BOUNDARY SURVEY

NORTH

SCALE: 1" = 40'

CLIENT REFERENCE # 26-599800	
FIELD DATE:	ORDER #
BOUNDARY SURVEY: 5/13/26	26-1028
REVISION DATE:	DRAFTER
	CC
	FIELD CREW
	JW

BUYER'S ACKNOWLEDGMENT

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LEGAL DESCRIPTION (as furnished):

Parcel 1:
The East 312.24 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 in Section 8, Township 27 South, Range 19 East, LESS the South 453 feet thereof; together with the South 453 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, LESS the South 33 feet for County Road and LESS the West 320.4 feet and LESS the East 130 feet of the South half of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of said Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida.

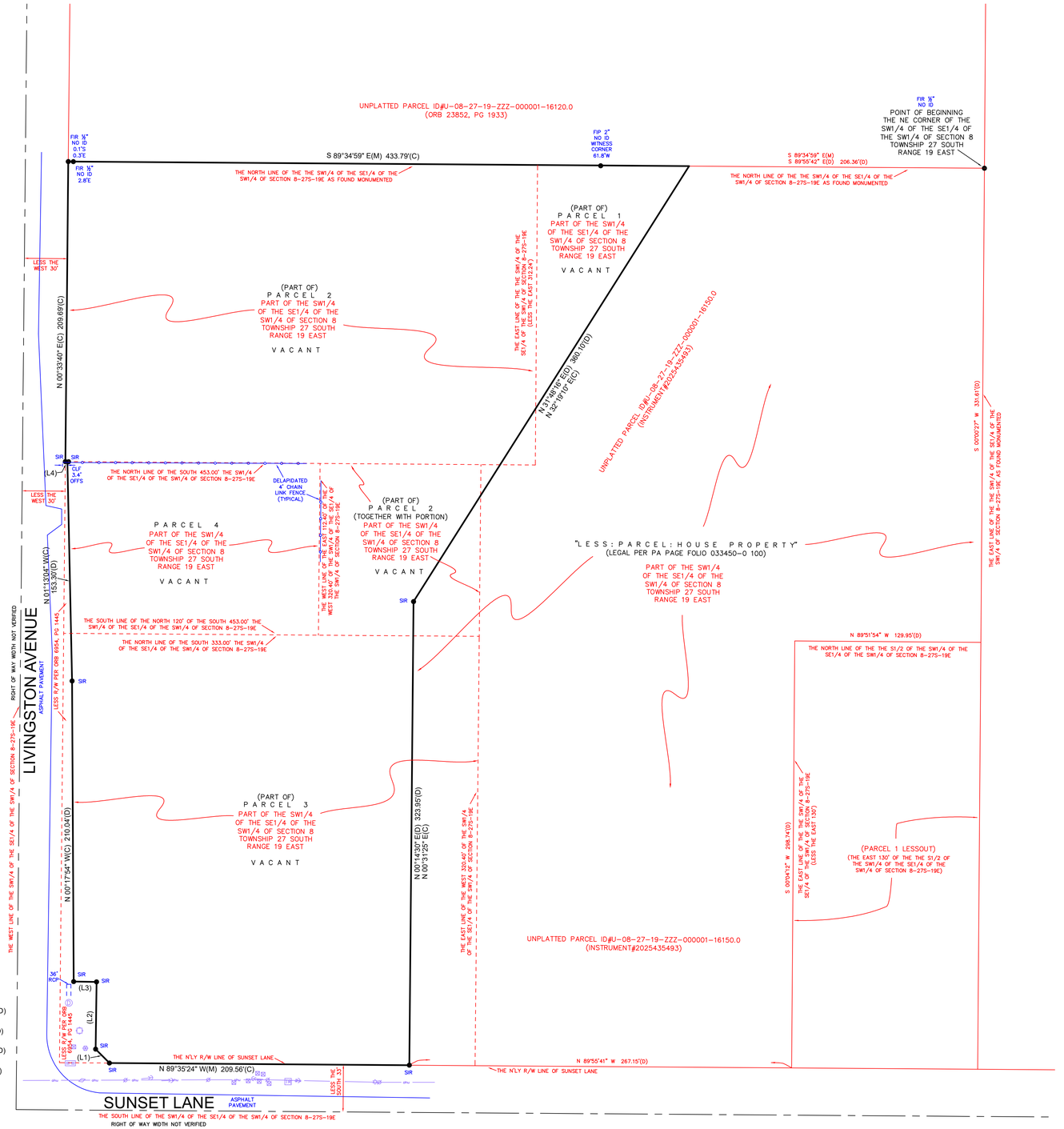
Parcel 2:
The Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS the South 453.00 feet thereof, also LESS the East 312.24 feet thereof and LESS the West 30 feet thereof for road easement or right-of-way.

TOGETHER WITH:
The East 112.40 feet of the West 320.40 feet of the North 120.00 feet of the South 453.00 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida.

Parcel 3:
The North 300.00 feet of the South 333.00 feet of the East 290.40 feet of the West 320.40 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS AND EXCEPT that part conveyed to Hillsborough County, a political subdivision of the State of Florida by Deed recorded in Official Records Book 6954, Page 1445.

Parcel 4:
The North 120 feet of the South 453 feet of the West 208 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 8, Township 27 South, Range 19 East, Hillsborough County, Florida, LESS the West 30 feet thereof for road right-of-way for Livingston Avenue, and LESS AND EXCEPT that part conveyed to Hillsborough County, a political subdivision of the State of Florida by Deed recorded in Official Records Book 6954, Page 1445.

LESS: PARCEL: HOUSE PROPERTY
LEGAL PER PA PAGE FOLIO 033450-0 100
BEGINNING AT THE NORTHEAST CORNER OF SOUTHWEST I /4 OF SOUTHEAST I /4 OF SOUTHWEST 1/4 OF SECTION 08 TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA: THENCE SOUTH 00 DEG 00 MIN 27 SEC WEST ALONG THE EAST LINE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 08, TOWNSHIP 27 SOUTH, RANGE 19 EAST, A DISTANCE 331.61 FEET THENCE NORTH 89 DEG 51 MIN 54 SEC WEST, A DISTANCE 129.95 FEET THENCE SOUTH 00 DEG 04 MIN 12 SEC WEST, A DISTANCE OF 298.74 FEET TO POINT ON INTERSECTION WITH NORTHERLY RIGHT-OF-WAY OF SUNSET LANE; THENCE NORTH 89 DEG 55 MIN 41 SEC WEST ALONG NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE 267.15 FEET; THENCE NORTH 00 DEG 14 MIN 30 SEC EAST, A DISTANCE OF 323.95 FEET; THENCE NORTH 31 DEG 48 MIN 16 SEC EAST, A DISTANCE OF 360.10 FEET TO POINT OF INTERSECTION WITH NORTH LINE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 27 SOUTH, RANGE 19 EAST; THENCE SOUTH 89 DEG 55 MIN 42 SEC EAST ALONG N LINE OF SOUTHWEST 1/4 OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 A DISTANCE OF 206.36 FT TO POINT OF BEGINNING.



LINE 1(L1)
N 44°50'27" W(C) 13.68'(D)
LINE 2(L2)
N 00°47'34" E(C) 47.00'(D)
LINE 3(L3)
N 89°12'26" W(C) 16.00'(D)
LINE 4(L4)
N 89°35'24" W(C) 1.45'(D)

LEGEND:

A/C	= AIR CONDITIONING
C/S	= CONCRETE SLAB
CONC	= CONCRETE
ID	= IDENTIFICATION
LB	= LICENSED BUSINESS
LS	= LAND SURVEYOR
FC	= FENCE CORNER
CLF	= CHAIN LINK FENCE
VF	= VINYL FENCE
WF	= WOOD FENCE
OFFS	= OFFSITE
ONS	= ONSITE
PG	= PAGE
R/W	= RIGHT-OF-WAY
FIP	= FOUND IRON PIPE
FIR	= FOUND IRON ROD
D	= CENTRAL ANGLE
L	= ARC LENGTH
R	= RADIUS
CB	= CHORD BEARING
CD	= CHORD DISTANCE
(M)	= MEASURED DIMENSION
(P)	= PLAT DIMENSION
(C)	= CALCULATED DIMENSION
(D)	= DEED DIMENSION
CA	= COVERED AREA
NCF	= NO CORNER SET OR FOUND
P/E	= POOL EQUIPMENT
ORB	= OFFICIAL RECORDS BOOK
CBP	= COVERED BRICK PAVERS
FN&D	= FOUND NAIL & DISK
BP	= BRICK PAVERS
CWD	= COVERED WOOD DECK
	= CLEANOUT
	= FIRE HYDRANT
	= GUY ANCHOR
	= LIGHT POLE
WM	= WATER METER
	= WATER VALVE
	= BOLLARD
C	= CABLE BOX
E	= ELECTRIC BOX
T	= TELEPHONE BOX
TR	= TRANSFORMER
	= UTILITY POLE
ohu	= OVERHEAD UTILITIES
W	= WELL
	= MITERED END SECTION
	= DRAINAGE INLET
	= UTILITY BOX
	= SIGN
	= FIBER OPTIC MARKER
S	= SANITARY MANHOLE
D	= DRAINAGE MANHOLE
	= ±SEPTIC AREA
FCM	= FOUND CONCRETE MONUMENT
SN&D	= SET NAIL & DISK LB#8516
SIR	= SET 5/8" IRON ROD & CAP LB#8516
PLS	= PROFESSIONAL LAND SURVEYOR
PSM	= PROFESSIONAL SURVEYOR AND MAPPER
RCP	= REINFORCED CONCRETE PIPE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL POLE

18517 Livingston Avenue
Lutz, FL. 33559

CERTIFIED TO:

Livingston Land Development, LLC
Skyway Capital Management c/o Synergy Consulting, LLC
Gateway Capital Mortgage, Inc.

FLOOD ZONE:

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12057C0070H, Dated (8/28/08) the property lies partially within the established 100 year flood plain per flood zone(s) "A & X".

LIST OF POSSIBLE ENCROACHMENTS

FENCE CROSSES PROPERTY LINE.

GENERAL NOTES:

1) Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.

2) Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.

3) The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.

4) Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.

5) All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.

6) This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.

7) Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

8) Bearings are based on the North line of the Subject Parcel which has an assumed bearing of S 89°34'59" E.

4M SURVEYING & MAPPING SERVICES, INC.

3630 STAR COURT,
MIMS, FL. 32754
PH: (321) 210-0446

Licensed Business #8516

SURVEYOR'S CERTIFICATE:

This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

GREGORY S LOCKLIN

Digitally signed by GREGORY S LOCKLIN
Date: 2026.05.18 11:26:31 -04'00'

SIGN DATE: 5/15/26

JOSEPH E. WILLIAMSON, PSM 6573
GREGORY S. LOCKLIN, PSM 5619