

Victoria Park Soho Townhomes

Plat Book 99, Page 49

Being a Replat of Lots 1, 2, 11, 12, and the North 45.58 feet of Lots 3 and 10, Block 24, together with that part of closed Alley lying between said Lots, Lot 12, Block 23, together with the West 1/2 of closed Alley, and Lot 7, Block 10, together with the West 1/2 of closed Alley, Courier City, Plat Book 2, Page 13, Section 23, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida.

Description:

Lots 1, 2, 11, 12, and the North 45.58 feet of Lots 3 and 10, Block 24, together with that part of closed Alley lying between said Lots, Lot 12, Block 23, together with the West 1/2 of closed Alley on the East side thereof, and Lot 7, Block 10, together with the West 1/2 of closed Alley abutting on the East side thereof, Courier City, according to map or plat thereof as recorded in Plat Book 2, Page 13, of the public records of Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest Corner of Block 24, Courier City, as recorded in Plat Book 2, Page 13, of the public records of Hillsborough County, Florida, for a Point of Beginning; thence S 89°49'55" E, along the North boundary of said Block 24, a distance of 271.86 feet to the Northeast corner of said Block 24; thence S 00°30'24" E, along the East boundary of said Block 24, a distance of 174.72 feet to the Southeast corner of the North 45.58 feet of Lot 3, Block 24; thence N 89°47'58" W, along a line parallel with and 45.58 feet South of the North boundary of Lots 3 and 10, Block 24, a distance of 271.35 feet to the Southwest corner of the North 45.58 feet of Lot 10, Block 24; thence N 00°40'32" W, along the West boundary of said Block 24, a distance of 174.57 feet to the Point of Beginning.

AND

Commence at the Southwest Corner of Lot 7, Block 10, Courier City, as recorded in Plat Book 2, Page 13, of the public records of Hillsborough County, Florida, for a Point of Beginning; thence N 00°04'50" E, along the West boundary of said Block 10, a distance of 64.65 feet to the Northwest corner of said Lot 7, Block 10; thence S 89°45'17" E, along the North boundary of said Lot 7, Block 10, and a easterly extension; a distance of 135.35 feet to the centerline of a 20' Alley now vacated; thence S 00°16'29" E, along aforementioned centerline, a distance of 64.44 feet; thence N 89°50'33" W, along the South boundary and a Easterly extension of said Lot 7, Block 10, a distance of 135.75 feet to the Point of Beginning.

AND

Commence at the Northwest Corner of Lot 12, Block 23, Courier City, as recorded in Plat Book 2, Page 13, of the public records of Hillsborough County, Florida, for a Point of Beginning; thence S 89°55'39" E, along the North boundary and a Easterly extension of said Lot 12, Block 23, a distance of 136.18 feet to the centerline of a 20' Alley now vacated; thence S 00°23'48" E, along the aforementioned centerline, a distance of 64.55 feet; thence N 89°54'22" W, along the South boundary and a Easterly extension of said Lot 12, a distance of 136.12 feet to the Southwest corner of said Lot 12; thence N 00°26'56" W, along the West boundary of said Lot 12, Block 23, a distance of 64.50 feet to the Point of Beginning.

Containing 1.49 acres feet, more or less

Dedication:

The undersigned owner, Courier City Development, LLC and mortgagee, Gold Bank, hereby offers this plat, "Victoria Park Soho", for record, and is dedicated to the Victoria Park Soho Homeowners Association, Inc., a Florida Corporation. Common Lots "A" "B" and "C" shall be owned by the Victoria Park Soho Homeowners Association, Inc. Said common Lots shall be private, utilized for Ingress, Egress, Landscaping, and Dumpster Locations, and shall be maintained by the Homeowners Association. All common lots are subject to Utility and Drainage Easements over and across said Lots. Owner hereby grants easement right over and across said common Lots to the City of Tampa for Emergency access, Fire, Police, and other services as deemed necessary. Drainage and Utility Easements over and across all common Lots and as otherwise shown and dimensioned hereon are dedicated for public use.

Owner: Courier City Development, LLC

By: [Signature]
Print Name: Paul Paluzzi
Title: President

Witness: [Signature]
Print Name: DILLON JOHN ALDERMAN

Witness: [Signature]
Print Name: GUSTAVO E. KRAPE

Victoria Park Soho Homeowners Association, Inc., a Florida Corporation

By: [Signature]
Print Name: W.A. Hayward
Title: President

Witness: [Signature]
Print Name: DILLON JOHN ALDERMAN

Witness: [Signature]
Print Name: PAUL PALUZZI

Mortgagee: Gold Bank

By: [Signature]
Print Name: Scott Zykoski
Title: Sr. Vice President

Witness: [Signature]
Print Name: TIMOTHY SAUSA

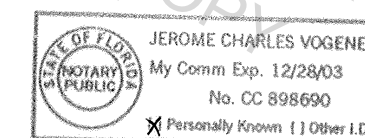
Witness: [Signature]
Print Name: SHAWN HANAWAN

Acknowledgment:

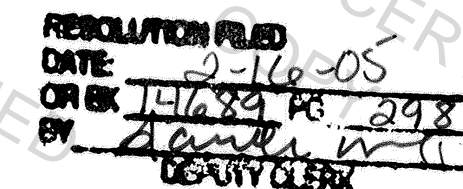
State of Florida, County of Hillsborough
The foregoing instrument was acknowledged herefor this 29 day of Oct, 2003, by Paul Paluzzi as President of Courier City Development, LLC, on behalf of Courier City Development, LLC, Paul Paluzzi is either (Check One) ☒ Personally known to me, or ☐ produced a Florida Drives License No. _____ as Identification.

NOTARY PUBLIC:

Sign: [Signature]
Print: Jerome Charles Vogeney
Title or Rank: Notary
Serial Number, if any: CC 898690
Commission expires: 12/28/03



(affix Notary Seal Stamp)

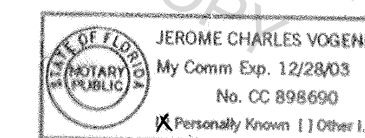


Acknowledgment:

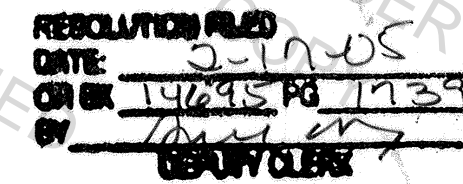
State of Florida, County of Hillsborough
The foregoing instrument was acknowledged herefor this 4 day of Nov, 2003, by W.A. Hayward, as President of Victoria Park Soho Homeowners Association, Inc., a Florida Corporation, on behalf of the Corporation, W.A. Hayward is either (Check One) ☒ Personally known to me, or ☐ produced a Florida Drives License No. _____ as Identification.

NOTARY PUBLIC:

Sign: [Signature]
Print: Jerome Charles Vogeney
Title or Rank: Notary
Serial Number, if any: CC 898690
Commission expires: 12/28/03



(affix Notary Seal Stamp)

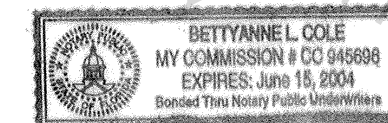


Acknowledgment:

State of Florida, County of Hillsborough
The foregoing instrument was acknowledged herefor this 29 day of Oct, 2003, by Scott Zykoski, as Sr. Vice President of Gold Bank, on behalf of Gold Bank, Scott Zykoski is either (Check One) ☒ Personally known to me, or ☐ produced a Florida Drives License No. _____ as Identification.

NOTARY PUBLIC:

Sign: [Signature]
Print: BETTYANNE L COLE
Title or Rank: Notary
Serial Number, if any: CC 945696
Commission expires: 6/15/04



(affix Notary Seal Stamp)

Surveyor's Certificate

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, Part 1 of the Florida Statutes, and that the "P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177, will be set within the time allotted in 177.091 (8)(9).

Morris Surveying, Inc.

William Kemp Morris
Florida Professional Surveyor-Mapper No.2878
License Business Number 5051

MORRIS SURVEYING, INC.
16105 North Florida Ave. Suite B
Lutz, Florida #33549
Phone No. (813) 949-3636
Fax No. (813) 963-1782
SHEET 1 OF 4 SHEETS

Victoria Park Soho Townhomes

Plat Book 99, Page 50

Being a Replat of Lots 1, 2, 11, 12, and the North 45.58 feet of Lots 3 and 10, Block 24, together with that part of closed Alley lying between said Lots, Lot 12, Block 23, together with the West 1/2 of closed Alley, and Lot 7, Block 10, together with the West 1/2 of closed Alley, Courier City, Plat Book 2, Page 13, Section 23, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida.

Notes:

- 1) 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 City of Tampa Building Department has information regarding flooding and restrictions on development.
- 2) 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, whether graphic or digital. There may be additional restriction that are not recorded on this plat that may be found in the public records of this county.
- 3) Subject Property shown hereon appears to be located in Flood Zone "C" as per the National Flood Insurance Rate Map, the City of Tampa, Hillsborough County, Florida, Community Panel Number 120114 0023 C, revised September 30, 1982.
- 4) Drainage Easement disclosure statement: Drainage Easements shall not contain Permanent improvements, including but not limited to Sidewalk, Driveways, Impervious Surfaces, Patios, Decks, Pools, Air Conditions, Structures, Utility Sheds, Poles Fences, Sprinkler Systems, Trees, Shrubs, Hedges, and Landscaping Plants other than Grass, Except as approved by the department of Sanitary Sewers Storm Water Division.
- 5) Should the City be required to demolish or remove any portion of the Street Pavement, Gutter, or Private Drainage Improvements to repair or maintain the Water Lines within the above referenced Easements, the City shall, upon completion of such repairs or maintenance, reasonably reconstruct and restore the disturbed paved roadway areas and drainage improvements to their original condition. This is providing that the City shall only be required to restore such disturbed area to a quality that will meet the minimum standards for construction in the City of Tampa.
- 6) All Platted Utility Easements shall provide that such easement shall also be easement for Construction, Installation, Maintenance, and Operation of Cable Television Services but shall not interfere with facilities and services of an Electric, Telephone, Gas or other Public Utility.
- 7) Bearings shown hereon are based on the East right-of-way line of Armenia Avenue. That bearing is assumed as N. 00°40'32" W.
- 8) Northing and Easting Coordinates shown are tied to the State of Florida Plane Coordinate System, North American Datum 1983, 1990 adjustment for the West Zone of Florida, have been established to a minimum of third order accuracy and are supplemental data only. Originating Coordinates - Hillsborough County Horizontal Control Monuments "Q-18" and "TPA" 0002. Rotation from Plat Bearings to State Plane Bearings is (00°39'06") clockwise. These coordinates are shown in feet.

City of Tampa, Florida:

This Plat is hereby accepted and approved for record by the City Council of the City of Tampa, Florida.

Linda Paul Dana 2003-1375
CHAIRMAN RESOLUTION No.

Shirley Joye Knowles
CITY CLERK / DEPUTY CITY CLERK

Nov. 4, 2003
DATE:

I hereby certify that the mayor of the City of Tampa approved this plat on this 10th Day of Nov., 2003.
CITY CLERK / DEPUTY CITY CLERK: Shirley Joye Knowles

Clerk of the Circuit Court County of Hillsborough State of Florida:

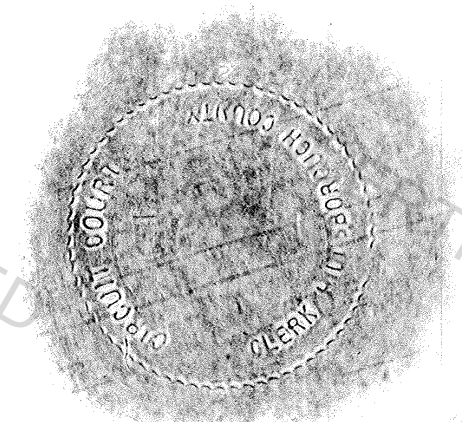
I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of Florida Statutes, and has been filed for record in Plat Book 99, Page 49, of the Public Records of Hillsborough County, Florida.

By: Richard Ake
CLERK OF CIRCUIT COURT

By: Cynthia Bice
DEPUTY CLERK

THIS 23 DAY OF JAN, 2004, TIME 8:45 AM

CLERK FILE NUMBER 2004027313



Reviewing Agency Surveyors Certificate

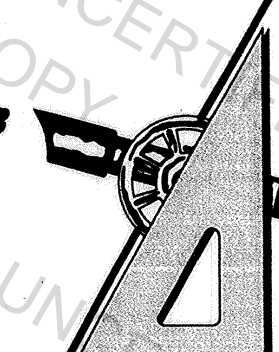
This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: LEONARD SKELTON
Florida Professional Surveyor and Mapper, License No. 5002
for Department of Public Works, Survey Section, City of Tampa, Hillsborough County, Florida.

RESOLUTION FILED
DATE: 2-16-05
BY: 14639 PG 298
DEPUTY CLERK

RESOLUTION FILED
DATE: 2-17-05
BY: 14639 PG 1739
DEPUTY CLERK

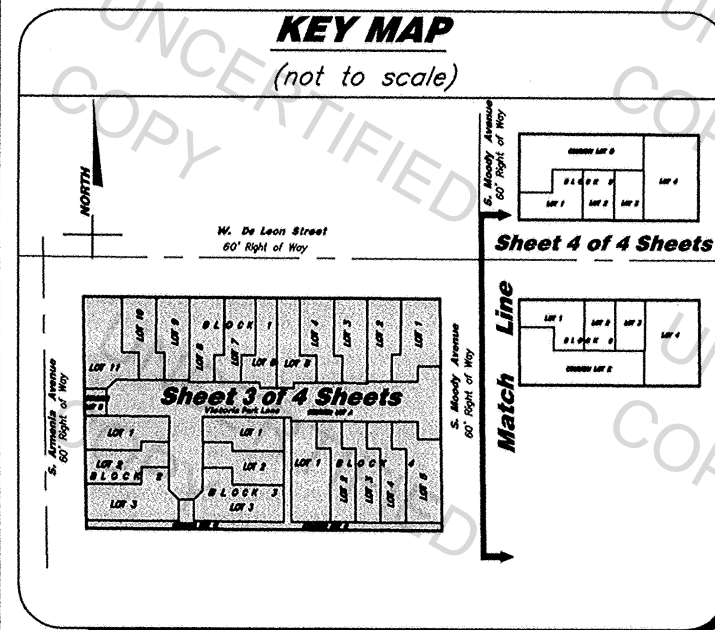
MORRIS SURVEYING, INC.
16105 North Florida Ave. Suite B
Lutz, Florida #33549
Phone No. (813) 949-3636
Fax No. (813) 963-1782
SHEET 2 OF 4 SHEETS



Victoria Park Soho Townhomes

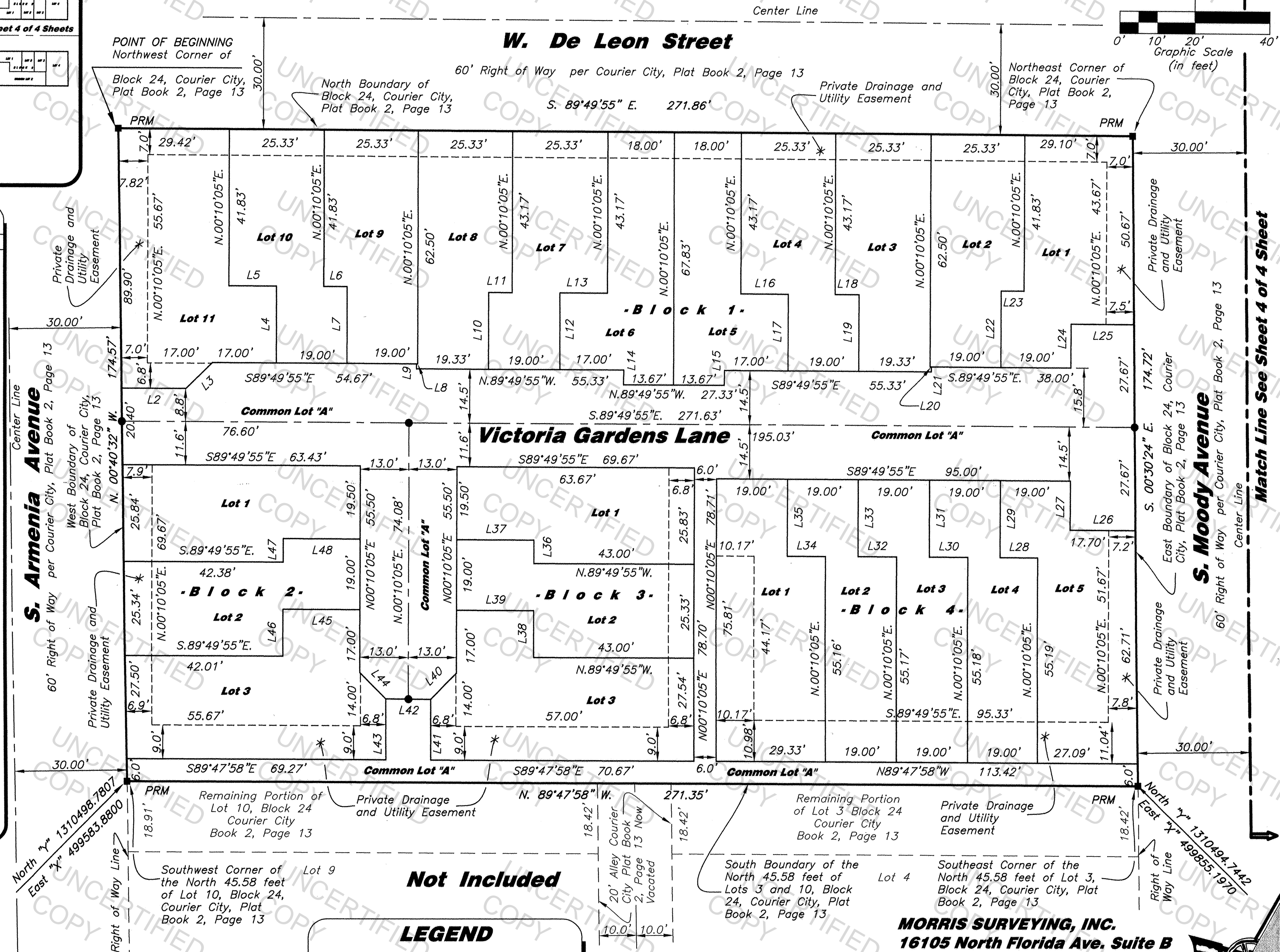
Plat Book 99, Page 51

Being a Replat of Lots 1, 2, 11, 12, and the North 45.58 feet of Lots 3 and 10, Block 24, together with that part of closed Alley lying between said Lots, Lot 12, Block 23, together with the West 1/2 of closed Alley, and Lot 7, Block 10, together with the West 1/2 of closed Alley, Courier City, Plat Book 2, Page 13, Section 23, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida.



LINE TABLE		
Line	Bearing	Distance
L1	S.00°10'05"W.	20.39'
L2	N.89°49'55"W.	17.07'
L3	S.45°10'05"W.	9.90'
L4	N.00°10'05"E.	20.67'
L5	S.89°49'55"E.	12.67'
L6	S.89°49'55"E.	6.33'
L7	N.00°10'05"E.	20.67'
L8	N.89°49'55"W.	0.33'
L9	N.00°10'05"E.	1.33'
L10	N.00°10'05"E.	20.67'
L11	N.89°49'55"W.	6.33'
L12	N.00°10'05"E.	20.67'
L13	N.89°49'55"W.	12.67'
L14	N.00°10'05"E.	4.00'
L15	N.00°10'05"E.	4.00'
L16	S.89°49'55"E.	12.67'
L17	N.00°10'05"E.	20.67'
L18	S.89°49'55"E.	6.33'
L19	N.00°10'05"E.	20.67'
L20	S.89°49'55"E.	0.33'
L21	N.00°10'05"E.	1.33'
L22	N.00°10'05"E.	20.67'
L23	N.89°49'55"W.	6.33'
L24	N.00°10'05"E.	11.83'
L25	N.89°49'55"W.	17.03'
L26	S.89°49'55"E.	17.70'
L27	S.00°10'05"W.	13.17'
L28	S.89°49'55"E.	10.33'
L29	S.00°10'05"W.	20.67'
L30	S.89°49'55"E.	10.33'
L31	S.00°10'05"W.	20.67'
L32	S.89°49'55"E.	10.33'
L33	S.00°10'05"W.	20.67'
L34	S.89°49'55"E.	10.33'
L35	S.00°10'05"W.	20.67'
L36	N.00°10'05"E.	6.33'
L37	S.89°49'55"E.	20.67'
L38	N.00°10'05"E.	12.67'
L39	S.89°49'55"E.	20.67'
L40	S.45°10'05"W.	9.90'
L41	S.00°10'05"W.	16.16'
L42	S.89°37'45"E.	12.00'
L43	S.00°10'05"W.	16.20'
L44	S.44°49'55"E.	9.90'
L45	N.89°49'55"W.	20.67'
L46	N.00°10'05"E.	12.67'
L47	N.00°10'05"E.	6.33'
L48	N.89°49'55"W.	20.67'

RESOLUTION FILED
DATE: 2-16-05
ON BK 14689 PG 298
BY: DEPUTY CLERK



Not Included

LEGEND

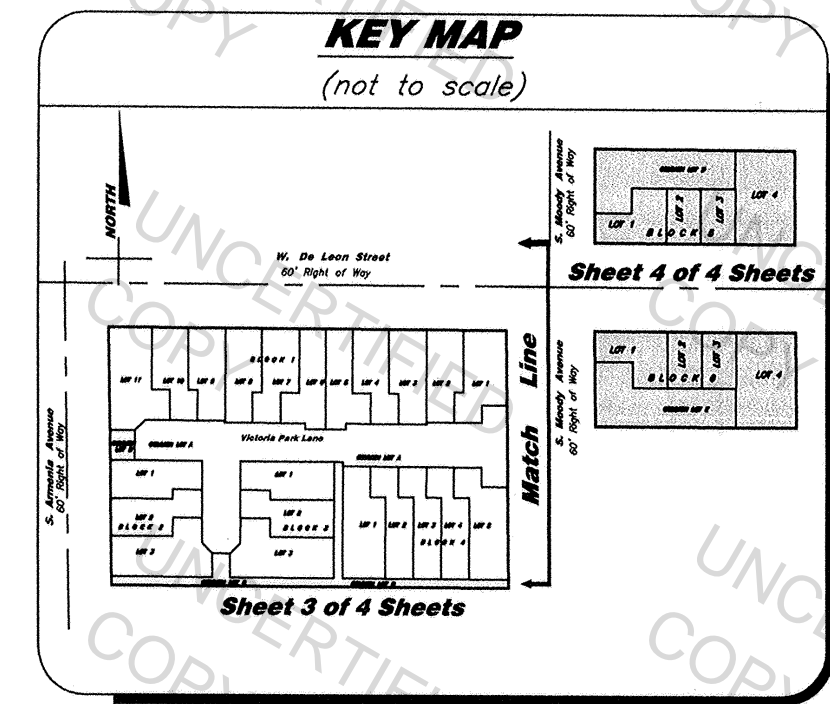
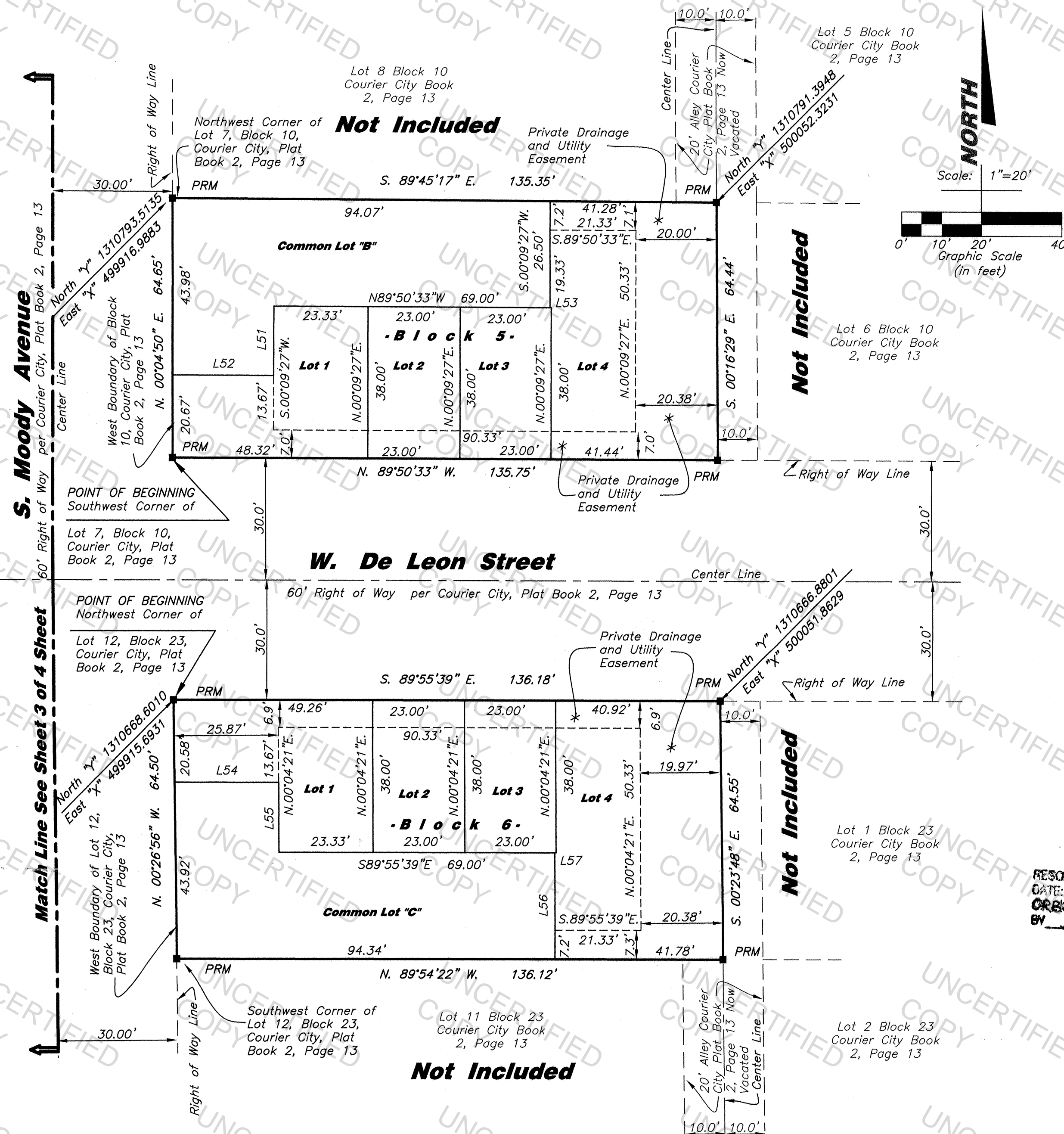
- PERMANENT REFERENCE MONUMENT SET (PSM 2878)
- L1 LINE DESIGNATION FOR LINE TABLE
- PCP 2878 Permanent Control Point

MORRIS SURVEYING, INC.
16105 North Florida Ave. Suite B
Lutz, Florida #33549
Phone No. (813) 949-3636
Fax No. (813) 963-1782
SHEET 3 OF 4 SHEETS

Victoria Park Soho Townhomes

Plat Book 99, Page 52

Being a Replat of Lots 1, 2, 11, 12, and the North 45.58 feet of Lots 3 and 10, Block 24, together with that part of closed Alley lying between said Lots, Lot 12, Block 23, together with the West 1/2 of closed Alley, and Lot 7, Block 10, together with the West 1/2 of closed Alley, Courier City, Plat Book 2, Page 13, Section 23, Township 29 South, Range 18 East, City of Tampa, Hillsborough County, Florida.



LINE TABLE		
Line	Bearing	Distance
L51	N.00°09'27\"E.	17.33'
L52	S.89°50'33\"E.	25.01'
L53	S.89°50'33\"E.	0.33'
L54	S.89°55'39\"E.	25.72'
L55	S.00°04'21\"W.	17.33'
L56	N.00°04'21\"E.	26.53'
L57	S.89°55'39\"E.	0.33'

LEGEND	
■	PERMANENT REFERENCE MONUMENT SET (PSM 2878)
L1	LINE DESIGNATION FOR LINE TABLE
●	PCP 2878 Permanent Control Point

RESOLUTION FILED
DATE: 2-16-05
COURT: 14689 PG 298
BY: [Signature]

RESOLUTION FILED
DATE: 2-17-05
COURT: 14695 PG 1739
BY: [Signature]

MORRIS SURVEYING, INC.
16105 North Florida Ave. Suite B
Lutz, Florida #33549
Phone No. (813) 949-3636
Fax No. (813) 963-1782
SHEET 4 OF 4 SHEETS