HILLSBOROUGH SURVEYING,INC

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

JOB # 25-19

LAST DATE IN FIELD: 3-4-2025
MAPPING DATE: 3-6-2025
PROJECT larson
FIELD CREW tzs zt

SHEET 1 OF 1

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

TIMOTHY W. TEW, License Number 6285, STATE OF FLORIDA, Professional Surveyor and Mapper

Timothy Tew

Digitally signed by Timothy Tew
Date: 2025.03.11 14:06:38 -04'00'

LEGEND

A/C = AIR CONDITIONING
A/F = ALSO FOUND
ALUM = ALUMINUM
BLK. = BLOCK
BM = BENCHMARK
B.O. = BY OTHERS
CO = CLEAN OUT
(C) = CALCULATION
CI = CURB INLET
℄ = CENTERLINE
CMP = CORRUGATED METAL PIPE
COR. = CORNER
CONC. = CONCRETE
CPP = CORRUGATED PLASTIC PIPE

C / B = CONCRETE BLOCK
(D) = DEED
(DESC) = DESCRIPTION
EBX = ELECTRIC BOX
EL = ELEVATION
ELEV. = ELEVATION
EM = ELECTRIC METER
EP = EDGE OF PAVEMENT
EOP = EDGE OF PAVEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
(F) = FIELD MEAS.
FFE = FINISH FLOOR ELEVATION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
F.C.M = FOUND CONCRETE MONUMENT

F( ) IR = FOUND IRON ROD (size noted)
F( ) IP = FOUND IRON PIPE (size noted)
F-N = FOUND NAIL
FRRS = FOUND RAILROAD SPIKE
F.U.B = FRAME UTILITY BUILDING
GI = GRATE INLET
ID = IDENTIFICATION
ICV = IRRIGATION VALVE
LP = LIGHT POLE
L.B = LICENSED BUSINESS
L.S. = LAND SURVEYOR
MES = MITERED END SECTION
M.U.B = METAL UTILITY BUILDING
N.C.F = NO CORNER FOUND OR SET
N.T.S. = NOT TO SCALE

(O) = OTHERS
O/A = OVERALL MEASUREMENT
OHL = OVERHEAD LINES
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
PG. = PAGE
(P) = PLAT (MEASUREMENT)
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
(S) = SET
SEC = SECTION; TOWNSHIP;RANGE

SN&D = SET NAIL AND DISK LB. 6582
SIR = SET IRON ROD 1/2 "MARKED LB 6582
S.C.M = SET CONCRETE MONUMENT MARKED LB#6582
S/W = Sidewalk
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
T.B.M = TEMPORARY BENCHMARK
T.I.I.F = TRUSTEES INTERAL IMPROVEMENT FUND
TOB = TOP OF BANK
TOS = TOE OF SLOPE
Typ. = Typical
W/C = WITNESS CORNER
WM = WATER METER
WV = WATER VALVE
LP-Light Pole
GUY WIRE

= SEWER VALVE
= UNIDENTIFIED MANHOLE
= FIBER-OPTICS MANHOLE
=STORMWATER MANHOLE
= UTILITY BOX
= BOLLARD
= WATER VALVE/METER
= WELL
"X" = CROSS-CUT IN CONCRETE
= PROPERTY CORNER
= LAND CORNER
= SCALE BRAKE
Plastic Fence
Chain- link fence
Wood fence or field wire
= UTILITY POLE (UP)

DRAWING SCALE 1'=50'
bearings based as noted

MAP OF SURVEY

Section 12 Township 29 South, Range 19 East
Hillsborough County, Florida

LINE TABLE

LINE	LENGTH	BEARING
L-1	68.84	N47°46'54"E
L-2	23.28	S89°51'09"E

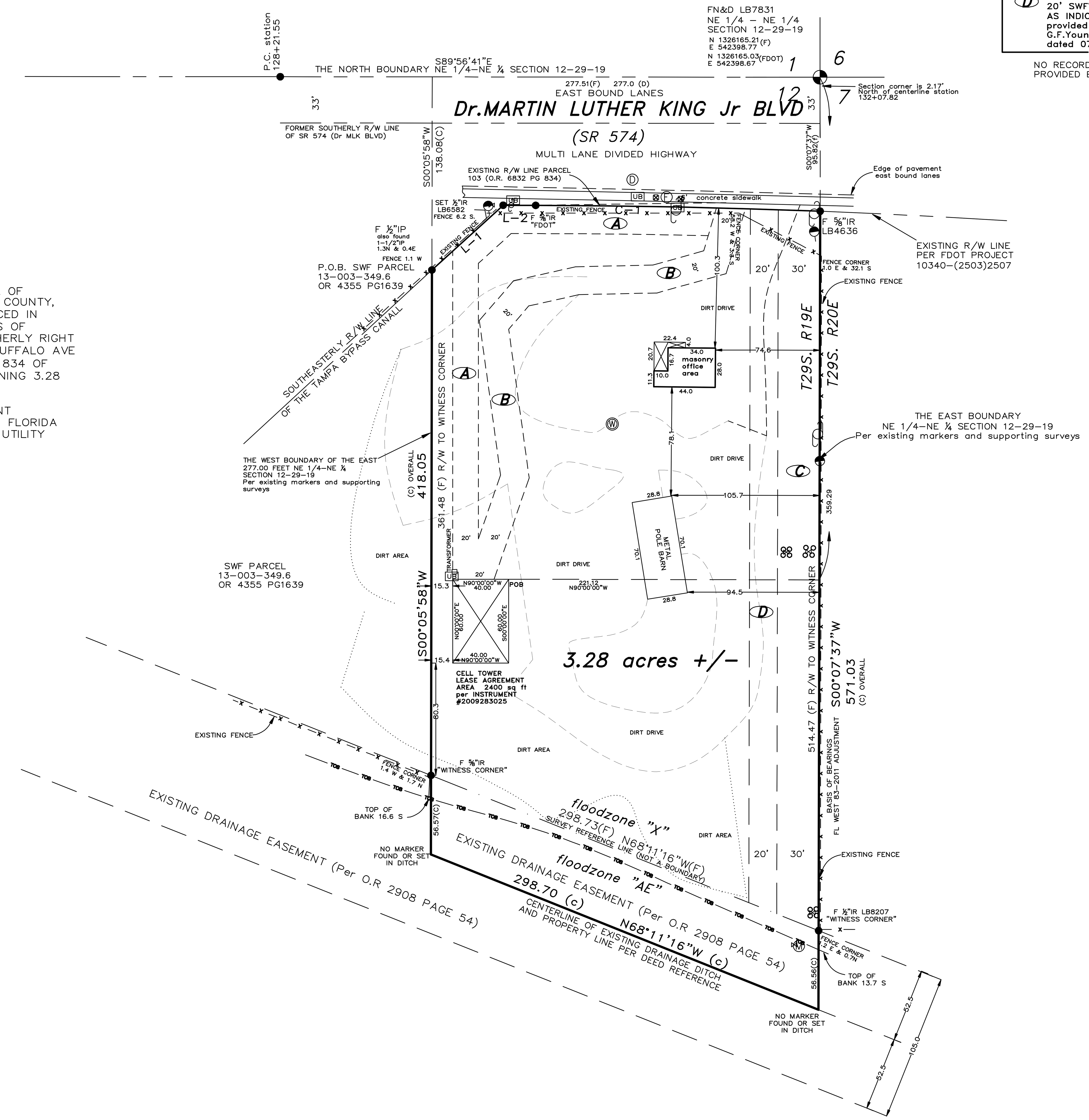
CURVE TABLE

CURVE DATA	LENGTH	RADIUS	DELTA ANGLE	CHORD	BEARING
C-1	203.66	5639.38	02°04'09"	203.64	S88°49'04"E

Description
(AS WRITTEN)

THAT PART OF THE EAST 277.00 FEET OF THE NE ¼ OF THE NE ¼ OF SECTION 12, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING NORTH OF AN EXISTING DRAINAGE DITCH (REFERENCED IN OFFICIAL RECORDES BOOK 2908 PAGE 52, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND LYING SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF DR. MARTIN LUTHER KING Jr. BOULEVARD (aka BUFFALO AVE and SR 574) REFERENCED IN OFFICIAL RECORDS BOOK 6832 PAGE 834 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. CONTAINING 3.28 ACRES MORE OR LESS
SUBJECT TO:
A CELL TOWER LEASE AGREEMENT AREA REFERENCED IN INSTRUMENT **#2009283025** OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH AND SUBJECT TO : ALL SUPPORTING ACCESS AND UTILITY EASEMENTS OF PUBLIC RECORDS AFFECTING THIS PROPERTY

CERTIFIED TO
CARL and ADRIENE LARSON



EASEMENT TABLE

(A) 20' UTILITY EASEMENT per plans provided dated 04-12-2000 PUTNAM Eng. proj 00-5316

(B) 20' ACCESS EASEMENT per plans provided dated 04-12-2000 PUTNAM Eng. proj 00-5316

(C) formerly indicated as a 30' Right of way per Survey Map by Joseph A. Hanlon Registered Land Surveyor #1374 dated 11-29-1960 that was provided by client

(D) 20' SWFWMD Easement AS INDICATED ON SURVEY MAP provided by Client , issued by G.F.Young Surveying dated 07-22-1999

NO RECORDING INFORMATION PROVIDED BY CLIENT

SURVEYORS NOTES AND REPORT

1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP

2) THIS SURVEY HAS NOT BEEN PREPARED WITH THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.

3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.

5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.

7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.

8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.

9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.

10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.

11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.

12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.

13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

14) THIS IS A BOUNDARY SURVEY, CERTIFIED TO ONLY THOSE LISTED AS THE OWNERS. THE LIABILITY AND REPRESENTATION FROM THIS FIRM WILL NO LONGER BE VALID IN THE EVENT OF A RESALE, REFINANCE THROUGH ANY OTHER LENDER OR BANK, OR ANY OTHER TRANSACTION INVOLVING THE PROPERTY THIS MAP REPRESENTS.

15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.

16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.

17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.

18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.

19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.

20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.

21) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA

23) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARY AS ANY NEED MAY ARISE , THE FEES (IF ANY) WILL BE ASSESSED AT THE TIME OF DISCOVERY

24) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).

25) THIS MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.