE OF 550.00 FEET;

THENCE CONTINUE N89°12'12"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 240.96 FEET;

THENCE S00°38'45"W A DISTANCE OF 283.48 FEET;

THENCE N89°15'31"W A DISTANCE OF 72.92 FEET TO THE POINT OF BEGINNING;

THENCE S00°28'11"W A DISTANCE OF 50.00 FEET;

THENCE N89°15'31"W A DISTANCE OF 98.00 FEET;

THENCE S00°28'11"W A DISTANCE OF 15.00 FEET;

THENCE N89°15'31"W A DISTANCE OF 30.00 FEET;

THENCE N00°28'11"E A DISTANCE OF 65.00 FEET;

THENCE S89°15'31"E A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE IN MANATEE COUNTY, FLORIDA CONTAINING 6,850.0 SQUARE FEET ±.

DESCRIPTION OF 6500 MANATEE AVENUE LLC INGRESS / EGRESS AND ACCESS / UTILITY EASEMENT

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 40, BELAIR SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 31, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF 63RD STREET WEST, AND THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE WEST;

THENCE ON AN ASSUMED BEARING OF N89°12'12"W ALONG THE SOUTH RIGHT-OF-WAY OF SAID 3RD AVENUE WEST, A DISTANCE OF 550.00 FEET;

THENCE CONTINUE N89°12'12"W CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 240.96 FEET;

THENCE S00°38'45"W A DISTANCE OF 283.48 FEET;

THENCE N89°15'31"W A DISTANCE OF 34.53 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N89°15'31"W A DISTANCE OF 38.39 FEET;

THENCE S00°28'11"W A DISTANCE OF 20.00 FEET;

THENCE S89°15'31"E A DISTANCE OF 18.43 FEET;

THENCE S00°20'21"W A DISTANCE OF 280.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MANATEE AVENUE WEST (100 FOOT PUBLIC RIGHT-OF-WAY);

THENCE S89°15'31"E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET;

THENCE N00°20'21"E A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;

SAID PARCEL OF LAND SITUATE IN MANATEE COUNTY, FLORIDA CONTAINING 6,388.3 SQUARE FEET ±.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION	LOWEST FLOOR ELEV.
120153	0307	B	03/15/1984	X	N/A	N/A

SURVEY DATE: 05/18/2012				
DRAWN: WSP				
CHECKED: WSP				
MANAGER: WSP				
DWG FILE: 12-1050.DWG	1	11/06/2012	UPDATE TOWER EASEMENT	WSP
JOB FILE:	No.	DATE	REVISION	BY

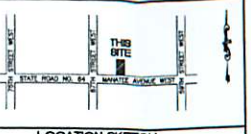
WSP Consultants, Inc.
SURVEYORS & MAPPERS
15006 1ST STREET S.W., LUTZ, FL 33548
PHONE (813) 909-2420
PROFESSIONAL SURVEYING & MAPPING CERTIFICATE OF AUTHORIZATION LB 7188, STATE OF FLORIDA

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY 6500 MANATEE AVENUE WEST

PREPARED FOR:
64TH MANATEE AVENUE, LLC
LOCATED IN:
MANATEE COUNTY, FLORIDA

PROJECT NO: 12-1050
SHEET NO: 1 OF 1

6500 MANATEE AVENUE WEST



LOCATION SKETCH

SECTION 28-T34S-R17E
NOT TO SCALE

LEGEND

P.O.C.	POINT OF COMMENCEMENT	◇	CONCRETE UTILITY POLE
P.O.B.	POINT OF BEGINNING	⊙	IRRIGATION WELL
M.C.R.	MANATEE COUNTY RECORDS	IR	IRRIGATION CONTROL
O.R.	OFFICIAL RECORD	T	TELCO SERVICE
L.B.	LICENSED BUSINESS		
R/W	RIGHT-OF-WAY		
E/P	EDGE OF PAVEMENT		
25.25	SPOT ELEVATION		
— x — x —	FENCE (TYPE NOTED)		
— oh — oh —	OVERHEAD UTILITY		

DESCRIPTION OF PARENT TRACT

(PER OFFICIAL RECORD BOOK 2402, PAGE 7435 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA)

COMMENCE AT THE NE CORNER OF LOT 40, BELAIR SUBDIVISION, AS RECORDED IN PLAT BOOK 11, PAGE 31, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT ALSO BEING THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF 63RD STREET WEST, AND THE SOUTH RIGHT-OF-WAY OF 3RD AVENUE WEST;

THENCE N89°12'12"W, ALONG THE SOUTH RIGHT-OF-WAY OF SAID 3RD AVENUE WEST, 550.00 FEET TO A CONCRETE MONUMENT, WHICH LIES N89°12'12"W, 2.48 FEET FROM THE NE CORNER OF LOT 33, OF SAID BELAIR SUBDIVISION;

THENCE CONTINUE N89°12'12"W, ALONG SAID SOUTH RIGHT-OF-WAY 240.96 FEET TO THE NE CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN O.R. BOOK 505, PAGES 270 & 271, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA;

THENCE S00°38'45"W, ALONG THE EAST LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 505, PAGES 270 & 271, 283.48 FEET FOR A POB;

THENCE CONTINUE S00°38'45"W, ALONG SAID EAST LINE, 300.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY OF MANATEE AVENUE WEST (STATE ROAD NO. 64);

THENCE N89°15'31"W, ALONG THE NORTH RIGHT OF WAY OF SAID MANATEE AVENUE WEST, (STATE ROAD NO. 64) 200.00 FEET TO THE SW CORNER OF SAID CERTAIN PARCEL IN O.R. BOOK 505, PAGES 270 & 271;

THENCE N00°28'11"E, ALONG THE WEST LINE OF SAID CERTAIN PARCEL IN O.R. BOOK 505, PAGES 270 & 271, 300.00 FEET;

THENCE S89°15'31"E, PARALLEL TO SAID NORTH RIGHT OF WAY OF MANATEE AVENUE WEST (STATE ROAD NO. 64) AND 300.00 FEET NORTHERLY THEREFROM, 200.92 FEET TO THE POB.

BEING AND LYING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

REPORT OF BOUNDARY AND TOPOGRAPHIC SURVEY

1. THE PARENT TRACT SHOWN HEREON IS BASED ON A SEARCH CONDUCTED BY WSP CONSULTANTS, INC. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

2. UNLESS OTHERWISE NOTED HEREON RECORD AND MEASURED VALUES (SHOWN) ARE IN SUBSTANTIAL AGREEMENT.

3. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (SJ-17.050 THROUGH SJ-17.052 F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

4. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.

5. HORIZONTAL AND VERTICAL DATA SHOWN HEREON WAS OBTAINED UTILIZING A "LEICA TCRP1205+" TOTAL STATION AND "ALLEGRO CE CARLSON" DATA COLLECTION SYSTEM.

6. ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL ACCURACY OF 0.1'.

7. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ENLARGED FOR CLARITY.

8. UNDERGROUND FOUNDATIONS AND/OR UTILITIES HAVE NOT BEEN LOCATED.

9. FLOOD ZONE INFORMATION SHOWN HEREON WAS OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM).

10. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE REFERENCED TO N.G.S. SURVEY CONTROL POINT: "GIS 108", PID# AD9211, ELEVATION 4.15 FEET.

11. THE VALUES FOR THE LATITUDE, LONGITUDE AND ELEVATIONS SHOWN HEREON ARE WITHIN THE ALLOWABLE TOLERANCES FOR THE FEDERAL AVIATION ADMINISTRATION 1-A LETTER.

12. THE LATITUDE AND LONGITUDE SHOWN HEREON WERE OBTAINED UTILIZING THE FOLLOWING N.G.S. SURVEY CONTROL POINT: "GIS 108", PID# AD9211. THIS SURVEY CONTROL POINT HAS A PUBLISHED VALUE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/1999 (NAD83/99), AS PROJECTED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE). THE MEASUREMENTS WERE OBTAINED UTILIZING "SOKKIA STATUS" GPS RECEIVERS AND POST-PROCESSED WITH SOKKIA SPECTRUM SOFTWARE.

"GIS 108"
1,132,620.84 N
432,534.81 E

CERTIFIED TO:
Swift Enterprises, LLC
Chicago Title Insurance Company
6500 Manatee Avenue, LLC

CERTIFICATE

I, WILLIAM S. PAYNE, DO HEREBY STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY WAS COMPLETED IN ACCORDANCE WITH THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING STATED IN RULES SJ-17.050 THROUGH SJ-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES CHAPTER

WILLIAM S. PAYNE
PROFESSIONAL SURVEYOR AND MAPPER (LS 5665
WSP CONSULTANTS, INC. (LB 7188
STATE OF FLORIDA