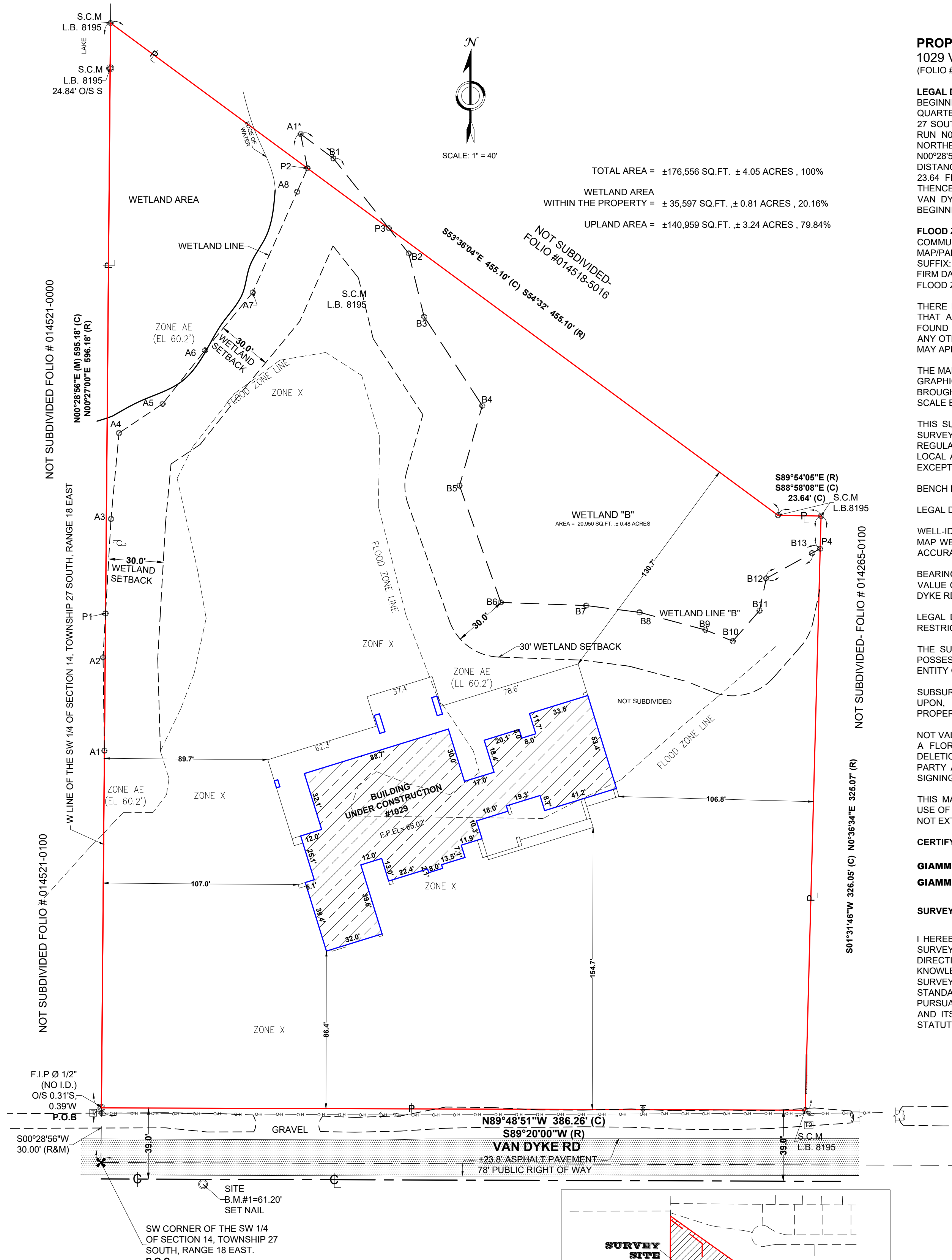


TIE - IN SURVEY

SECTION 14, TOWNSHIP 27S, RANGE 18E. HILLSBOROUGH COUNTY



PROPERTY ADDRESS:
1029 VAN DYKE RD, LUTZ, FL 33548
(FOLIO # 014264-0000)

LEGAL DESCRIPTION:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND RUN N00°28'56"E 30 FEET TO THE POINT OF BEGINNING, THENCE NORTHERLY ALONG SAID WEST BOUNDARY OF SECTION 14, N00°28'56"E A DISTANCE OF 595.18 FEET, THENCE S 53°36'04" E, A DISTANCE OF 455.10 FEET, THENCE S 88°58'08" E, A DISTANCE OF 23.64 FEET, THENCE S 01°31'46" W, A DISTANCE OF 326.05 FEET, THENCE N 89°48'51" WEST ALONG THE NORTH RIGHT OF WAY LINE OF VAN DYKE ROAD A DISTANCE OF 386.26 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INFORMATION:
COMMUNITY: HILLSBOROUGH COUNTY-120112
MAP/PANEL NO. 12057C0063H
SUFFIX: H
FIRM DATE: 08/28/2008
FLOOD ZONE: X & AE + 60.2

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A TIE - IN SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY, WITH THE EXCEPTION OF WETLAND DELINEATION.

BENCH MARK: GPS-NAIL ELEVATION: 61.20 FEET (NAVD88)

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF N89°48'51"W FOR THE NORTH RIGHT OF WAY LINE OF VAN DYKE RD AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

GIAMMUGNANI ARTURO
GIAMMUGNANI JENNY

SURVEYOR'S CERTIFICATION:

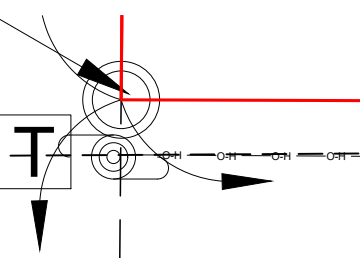
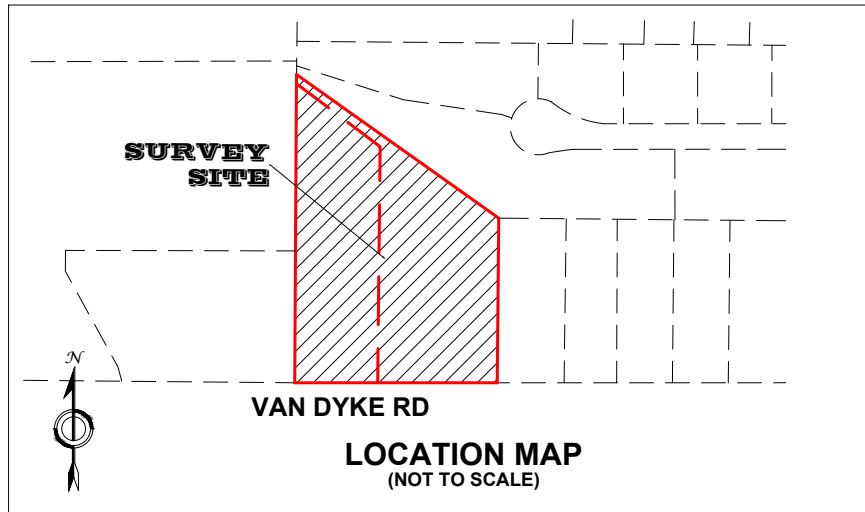
I HEREBY CERTIFY: THAT THIS "TIE - IN SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "TIE - IN SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

LEGEND

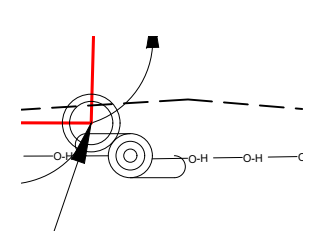
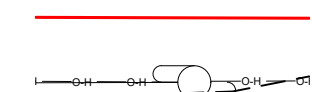
- ⊙ CENTER LINE
- ⊙ PROPERTY CORNER
- ⊙ PROPERTY LINE
- ⊙ MANHOLE (SANITARY SEWER)
- ⊙ CATCH BASIN
- ⊙ UTILITY POLE
- ⊙ METER (WATER)
- ⊙ TELECOMMUNICATION BOX OVERGROUND
- ⊙ TELECOMMUNICATION BOX UNDERGROUND
- ⊙ TELEPHONE 2' HIGH WITNESS
- OH — OVERHEAD WIRES

ABBREVIATIONS

- BC=BLOCK CORNER
- (C)=CALCULATED
- (M)=MEASURED
- (R)=RECORD
- TYP = TYPICAL
- P.B. = PLAT BOOK
- P.G. = PAGE
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- I.D. = IDENTIFICATION
- F/C = FENCE CORNER



P1 = WOOD POWER POLE WITH TRANSFORMER (LIGHT) P2 = CONCRETE POWER POLE (LIGHT) P3 = METAL POWER POLE WITH TRANSFORMER (LIGHT)



I.D.	N	E	DIST (F)	BEARING
P4	1,379,794.56	500,185.29	5.11	N61°06'42"E
B13	1,379,792.09	500,180.82	28.71	N61°06'42"E
B12	1,379,778.22	500,155.68	18.05	N11°47'10"E
B11	1,379,760.55	500,152.00	22.27	N41°16'44"E
B10	1,379,743.81	500,137.31	16.23	S67°43'45"E
B9	1,379,749.97	500,122.28	37.41	S75°03'22"E
B8	1,379,759.61	500,086.14	29.48	S82°44'04"E
B7	1,379,763.34	500,056.90	46.90	S87°53'41"E
B6	1,379,765.06	500,010.03	67.95	S19°30'08"E
B5	1,379,829.12	499,987.35	45.64	S15°52'54"E
B4	1,379,873.01	499,987.35	58.32	S33°12'18"E
B3	1,379,921.80	499,967.90	35.82	S13°37'36"E
B2	1,379,956.52	499,959.48	17.65	S37°24'40"E
P3	1,379,970.35	499,948.52	48.88	S37°24'40"E
B1	1,380,008.65	499,918.15	22.50	S53°19'14"E
A1*	1,380,022.08	499,900.11	12.23	S11°23'40"E
P2	1,380,003.91	499,903.91		

I.D.	N	E	DIST (F)	BEARING
A1	1,379,683.75	499,792.44	51.16	OUT OF BOUNDS
A2	1,379,734.90	499,791.71	24.14	OUT OF BOUNDS
P1	1,379,759.01	499,793.10	51.92	N3°17'56"E
A3	1,379,810.84	499,796.08	47.35	N5°19'54"E
A4	1,379,857.99	499,800.48	28.80	N56°10'51"E
A5	1,379,874.02	499,824.40	37.40	N38°24'22"E
A6	1,379,903.33	499,847.64	41.17	N39°31'22"E
A7	1,379,935.09	499,873.84	60.44	N23°48'26"E
A8	1,379,990.38	499,898.23	14.05	N23°48'26"E
P2	1,380,003.91	499,903.91		

NOTE: P1 P2 P3 AND P4 ARE NOT LABELED EPC POINTS, ARE THE INTERSECTION OF WETLAND LINE AND PROPERTY LINE



PROFESSIONAL
SURVEYOR AND MAPPER
PHONE: (813) 423-3483
FAX: (813) 398-0111
www.gpsflorida.net

ORIGINAL
FIELD DATE
10/31/2022
REVISIONS:
TREES AND WETLAND
10/13/2021

JOB NO. 19-1208
DRAWN CAL

SHEET
1/1

Digitally signed by Julio C Rodriguez
DN: c=US, o=Unaffiliated,
ou=A01410C00000175DDC09C300003D8B,
cn=Julio C Rodriguez
Date: 2022.11.04 17:06:27 -0400



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