

SURVEYORS NOTES AND REPORT

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP
- 2) THIS SURVEY HAS BEEN PREPARED WITHOUT 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, FOR CLOSING PURPOSES ONLY AND IS 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 ASSIST AT THE TIME OF DISCOVERY

DESCRIPTION (AS PROVIDED)

SUMMERFIELD CROSSINGS COMMERCIAL PHASE 2 A PORTION OF LOT 1 DESCRIBED AS FOLLOWS: COM AT SW COR OF SEC THN S 89 DEG 56 MIN 43 SEC E 1224.67 FT THN N 00 DEG 03 MIN 17 SEC E 90 FT THN S 89 DEG 56 MIN 43 SEC E 191.10 FT TO POB THN N 00 DEG 17 MIN 23 SEC W 282.08 FT THN S 89 DEG 59 MIN 59 SEC E 190 FT THN S 00 DEG 17 MIN 23 SEC E 282.26 FT THN N 89 DEG 56 MIN 43 SEC W 190 FT TO POB

CERTIFICATIONS

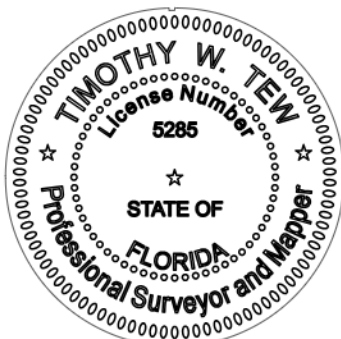
PJRV Land LLC;
CenterState Bank;
Old Republic National Title Insurance Company
Rocke, McLean & Sbar, PA

U.S. 301

POC
SW CORNER
SEC. 8-31-20

S89°56'43"E (D&C)

SOUTH BOUNDARY OF SECTION 8-31-20
1224.67' (D&C)



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

HILLSBOROUGH
SURVEYING, INC

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(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

JOB # 20-354

LAST DATE IN FIELD: 12/15/2020

MAPPING DATE: 12/15/2020

PROJECT NAME PJRV Land LLC

FIELD CREW DWT TZS

FIELD BOOK 20-4B PG 63

SHEET 1 OF 1

SURVEYOR'S CERTIFICATION

I, 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.).

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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
CL = CENTERLINE
CMP = CORRUGATED METAL PIPE
COR. = CORNER
CONC. = CONCRETE

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.
FEE = FINISH FLOOR ELEVATION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND

F() IR = FOUND IRON ROD (size noted)
F() IP = FOUND IRON PIPE (size noted)
F-H = 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

(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

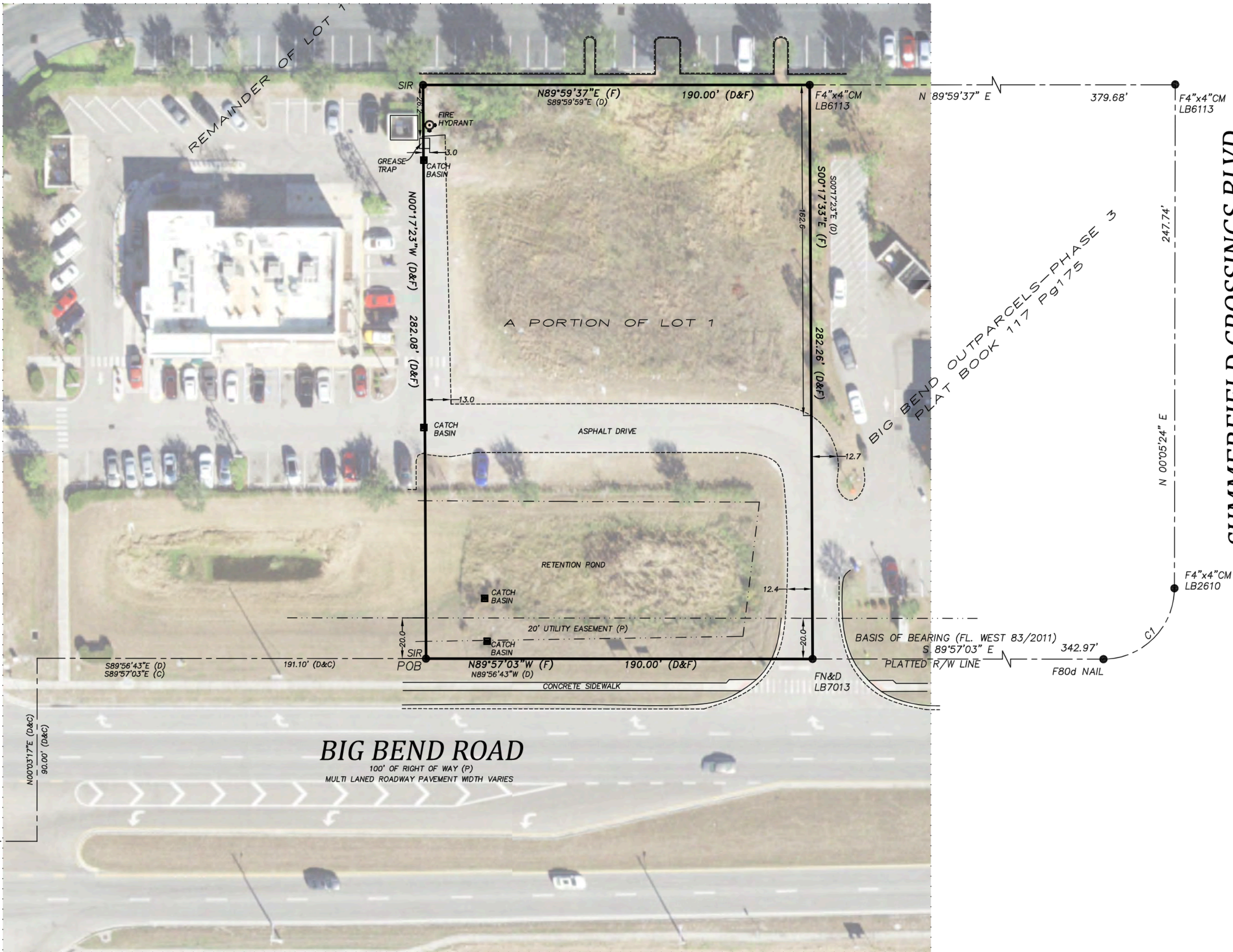
SN&D = SET NAIL AND DISK LB. 6582
SR = SET IRON ROD 1/2" MARKED LB 6582
S.C.M. = SET CONCRETE MONUMENT MARKED LBS&D
S/W = Sidewalk
SWFWM = SOUTHEAST FLORIDA WATER MANAGEMENT DISTRICT
T.B.M. = TEMPORARY BENCHMARK
T.I.L.F. = TRUSTEES INTERNAL IMPROVEMENT FUND
TOB = TOP OF BANK
TOS = TOE OF SLOPE
Typ. =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

W = WELL
X = CROSS-CUT IN CONCRETE
P = PROPERTY CORNER
L = LAND CORNER
S = SCALE BRAKE
P = Plastic Fence
C = Chain-link fence
W = Wood fence or field wire
U = UTILITY POLE (UP)

MAP OF SURVEY

Section 8 Township 30 South, Range 20 East
Hillsborough County, Florida

BEARINGS BASED AS NOTED
DRAWING SCALE 1"=40'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.00'	54.71'	49.31'	S 45°00'44\"	89°34'01\"