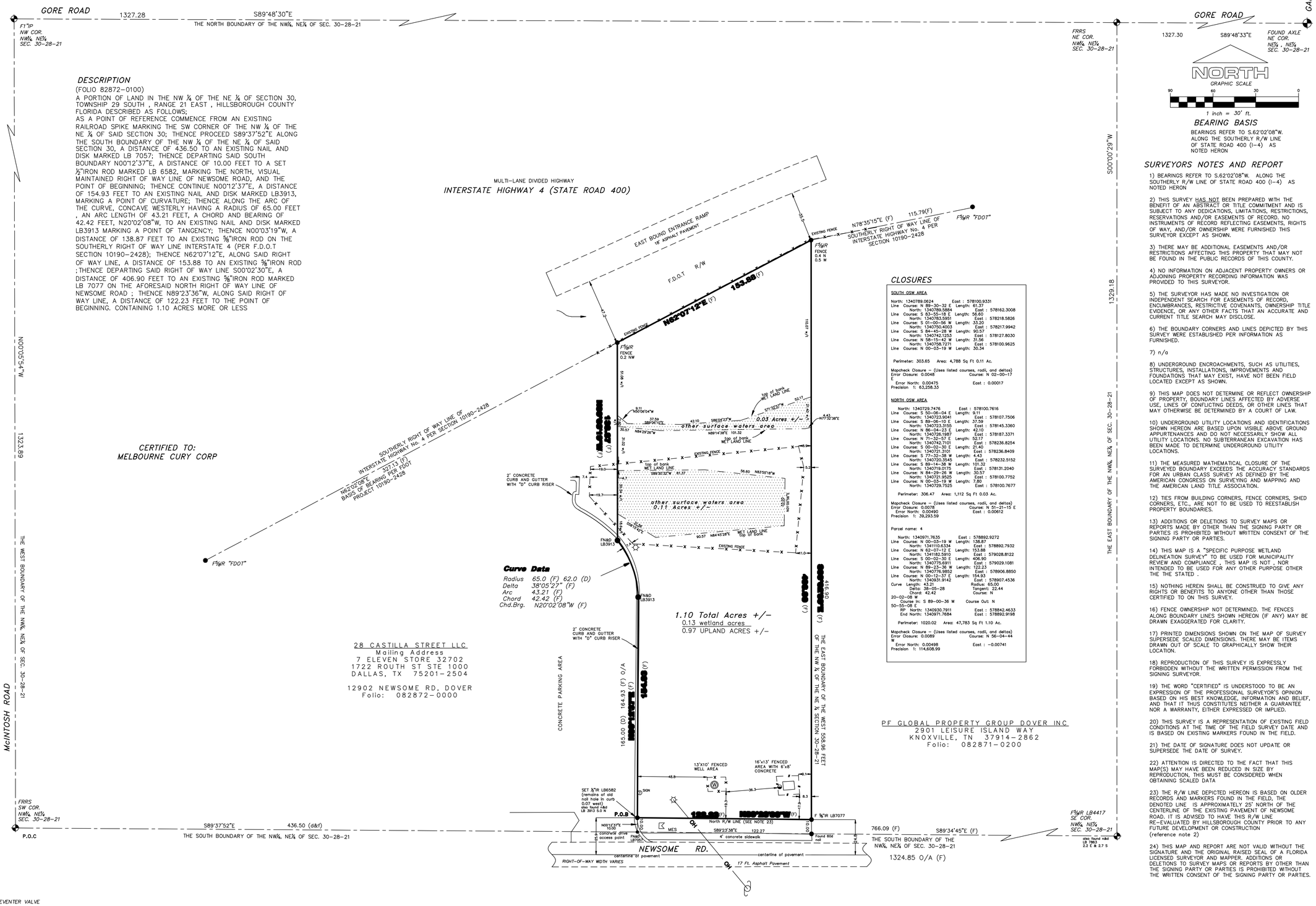
SPECIFIC PURPOSE WETLAND DELINEATION SURVEY

Section 30 Township 28 South, Range 21 East
Hillsborough County, Florida
NOT A BOUNDARY SURVEY



DESCRIPTION

(FOLIO 82872-0100)

A PORTION OF LAND IN THE NW ¼ OF THE NE ¼ OF SECTION 30, TOWNSHIP 29 SOUTH , RANGE 21 EAST , HILLSBOROUGH COUNTY FLORIDA DESCRIBED AS FOLLOWS;
AS A POINT OF REFERENCE COMMENCE FROM AN EXISTING RAILROAD SPIKE MARKING THE SW CORNER OF THE NW ¼ OF THE NE ¼ OF SAID SECTION 30; THENCE PROCEED S89°37'52"E ALONG THE SOUTH BOUNDARY OF THE NW ¼ OF THE NE ¼ OF SAID SECTION 30, A DISTANCE OF 436.50 TO AN EXISTING NAIL AND DISK MARKED LB 7057; THENCE DEPARTING SAID SOUTH BOUNDARY N00°12'37"E, A DISTANCE OF 10.00 FEET TO A SET ½"IRON ROD MARKED LB 6582, MARKING THE NORTH, VISUAL MAINTAINED RIGHT OF WAY LINE OF NEWSOME ROAD, AND THE POINT OF BEGINNING; THENCE CONTINUE N00°12'37"E, A DISTANCE OF 154.93 FEET TO AN EXISTING NAIL AND DISK MARKED LB3913, MARKING A POINT OF CURVATURE; THENCE ALONG THE ARC OF THE CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 65.00 FEET , AN ARC LENGTH OF 43.21 FEET, A CHORD AND BEARING OF 42.42 FEET, N20°02'08"W, TO AN EXISTING NAIL AND DISK MARKED LB3913 MARKING A POINT OF TANGENCY; THENCE N00°03'19"W, A DISTANCE OF 138.87 FEET TO AN EXISTING ⅝"IRON ROD ON THE SOUTHERLY RIGHT OF WAY LINE INTERSTATE 4 (PER F.D.O.T SECTION 10190-2428); THENCE N62°07'12"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 153.88 TO AN EXISTING ⅝"IRON ROD ; THENCE DEPARTING SAID RIGHT OF WAY LINE S00°02'30"E, A DISTANCE OF 406.90 FEET TO AN EXISTING ⅝"IRON ROD MARKED LB 7077 ON THE AFORESAID NORTH RIGHT OF WAY LINE OF NEWSOME ROAD ; THENCE N89°23'36"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.23 FEET TO THE POINT OF BEGINNING. CONTAINING 1.10 ACRES MORE OR LESS

CLOSURES

SOUTH OSW AREA

North: 1340789.0624 East : 578100.9331
Line Course: N 89-30-32 E Length: 61.37
North: 1340789.5884 East : 578162.3008
Line Course: S 83-55-18 E Length: 56.60
North: 1340783.5951 East : 578218.5826
Line Course: S 01-00-56 W Length: 33.20
North: 1340750.4003 East : 578217.9942
Line Course: S 84-45-28 W Length: 90.57
North: 1340742.1253 East : 578127.8030
Line Course: N 58-15-42 W Length: 31.56
North: 1340758.7271 East : 578100.9625
Line Course: N 00-03-19 W Length: 30.34

Perimeter: 303.65 Area: 4,788 Sq Ft 0.11 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0048 Course: N 02-00-17 E
Error North: 0.00475 East : 0.00017
Precision 1: 63,258.33

NORTH OSW AREA

North: 1340729.7476 East : 578100.7616
Line Course: S 00-06-04 E Length: 9.11
North: 1340723.9041 East : 578107.7506
Line Course: S 89-06-10 E Length: 37.59
North: 1340723.3155 East : 578145.3360
Line Course: N 89-04-23 E Length: 42.10
North: 1340726.1987 East : 578187.3371
Line Course: N 13-24-37 E Length: 52.17
North: 1340776.7161 East : 578236.8254
Line Course: N 00-02-30 E Length: 21.40
North: 1340721.3101 East : 578236.8409
Line Course: S 77-32-38 W Length: 4.43
North: 1340720.3545 East : 578232.5152
Line Course: S 89-14-38 W Length: 101.32
North: 1340719.0175 East : 578131.2040
Line Course: N 84-29-26 W Length: 30.57
North: 1340721.9525 East : 578100.7752
Line Course: N 00-03-19 W Length: 7.80
North: 1340729.7525 East : 578100.7677

Perimeter: 306.47 Area: 1,112 Sq Ft 0.03 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0078 Course: N 51-21-15 E
Error North: 0.00490 East : 0.00612
Precision 1: 39,293.59

Parcel name: 4

North: 1340971.7635 East : 578892.9272
Line Course: N 00-03-19 W Length: 138.87
North: 1341110.6334 East : 578892.7932
Line Course: N 62-07-12 E Length: 153.88
North: 1341182.5582 East : 579028.8122
Line Course: S 00-02-30 E Length: 406.90
North: 1340775.6911 East : 579029.1081
Line Course: N 89-23-36 W Length: 122.23
North: 1340776.9852 East : 578906.8850
Line Course: N 00-12-37 E Length: 154.93
North: 1340931.9142 East : 578907.4536
Curve Length: 43.21 Radius: 65.00
Delta: 38-05-28 Tangent: 22.44
Chord: 42.42 Course: N 20-02-08 W
Course In: S 89-00-36 W Course Out: N 50-55-08 E
RP North: 1340930.7911 East : 578842.4633
End North: 1340971.7684 East : 578892.9198

Perimeter: 1020.02 Area: 47,783 Sq Ft 1.10 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0089 Course: N 56-04-44 W
Error North: 0.00498 East : -0.00741
Precision 1: 114,608.99

SURVEYORS NOTES AND REPORT

1) BEARINGS REFER TO S.62°02'08"W. ALONG THE SOUTHERLY R/W LINE OF STATE ROAD 400 (I-4) AS NOTED HERON

2) THIS SURVEY HAS NOT BEEN PREPARED WITH 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) n/a

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 MAP IS A "SPECIFIC PURPOSE WETLAND DELINEATION SURVEY" TO BE USED FOR MUNICIPALITY REVIEW AND COMPLIANCE , THIS MAP IS NOT , NOR INTENDED TO BE USED FOR ANY OTHER PURPOSE OTHER THE THE STATED .

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 EXISTING MARKERS FOUND 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) THE R/W LINE DEPICTED HEREON IS BASED ON OLDER RECORDS AND MARKERS FOUND IN THE FIELD, THE DENOTED LINE IS APPROXIMATELY 25' NORTH OF THE CENTERLINE OF THE EXISTING PAVEMENT OF NEWSOME ROAD. IT IS ADVISED TO HAVE THIS R/W LINE RE-EVALUATED BY HILLSBOROUGH COUNTY PRIOR TO ANY FUTURE DEVELOPMENT OR CONSTRUCTION (reference note 2)

24) THIS MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

◒ -BACKFLOW PREVENTER VALVE

HILLSBOROUGH SURVEYING, INC
1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33563
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

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 AND BELIEF IT IS ACCURATE AND CORRECT 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).

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

TIMOTHY W. TEW STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LS 6582

JOB # 26-59	
LAST DATE IN FIELD: 4-01-26	
MAPPING DATE: 4-01-26	
NEWSOME RD.	
CREW: RAT & RED	
FB 26-02, PG 5	
SHEET 1 OF 1	

LEGEND

A/C = AIR CONDITIONING
A/P = ALSO FOUND
ALUM = ALUMINUM
AVE = AVENUE
BM = BENCHMARK
B.O. = BY OTHERS
CO = CLEAN OUT
(C) = CALCULATION
C = CURB INLET
CBP = CONCRETE BLOCK PAVEMENT
COR. = CORNER
CONC. = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
C / B = CONCRETE BLOCK
(D) = DEED
(DESC) = DESCRIPTION
EL = ELEVATION
ELEV. = ELEVATION
E.M. = ELECTRIC METER
EP = EDGE OF PAVEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
EPCP = ELLIPTICAL REINFORCED CONCRETE PIPE
FFE = FINISH FLOOR ELEVATION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
F.C.M. = FOUND CONCRETE MONUMENT
F( ) IR = FOUND IRON ROD (size noted)
F( ) IP = FOUND IRON PIPE (size noted)
F-N = FOUND NAIL
FRRS = FOUND RAILROAD SPIKE
F.U.P. = FOUND UTILITY BUILDING
GI = GRATE INLET
ID = IDENTIFICATION
I.V. = IRRIGATION VALVE
LP = LIGHT POLE
L.B. = LICENSED BUSINESS
L.S. = LICENSED SURVEYOR
MES = MITERED END SECTION
M.U.B = METAL UTILITY BUILDING
N.C.F. = NO CORNER FOUND OR SET
N.T.S. = NOT TO SCALE
(O) = OTHERS
O/A = OVERALL MEASUREMENT
POB = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT
P.B. = PLAT BOOK
(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
SCMP = SET NAIL AND DISK, LB 6582
SIR = SET IRON ROD 1/2" MARKED LB 6582
S.C.M = SET CONCRETE MONUMENT MARKED LB6582
SMP = SET NAIL AND DISK MARKED LB6582
T.B.M = TEMPORARY BENCHMARK
T.I.I.F = TRUSTEES INTERNAL IMPROVEMENT FUND
TOB = TOP OF BANK
TOS = TOE OF SLOPE
Typ. = Typical
WM = WATER METER
WV = WATER VALVE
WV = WELL
X" = CROSS-CUT IN CONCRETE
= PROPERTY CORNER
= LAND CORNER
= SCALE BRAVE
Fence
Chain-link fence
Wood fence on field wire
= UTILITY POLE (UP)
Guy anchor
Guy pole