

APEX COMMERCIAL CENTER PLATTED SUBDIVISION-NO IMPROVEMENTS

BEING A REPLAT OF TAWESCO GROVE, PLAT BOOK 09, PAGE 25
SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A
LEGAL DESCRIPTION

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A PORTION OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 25; RUN THENCE SOUTH 00°51'06" EAST, ALONG THE WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, A DISTANCE OF 84.5 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHAPMAN ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; RUN THENCE NORTH 89°10'40" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.56 FEET, TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 41 (FLORIDA AVENUE); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE NORTH 45°26'39" WEST, A DISTANCE OF 36.22 FEET; THENCE NORTH 02°34'27" EAST, A DISTANCE OF 125.02 FEET; THENCE NORTH 02°41'44" EAST, A DISTANCE OF 167.66 FEET; THENCE NORTH 03°54'47" EAST, A DISTANCE OF 155.27 FEET; THENCE NORTH 03°51'53" EAST, A DISTANCE OF 185.04 FEET; THENCE NORTH 01°57'52" EAST, A DISTANCE OF 60.05 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; RUN THENCE SOUTH 89°00'14" EAST, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 106.01 FEET, TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 25; RUN THENCE SOUTH 28°59'26" EAST, ALONG THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 313.78 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY OF STATE ROAD 45 (NEBRASKA AVENUE); RUN THENCE SOUTH 29°22'14" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 774.63 FEET; THENCE SOUTH 05°50'42" WEST, A DISTANCE OF 29.76 FEET; THENCE SOUTH 66°48'10" WEST, A DISTANCE OF 40.65 FEET, TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF CHAPMAN ROAD; RUN THENCE SOUTH 89°00'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 642.46 FEET, TO THE POINT OF BEGINNING; CONTAINING 469,460 SQUARE FEET OR 10.777 ACRES, MORE OR LESS.

DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS THE OWNER OR MORTGAGEE OF THE TRACT OF LAND DESCRIBED HEREON AS APEX COMMERCIAL CENTER, PLATTED SUBDIVISION-NO IMPROVEMENTS AND THAT THIS PLAT REPRESENTS ITS INTENTION TO SUBDIVIDE THE PROPERTY LOCATED IN SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AS DESCRIBED IN THE LEGAL DESCRIPTION; AND THAT PROVISIONS FOR RECIPROCAL INGRESS/EGRESS EASEMENTS, UTILITY EASEMENTS, USE AND MAINTENANCE OF THE LOTS PLATTED HEREIN HAS BEEN PROVIDED UNDER THE TERMS OF THE "DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS AND GRANT OF EASEMENTS" AS RECORDED IN OFFICIAL RECORD BOOK 11011, PAGE 0381, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND DOES HEREBY DEDICATE THIS PLAT FOR RECORD. THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY ALONG THE NORTH RIGHT-OF-WAY OF CHAPMAN ROAD AS SHOWN HEREON.

OWNERS: COBBLESTONE CAPITAL, LLC.
A GEORGIA LIMITED LIABILITY COMPANY

J. Neal Pringle, Jr.
BY: T. NEAL PRINGLE, JR.
MANAGING PARTNER

Patricia Bobo
WITNESS: Patricia Bobo
PRINTED NAME
Christina Peterson
WITNESS:
PRINTED NAME Christina Peterson

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: Chris Sander
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 5468
COUNTY SURVEYING DIVISION, REAL ESTATE DEPARTMENT
HILLSBOROUGH COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDING.

Pat Frank
CHAIRMAN
9.6.02
DATE

CLERK OF THE CIRCUIT COURT

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

THIS 18 DAY OF September, 2002, IN PLAT BOOK 93, PAGE 94
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, I HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION HAS BEEN FILED FOR THE RECORD

BY: RICHARD AKE BY: William M. Robinson
CLERK OF THE COURT DEPUTY CLERK

CLERK FILE NUMBER: 2002317739 THIS 18 DAY OF September
2002 TIME: 1:32 PM NUMBER: 2002317739

ACKNOWLEDGMENT

COUNTY OF GWINNETT
STATE OF GEORGIA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF June, 2002, BY T. NEAL PRINGLE, JR., IN HIS CAPACITY AS PRESIDENT OF COBBLESTONE CAPITAL, LLC, A GEORGIA CORPORATION, ON BEHALF OF THE CORPORATION AND IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED drivers license (Georgia) AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC:

SIGN: Cammy Scandone
PRINT: Cammy Scandone
TITLE OR RANK:
SERIAL NUMBER, IF ANY: N/A
MY COMMISSION EXPIRES: June 24, 2007

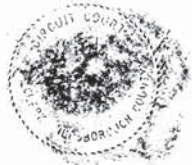


SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION-NO IMPROVEMENTS IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATE STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PROPERTY CORNERS WERE SET ON THE 12TH OF DECEMBER, 2001, AS SHOWN HEREON.

BY: Wayne C. Higgins L.S. # 3674
WAYNE C. GIGGINS
COMPANY: PHOENIX SURVEYING SERVICES, INC.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.



NOTE:
SEE SHEET 2 OF 3 FOR CONTINUATION OF ACKNOWLEDGMENTS TO DEDICATION, OWNERS AND ACKNOWLEDGEEES

PREPARED BY:



3018 U.S. HWY 301 NORTH SUITE 100
TAMPA, FL 33619 • PH. (813) 251-1110
FAX (813) 626-4881
CERTIFICATE OF AUTHORIZATION No. LB 3896



APEX COMMERCIAL CENTER

PLATTED SUBDIVISION-NO IMPROVEMENTS

BEING A REPLAT OF TAWESCO GROVE, PLAT BOOK 09, PAGE 25
SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY THIS IS NOT A CERTIFIED COPY THIS IS NOT A CERTIFIED COPY

NOTE:
SEE SHEET 1 OF 3 FOR DEDICATION LANGUAGE.

OWNERS: PUBLIX SUPERMARKETS, INC.

John Frazier
JOHN FRAZIER, VICE PRESIDENT
REAL ESTATE

Brandy Hutchinson
WITNESS:
PRINTED NAME Brandy Hutchinson
Walter E. Engle, III
WITNESS:
PRINTED NAME Walter E. Engle, III

OWNERS: SUNTRUST BANK.

Anthony J. Bower
ANTHONY J. BOWER, SR. VICE PRESIDENT

Michael D. Baer
WITNESS:
PRINTED NAME MICHAEL D. BAER
Hea E. Lajaie
WITNESS:
PRINTED NAME Hea E. Lajaie

ACKNOWLEDGMENT

COUNTY OF POLK
STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF July, 2000 BY JOHN FRAZIER, VICE PRESIDENT, REAL ESTATE OF PUBLIX SUPERMARKETS, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED NA AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

NOTARY PUBLIC:

SIGN: Deborah C. Walker
PRINT: Deborah C. Walker
TITLE OR RANK: _____
SERIAL NUMBER, IF ANY: _____
MY COMMISSION EXPIRES: _____
SEAL
Commission No. CC991236
Exp. March 18, 2005

ACKNOWLEDGMENT

COUNTY OF ORANGE
STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June, 2000 BY ANTHONY J. BOWER, SENIOR VICE PRESIDENT OF SUN TRUST BANK, A GEORGIA CORPORATION ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION AND WHO DID/DID NOT TAKE AN OATH.

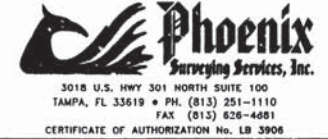
NOTARY PUBLIC:

SIGN: Carole M Latham
PRINT: Carole M Latham
TITLE OR RANK: _____
SERIAL NUMBER, IF ANY: DD075108
MY COMMISSION EXPIRES: 1/1/06



NOTE:
SEE SHEET 1 OF 3 FOR CONTINUATION OF ACKNOWLEDGMENTS TO DEDICATION, OWNERS AND ACKNOWLEDGEEES

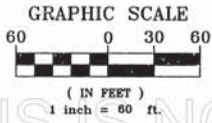
PREPARED BY:



APEX COMMERCIAL CENTER

PLATTED SUBDIVISION-NO IMPROVEMENTS

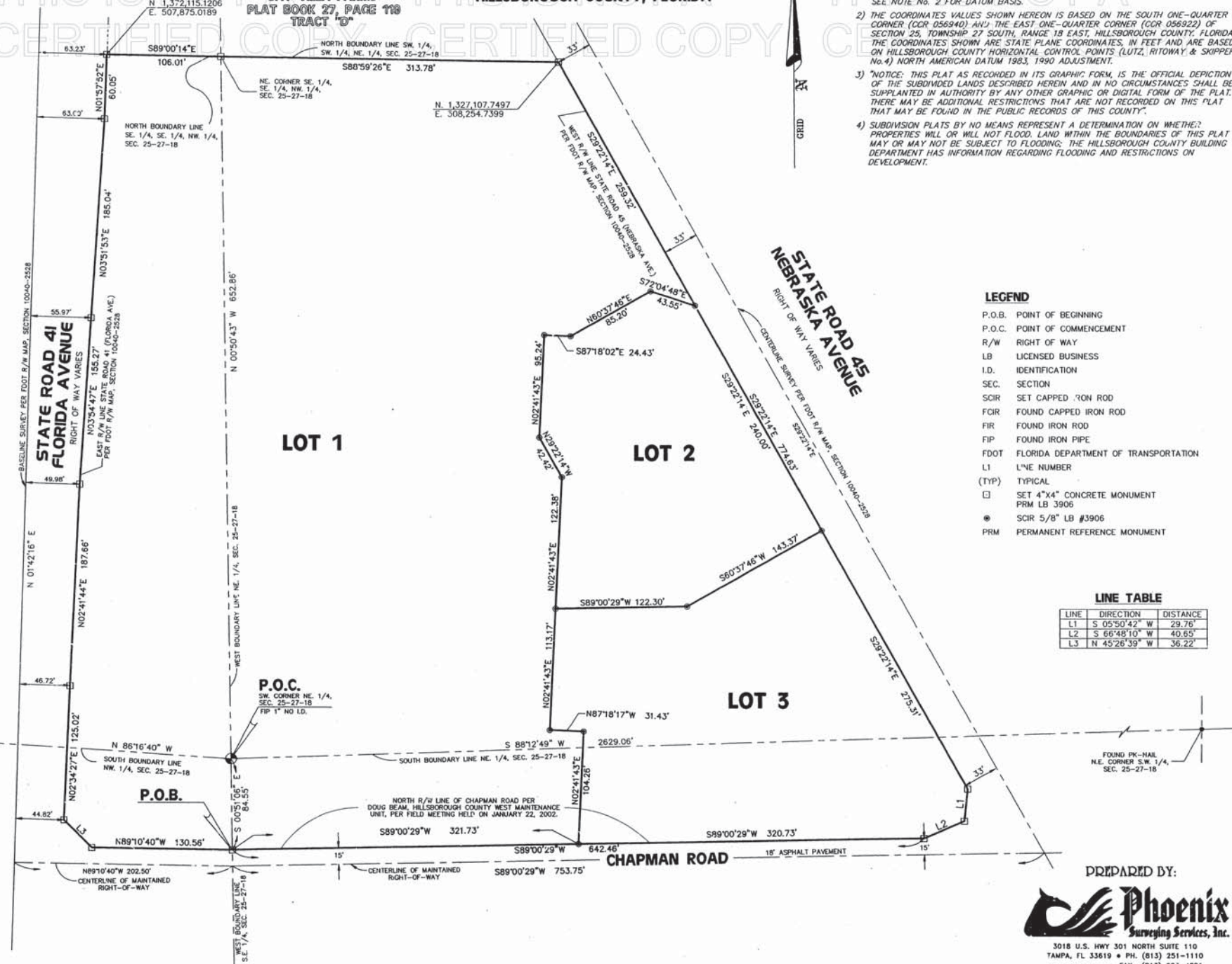
BEING A REPLAT OF TAWESCO GROVE, PLAT BOOK 09, PAGE 25 SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA



GAY VILLA FARMS
PLAT BOOK 27, PAGE 118
TRACT "D"

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON IS BASED ON THE SOUTH BOUNDARY OF THE NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA. SAID LINE BEARS S 88°12'49" W (GRID BEARING). SEE NOTE No. 2 FOR DATUM BASIS.
- 2) THE COORDINATES VALUES SHOWN HEREON IS BASED ON THE SOUTH ONE-QUARTER CORNER (CCR 056940) AND THE EAST ONE-QUARTER CORNER (CCR 056922) OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA. THE COORDINATES SHOWN ARE STATE PLANE COORDINATES, IN FEET AND ARE BASED ON HILLSBOROUGH COUNTY HORIZONTAL CONTROL POINTS (LUTZ, RITOWAY & SKIPPER No.4) NORTH AMERICAN DATUM 1983, 1990 ADJUSTMENT.
- 3) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND IN NO CIRCUMSTANCES SHALL 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.
- 4) 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 HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION
- SEC. SECTION
- SCR SET CAPPED IRON ROD
- FCIR FOUND CAPPED IRON ROD
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- L1 L'INE NUMBER
- (TYP) TYPICAL
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3906
- SCR 5/8" LB #3906
- PRM PERMANENT REFERENCE MONUMENT

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 05°50'42" W	29.76'
L2	S 66°48'10" W	40.65'
L3	N 45°26'39" W	36.22'

FOUND PK-HAIL
N.E. CORNER S.W. 1/4,
SEC. 25-27-18



3018 U.S. HWY 301 NORTH SUITE 110
TAMPA, FL 33619 • PH. (813) 251-1110
FAX (813) 624-4881
CERTIFICATE OF AUTHORIZATION No. LB 3906

PREPARED BY: