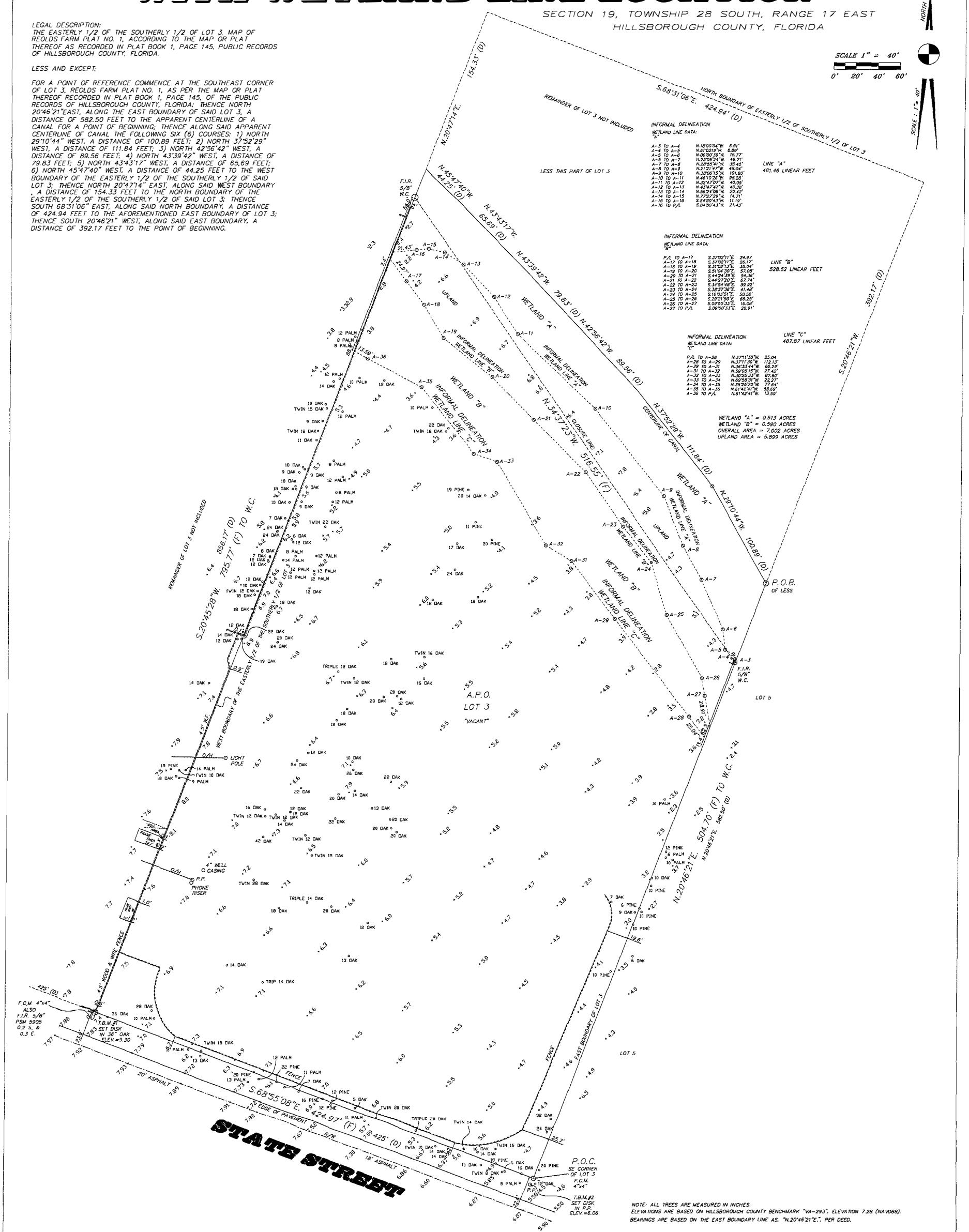
BOUNDARY, TOPOGRAPHIC & TREE SURVEY
WITH WETLAND LINE LOCATION

SECTION 19, TOWNSHIP 28 SOUTH, RANGE 17 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:
THE EASTERLY 1/2 OF THE SOUTHERLY 1/2 OF LOT 3, MAP OF REOLDS FARM PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 145, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LESS AND EXCEPT:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF LOT 3, REOLDS FARM PLAT NO. 1, AS PER THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 145, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 20°46'21"EAST, ALONG THE EAST BOUNDARY OF SAID LOT 3, A DISTANCE OF 582.50 FEET TO THE APPARENT CENTERLINE OF A CANAL FOR A POINT OF BEGINNING; THENCE ALONG SAID APPARENT CENTERLINE OF CANAL THE FOLLOWING SIX (6) COURSES: 1) NORTH 29°10'44" WEST, A DISTANCE OF 100.89 FEET; 2) NORTH 37°52'29" WEST, A DISTANCE OF 111.84 FEET; 3) NORTH 42°56'42" WEST, A DISTANCE OF 89.56 FEET; 4) NORTH 43°39'42" WEST, A DISTANCE OF 79.83 FEET; 5) NORTH 43°43'17" WEST, A DISTANCE OF 65.69 FEET; 6) NORTH 45°47'40" WEST, A DISTANCE OF 44.25 FEET TO THE WEST BOUNDARY OF THE EASTERLY 1/2 OF THE SOUTHERLY 1/2 OF SAID LOT 3; THENCE NORTH 20°47'14" EAST, ALONG SAID WEST BOUNDARY, A DISTANCE OF 154.33 FEET TO THE NORTH BOUNDARY OF THE EASTERLY 1/2 OF THE SOUTHERLY 1/2 OF SAID LOT 3; THENCE SOUTH 68°31'06" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 424.94 FEET TO THE AFOREMENTIONED EAST BOUNDARY OF LOT 3; THENCE SOUTH 20°46'21" WEST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 392.17 FEET TO THE POINT OF BEGINNING.



NOTE: ALL TREES ARE MEASURED IN INCHES.
ELEVATIONS ARE BASED ON HILLSBOROUGH COUNTY BENCHMARK "VA-293", ELEVATION 7.28 (NAVD88).
BEARINGS ARE BASED ON THE EAST BOUNDARY LINE AS. "N.20°46'21"E.", PER DEED.

Legend

PC	:Point of Curvature	C.L.F.	:Chain Link Fence	(P)	:Plat	RES.	:Residence
PT	:Point of Tangency	P.O.B.	:Point of Beginning	(D)	:Deed	P.B.	:Plat Book
PRC	:Point of Reverse Curvature	P.O.C.	:Point of Commencement	(Desc)	:Description	PG.	:Page
PCC	:Point of Compound Curvature	P-K	:Parker-Kalon	(C)	:Calculation	TYP.	:Typical
P.I.	:Point of Intersection	O.R.B.	:Official Records Book	(F)	:Field Measured	W.F.	:Wood Fence
SIR	:Set Capped Iron Rod 1/2" #6962	V.C.	:Concrete Valley Cutter	SEC.	:Section	EL.	:Elevation
FIR	:Found Iron Rod	TBM	:Temporary Benchmark	TWP.	:Township	ASPH.	:Asphalt
FIP	:Found Iron Pipe	BM	:Benchmark	RGE	:Range	W.C.	:Witness Corner
FCM	:Found Concrete Monument	PP	:Power/Utility Pole	C/L	:Centerline	R/W	:Right Of Way
S.C.M.	:Set Concrete Monument	PSM	:Professional Surveyor & Mapper	A/C	:Air Conditioner	ESMT.	:Easement
SET DISK	:Set P-K Nail & Disk	LB	:Licensed Business	O/A	:Overall	S/W	:Sidewalk
FND DISK	:Found P-K Nail & Disk	R.L.S.	:Registered Land Surveyor	CONC.	:Concrete	C.B.	:Chord Bearing
FND RRS	:Found Railroad Spike	A.T.M.A	:As Their Interests May Appear	A.P.O.	:A Part Of	COL	:Column
NCF	:No Corner Found or Set	ISAOA	:It's Successors And/Or Assigns	COV.	:Covered	SQ.	:Square
PRM	:Permanent Reference Monument	R.C.P.	:Reinforced Concrete Pipe	MAS.	:Masonry	DIA.	:Diameter
O/H	:Overhead Wires						
U.S.	:United States						

DAVID L. SMITH
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Certificate of Authorization "L.B. #6962"

SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative code pursuant to Chapter 5J-17.050,051,052, of the Florida Statutes. Unless it bears the signature and the original raised seal of this Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

This item has been electronically signed & sealed by David L. Smith, P.S.M. #5295 using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James Michael Fuqua
Date: 2021.08.25 08:32:59 -04'00'

Field Date:	08/17/21
Job Number:	2107-072A

PARTY CHIEF: K.H. | DRAWN BY: C.B.

Surveyor's Notes:

1) Property shown hereon appears to be located in Flood Zone "AE" per F.I.R.M. No. 12057C 0169H Dated 8-28-08. This surveyor makes no guarantees as to the accuracy of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=9'.
2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown.
3) This survey was conducted without the benefit of an abstract of title, therefore there may be other easements, rights of way, setback lines, agreements, reservations, restrictions or other similar matters of public record, not shown hereon.
4) Unless otherwise noted, distances shown hereon refer to plat and field measurements and are measured in U.S. feet.
5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.