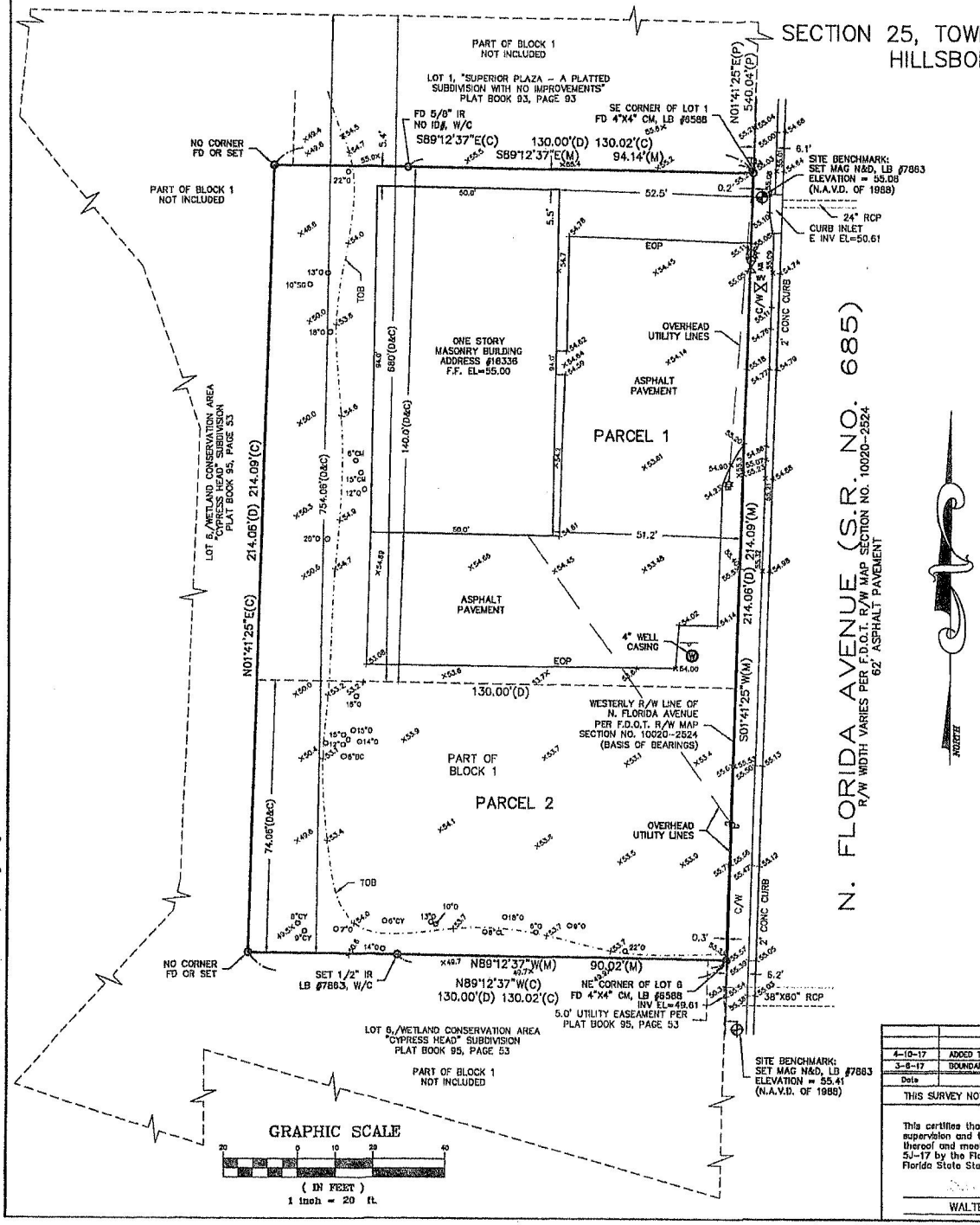
# MAP OF SURVEY
## SECTION 25, TOWNSHIP 27 SOUTH, RANGE 18 EAST
## HILLSBOROUGH COUNTY, FLORIDA

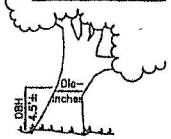
SITE ADDRESS:
16336 N. FLORIDA AVENUE




### TREE LEGEND

| | |
|---|---|
| O | OAK TREE |
| BC | BLACK CHERRY |
| CM | CREPE MYRTLE |
| CL | CHERRY LAUREL TREE |
| CY | CYPRESS TREE |
| SG | SWEET GUM TREE |
| DIA | DIAMETER |
| DBH | DIA AT BREAST HEIGHT |
| 18"O | 18" OAK TREE |

TYPICAL TREE DETAIL




NOTE: TREE SIZE IS SHOWN IN DIAMETER INCHES MEASURED AT BREAST HEIGHT (DBH).

### LEGEND

| | |
|---|---|
| FD | FOUND |
| IR | IRON ROD |
| CM | CONC MONUMENT |
| N&D | NAIL & DISK |
| MAG | MAGNETIC |
| D | DESCRIBED |
| P | PLAT |
| M | MEASURED |
| C | CALCULATED |
| W/C | WITNESS CORNER |
| R/W | RIGHT-OF-WAY |
| LB | LICENSED BUSINESS |
| CONC | CONCRETE |
| C/W | CONC WALK |
| EOP | EDGE OF PAVEMENT |
| TOB | APPROXIMATE TOP OF BANK |
| INV | INVERT |
| EL | ELEVATION |
| F.F. | FINISHED FLOOR |
| N.A.V.D. | NORTH AMERICAN VERTICAL DATUM |
| RCP | REINFORCED CONC PIPE |
| NO. | NUMBER |
| F.D.O.T. | FLORIDA DEPARTMENT OF TRANSPORTATION |
| x 54.4 | EXISTING ELEVATION |
| | UTILITY POLE |
| | TRAFFIC SIGN |
| | FIRE HYDRANT |
| | WATER VALVE |
| | TELEPHONE PEDESTAL |
| | LIGHT POLE |

REVIEW OF SCHEDULE B – SECTION 2 EXCEPTIONS OF TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS REFERENCED IN SURVEYOR'S NOTE NUMBER 2.

ITEMS #1 THRU #6 AND #8 THRU #13: RELATE TO OTHER SITUATIONS (TAXES, LIENS, RIGHTS, ETC...) THAT CANNOT BE DELINEATED HEREON.

ITEM #7: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF FIRST ADDITION TO LAKE CHAPMAN SUBDIVISION, RECORDED IN PLAT BOOK 31, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. NO ITEMS TO BE GRAPHICALLY SHOWN HEREON.

## LEGAL DESCRIPTION:

PARCEL 1

THE SOUTH 140.00 FEET OF THE NORTH 680.00 OF THE EAST 130.00 FEET OF BLOCK 1, "FIRST ADDITION TO CHAPMAN SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 685.

PARCEL 2

THE SOUTH 74.06 FEET OF THE NORTH 754.06 FEET OF THE EAST 130.00 FEET OF BLOCK 1, " FIRST ADDITION TO CHAPMAN SUBDIVISION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 4, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT-OF-WAY FOR STATE ROAD 685.

## F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONES "X" & "AE" (EL=53.3') AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 12057C0205H, DATED AUGUST 28, 2008.

## SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2. SURVEY PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. FTPPA17-38739, DATED MARCH 20, 2017.
3. SURVEY FIELD WORK WAS COMPLETED ON MARCH 6, 2017.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. LEGAL DESCRIPTION SHOWN HEREON WAS TAKEN FROM THE ABOVE REFERENCED TITLE COMMITMENT.
6. BEARINGS SHOWN HEREON ARE BASED ON THE F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 10020-2524 BEARING OF SOUTH 01°41'25" WEST FOR THE WESTERLY RIGHT-OF-WAY LINE OF N. FLORIDA AVENUE AS SHOWN HEREON.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
8. BENCHMARK: HILLSBOROUGH COUNTY BENCHMARK "VA-751" BEING A STANDARD DISK SET IN A CONCRETE CURB INLET LOCATED 42.5 FEET WEST-SOUTHWEST OF THE WEST RAIL OF THE C.S.X. RAILROAD TRACKS AND 127.9 FEET NORTH-NORTHWEST OF A METAL LIGHT POLE #B-1-1. ELEVATION = 58.53 (N.A.V.D. OF 1988).

| Date | Description of Work | Party Chief | Drawn by | Checked by |
|---|---|---|---|---|
| 4-10-17 | ADDED TITLE COMMITMENT | --- | CAB | WCS |
| 3-6-17 | BOUNDARY, TOPOGRAPHIC AND TREE LOCATION SURVEY | JP | CAB | WCS |

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

Certified to:

### SURVEYOR'S CERTIFICATE

This certifies that a survey of the property described hereon was made under my supervision and that the drawing hereon is a true and accurate representation thereof and meets the standards of practice for surveys set forth in Chapter 5J-17 by the Florida Board of Land Surveyors pursuant to Section 472.027 Florida State Statutes.

DATE: 4/12/17

WALTER C. SHERRILL, JR., P.S.M. No. 4803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State of Florida, Certificate of Authorization LB #7863


Project No.: 17-03-02 | Date: 3-6-17
Section 25 Township 27 S Range 18 E

PATH: S:\S17-03-02\Dwg\Survey\S17-03-02-Srvy-Design.dwg, PLOT DATE: 4-12-17