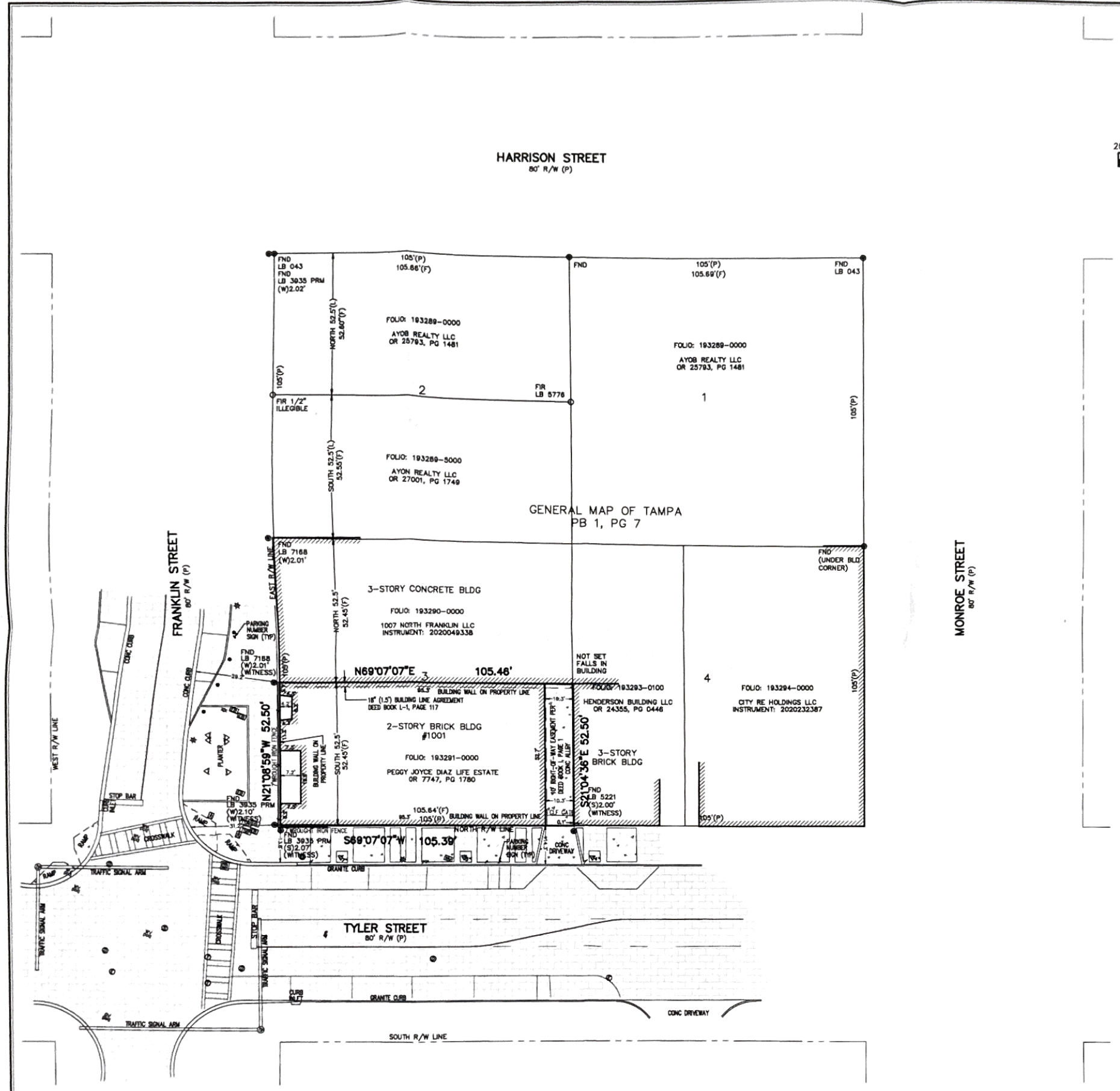

20 10 0 20
SCALE: 1"=20'

LEGEND

A/C = AIR CONDITIONER UNIT
BLDG = BUILDING
(C) = CALCULATED DATA
CCR = CERTIFIED CORNER RECORD
CLF = CHAIN LINK FENCE
CMP = CORRUGATED METAL PIPE
CONC = CONCRETE
COR = CORNER
CPB = CONDOMINIUM PLAT BOOK
C/T = CURB TIE
(D) = DEED DATA
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
ECMP = ELLIPTICAL CORRUGATED METAL PIPE
EL = ELEVATION
EP = EDGE OF PAVEMENT
ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE
(F) = FIELD DATA
FCM = FOUND CONCRETE MONUMENT
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FIR = FOUND IRON ROD
FND = FOUND NAIL & DISC
FOP = FOUND OPEN PIPE
FPP = FOUND PINCHED PIPE
FRRS = FOUND RAILROAD SPIKE
F/T = FENCE TIE
FXC = FOUND X-CUT
GE = GRATE ELEVATION
IE = INVERT ELEVATION
(L) = LEGAL DESCRIPTION DATA
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
MAS = MASONRY
MHW = MEAN HIGH WATER
NP = NORMAL POOL
O/A = OVERALL
OR = OFFICIAL RECORDS BOOK
(P) = PLAT DATA
PB = PLAT BOOK
PG = PAGE
PLS = PROFESSIONAL LAND SURVEYOR
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR & MAPPER
P/T = PAVEMENT TIE
PVC = POLY VINYL CHLORIDE
RCP = REINFORCE CONCRETE PIPE
RLS = REGISTERED LAND SURVEYOR
R/W = RIGHT-OF-WAY
SEC = SECTION
SHW = SEASONAL HIGH WATER
SIR = SET IRON ROD 1/2" LB 6113
SND = SET NAIL & DISC LB 6113
SR = STATE ROAD
S/T = SIDEWALK TIE
STY = STORY
SW = SIDEWALK
TBM = TEMPORARY BENCH MARK
(TYP) = TYPICAL
VCP = VITRIFIED CLAY PIPE
VF = VINYL FENCE
W/ = WITH
WF = WOOD FENCE
W/T = WALL TIE
+ 25.25 = POINT OF ELEVATION

= BACKFLOW PREVENTER
= BOLLARD or POST
= BOX, CABLE TELEVISION
= BOX, ELECTRIC UTILITY
= BOX, ELECTRIC UTILITY (TRANSFORMER)
= BOX, TELEPHONE
= DECORATIVE LIGHT POLE
= ELECTRIC OUTLET
= FIRE HYDRANT
= FLAGPOLE
= FLARED END SECTION
= GRATE INLET
= GROUND LIGHT
= GUY ANCHOR
= LIGHT POLE, CONCRETE
= LIGHT POLE, METAL
= LIGHT POLE, WOOD
= MAILBOX
= MANHOLE, ELECTRIC
= MANHOLE, GREASE TRAP
= MANHOLE, SANITARY SEWER
= STORM SEWER STRUCTURE
= MANHOLE, TELEPHONE
= METER, ELECTRIC
= METER, GAS
= METER, RECLAIMED WATER
= METER, WATER
= MITERED END SECTION
= MONITORING WELL
= PEDESTRIAN CROSSING SIGNAL
= SANITARY CLEANOUT
= SCHEDULE B-2 ITEM
= TELEPHONE RISER
= TRAFFIC SIGN
= TRAFFIC SIGNAL BOX
= TRAFFIC SIGNAL POLE
= UNDERGROUND CABLE TELEVISION MARKER
= UNDERGROUND CABLE TELEVISION WARNING SIGN
= UNDERGROUND ELECTRIC MARKER
= UNDERGROUND ELECTRIC WARNING SIGN
= UNDERGROUND FIBER OPTIC MARKER
= UNDERGROUND FIBER OPTIC WARNING SIGN
= UNDERGROUND FORCEMAIN MARKER
= UNDERGROUND FORCEMAIN WARNING SIGN
= UNDERGROUND GAS MARKER
= UNDERGROUND GAS WARNING SIGN
= UNDERGROUND RECLAIMED WATER MARKER
= UNDERGROUND RECLAIMED WATER WARNING SIGN
= UNDERGROUND SANITARY SEWER MARKER
= UNDERGROUND SANITARY SEWER WARNING SIGN
= UNDERGROUND TELEPHONE MARKER
= UNDERGROUND TELEPHONE WARNING SIGN
= UNDERGROUND WATER MARKER
= UNDERGROUND WATER WARNING SIGN
= UTILITY POLE, CONCRETE
= UTILITY POLE, METAL
= UTILITY POLE, WOOD
= VALVE, GAS
= VALVE, RECLAIMED WATER
= VALVE, SANITARY
= VALVE, WATER
= WELL

STORM CURB INLETS

= CONCRETE
= ASPHALT
= CONCRETE PAVERS
= BRICK

52.15 = BACK OF CURB
37.81 = FLOWLINE
51.85 = EDGE OF PAVEMENT

TREE LEGEND

= BAY TREE
= BOTTLE BRUSH TREE
= CAMPHOR TREE
= CEDAR
= CHINABERRY TREE
= CITRUS TREE
= CYPRESS TREE
= ELM TREE
= EUCALYPTUS TREE
= MAGNOLIA TREE
= MAPLE TREE
= MULBERRY TREE
= OAK TREE
= OTHER SPECIES
= PALM TREE
= PECAN TREE
= PERSIMMON TREE
= PINE TREE
= SYCAMORE TREE
= WAX MYRTLE TREE
= WILLOW TREE

= TOP OF BANK
= TOE OF SLOPE or CENTER LINE OF DITCH
= 6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED
= OVERHEAD UTILITY LINES
= APPROXIMATE LOCATION OF UNDERGROUND GAS LINE
= APPROXIMATE LOCATION OF UNDERGROUND WATER LINE
= APPROXIMATE LOCATION OF UNDERGROUND FORCEMAIN
= APPROXIMATE LOCATION OF UNDERGROUND RECLAIMED WATER LINE
= APPROXIMATE LOCATION OF UNDERGROUND SANITARY SEWER LINE
= APPROXIMATE LOCATION OF UNDERGROUND STORM SEWER LINE

DATE	NUMBER	REVISIONS	BY

SECTION 13, TOWNSHIP 29 S, RANGE 18 E

HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

THE SOUTH 52 AND ONE-HALF FEET OF LOT 3, IN BLOCK 8, OF THE GENERAL MAP OF TAMPA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 7, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING 0.127 ACRES (5,512 SF), MORE OR LESS.

SURVEY NOTES

1. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF TYLER STREET, BEING ASSUMED AS S69°07'07"W
2. SURVEY MAP AND REPORT OR THE COPIES THEREOF 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.
3. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLASES AND VISIBLE SURFACE EVIDENCE.
4. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. ALL FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE ALSO FIELD MEASURED UNLESS NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12057C0234J, EFFECTIVE DATE 10/7/2021 (MAP INDEX NUMBER 12057C0H0C, MAP REVISED DATE 10/7/2021). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM".
8. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. THIS SURVEY IS BASED ON U.S. FEET.

PROPERTY INFORMATION REPORT

DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A CHICAGO TITLE INSURANCE COMPANY, PROPERTY INFORMATION REPORT, ORDER NO.: 11432268, CUSTOMER REFERENCE NUMBER 11075-0001, A SEARCH OF HILLSBOROUGH COUNTY PUBLIC RECORDS WAS MADE THROUGH 10/19/2023 5:00 PM, ISSUED BY BRYAN J. STANLEY P.A., 209 TURNER STREET, CLEARWATER, FL 33756.

THE FOLLOWING ITEMS AFFECT THE LANDS SHOWN HEREON:

1. EASEMENT AS SET FORTH IN WARRANTY DEED, DATED APRIL 8, 1895 AND RECORDED APRIL 17, 1895 IN DEED BOOK I-1, PAGE 517. (SHOWN HEREON)
2. TERMS AND CONDITIONS AS SET FORTH IN THAT CERTAIN AGREEMENT BY AND BETWEEN ORLANDO KNAPP AND CHAUNCEY S. ELIOT AND WILLIAM B. HENDERSON, DATED MAY 13, 1895 AND RECORDED MAY 16, 1895 IN DEED BOOK I-1, PAGE 117. (SHOWN HEREON)
3. CITY OF TAMPA RESOLUTION NO. 2000-0290, RECORDED MARCH 3, 2000 IN OFFICIAL RECORDS BOOK 10073, PAGE 1581. (NOT A MATTER OF SURVEY)
4. CITY OF TAMPA RESOLUTION NO. 2005-1089, RECORDED SEPTEMBER 1, 2005 IN OFFICIAL RECORDS BOOK 15458, PAGE 1801. (NOT A MATTER OF SURVEY)
5. AMENDED AND RESTATED INTERLOCAL AGREEMENT RECORDED NOVEMBER 20, 2014 IN OFFICIAL RECORDS BOOK 22931, PAGE 1598. (NOT A MATTER OF SURVEY)

VICINITY MAP

NOT TO SCALE

CERTIFICATION

CERTIFIED TO: BRYAN J. STANLEY, P.A.; CHICAGO TITLE INSURANCE COMPANY; PEGGY J. DIAZ; TRINA (DIAZ) DOUSSAN; ANTHONY DIAZ; DAVID L. PARTLOW; ADAMS AND REESE, LLP; CITY OF TAMPA; TAMPA COMMUNITY REDEVELOPMENT AGENCY

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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 13, 14 AND 18 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 16, 2024.

DAN-H. RIZZUTO
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER LS 5227
STATE OF FLORIDA

PROJECT: 1001 N. FRANKLIN STREET, TAMPA

TYPE OF SURVEY: ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

PREPARED FOR: BRYAN J. STANLEY, ESQ

POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING LB 6113
2165 SUNNYDALE BOULEVARD, SUITE D
CLEARWATER, FLORIDA 33765
(727) 461-6113

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.	DRAWING PATH:	SHEET
DHR	1"=20'	JT	5528-01	H:\JH\5528\DWG\5528LT.DWG	1 OF 1