

SITE INFORMATION

NF: FISHHAWK COMMONS LLC
5628 CIRCA FISHHAWK BOULEVARD, LITHIA, FLORIDA 33569
APN: U-24-30-20-ZZZ-00003-04721.0
137,757 ± SQUARE FEET, OR 3.162 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #24124615, DATED NOVEMBER 19, 2024 AT 8:00 AM.

SCHEDULE A DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HILLSBOROUGH, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: FEE

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLYMOST CORNER OF THE RIGHT-OF-WAY FOR SPECTOR ROAD, ACCORDING TO THE PLAT OF FISHHAWK RANCH WEST PHASE 2A/2B, AS RECORDED IN PLAT BOOK 123, PAGES 165 THROUGH 190 INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE RIGHT-OF-WAY FOR CIRCA FISHHAWK BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 19165, PAGE 767, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ALSO BEING A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1834, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RUN THENCE ALONG SAID EASTERLY BOUNDARY OF THE RIGHT-OF-WAY FOR CIRCA FISHHAWK BOULEVARD, THE FOLLOWING THREE (3) COURSES: 1) ALONG SAID SOUTHWESTERLY BOUNDARY OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1834, NORTHERLY 112.78 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1207.00 FEET AND A CENTRAL ANGLE OF 05°21'14" (CHORD BEARING N.58°58'17"W, 112.74 FEET) TO THE WESTERLY MOST CORNER OF SAID PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1834, ALSO BEING THE POINT OF BEGINNING; 2) CONTINUE NORTHERLY 418.87 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING THE SAME RADIUS OF 1207.00 FEET AND A CENTRAL ANGLE OF 19°53'01" (CHORD BEARING N.16°19'10"W, 416.77 FEET) TO A POINT OF COMPOUND CURVATURE; 3) NORTHEASTERLY 42.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°54'50" (CHORD BEARING N.42°04'52", 37.42 FEET) TO A POINT OF TANGENCY ON THE SOUTH BOUNDARY OF THE RIGHT-OF-WAY FOR FISHHAWK BOULEVARD, AND ALSO BEING THE SOUTH BOUNDARY OF RIGHT-OF-WAY PARCEL 7, AS RECORDED IN OFFICIAL RECORDS BOOK 8602, PAGE 269, AND IN OFFICIAL RECORDS BOOK 19165, PAGE 789, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID SOUTH BOUNDARY OF THE RIGHT-OF-WAY FOR FISHHAWK BOULEVARD, ALSO BEING SAID SOUTH BOUNDARY OF RIGHT-OF-WAY PARCEL 7, S. 89°27'50"E, 341.21 FEET TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 24210, PAGE 620, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE WESTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 24210, PAGE 620, THE FOLLOWING SIX (6) COURSES: 1) S. 09°32'07"W, 67.44 FEET; 2) S. 40°30'00"E, 24.15 FEET; 3) S. 38°06'51"E, 24.02 FEET; 4) S. 40°30'00"E, 60.00 FEET; 5) N. 49°30'00"E, 35.00 FEET; 6) S. 40°30'00"E, 124.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE AFORESAID RIGHT-OF-WAY FOR SPECTOR ROAD, ACCORDING TO THE PLAT OF FISHHAWK RANCH WEST PHASE 2A/2B, THENCE ALONG SAID NORTHERLY BOUNDARY OF THE RIGHT-OF-WAY FOR SPECTOR ROAD, S. 49°30'00"W, 174.19 FEET TO A POINT ON A CURVE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE TEMPORARY ACCESS EASEMENT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1841, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID TEMPORARY ACCESS EASEMENT AGREEMENT, THE FOLLOWING THREE (3) COURSES: 1) NORTHWESTERLY, 12.43 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 20°23'16" (CHORD BEARING N.83°41'38"W, 12.33 FEET) TO A POINT OF TANGENCY; 2) N. 40°30'00"W, 110.00 FEET; 3) S. 49°30'10"W, 24.00 FEET TO THE NORTHEAST CORNER OF THE AFORESAID PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1834; THENCE CONTINUE ALONG THE NORTHWESTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1834, S. 49°30'00"W, 253.92 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT

EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE CHARTER FOR FISHHAWK VILLAGE CENTER RECORDED IN OFFICIAL RECORDS BOOK 19146, PAGE 309, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN TEMPORARY ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1841, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

EASEMENT(S) FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED DECEMBER 19, 2018 IN OFFICIAL RECORDS BOOK 26281, PAGE 1568, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

PARKING INFORMATION

REGULAR = 119
HANDICAP = 8
TOTAL = 125

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12057C0507H, WHICH BEARS AN EFFECTIVE DATE OF 8/28/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTH RIGHT OF WAY LINE OF FISHHAWK BOULEVARD. THE BEARING IS DESIGNATED AS S 89°27'50" E PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, WEST ZONE NAD83.
LATITUDE = N27°51'11.5575"
LONGITUDE = W82°15'20.0457"
CONVERGENCE ANGLE = 00°07'09.8549"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTANSPS SURVEY.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

PROPERTY IS CURRENTLY ZONED:		AWAITING ZONING REPORT	
OBSERVED USE:	COMMERCIAL	USE PERMITTED BY ZONE:	YES, or NO
ITEM	REQUIRED	OBSERVED	
MIN. SETBACKS FRONT		84.2'	
MIN. SETBACKS SIDE		41.9'	
MIN. SETBACKS REAR		78.9'	
MAX. BUILDING HEIGHT		20.3'	
MIN. LOT AREA		137757 SQ. FEET ±	
MIN. LOT WIDTH		N/A	
MAX. BLDG COVERAGE		12.9%	
PARKING REGULAR		119	
PARKING HANDICAP		6	
PARKING TOTAL		125	

NOTES CORRESPONDING TO SCHEDULE B

- 7 - TERMS AND CONDITIONS OF NOTICE OF ADOPTION OF THE DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 17257, PAGE 376, AS AMENDED BY:
 - A. ASSIGNMENT OF DEVELOPMENT RIGHTS, ENTITLEMENTS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 17793, PAGE 185;
 - B. CORRECTIVE ASSIGNMENT OF DEVELOPMENT RIGHTS, ENTITLEMENTS AND APPROVALS RECORDED IN OFFICIAL RECORDS BOOK 18406, PAGE 1979;
 - C. DEVELOPMENT RIGHTS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 19945, PAGE 144;
 - D. DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 20920, PAGE 758;
 - E. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 20928, PAGE 533;
 - F. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 22713, PAGE 1548;
 - G. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 23349, PAGE 216;
 - H. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 23834, PAGE 72;
 - I. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 24551, PAGE 1;
 - J. FIRST AMENDMENT TO DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24552, PAGE 1614;
 - K. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 25470, PAGE 928;
 - L. NOTICE OF ADOPTION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE LAKE HUTTO DEVELOPMENT OF REGIONAL IMPACT (DRI #259) RECORDED IN OFFICIAL RECORDS BOOK 25720, PAGE 737;
 - M. AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 25721, PAGE 366;
 - N. AMENDED AND RESTATED DEVELOPMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 25723, PAGE 8.

ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (ALL THE DOCUMENTS REFERENCED ABOVE AFFECT, BLANKET IN NATURE)

- 8 - CHARTER FOR CIRCA FISHHAWK VILLAGE CENTER RECORDED IN OFFICIAL RECORDS BOOK 19146, PAGE 309, AS AMENDED BY:
 - A. FIRST AMENDMENT TO CHARTER RECORDED IN OFFICIAL RECORDS BOOK 19945, PAGE 94;
 - B. SECOND AMENDMENT TO CHARTER RECORDED IN OFFICIAL RECORDS BOOK 20450, PAGE 1133;
 - C. THIRD AMENDMENT TO CHARTER RECORDED IN OFFICIAL RECORDS BOOK 25449, PAGE 1880, AND BY
 - D. SUPPLEMENT TO CHARTER FOR CIRCA FISHHAWK VILLAGE CENTER RECORDED IN OFFICIAL RECORDS BOOK 26281, PAGE 1479.

ALL IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (ALL THE DOCUMENTS REFERENCED ABOVE AFFECT, BLANKET IN NATURE)

- 9 - TEMPORARY DRAINAGE EASEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND THE COUNTY OF HILLSBOROUGH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 19165, PAGE 795, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 10 - DECLARATION OF TEMPORARY UTILITY EASEMENT BY NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 19165, PAGE 182, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 11 - TERMS AND CONDITIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20532, PAGE 1450, BOTH IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 12 - TEMPORARY ACCESS EASEMENT AGREEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND EATON REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 23450, PAGE 1841, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 13 - DEVELOPMENT RIGHTS AGREEMENT BETWEEN N NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND EATON REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL BOOK 23450, PAGE 1853, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (DOES NOT AFFECT, LIES OFFSITE)
- 14 - DECLARATION OF UTILITY EASEMENT BY NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 24210, PAGE 607, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 15 - DEVELOPMENT RIGHTS AGREEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ADITYA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 24210, PAGE 627, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (DOES NOT AFFECT, LIES OFFSITE)
- 16 - DECLARATION OF RESTRICTIONS AND COVENANTS BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 25449, PAGE 1894, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 17 - DEVELOPMENT RIGHTS AND POST CLOSING AGREEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 25449, PAGE 1941, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (DOES NOT AFFECT, LIES OFFSITE)
- 18 - ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, EATON REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ADITYA PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 26281, PAGE 1568, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 19 - WALL EASEMENT BETWEEN FISHAWK COMMUNITY DEVELOPMENT DISTRICT IV AND NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 26281, PAGE 1670, IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 20 - DEVELOPMENT RIGHTS AGREEMENT BETWEEN NNP IV-LAKE HUTTO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND PROFESSIONAL RESOURCE DEVELOPMENT, INC., AN ILLINOIS CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 26281, PAGE 1728, AS AFFECTED BY ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED AS INSTRUMENT NUMBER 2021-61783 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 21 - EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY RECORDED AS INSTRUMENT NUMBER 2022-341946 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (UNABLE TO PLOT, NO OBSERVED UNDERGROUND UTILITIES)

NOTES CORRESPONDING TO SCHEDULE B

- 22 - EASEMENT GRANTED TO PEOPLES GAS SYSTEMS RECORDED AS INSTRUMENT NUMBER 2022-479712 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AS A MATTER OF INFORMATION:

713.10 F.S. NOTICE OF NON-RESPONSIBILITY OF LANDLORD RECORDED AS INSTRUMENT NUMBER 2024-178948 IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. (UNABLE TO PLOT, NO OBSERVED UNDERGROUND UTILITIES)

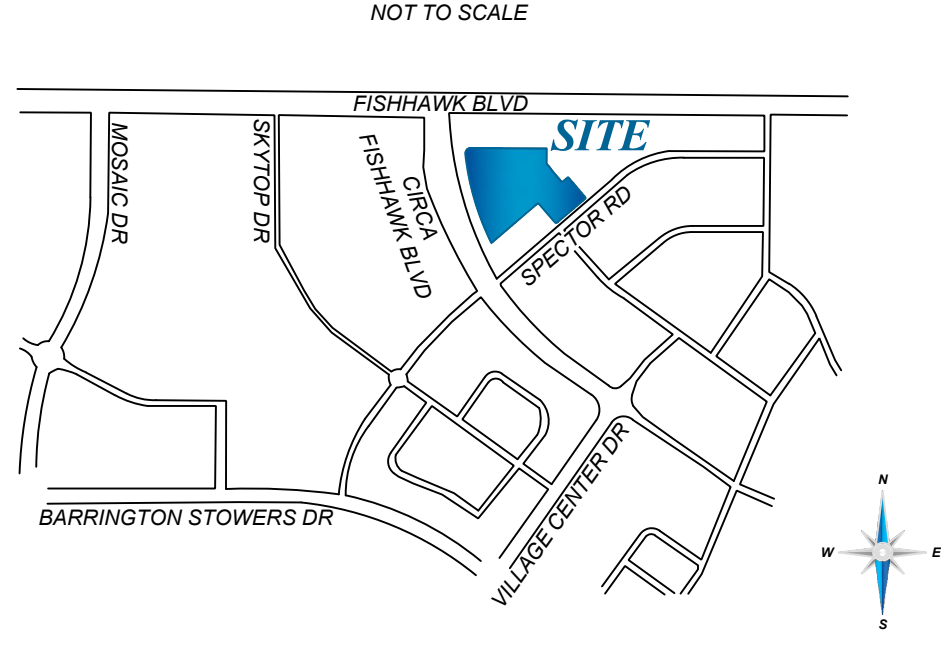
ALTANSPS LAND TITLE SURVEY

5628 CIRCA FISHHAWK BOULEVARD

LITHIA, HILLSBOROUGH COUNTY, FLORIDA 33569

LOCATED IN: SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST

VICINITY MAP



GENERAL NOTES

- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- 2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- 3. IN REGARD TO ALTANSPS TABLE ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- 4. IN REGARD TO ALTANSPS TABLE ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- 5. AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 6. AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
- 7. COMPLETED FIELD WORK WAS DECEMBER 16, 2024.
- 8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- 9. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF FISHHAWK BOULEVARD AND CIRCA FISHHAWK BOULEVARD, WHICH ABUTS THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
- 10. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO CIRCA FISHHAWK BOULEVARD AND INDIRECT ACCESS TO SPECTOR ROAD VIA ACCESS EASEMENT, RECORDED ON BOOK 26281, PAGE 1568, BOTH BEING PUBLICLY DEDICATED RIGHT-OF-WAYS, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY (THE SUBJECT PROPERTY). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-I EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- 13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM HILLSBOROUGH COUNTY PROPERTY APPRAISER.
- 14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- 15. IN REGARD TO ALTANSPS TABLE ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- 16. IN REGARD TO ALTANSPS TABLE ITEM 18, ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12/16/2024.
DATE OF PLAT OR MAP: 12/17/2024

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER NO. LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB8173

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 FAX: 479.582.1883
WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 24-9515	SURVEY DRAWN BY: JR - 12/17/2024
SURVEY REVIEWED BY: KAF	SHEET: 1 OF 2

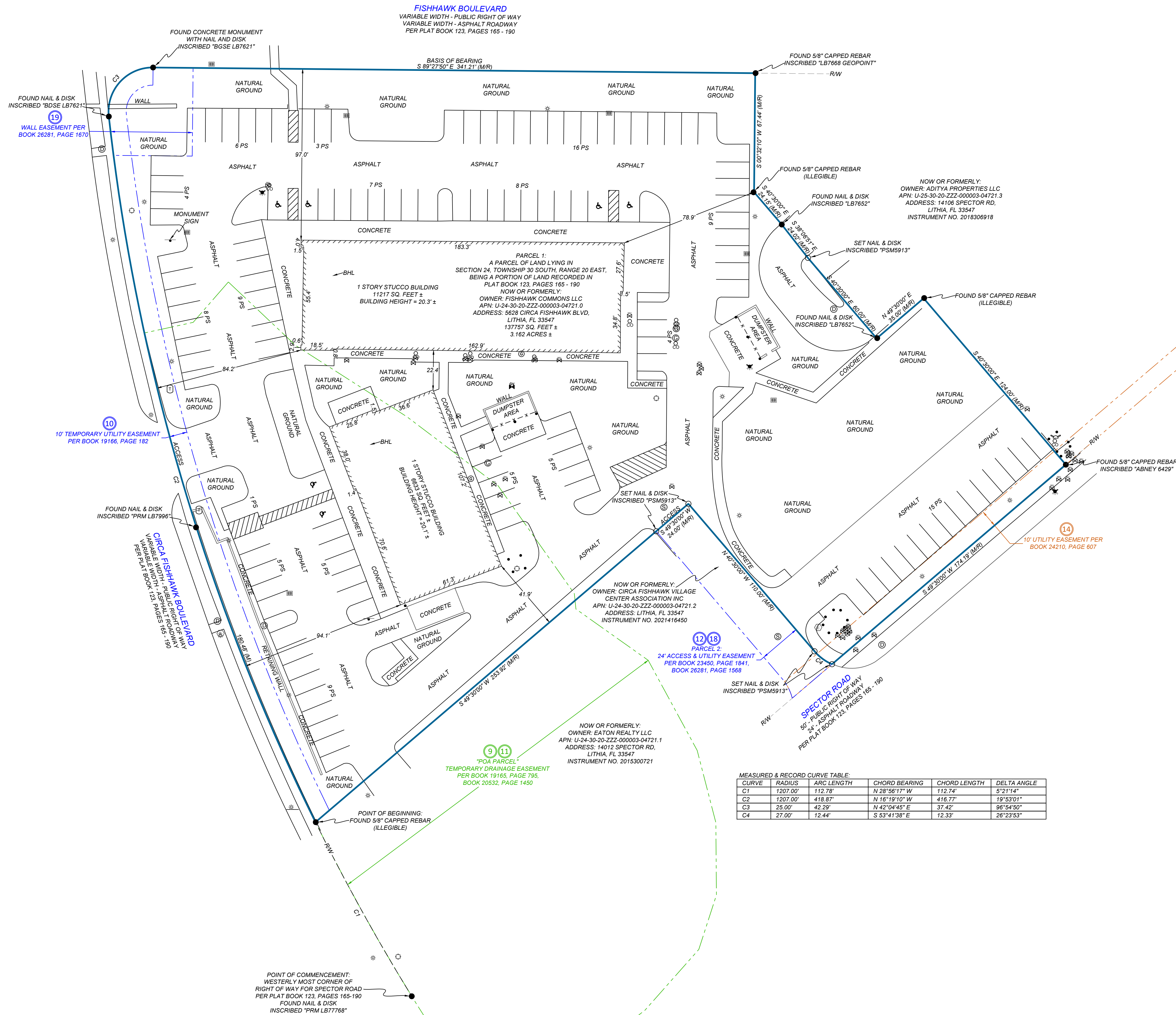
DATE	REVISION HISTORY	BY

ALTA/NSPS LAND TITLE SURVEY

5628 CIRCA FISHHAWK BOULEVARD

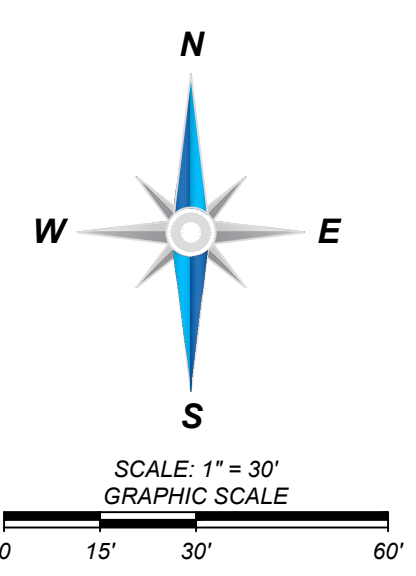
LITHIA, HILLSBOROUGH COUNTY, FLORIDA 33569

LOCATED IN: SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- ♿ HANDICAP PARKING
- ⚡ FIRE HYDRANT
- ⊙ LIGHT
- ⊙ SANITARY MANHOLE
- ⊙ BOLLARD
- ⊙ POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC CABINET
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ DRAIN GRATE
- ⊙ STORM MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ CLEANOUT
- ⊙ GREASE TRAP
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ GAS METER
- ⊙ OVERHANG
- (M/R) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- (N/F) NOW OR FORMERLY
- x — x — x — BUILDING HEIGHT LOCATION
- P.O.B. — POINT OF BEGINNING
- — — — — BOUNDARY LINE
- — — — — EASEMENT LINE
- — — — — RIGHT-OF-WAY LINE
- — — — — CENTERLINE
- x — x — x — FENCE LINE
- — — — — OVERHEAD POWER LINE



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SURVEYOR JOB NUMBER: 24-9515	SURVEY DRAWN BY: JR - 12/17/2024
SURVEY REVIEWED BY: KAF	SHEET: 2 OF 2