TOPOGRAPHIC SURVEY WITH TREE LOCATION

SECTION 36, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA.

SCALE 1"=30'

LEGAL DESCRIPTION:

A tract of land lying in the South 1/2 of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 36, Township 27 South, Range 18 East, Hillsborough County, Florida, more particularly described as follows:

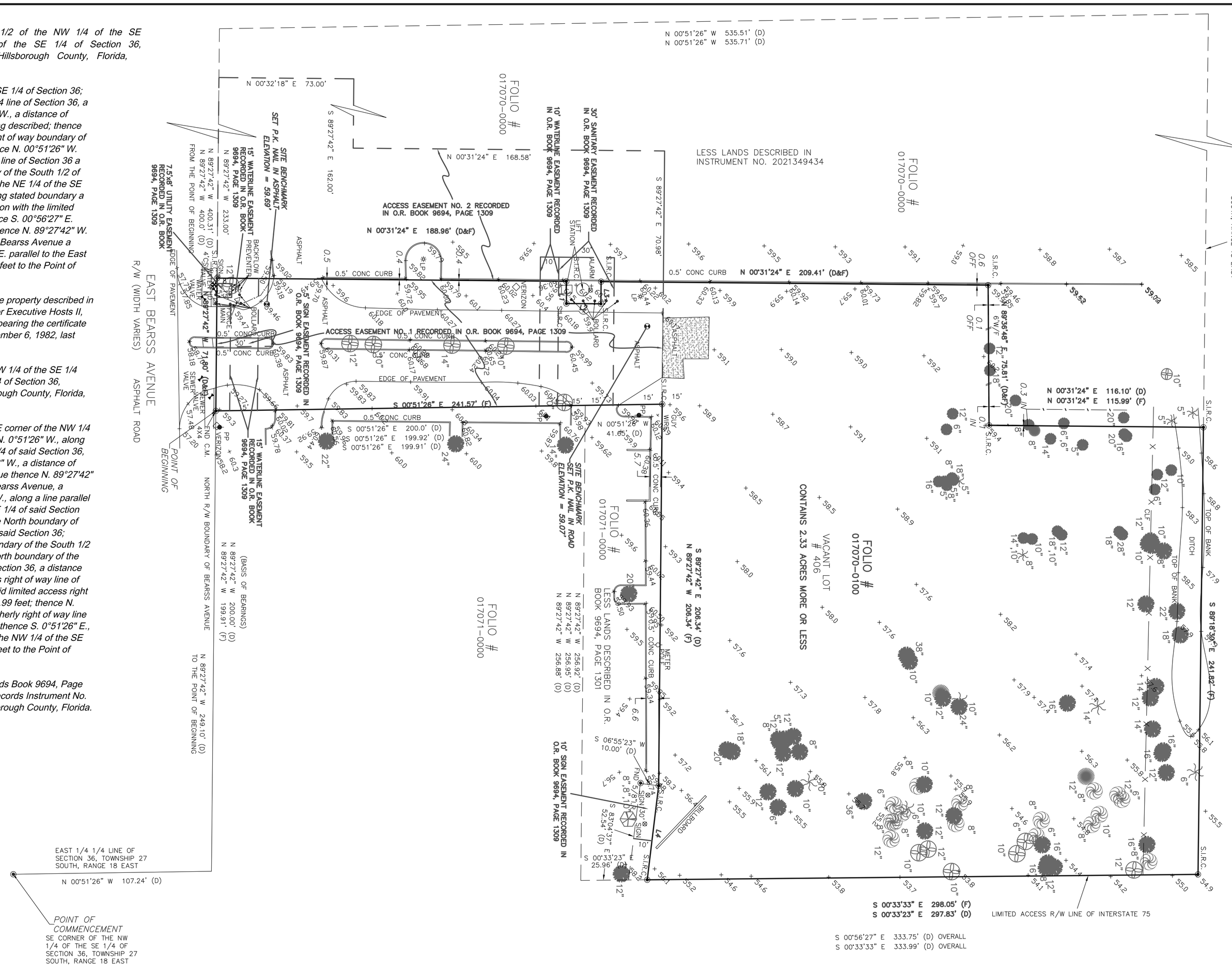
Begin at the SE corner of the NW 1/4 of the SE 1/4 of Section 36; thence N. 00°51'26" W. along the East 1/4 1/4 line of Section 36, a distance of 107.24 feet; thence N. 89°27'42" W., a distance of 249.10 feet to Point of Beginning of tract being described; thence continue N. 89°27'42" W. along the North right of way boundary of Bearss Avenue a distance of 400.0 feet; thence N. 00°51'26" W. parallel with the aforementioned East 1/4 1/4 line of Section 36 a distance of 535.51 feet to the North boundary of the South 1/2 of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 36; thence S. 89°18'30" E. along stated boundary a distance of 658.71 feet to a point of intersection with the limited access right of way line of Interstate 75; thence S. 00°56'27" E. along stated line a distance of 333.75 feet; thence N. 89°27'42" W. parallel to the North right of way boundary of Bearss Avenue a distance of 256.92 feet; thence S. 00°51'26" E. parallel to the East 1/4 1/4 line of Section 36 a distance of 200.0 feet to the Point of Beginning.

The above described property being the same property described in that certain Boundary and Location Survey for Executive Hosts II, Ltd., prepared by Housel & Associates, Inc.. bearing the certificate of Darrell L. Cole, RLS No. 2872, dated December 6, 1982, last revised January 20, 1983, as follows:

A tract of land lying in the South 1/2 of the NW 1/4 of the SE 1/4 and in the SW 1/4 of the NE 1/4 of the SE 1/4 of Section 36, Township 27 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

For a point of reference, commence at the SE corner of the NW 1/4 of the SE 1/4 of said Section 36; run thence N. 0°51'26" W., along the East boundary of the NW 1/4 of the SE 1/4 of said Section 36, a distance of 107.24 feet; thence N. 89°27'42" W., a distance of 249.10 feet for the Point of Beginning; continue thence N. 89°27'42" W., along the Northerly right of way line of Bearss Avenue, a distance of 400.31 feet; thence N. 0°51'26" W., along a line parallel to the East boundary of the NW 1/4 of the SE 1/4 of said Section 36, a distance of 535.71 feet to a point on the North boundary of the South 1/2 of the NW 1/4 of the SE 1/4 of said Section 36; thence S. 89°18'30" E., along said North boundary of the South 1/2 of the NW 1/4 of the SE 1/4 and along the North boundary of the SW 1/4 of the NE 1/4 of the SE 1/4 of said Section 36, a distance of 659.04 feet to a point on the limited access right of way line of Interstate 75; thence S. 0°33'33" E., along said limited access right of way line of Interstate 75, a distance of 333.99 feet; thence N. 89°27'42" W., along a line parallel to the Northerly right of way line of Bearss Avenue, a distance of 256.95 feet; thence S. 0°51'26" E., along a line parallel to the East boundary of the NW 1/4 of the SE 1/4 of said Section 36, a distance of 199.92 feet to the Point of Beginning.

LESS those lands described in Official Records Book 9694, Page 1301 and those lands described in Official Records Instrument No. 2021349434, of the Public Records of Hillsborough County, Florida.



COMMITMENT NOTE:
1.) WILLIAMSON & ASSOC. RELIED ENTIRELY UPON TITLE COMMITMENT NUMBER: 11125594, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, DATED 5-5-2023. THE SURVEY IS SUBJECT TO THE FOLLOWING ITEMS IN SCHEDULE B PART II:
1.-2. NOT A MATTER OF SURVEY
3A. IF ANY - SHOWN ON SURVEY
3B.-3D.,4.-5. NOT A MATTER OF SURVEY
6. ACCESS EASEMENT NO. 1, ACCESS EASEMENT NO. 2, 30' SANITARY EASEMENT, 10' WATERLINE EASEMENT, 15' WATERLINE EASEMENT, 7.5'x8' UTILITY EASEMENT, 10' SIGN EASEMENT AND 5' SIGN EASEMENT (AS SHOWN ON SURVEY)
7. BLANKET EASEMENT OVER ADJOINING PARCEL TO THE WEST. (DOES NOT AFFECT SUBJECT PARCEL)
8.-9. NOT A MATTER OF SURVEY

NOTES:
1) BEARINGS ARE BASED ON (SEE DRAWING)
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "X" ACCORDING TO NATIONAL FLOOD PANEL #12057C-0204 SUFFIX "H" INSURANCE RATE MAP. REVISED 8-28-2008
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 WITH THE BENEFIT OF TITLE COMMITMENT NUMBER: 11125594, ISSUED BY: CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 5, 2023. ENCROACHMENTS AND EASEMENTS (IF ANY) ARE AS SHOWN ON SURVEY.
7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

TREE LEGEND (SIZE AS NOTED)
= OAK TREE
= MISC. TREE
= PALM TREE
= CAMPHOR TREE
= BRAZILIAN PEPPER TREE
= CHERRY LAUREL TREE

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

LINE	BEARING	DISTANCE
L1 (D&F)	N 89°28'36" E	12.00'
L2 (D&F)	N 00°31'24" E	18.63'
L3 (D&F)	N 89°28'36" W	12.00'
L4 (F)	N 83°04'37" W	51.25'
L4 (D)	N 83°04'37" W	52.50'

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

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:
BALDWIN HOWELL PROPERTIES, LLC
ICARD, MERRILL, CULLIS, TIMM, FUREN & GINBURG, P.A.
CHICAGO TITLE INSURANCE COMPANY

Mark A Johnson
Digitally signed by Mark A Johnson
Date: 2023.06.12 13:49:53 -04'00'

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	BHP	DATE: 6-1-2023	F.B. # 7	PAGE #61
DRAWN BY:	B.P.	DATE: 6-5-2023	JOB # 23-575	

Certificate of Authorization "LB #6945"

DON WILLIAMSON & ASSOCIATES, INC.
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