SECTION 18, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

TOPOGRAPHIC SURVEY WITH TREE LOCATION

LEGAL DESCRIPTION:
THE WEST 300 FEET OF THE EAST 325 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS THE NORTH 1010 FEET AND LESS THE SOUTH 50 FEET THEREOF.

TREE LEGEND (SIZE AS NOTED)

- = OAK TREE
- = PALM TREE
- = MISC. TREE
- = CAMPHOR TREE
- = PINE TREE

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION G.P.S. NETWORK SYSTEM FTP SITE. N.A.V.D. DATUM.

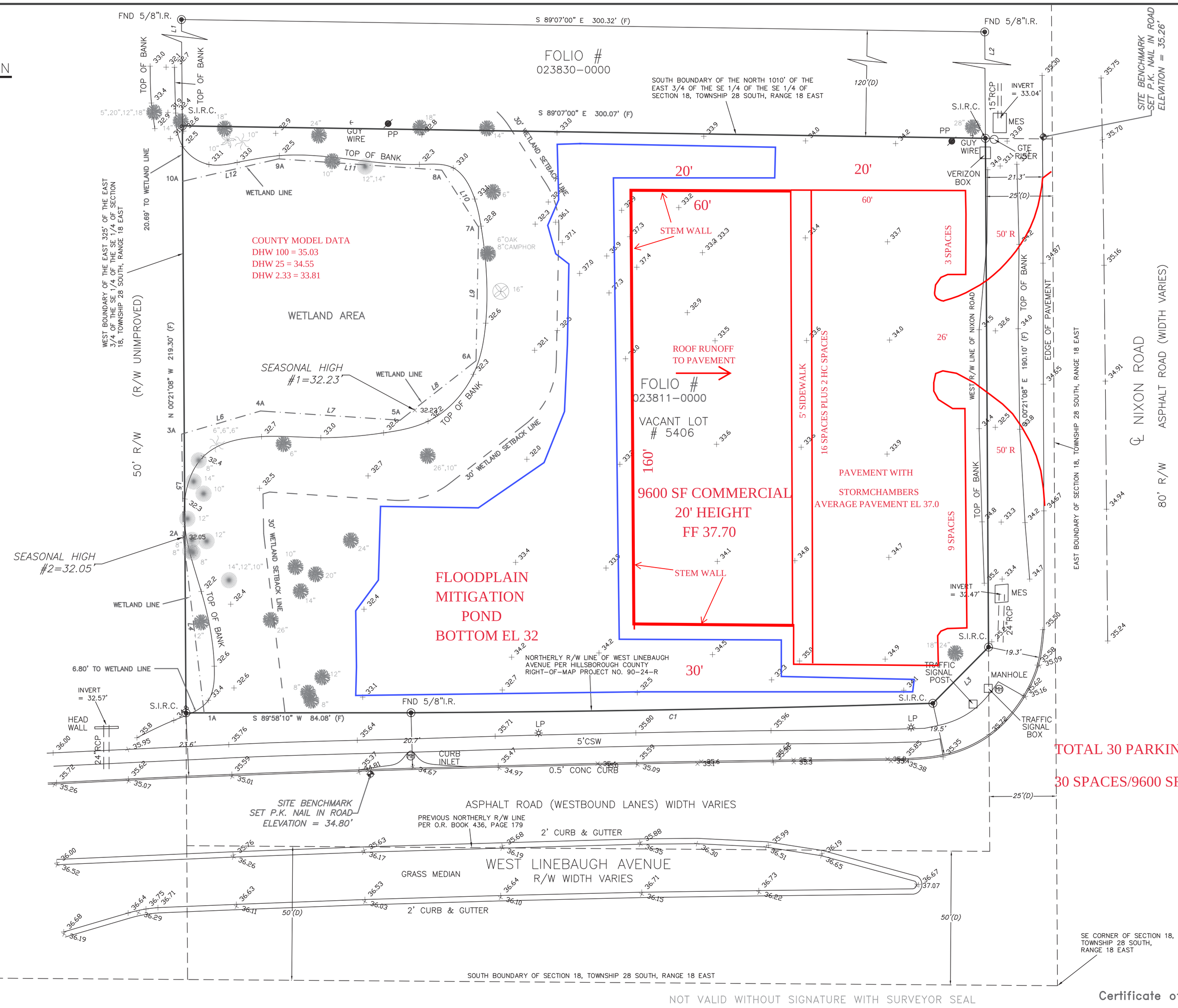
LINE	BEARING	DISTANCE
L1 (F)	N 00°28'34" W	120.03'
L2 (F)	S 00°21'23" E	120.03'
L3 (F)	S 44°42'12" W	29.55'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1 (F)	7711.44'	195.03'	1°26'57"	195.02'	S 88°57'46" W

WETLAND LINE TABLE:

LINE	BEARING	DISTANCE
L4	N 06°47'16" W	65.42'
L5	N 00°57'21" W	39.20'
L6	N 73°41'05" E	30.72'
L7	S 86°12'21" E	52.23'
L8	N 51°58'16" E	36.01'
L9	N 01°05'44" E	49.95'
L10	N 32°48'40" W	25.35'
L11	N 86°02'41" W	61.17'
L12	S 76°49'41" W	36.76'

UPLAND ACREAGE = 1.25 ACRES MORE OR LESS
WETLAND ACREAGE = 0.23 ACRES MORE OR LESS
TOTAL LINEAR FOOTAGE ON SITE = 397 LINEAR FEET MORE OR LESS



TOTAL 30 PARKING SPACES

30 SPACES/9600 SF = 3.1 SPACES PER 1000 SF

NOTES:
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF FLORIDA (WEST ZONE), NAD83 (2011 ADJUSTMENT)
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO NATIONAL FLOOD PANEL #12057C-0191 SUFFIX "J" INSURANCE RATE MAP. REVISED 10-7-2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
5) ALL MEASUREMENTS ARE IN U.S. FEET
6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

SYMBOL LEGEND:
CABLE, GTE · FIBEROPTIC MARKER · CORNER · VERIZON, TECO BOX · WATER METER · WATER VALVE · LP · PP · MANHOLE · WELL · METER POLE · FIRE HYDRANT

LEGEND:

(P) = PLAT
(TYP)= TYPICAL
FND = FOUND
CONC = CONCRETE
FHD = FIRE HYDRANT
(R)= RADIAL
(C)=CALCULATED
ASPH = ASPHALT
A/C = AIR CONDITIONER
P.K. = PARKER KRYLON
(F) = FIELD MEASURED
PP = POWER POLE
W/F =WOOD FENCE
R/W = RIGHT-OF-WAY
S.P.K.D. = SET P.K. NAIL
(N/R) = NON-RADIAL
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
S.I.R.C. = SET 5/8" I.R.
PSM = PROFESSIONAL SURVEYOR AND MAPPER
NO. I.D.= NO IDENTIFICATION
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
(D) = DEED MEASUREMENT
CSW = CONCRETE SIDEWALK
C.M. = CONCRETE MONUMENT
LB = LICENSED BUSINESS
CLF=CHAIN LINK FENCE
I.R. = IRON ROD
I.P. = IRON PIPE
O.U. = OVER HEAD UTILITY
& CAP LB#6945
& DISK LB#6945

CERTIFIED TO:

FIRST CITRUS BANK, ISAOA/ATIMA
DANVA INVESTMENT, LLC
STEWART TITLE GUARANTY COMPANY

DONALD L WILLIAMSON

Digitally signed by DONALD L WILLIAMSON
DN: c=US, o=Florida, dnQualifier=A01410D060000199D203D4300001785, cn=DONALD L WILLIAMSON
Date: 2023.02.13 15:23:39

DONALD L. WILLIAMSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5649
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DONALD L. WILLIAMSON
Professional Surveyor and Mapper
License Number 5649
STATE OF FLORIDA

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY DONALD L. WILLIAMSON PSM 5649 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	S.G.	DATE: 12-27-2022	F.B. # 2	PAGE # 4
DRAWN BY:	B.K.	DATE: 12-28-2022	JOB # 22-162SHW	

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

Certificate of Authorization "LB #6945"

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