

DOE CREEK RESERVE

PB 94 PG. 19

SHEET 1 OF 5

A REPLAT OF LOT 8, DOE BRANCH, A PLATTED SUBDIVISION
WITH NO IMPROVEMENTS, PLAT BOOK 91, PAGE 35 IN
SECTION 35, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

LOT 8, DOE BRANCH, AS RECORDED IN PLAT BOOK 91, PAGE 35,
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

DEDICATION:

The undersigned hereby certifies that they are the owner or mortgagee of the tract of land described hereon, known as "DOE CREEK RESERVE", and that this plat represents its intention to subdivide the property located in Section 35, Township 30 South, Range 21 East, Hillsborough County, Florida, as described in the legal description and does hereby dedicate this plat for record.

The undersigned also confirms the limits of the public right-of-way as shown hereon.

It is the intent of the subdivider that the road right of way designated as Doe Creek Drive is to remain private and be dedicated to a Doe Creek Reserve Homeowners Association.

It is the intent of the subdivider that drainage easements are to remain private and be dedicated to a Doe Creek Reserve Homeowners Association.

Owners - Wayne E. Griffin and Clinton V. Bradley

Wayne E. Griffin
OWNER
Clinton V. Bradley
OWNER

Chris Snyder
Witness to Both
San A. Aggelis
Witness to Both

Mortgagee - America First Investment and Construction, L.C., a Florida Corporation

Theodore S. Aggelis
Theodore S. Aggelis, Manager

San A. Aggelis
Witness

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23 day of SEPT., 2002, by Wayne E. Griffin and Clinton V. Bradley who are personally known or have produced n/c as identification and who did/did not take an oath.

Notary Public

Sign: Jeffrey A. Borgen
Print: JEFFREY A. BORDEN

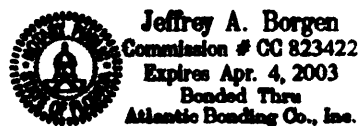
Title: _____

Serial Number, if any _____

Commission Expires: APR. 4, 2003

CC 823422

Commission No.



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23 day of SEPT., 2002, by Theodore S. Aggelis, Manager of America First Investment and Construction, L.C., a Florida Limited Liability Company, who is personally known or has produced n/c as identification and who did/did not take an oath.

Notary Public

Sign: Jeffrey A. Borgen
Print: JEFFREY A. BORDEN

Title: _____

Serial Number, if any _____

Commission Expires: APR. 4, 2003

CC 823422

Commission No.



PLAT APPROVAL

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This Plat has been reviewed in accordance with the Florida Statutes, Chapter 177.081 for Chapter conformity. The geometric data has not been verified.

Chris Snyder
Florida Professional Surveyor and Mapper, License # 5468
County Surveying Division, Real Estate Department
Hillsborough County, Florida

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I hereby certify that this Platted Subdivision has been filed for the record this 2 day of OCT., 2002, in Plat Book 94, Page 19, of the Public Records of Hillsborough County, Florida.

By: Richard AKE Clerk of Circuit Court
By: Cynthia Bice Deputy Clerk

Clerk File Number 2002336575 This 2 day of October, 2002. Time: 3:59 PM Number 2002336575

COUNTY COMMISSION'S APPROVAL

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This Plat is hereby approved for recordation.

by: Pat Frank Chairman Date: 9/30/02

PLAT NOTES

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

2. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF SEC. 35-30-21 AS BEING S89°10'03"E. COORDINATES AND BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. CONTROL STATIONS "BG Q" AND "BG U" WERE USED AS CONTROL. ALL COORDINATES ARE IN FEET.

3. A 5/8" STEEL ROD AND CAP STAMPED PORTER 3340 WAS SET AT EACH LOT CORNER.

4. THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FL. LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30-FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

5. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

6. THIS SUBDIVISION CONTAINS RIGHT-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH, COUNTY.

7. IT IS THE INTENT OF THE SUBDIVIDER THAT PARCEL "A" KNOWN AS DOE CREEK DRIVE, IS A FIFTY (50) FOOT WIDE PRIVATE RIGHT-OF-WAY FOR INGRESS/EGRESS, UTILITIES AND DRAINAGE. SAID PRIVATE RIGHT-OF-WAY IS NOT DEDICATED TO HILLSBOROUGH COUNTY OR THE PUBLIC, BUT SHALL BE OWNED, MAINTAINED, AND REPAIRED BY THE HOMEOWNERS ASSOCIATION.

8. "THE UPLAND SIGNIFICANT WILDLIFE HABITAT CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, NATURAL RESOURCES REGULATIONS, AS AMENDED. NO FILLING, EXCAVATING, REMOVAL OF VEGETATION OR CONSTRUCTION OF PERMANENT STRUCTURES OR OTHER IMPERVIOUS SURFACES SHALL OCCUR WITHIN THE CONSERVATION AREA UNLESS SPECIFICALLY CONFORMING TO A WILDLIFE MANAGEMENT PLAN AS APPROVED BY HILLSBOROUGH COUNTY PLANNING AND GROWTH MANAGEMENT DEPARTMENT".

CERTIFICATE OF SURVEYOR

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, the undersigned surveyor, hereby certify that this plat of "DOE CREEK RESERVE", is true and correct representation of the lands surveyed, and that the survey was made under my responsible direction and supervision, and that this plat complies with all the Survey requirements of Chapter 177 Part I Florida Statutes, and that the permanent reference monuments (P.R.M.'s) and lot corners have been set or found as shown in accordance with Chapter 177.091, Florida Statutes.

Date: 9/10/02

Mark D. Porter
Mark D. Porter
Florida Professional Land Surveyor, #3340
Porter Geographical Positioning
& Surveying, Inc. LB #6765

Prepared by:

Porter Geographical Positioning
& Surveying, Inc. LB #6765
5308 U.S. Highway 98 North, Lakeland Florida 33809
OFFICE 863-853-1496 FAX: 863-853-2368

DOE CREEK RESERVE

PB 94 PG 19

SHEET 2 OF 5

A REPLAT OF LOT 8, DOE BRANCH, A PLATTED SUBDIVISION
WITH NO IMPROVEMENTS, PLAT BOOK 91, PAGE 35 IN
SECTION 35, TOWNSHIP 30 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA

ROADWAY NOTE:
IT IS THE INTENT OF THE SUBDIVIDER THAT PARCEL "A" KNOWN AS DOE CREEK DRIVE, IS A 50 FOOT WIDE PRIVATE ROADWAY FOR INGRESS/EGRESS UTILITIES & DRAINAGE. SAID PRIVATE ROADWAY IS NOT DEDICATED TO HILLSBOROUGH COUNTY OR THE PUBLIC, BUT SHALL BE OWNED, MAINTAINED AND REPAIRED BY THE HOMEOWNERS ASSOCIATION.

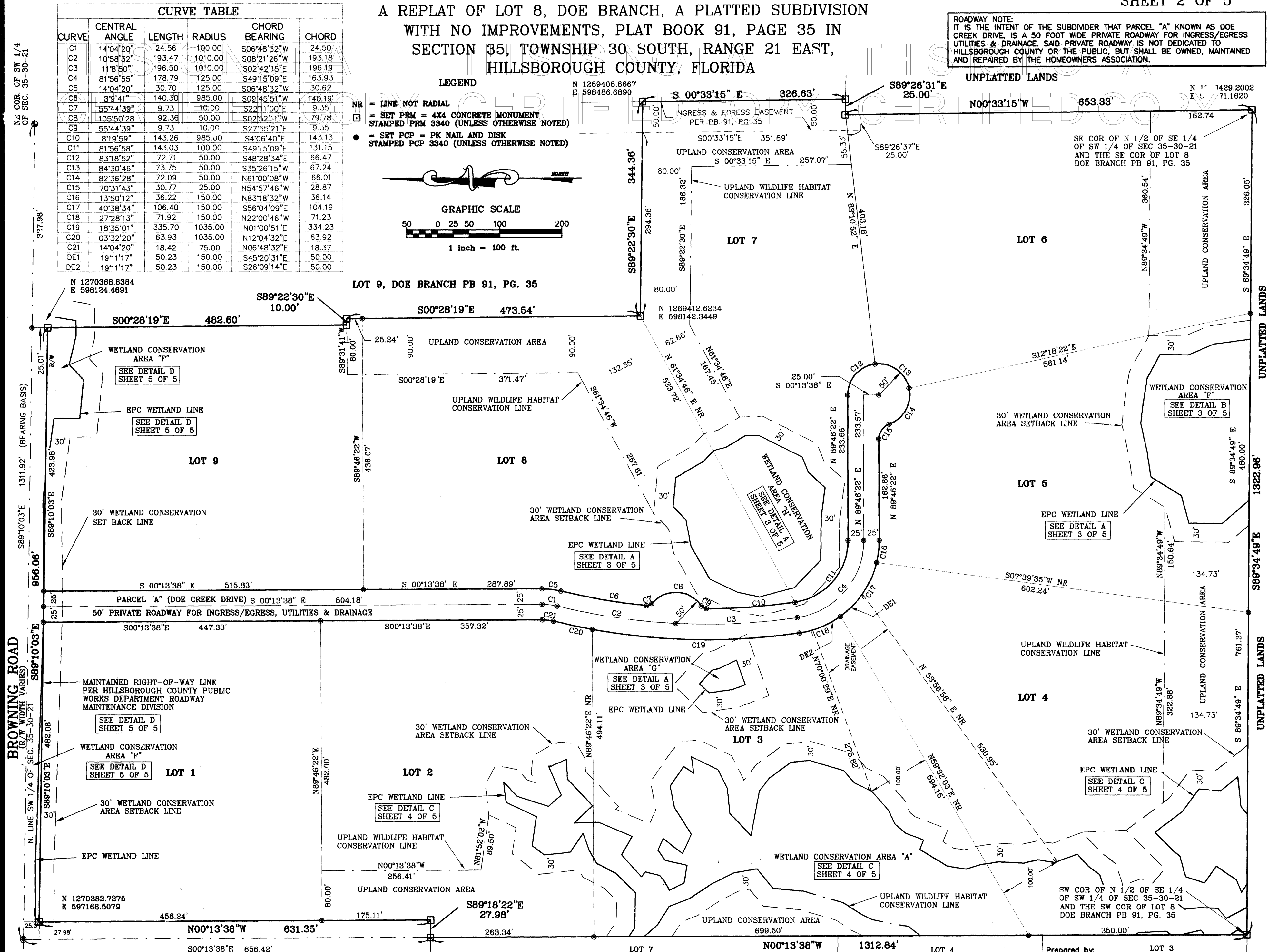
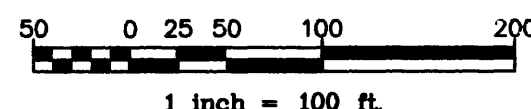
CURVE TABLE					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	14°04'20"	24.56	100.00	S06°48'32"W	24.50
C2	10°58'32"	193.47	1010.00	S08°21'26"W	193.18
C3	11°8'50"	196.50	1010.00	S02°42'15"E	196.19
C4	81°56'55"	178.79	125.00	S49°15'09"E	163.93
C5	14°04'20"	30.70	125.00	S06°48'32"W	30.62
C6	8°9'41"	140.30	985.00	S09°45'51"W	140.19
C7	55°44'39"	9.73	10.00	S22°11'00"E	9.35
C8	105°50'28"	92.36	50.00	S02°52'11"W	79.78
C9	55°44'39"	9.73	10.00	S27°55'21"E	9.35
C10	8°19'59"	143.26	985.00	S4°06'40"E	143.13
C11	81°56'58"	143.03	100.00	S49°15'09"E	131.15
C12	83°18'52"	72.71	50.00	S48°28'34"E	66.47
C13	84°30'46"	73.75	50.00	S35°26'15"W	67.24
C14	82°36'28"	72.09	50.00	N61°00'08"W	66.01
C15	70°31'43"	30.77	25.00	N54°57'46"W	28.87
C16	13°50'12"	36.22	150.00	N83°18'32"W	36.14
C17	40°38'34"	106.40	150.00	S56°04'09"E	104.19
C18	27°28'13"	71.92	150.00	N22°00'46"W	71.23
C19	18°35'01"	335.70	1035.00	N01°00'51"E	334.23
C20	03°32'20"	63.93	1035.00	N12°04'32"E	63.92
C21	14°04'20"	18.42	75.00	N06°48'32"E	18.37
DE1	19°11'17"	50.23	150.00	S45°20'31"E	50.00
DE2	19°11'17"	50.23	150.00	S26°09'14"E	50.00

LEGEND

- NR = LINE NOT RADIAL
 □ = SET PRM = 4X4 CONCRETE MONUMENT
 STAMPED PRM 3340 (UNLESS OTHERWISE NOTED)
 ● = SET PCP = PK NAIL AND DISK
 STAMPED PCP 3340 (UNLESS OTHERWISE NOTED)



GRAPHIC SCALE



NOTE:
DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

Prepared by: **Porter Geographical Positioning & Surveying, Inc. LB #6765**
 5338 U.S. Highway 98 No. th, Lakeland Florida 33809
 OFFICE 863-853-1496 FAX 863-853-2308

DOE BRANCH PB 91, PG. 35

DOE CREEK RESERVE

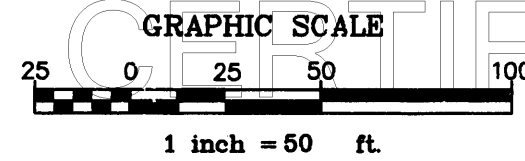
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HILLSBOROUGH COUNTY, FLORIDA

PB 94 PG. 19

SHEET 3 OF 5

CURVE TABLE					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C2	10°58'32"	193.47	1010.00	S08°21'26"W	193.18
C3	11°8'50"	196.50	1010.00	S02°42'15"E	196.19
C4	81°56'55"	178.79	125.00	S49°15'09"E	163.93
C6	8°9'41"	140.30	985.00	S09°45'51"W	140.19
C7	55°44'39"	9.73	10.00	S22°11'00"E	9.35
C8	105°50'28"	92.36	50.00	S02°52'11"W	79.78
C9	55°44'39"	9.73	10.00	S27°55'21"E	9.35
C10	8°19'59"	143.26	985.00	S4°06'40"E	143.13
C11	81°56'58"	143.03	100.00	S49°15'09"E	131.15
C17	40°35'34"	106.40	150.00	S56°04'09"E	104.19
C18	27°28'13"	71.92	150.00	N22°00'46"W	71.23
C19	18°35'01"	335.70	1035.00	N01°00'51"E	334.23
C20	03°32'20"	63.93	1035.00	N1°04'32"E	63.92

DETAIL A



UPLAND WILDLIFE HABITAT
CONSERVATION LINE

LOT 7

EPC WETLAND LINE

LOT 8

WETLAND CONSERVATION AREA "H"

30' WETLAND CONSERVATION
SETBACK LINE

DOE CREEK DRIVE

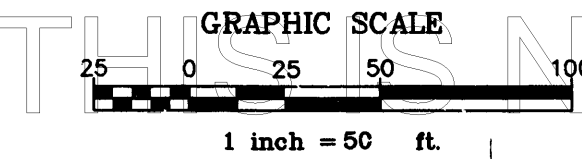
LOT 4

LOT 3

WETLAND CONSERVATION AREA "H"

EPC WETLAND LINE

30' WETLAND CONSERVATION
SETBACK LINE



UPLAND CONSERVATION AREA
162.74

LOT 6

UPLAND WILDLIFE HABITAT
CONSERVATION LINE

EPC WETLAND LINE

LOT 5

WETLAND CONSERVATION AREA "F"

UPLAND WILDLIFE HABITAT
CONSERVATION LINE

30' WETLAND CONSERVATION
SETBACK LINE

UPLAND CONSERVATION AREA

DETAIL B

LOT 4

LEGEND

□ = SET PRM = 4X4 CONCRETE MONUMENT
STAMPED PRM 3340 (UNLESS OTHERWISE NOTED)

● = SET PCP = PK NAIL AND DISK
STAMPED PCP 3340 (UNLESS OTHERWISE NOTED)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°25'56"W	22.17
L2	N31°06'48"W	36.03
L3	N14°00'24"W	19.93
L4	N46°23'30"W	22.99
L5	N30°21'47"W	52.83
L6	N84°37'43"W	47.13
L7	S46°03'19"W	29.80
L8	S78°30'20"W	43.12
L9	S60°23'35"W	61.15
L10	S25°10'00"W	50.11
L11	S11°37'44"W	35.65
L12	S14°54'20"E	58.13
L13	S46°08'19"E	61.10
L14	N89°36'35"W	68.10
L15	S82°19'57"E	48.87
L16	N43°05'17"E	37.47
L17	N68°04'46"E	25.53
L18	N26°38'39"E	78.50
L19	S70°24'02"W	42.08
L20	N20°41'05"W	21.67
L21	N07°54'40"W	38.06
L22	N42°41'02"E	21.00
L23	S47°37'41"E	30.44
L24	S12°33'55"E	12.48
L25	S26°12'47"E	29.64

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PB 94 PG. 19

SHEET 4 OF 5

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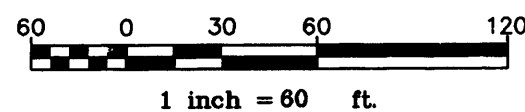
DETAIL C

LEGEND

□ = SET PRM = 4X4 CONCRETE MONUMENT
STAMPED PRM 3340 (UNLESS OTHERWISE NOTED)

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STAMPED PCP 3340 (UNLESS OTHERWISE NOTED)

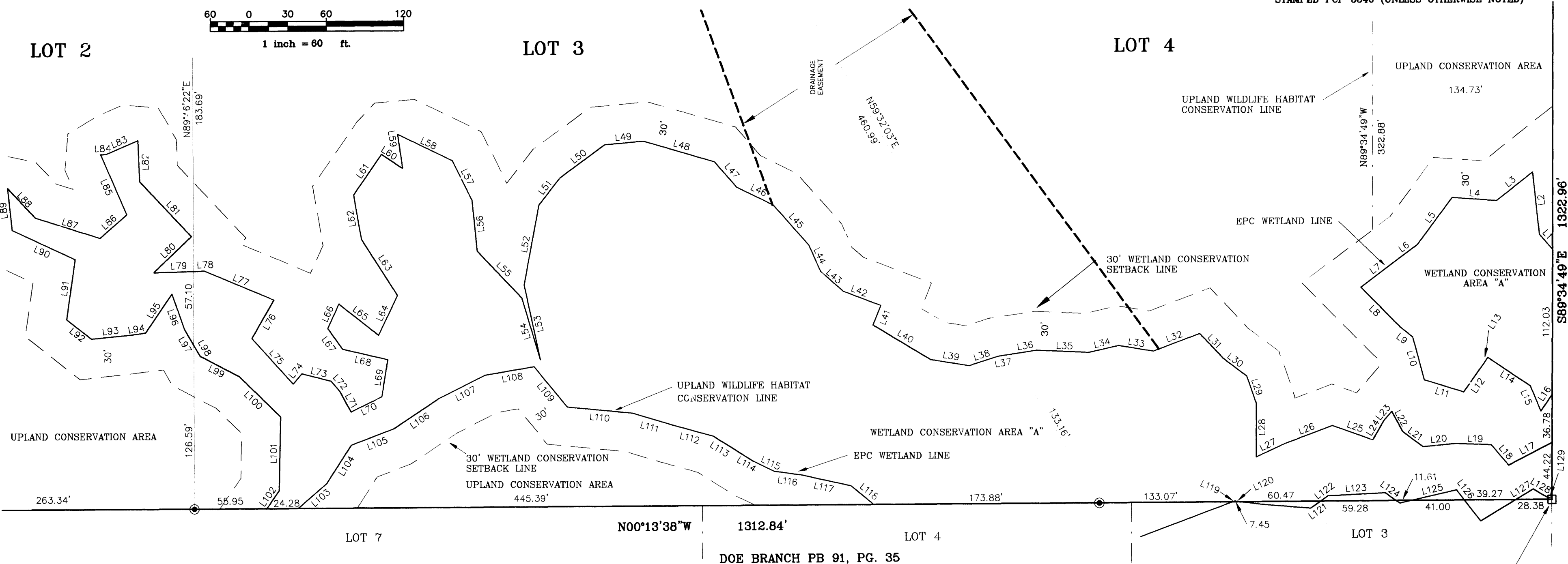
GRAPHIC SCALE



LOT 2

LOT 3

LOT 4



SW COR OF N 1/2 OF SE 1/4
OF SW 1/4 OF SEC. 35-30-21
AND THE SW COR. OF LOT 8
DOE BRANCH PD. 91, PG. 35

LINE TABLE

LINE	BEARING	LENGTH
L1	N49°31'11\"E	15.56
L2	N84°04'00\"E	48.47
L3	N38°28'48\"W	35.57
L4	N04°00'23\"E	34.29
L5	N53°13'52\"W	44.54
L6	N36°41'57\"W	20.19
L7	N36°41'57\"W	35.74
L8	S45°03'43\"W	42.52
L9	S38°52'14\"W	12.95
L10	S74°45'19\"W	34.48
L11	S17°23'34\"W	32.06
L12	S54°47'37\"E	27.73
L13	S54°47'37\"E	4.91
L14	S33°57'40\"W	38.83
L15	S67°51'33\"W	21.76
L16	S55°49'05\"E	15.75
L17	N27°43'11\"W	37.97
L18	N49°47'43\"E	20.88
L19	N02°00'24\"E	27.50
L20	N05°35'00\"W	24.95
L21	N36°22'50\"E	20.07
L22	N61°54'43\"E	17.45
L23	N49°13'04\"W	9.44
L24	N59°38'38\"W	17.21
L25	N19°50'24\"E	33.34
L26	N20°21'13\"W	39.11
L27	N24°51'38\"W	24.89
L28	S89°48'37\"E	41.39
L29	N71°00'40\"E	22.67
L30	N37°02'44\"E	23.01
L31	N46°50'37\"E	25.56
L32	N20°37'36\"W	38.24
L33	N09°26'12\"E	27.18

LINE TABLE

LINE	BEARING	LENGTH
L34	N13°07'27\"W	23.69
L35	N02°35'17\"E	40.35
L36	N08°38'03\"W	19.73
L37	N08°38'03\"W	10.40
L38	N17°29'17\"W	23.55
L39	N09°11'17\"E	29.88
L40	N31°01'27\"E	52.11
L41	S68°21'39\"E	16.28
L42	N20°52'00\"E	30.72
L43	N41°10'26\"E	23.99
L44	N66°00'10\"E	22.00
L45	N48°29'10\"E	41.43
L46	N26°22'28\"E	31.32
L47	N48°46'53\"E	25.86
L48	S16°31'58\"W	57.29
L49	N05°18'30\"W	30.34
L50	N36°19'34\"W	42.22
L51	N51°56'21\"W	27.31
L52	N79°25'51\"W	62.61
L53	S77°49'49\"W	59.36
L54	N73°25'19\"E	49.93
L55	N46°26'13\"E	50.02
L56	N84°24'34\"E	39.63
L57	N63°24'30\"E	34.50
L58	N25°51'21\"E	46.97
L59	S81°33'33\"W	26.49
L60	N33°34'48\"E	19.47
L61	N55°19'08\"W	38.32
L62	S79°51'34\"W	34.66
L63	S57°25'29\"W	51.68
L64	N64°42'56\"W	33.83
L65	N38°02'52\"E	39.19
L66	N65°22'56\"W	20.71

LINE TABLE

LINE	BEARING	LENGTH
L67	S54°34'17\"W	19.86
L68	S13°01'45\"W	35.90
L69	N80°43'12\"W	28.95
L70	N26°01'14\"W	26.39
L71	N61°06'32\"E	17.80
L72	N50°04'23\"E	10.71
L73	N14°16'31\"E	23.31
L74	N50°01'53\"W	10.58
L75	N47°44'57\"E	47.62
L76	S59°53'43\"E	34.42
L77	N22°38'26\"E	58.70
L78	N01°31'03\"W	8.43
L79	N01°31'03\"W	30.80
L80	S43°27'10\"E	40.23
L81	N46°42'36\"E	58.74
L82	N87°20'33\"E	31.81
L83	N23°21'10\"W	26.86
L84	N01°10'02\"W	4.32
L85	S66°20'46\"W	50.82
L86	N41°26'20\"W	27.61
L87	N17°41'56\"E	52.93
L88	N46°42'57\"E	31.29
L89	S83°23'57\"W	32.61
L90	S24°55'09\"W	53.97
L91	N81°50'26\"W	47.02
L92	S38°03'03\"W	24.68
L93	S05°45'50\"E	30.55
L94	S08°19'34\"E	11.70
L95	S55°38'00\"E	36.19
L96	S70°20'36\"W	28.77
L97	S59°57'01\"W	14.38
L98	S59°57'01\"W	9.70
L99	S27°25'55\"W	34.05

LINE TABLE

LINE	BEARING	LENGTH
L100	S44°14'52\"W	44.86
L101	N88°54'57\"W	57.24
L102	N54°50'21\"W	16.81
L103	S40°50'42\"E	29.95
L104	S57°23'20\"E	34.67
L105	S20°52'35\"E	35.02
L106	S33°42'46\"E	41.52
L107	S26°35'39\"E	40.49
L108	S09°36'02\"E	38.57
L109	S50°42'13\"W	40.33
L110	S05°29'02\"W	50.58
L111	S16°35'39\"W	31.89
L112	S15°41'41\"W	33.81
L113	S32°13'21\"W	18.63
L114	S32°13'21\"W	17.86
L115	S25°48'16\"W	17.25
L116	S08°05'14\"W	21.60
L117	S12°19'59\"W	38.91
L118	S39°12'48\"W	22.93
L119	N42°36'25\"E	1.97
L120	S06°45'46\"W	5.64
L121	S35°00'49\"E	9.21
L122	S35°00'49\"E	7.25
L123	S02°46'45\"E	44.88
L124	S35°37'53\"W	10.48
L125	S12°54'34\"E	35.93
L126	S52°44'12\"W	9.88
L127	S31°11'28\"E	16.23
L128	S30°28'06\"W	13.54
L129	S12°24'08\"E	2.91

Prepared by:

Porter Geographical Positioning
& Surveying, Inc. LB #6765

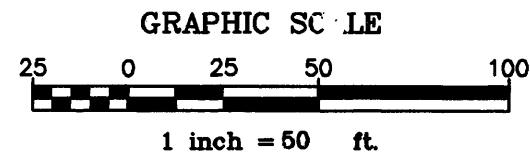
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WITH NO IMPROVEMENTS, PLAT BOOK 91, PAGE 35 IN
SECTION 35, TOWNSHIP 30 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PB 94 PG. 19

SHEET 5 OF 5

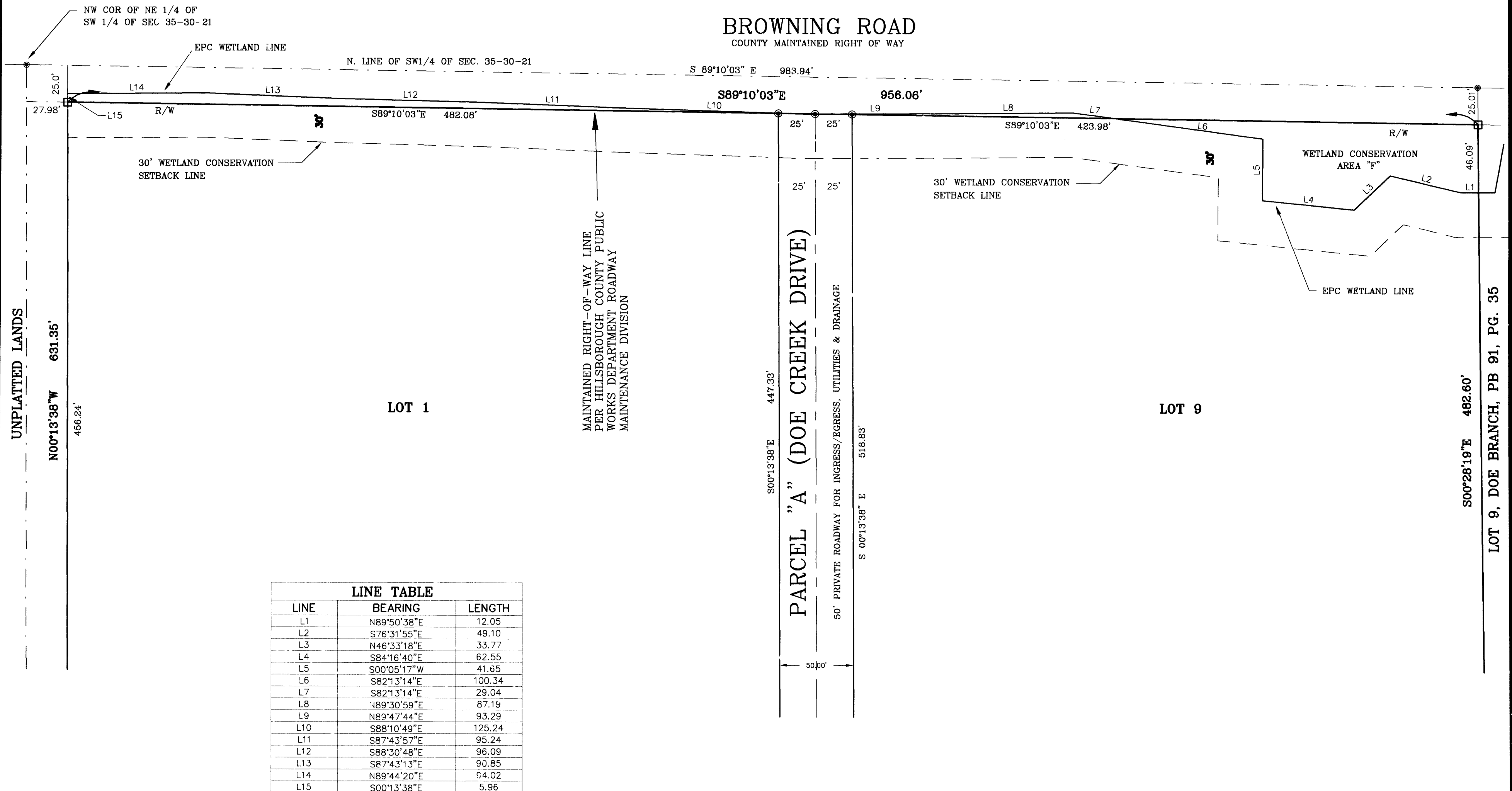


DETAIL D

LEGEND

□ = SET PRM = 4X4 CONCRETE MONUMENT
STAMPED PRM 3340 (UNLESS OTHERWISE NOTED)

● = SET PCP = PK NAIL AND DISK
STAMPED PCP 3340 (UNLESS OTHERWISE NOTED)



Prepared by:

Porter Geographical Positioning
& Surveying, Inc. LB #6765

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