

Site Location Map

Site Data Summary

	Existing	Proposed
Site Area:	44.88 Acres	no change
Land Use Designation:	CMU-12	no change
Zoning:	AI & RSC-6	Planned Development
Development:	Vacant	(see Development Summary table below)

Development Summary:

Parcel:	Area:	Use:	Standards:	Intensity:
A	5.41 ac.	Retail / Office - Warehouse - Distribution / Light Industrial	CG / M	30,000 s.f.
B	36.06 ac.	Office - Warehouse - Distribution / Light Industrial	M	500,000 SF
C	3.41 ac.	Business - Professional Office Office - Warehouse - Distribution / Light Industrial	BPO / M	30,000 s.f.

Legal Description

Tract 6, less that part deeded to the State of Florida by Deed recorded in Official Record Book 2215, Page 190, of the Public Records of Hillsborough County, Florida, for right-of-way for State Road 5-78-A; and all of Tracts 11 and 14; all in the Southeast quarter of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

AND

Tracts 3 and 4 in the Northeast quarter of Section 12, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

AND

That part of the North one-half of the Street abutting Tracts 13 and 14 on the South in the Southeast quarter of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That part of the East one-half of street abutting Tract 12, less the North 490.00 feet thereof, and Tract 13 on the West in the Southeast quarter of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That certain 30.00 foot street lying between Tracts 6 and 11 in the Southeast quarter of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That part of the West one-half of the street abutting Tracts 6, 11 and 14 on the East, in the Southeast quarter of Section 1, Township 30 South, Range 19 East, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That part of the East one-half of the street abutting Tract 4 of the West in the Northeast quarter of Section 12, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That part of the South one-half of the street abutting Tracts 3 and 4 on the North in the Northeast quarter of Section 12, Township 30 South, Range 19 East, SOUTH TAMPA as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida. That part of the West one-half of the street abutting Tract 3 on the East in the Northeast quarter of Section 12, Township 30 South, Range 19 East, SOUTH TAMPA, as recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida.

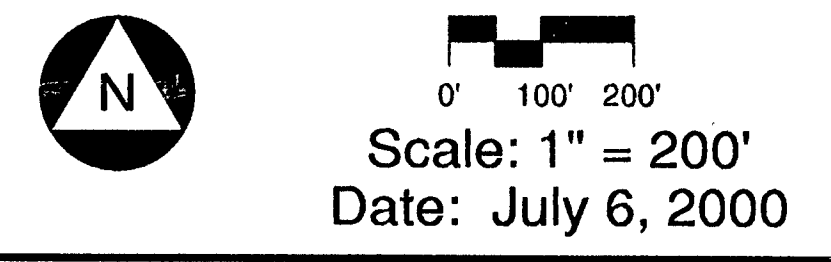
LESS AND EXCEPT FALKENBURG ROAD AS FOLLOWS:

A parcel of land located in Sections 1 and 12, Township 30 South, Range 19 East, Hillsborough County, Florida, including a portion of Tracts 6, 11, 14 and 15, in the Southeast 1/4 of said Section 1 and Tracts 3 and 4 in the Northeast 1/4 of Section 12 of the plat of SOUTH TAMPA as recorded in Plat Book 6, Page 3, Public Records of said Hillsborough County, being more particularly described as follows:

Commence at the Southwest corner of the North 1/2 of Section 12, Township 30 South, Range 19 East, Hillsborough County, Florida; thence S 89°49'10" E, along the South boundary of the North 1/2 of said Section 12, a distance of 3483.37 feet, to a point on the arc of a non-tangent curve, concave Westerly, having a radius of 900.00 feet and a central angle of 23°15'56"; thence Northwesterly along the arc of said curve, a distance of 370.08 feet, said arc having a chord which bears N 17°38'39" W, a distance of 367.48 feet; to a point of reverse curve, concave Easterly, having a radius of 1020.00 feet and a central angle of 27°35'43"; thence Northwesterly along the arc of said curve, a distance of 812.70 feet; thence Northwesterly along the arc of said curve, a distance of 491.26 feet, said arc having a chord which bears N 15°37'38" W, a distance of 488.53 feet; thence N 01°49'44" W, a distance of 615.04 feet; to a point of curve, concave Easterly, having a radius of 1020.00 feet and a central angle of 12°44'14"; thence Northerly along the arc of said curve a distance of 582.90 feet; said arc having a chord which bears N 14°12'23" E, a distance of 574.91 feet to a point on the Southerly boundary of said Tract 4 of SOUTH TAMPA and the POINT OF BEGINNING, also being a point on the arc of said curve concave Southeasterly, having a radius of 1020.00 feet and a central angle of 23°09'19"; thence Northwesterly along the arc of said curve, a distance of 411.33 feet, said arc having a chord which bears N 42°27'40" E, a distance of 408.55 feet to a point of reverse curve, concave Northwesterly, having a radius of 900.00 feet and a central angle of 53°42'48"; thence Northwesterly along the arc of said curve, a distance of 643.20 feet, said arc having a chord which bears N 27°10'24" E, a distance of 812.70 feet; thence N 00°20'01" W, a distance of 1575.73 feet; thence N 44°41'38" W, a distance of 35.34 feet to the Southerly right of way line of State Road 878-A (a 170.00 foot right of way); thence S 89°43'14" E, along said Southerly right of way line, a distance of 65.00 feet; thence departing said Southerly right of way line, S 00°20'01" W, a distance of 1298.65 feet; thence S 89°42'21" E, a distance of 60.00 feet; thence S 00°20'01" W, a distance of 304.17 feet; to a point of curve, concave Westerly, having a radius of 1020.00 feet and a central angle of 20°44'33"; thence Southerly along the arc of said curve, a distance of 369.26 feet, said arc having a chord which bears S 10°42'15" W, a distance of 367.25 feet to a point of intersection with a non-tangent line, said line being the Southerly line of said Section 1; thence N 89°59'29" W, along said Southerly line, a distance of 14.74 feet; thence thence S 00°28'47" W, a distance of 1020.00 feet and a central angle of 30°42'13"; thence Southwesterly along the arc of said curve, a distance of 546.60 feet, said arc having a chord which bears S 28°18'43" W, a distance of 540.08 feet to a point of reverse curve, concave Southeasterly, having a radius of 900.00 feet and a central angle of 18°24'44"; thence Southwesterly along the arc of said curve, a distance of 289.22 feet, said arc having a chord which bears S 44°48'27" W, a distance of 287.98 feet to the Southerly boundary of said Tract 3; thence N 89°59'41" W, along said Southerly boundary, a distance of 135.68 feet to the Southeast corner of said Tract 4; thence N 89°59'35" W, along the Southerly boundary of said Tract 4, a distance of 7.69 feet, to the POINT OF BEGINNING.

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PLANNING & GROWTH
MANAGEMENT

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GENERAL DEVELOPMENT PLAN
PROGRESS - FALKENBURG PROPERTY
 Folio Numbers: 47935.0000 & 49070.0000
 Sections 1 & 12, Township 30 S, Range 19 E
 Hillsborough County, Florida

ENGELHARDT, HAMMER & ASSOCIATE S
 Urban Planning Services
 5444 Bay Center Drive, Suite 122, Tampa, FL 33609
 Telephone 813 282-3855, Fax 813 286-2308

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