

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, OF THE 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.

BEARINGS:

BASED ON THE EAST BOUNDARY LINE AS, "N.20°46'21"E.", PER DEED.

ELEVATIONS:

ELEVATIONS ARE BASED ON HILLSBOROUGH COUNTY BENCHMARK "VA-293", ELEVATION 7.28 (NAVD88).

FLOOD ZONES:

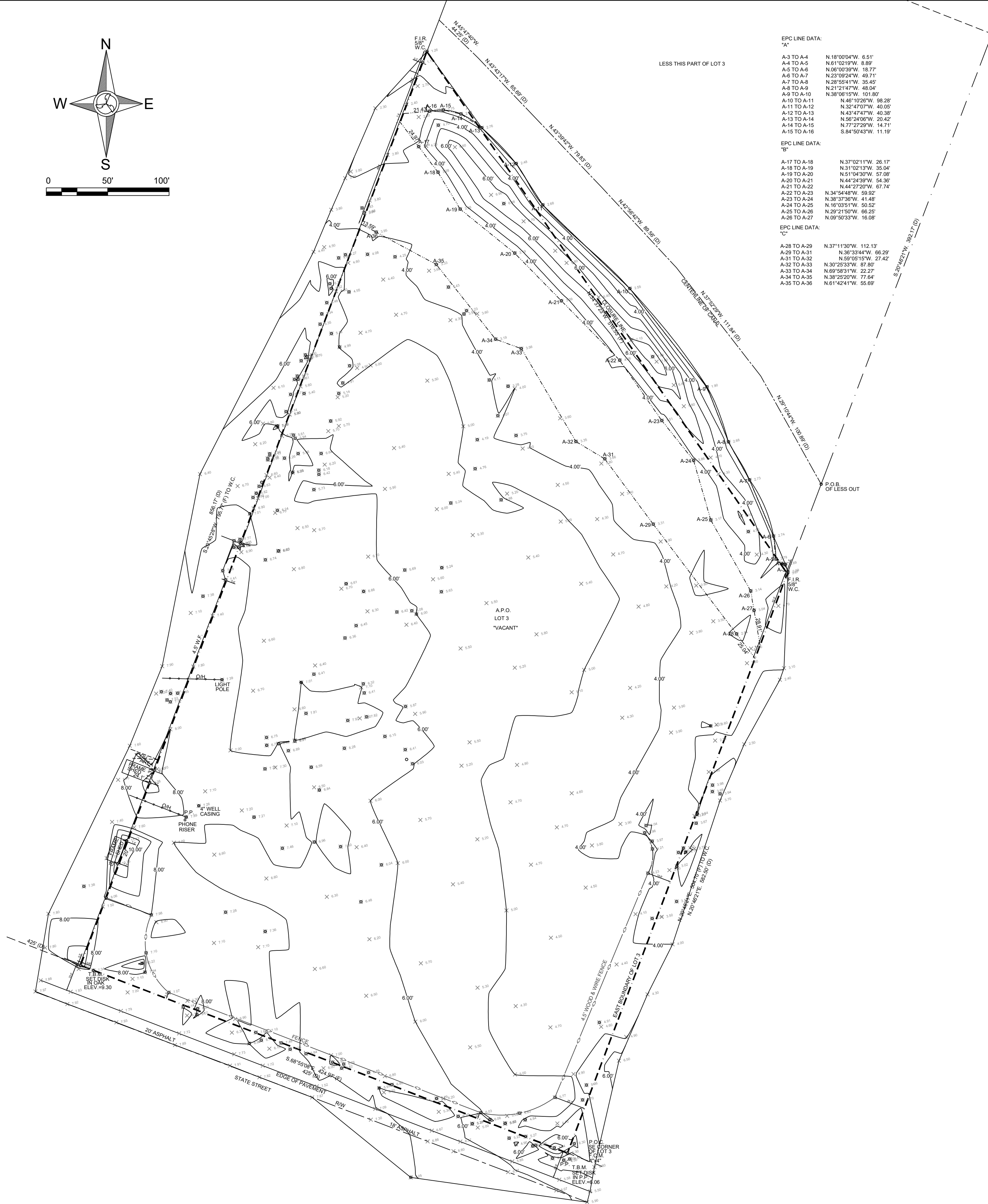
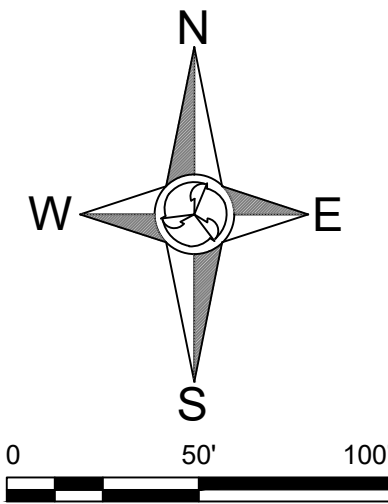
PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE" PER F.I.R.M. NO. 12057C 0169H DATED 8-28-08. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. BASE FLOOD ELEVATION=9'.

SITE DEMOGRAPHICS:

GOVERNING MUNICIPALITY: HILLSBOROUGH COUNTY  
ZONING: ASC-1 - AGRICULTURAL  
SINGLE FAMILY  
CONVENTIONAL  
PARCEL ID: U-19-28-17-06J-000000-01300.0  
FOLIO: 004104-0000  
TOTAL SITE AREA: 7.00 ACRES (304,920 SF)

ZONING DISTRICT REQUIREMENTS:

MIN. LOT AREA: 43,560 SF  
MIN. LOT WIDTH: 150 SF  
MIN. FRONT YARD SETBACK: 50 SF  
MIN. REAR YARD SETBACK: 50 SF  
MIN. SIDE YARD SETBACK: 15 SF  
HEIGHT REQUIREMENT: 50 SF



EPC LINE DATA:

"A"

A-3 TO A-4 N 19°00'04"W 6.51'  
A-4 TO A-5 N 61°02'10"W 8.89'  
A-5 TO A-6 N 08°02'39"W 18.77'  
A-6 TO A-7 N 23°06'04"W 48.71'  
A-7 TO A-8 N 28°56'41"W 36.45'  
A-8 TO A-9 N 21°14'17"W 48.04'  
A-9 TO A-10 N 38°06'10"W 151.80'  
A-10 TO A-11 N 46°10'26"W 98.28'  
A-11 TO A-12 N 35°47'07"W 40.00'  
A-12 TO A-13 N 43°47'47"W 40.38'  
A-13 TO A-14 N 56°24'03"W 20.42'  
A-14 TO A-15 N 77°27'28"W 14.71'  
A-15 TO A-16 S 64°02'43"W 11.19'

EPC LINE DATA:

"B"

A-17 TO A-18 N 37°02'11"W 26.17'  
A-18 TO A-19 N 31°02'10"W 35.04'  
A-19 TO A-20 N 51°04'30"W 57.09'  
A-20 TO A-21 N 44°24'39"W 54.39'  
A-21 TO A-22 N 44°27'25"W 67.14'  
A-22 TO A-23 N 34°54'48"W 59.92'  
A-23 TO A-24 N 38°37'38"W 41.48'  
A-24 TO A-25 N 18°03'51"W 50.52'  
A-25 TO A-26 N 28°21'07"W 66.25'  
A-26 TO A-27 N 09°50'33"W 16.08'

EPC LINE DATA:

"C"

A-28 TO A-29 N 37°11'00"W 112.13'  
A-29 TO A-31 N 36°33'44"W 66.29'  
A-31 TO A-32 N 69°05'10"W 27.42'  
A-32 TO A-33 N 30°25'33"W 67.89'  
A-33 TO A-34 N 69°58'51"W 22.27'  
A-34 TO A-35 N 38°25'20"W 77.64'  
A-35 TO A-36 N 61°42'41"W 55.69'

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|      |          |       |
|      |          |       |
| DATE | REVISION | DRAWN |

ENGINEER'S CERTIFICATION  
MICHAEL J. NOLAN  
FL. ENG. 79407

SIGNATURE

DATE



ENVIRONMENTAL  
ENGINEERING  
CONSULTANTS, INC.

DESIGNED: ULT

DRAWN: ULT

CONSULTING ENGINEERS AND  
ENVIRONMENTAL SCIENTISTS  
ENGINEERING BUSINESS NUMBER - 2948  
5119 NORTH FLORIDA AVENUE  
P.O. BOX 7854  
TAMPA, FLORIDA 33673  
PHONE: 1-800-229-3781

CHECKED: MJN

EXISTING TOPOGRAPHIC ISOLINES

13001 STATE ST.  
TAMPA, FL 33635

|             |          |
|-------------|----------|
| DATE:       | SCALE:   |
| AUGUST 2021 | 1" = 50' |
| JOB NUMBER: | SHEET:   |
| 2021150     | 1 OF 1   |