

**DESCRIPTION:** (Per Official Records Book 14746, Pg 932)

From the Northeast corner of said Section 4, run thence WEST along the North boundary of said Section 4, 51.50 feet to a point on the Westerly right-of-way line of U.S. Highway No. 41; thence SOUTH along said Westerly right-of-way line of U.S. Highway No. 41, 400.00 feet to the **Point of Beginning**; thence continue SOUTH along said Westerly right-of-way line of U.S. Highway No. 41, 326.00 feet to a point on the Northerly right-of-way line of Port Sutton Road; thence WEST along the Northerly right-of-way line of Port Sutton Road, 516.16 feet to a point on the Westerly line of a Railroad right-of-way described in deed recorded in Official Records Book 2008, Page 371 of Public Records of Hillsborough County, Florida; thence Northeasterly along said Westerly Railroad Right-of-way line, 370 feet more or less to a point on a line lying 400.00 feet South of and parallel with the North boundary of said Section 4; thence East along said line lying 400.00 feet South of and parallel with the North boundary of Section 4, to the **Point of Beginning**.

**Less the following described Parcel:**  
A parcel of land lying in the Northeast 1/4 of section 4, Township 30 South, Range 19 East, Hillsborough County Florida; said parcel being more particularly described as follows:

From the Northeast corner of said Section 4, run thence WEST along the North boundary of said Section 4, 51.50 feet to a point on the Westerly right-of-way line of U.S. Highway No. 41; thence SOUTH along said Westerly right-of-way line of U.S. Highway No. 41, 726.00 feet to a point on the Northerly right-of-way line of Port Sutton Road; thence WEST along said Northerly right-of-way line of Port Sutton Road, 197.55 feet to the **Point of Beginning**; thence continue WEST along said Northerly right-of-way line of Port Sutton Road, 318.61 feet to a point on the Westerly line of a Railroad right-of-way described in deed recorded in Official Records Book 2008, Page 371 of Public Records of Hillsborough County, Florida; thence Northeasterly along said Westerly Railroad Right-of-way line, 370 feet more or less to a point on a line lying 400.00 feet South of and parallel with the North boundary of said Section 4, 194.45 feet; thence SOUTH parallel with and 197.55 feet West of the Westerly right-of-way line of U.S. Highway No. 41, 326.00 feet to the **Point of Beginning**.

**SURVEYOR'S NOTES:**

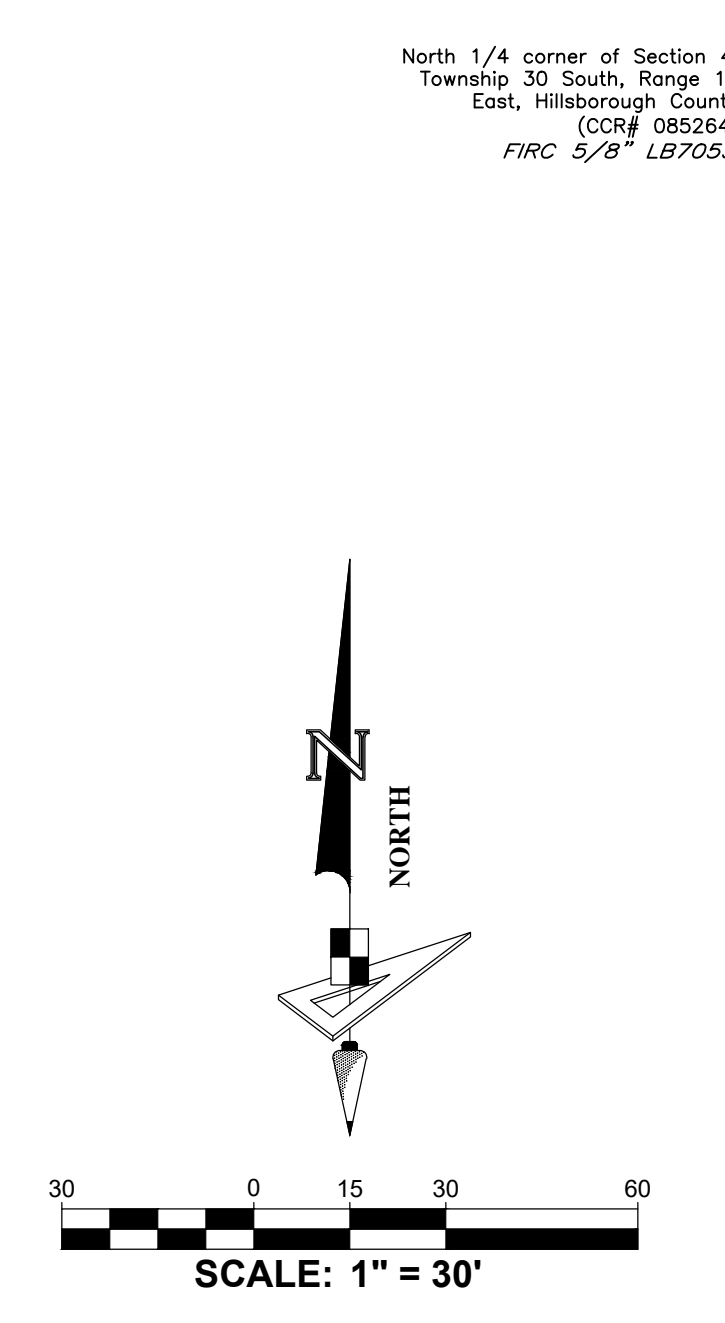
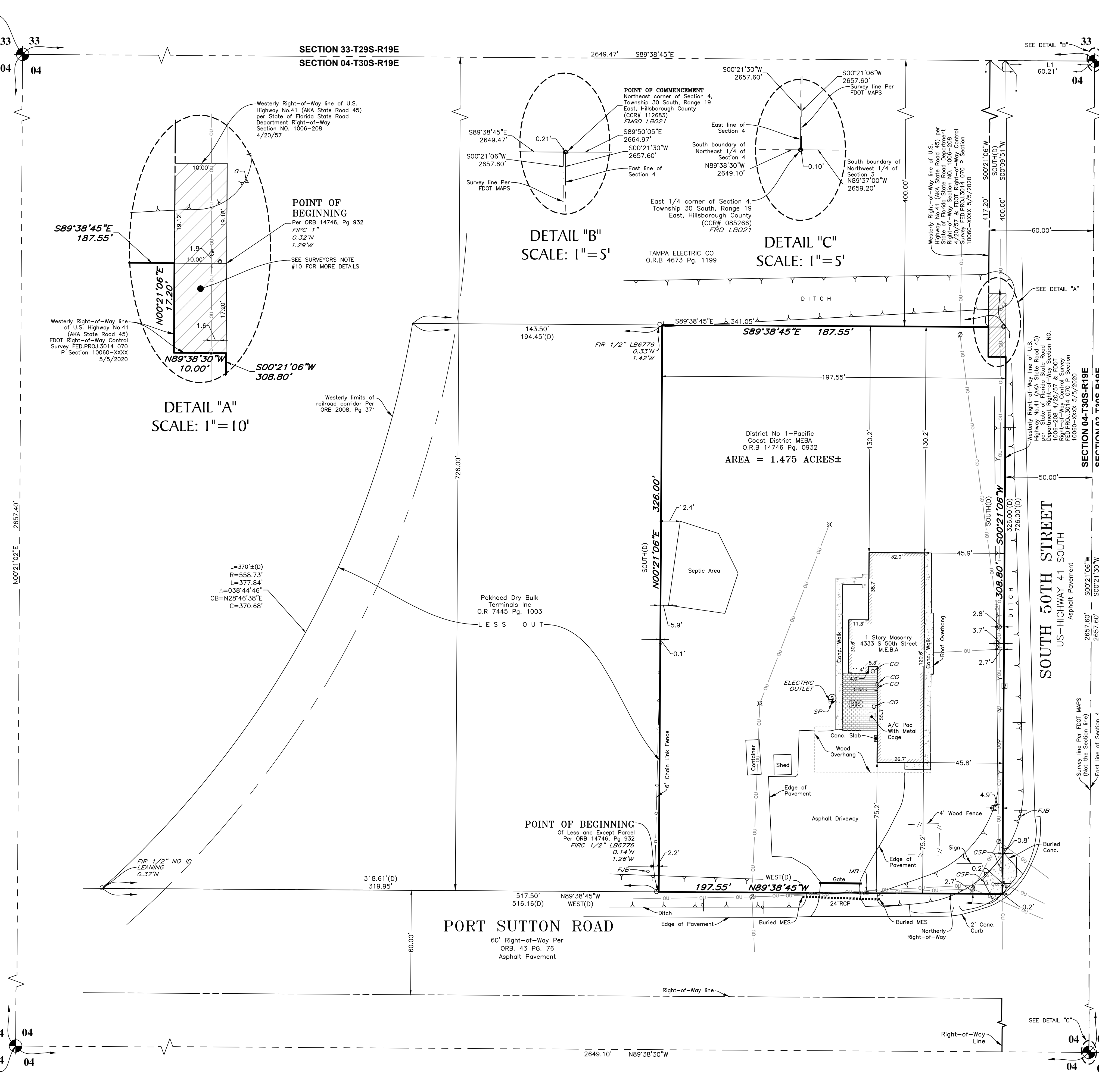
- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the East line of Section 4, Township 30 South, Range 19 East, Hillsborough County, Florida, having a Grid bearing of S.00°21'30"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- This survey is intended to be displayed at 1" = 30' or smaller.
- All dimensions, unless otherwise noted, are survey dimensions.
- 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.
- The subject parcel lies in Flood Zone "AE" according to Flood Insurance Rate Map, Map No. 12057C0367J for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated October 7, 2021 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- To prepare this boundary survey, this surveyor had to make a number of determinations based on monumentation found, occupation in the field and maps and instruments recorded at the county and maps on file at the Florida Department of Transportation (FDOT). The following assumptions were made:

A. It is this surveyor's opinion that monumentation set in the field for the West boundary of the surveyed parcel was based entirely on the recorded description in Official Records Book 14746, Page 932, dated March 7, 2005, of which the sales history can be traced back to Official Records Book 4584, Page 180, dated June 10, 1985. The instrument does have controlling calls to the Westerly Right-of-Way (ROW) of U.S. Highway 41 being 51.50 feet West along the North boundary of Section 4, Township 30 South, Range 19 East, Hillsborough County, Florida, however the ROW Maps from the FDOT shows the ROW being a 60 foot offset of the Survey Baseline which is clearly mapped as not being the Section Line. This surveyor was able to establish the 1/4 Section from found monumentation that matches maps prepared by the FDOT, thereby establishing the Survey Baseline and the ROW per FDOT.

B. To create the ROW for US Highway 41 this surveyor used the State of Florida State Road Department ROW Map Section No. 1006-208, dated 4/20/57 (1957 map) and the FDOT Fed. Proj. 3014 070 P, Section 10060-XXXX, dated 5/5/2020 (2020 map). The ROW at the Northeast corner of the boundary survey on the 1957 map was affected by a railroad spur and the ROW for US 41 shifted from a 60 foot offset to a 50 foot offset of the survey baseline North of the railroad spur and the 2020 map shows the 60 foot offset to a 50 foot offset ROW at a different location. This surveyor held the ROW shown on the 2020 map as the railroad spur has been removed between the creation of the two maps and this surveyor has no other evidence to hold the 1957 mapped ROW. This area is hatched and dimensioned on the map.

C. The remainder of the boundary was established holding the controlling calls of various offsets of the North section line and the West ROW of US Highway 41 per Official Records Book 14746, Page 932.

This surveyor recommends a title search be prepared for this boundary so that any previously recorded instruments affecting this parcel can be reviewed and applied to the boundary determination.



Line Data Table		
No.	Bearing	Length
L1	S00°09'51"W	400.00'

Line Data Table (D)		
No.	Bearing	Length
L1	WEST	51.50'

**LEGEND**

- (S) ----- Survey Dimension
- (D) ----- Deed Dimension
- O.R. ----- Official Records Book
- Pg(s) ----- Page(s)
- MES ----- Mitered End Section
- AC ----- Air Conditioner
- LB ----- Licensed Business
- CCR ----- Certified Corner Record
- P.B. ----- Plot Book
- PVC ----- Polyvinyl Chloride Pipe
- RCP ----- Reinforced Concrete Pipe
- SIR ----- Set 1/2" Iron Rod LB7768
- FIP ----- Found Iron Pipe
- FMGD ----- Found Mag Nail & Disk
- FIR ----- Found Iron Rod
- Elev ----- Elevation
- Conc. ----- Concrete
- Ⓢ ----- Sanitary Sewer Manhole
- Ⓜ ----- Storm Drainage Manhole
- Ⓜ ----- Manhole
- Ⓜ ----- Light Pole
- Ⓜ ----- Sign
- Ⓜ ----- Utility Pole
- Ⓜ ----- Guy Anchor
- Ⓜ ----- Electric Pedestal
- Ⓜ ----- Cable Pedestal
- Ⓜ ----- Mail Box
- FJB ----- Fiber Optic Junction Box
- Ⓜ ----- Buried Water Main Warning Marker
- Ⓜ ----- Buried Gas Warning Marker
- Ⓜ ----- Crosswalk Signal Post
- Ⓜ ----- Steel Post
- Ⓜ ----- Sanitary Sewer Clean Out
- OU ----- Overhead Utility Lines

<p><b>CREW #1 PARTY CHIEF:</b> JW</p> <p>FIELD BOOK: 07-2025PG82</p> <p>DATA FILE: 4333-50TH-BNDY-042225</p> <p><b>CREW #2 PARTY CHIEF:</b> ---</p> <p>FIELD BOOK: ---</p> <p>DATA FILE: ---</p> <p><b>CREW #3 PARTY CHIEF:</b> ---</p> <p>FIELD BOOK: ---</p> <p>DATA FILE: ---</p>	<p><b>Revisions</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>P.CHIEF</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	DRAWN	P.CHIEF						<p><b>Surveyor's Certification</b></p> <p>I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 6A-17.001, 6A-17.002, and 6A-17.003, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.</p> <p>FIELD SURVEY DATE: <b>April 23, 2025</b></p>	<p>THIS SURVEY IS VALID ONLY WITH A SIGNATURE &amp; ORIGINAL SEAL IN HARD COPY FORM OR A DIGITAL SEAL IN ELECTRONIC FORM PURSUANT TO RULES 6A-17.060 AND 6A-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.</p> <p>Survey is Certified To:</p> <p>www.GeoPoint.org</p> <p>Licensed Business No. 1B 7768</p> <p>North Florida 67 Joe Campbell Road Freeport, Florida 32439 Phone: (850) 740-0650</p> <p>West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266</p> <p>Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440</p> <p>East Florida 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone: (561) 444-2720</p>	<p><b>Boundary Survey</b></p> <p>PREPARED FOR: Marine Engineers' Beneficial Association LOCATED IN: Section 04, Township 30 S., Range 19 E., Hillsborough County, Florida</p> <p>JOB #: 1003274</p> <p>DRAWN BY: DS DATE: 04/23/2025</p> <p>LIDAR CREW: --- DATE: ---</p> <p>SURFACE BY: ---</p> <p>H.DATUM: FL-West NAD(83)-2011</p> <p>V.DATUM: NAVD (1988)</p> <p>QFC CHECK: --- FLD CHECK: ---</p> <p><b>SHEET: 01 of 01</b></p>
NO.	DATE	DESCRIPTION	DRAWN	P.CHIEF										