

Fischbach
LAND COMPANY

**KEYSVILLE
ROAD
WOODED
HOMESITES**

25± ACRES

Property Overview

These secluded parcels are home to a wide variety of trees and vegetation - creating the perfect hidden retreat. With the combination of dense foliage and small clearings, it is an ideal place for wildlife and recreational activities. Additionally, you can pick out the ideal location for your dream home and nestle it under the trees! Less than 20 minutes from Brandon, Lakeland and Plant City, the location offers convenient access to shopping, dining and businesses, yet feels perfectly private in rural Lithia. With no HOA or restrictions, bring your animals and all the outdoor fun to embrace the country lifestyle.



www.FischbachLandCompany.com/Keysville25AcreWoodedHomesite

Property Highlights



High and Dry



Densely Wooded
with Small Clearings



Riding Trails



Property Address	0 East Keyville Road, Lithia, FL 33547	Pricing	Lot 1: \$325,000 Lot 2: \$300,000 Lot 3: \$225,000
Property Type	Acreage Homesites	County	Hillsborough
Size	Lot 1: 10.29± Acres Lot 2: 8.34± Acres Lot 3: 5.62± Acres	Folio/Parcel ID	093531-0290, 093531-0280, 093533-0000
Zoning	AR	STR	15-30-22
Future Land Use	AR	Road Frontage	100 feet and 48 feet on E Keyville Road

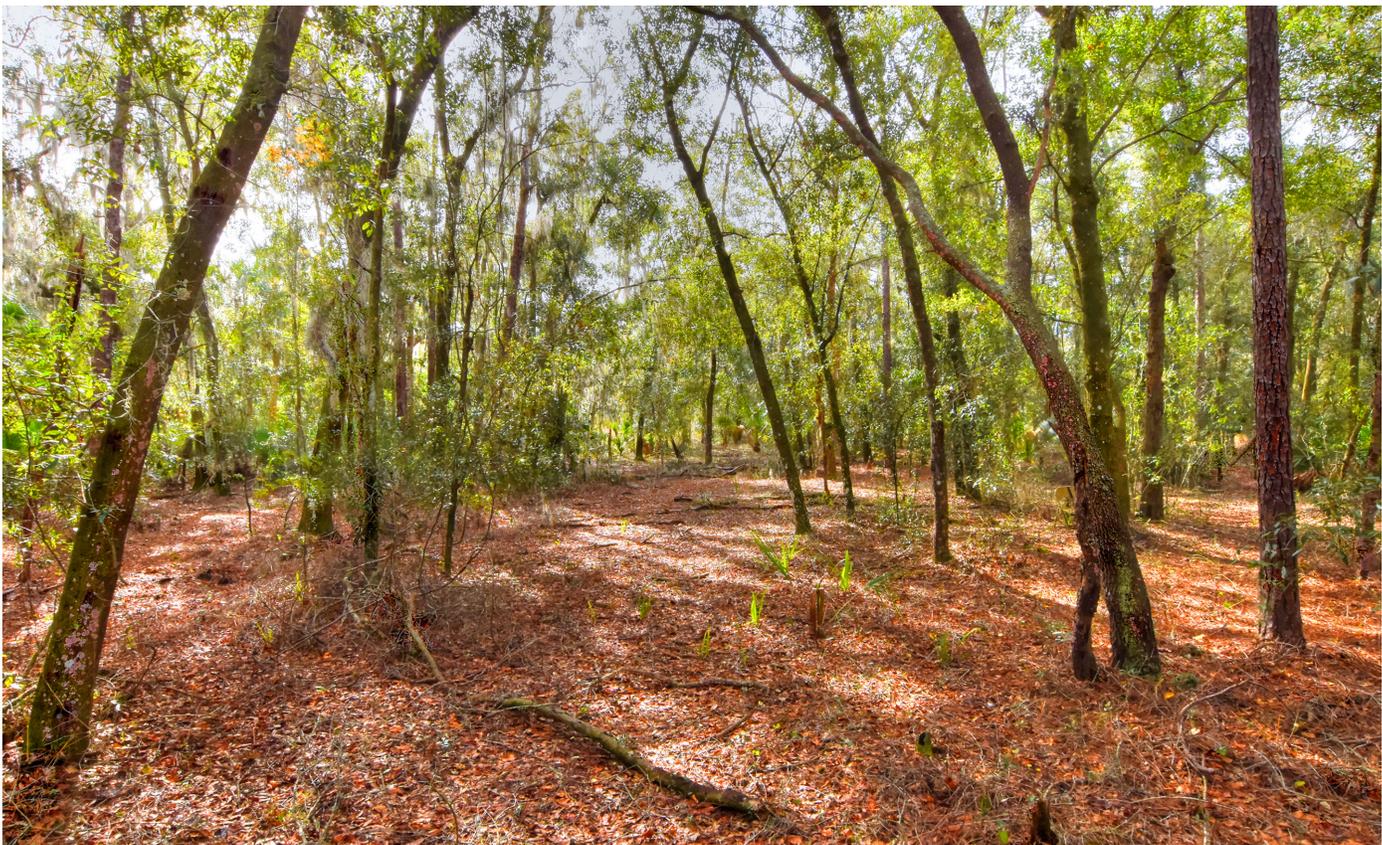
Photos - Lot 1 **UNDER CONTRACT**



Photos - Lot 2



Photos - Lot 3



Plat - Alafia Acres

PLAT BOOK _____ PAGE _____

ALAFIA ACRES MINOR SUBDIVISION

LYING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 22 EAST
HILLSBOROUGH COUNTY, FLORIDA



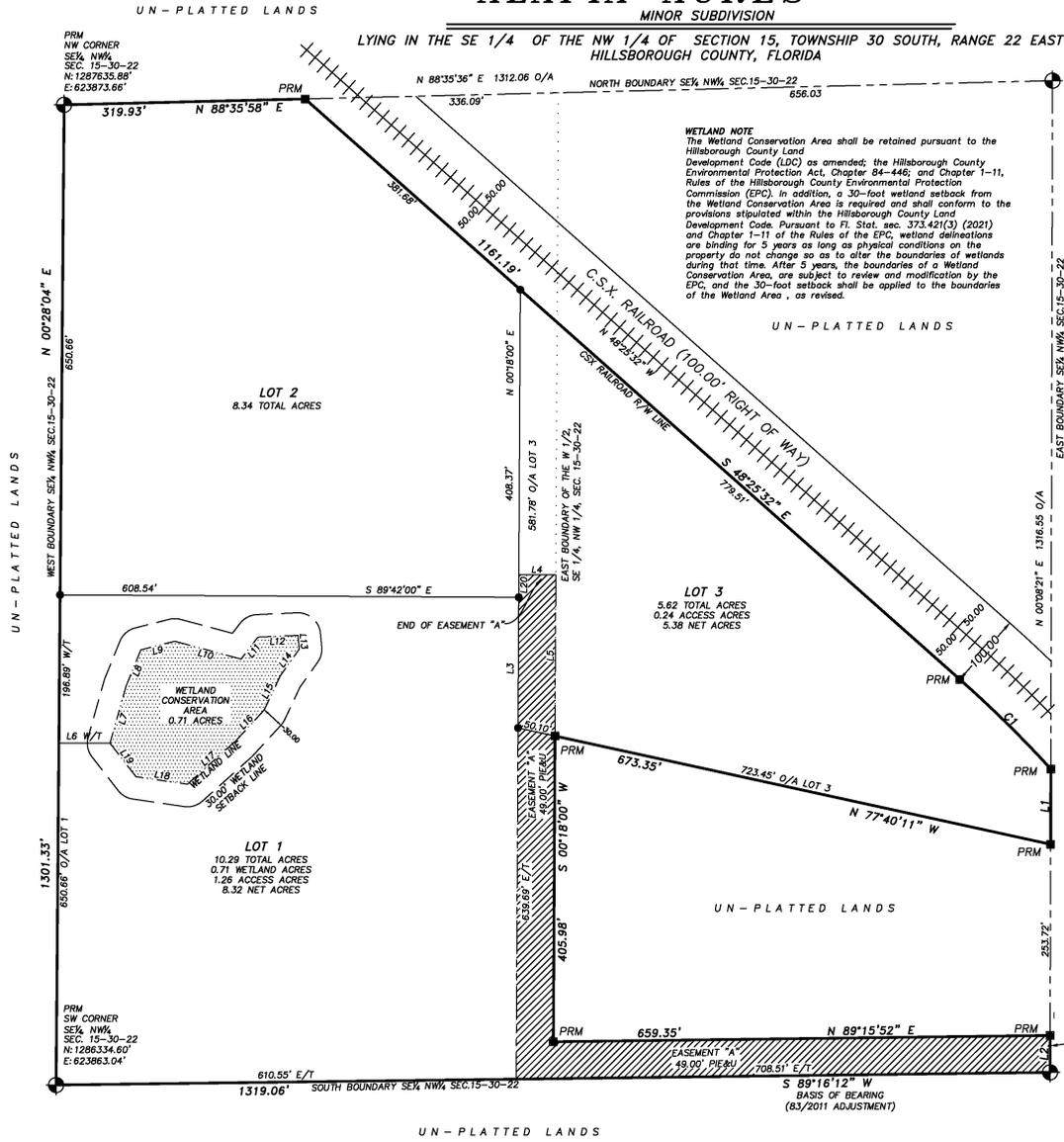
GRAPHIC SCALE
0 100 200
(IN FEET) 1 inch = 100 ft.

CONTROL NOTES
1- THE REFERENCE BEARING OF S89°16'12" W IS ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 30 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA.
2- BEARINGS AND X-Y COORDINATES SHOWN HEREON ARE DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR WEST ZONE NAD 83-1980 ADJUSTMENT ORIGINATING FROM VALUES PUBLISHED FOR FLORIDA, HILLSBOROUGH COUNTY CONTROL STATIONS "KELLY", AND "KY-B" PURSUANT TO FLORIDA STATUTE 177.151 (COORDINATE VALUES ARE IN GRID FEET).
3- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

LEGEND

- = SET 4"x4" CONCRETE MONUMENT MARKED PRM LB#6582
- ⊠ = FOUND 4"x4" CONCRETE MONUMENT
- = SET 1/2" IRON ROD MARKED LB#6582
- ⊕ = LAND CORNER
- LB = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- LS = LAND SURVEYOR
- R/W = RIGHT OF WAY
- O/A = OVERALL
- POC = POINT OF COMMENCEMENT
- PIE&U = PRIVATE INGRESS/EGRESS & UTILITY EASEMENT
- POB = POINT OF BEGINNING
- P.O.L = POINT ON LINE
- W/T = WETLAND TIE
- CM = CONCRETE MONUMENT
- WCA = WETLAND CONSERVATION AREA
- L1 = LINE NUMBER
- O.R. = OFFICIAL RECORDS
- PG = PAGE
- SEC. = SECTION
- FT = FEET OR FOOT
- E/T = EASEMENT TIE
- IE&UE = INGRESS - EGRESS & UTILITY EASEMENT (SIZE SHOWN) IP = FOUND IRON PIPE
- F (SIZE SHOWN) IR = FOUND IRON ROD
- o/h/o = ALSO KNOWN AS

LINE	BEARING	DISTANCE
L1	S 00°08'48" W	100.00
L2	S 00°06'51" W	49.04
L3	N 00°18'00" E	173.40
L4	N 89°42'00" W	49.00
L5	N 00°15'00" E	213.85
L6	N 89°00'00" W	87.77
L7	N 15°43'46" E	76.26
L8	N 22°07'10" E	52.49
L9	N 75°46'19" E	46.42
L10	S 74°56'57" E	91.24
L11	S 37°23'16" E	36.60
L12	N 87°24'42" E	53.17
L13	S 05°27'19" E	18.25
L14	S 35°18'40" W	43.50
L15	S 25°07'35" W	50.02
L16	S 42°36'43" W	35.82
L17	S 48°09'05" W	86.48
L18	N 81°40'40" W	68.85
L19	N 37°51'20" W	36.32
L20	N 00°15'00" E	80.00



UN-PLATTED LANDS

HILLSBOROUGH SURVEYING INC.
Licensed Business No. 6582
1912 Holloway Road
Plant City, Florida 33567
Phone (813) 707-9086 (FAX) 813 717-9017

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	163.30	169.65	169.97	S 45°28'24" E	89°42'

Fischbach **LAND COMPANY**

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