1 TITLE COMMITMENT

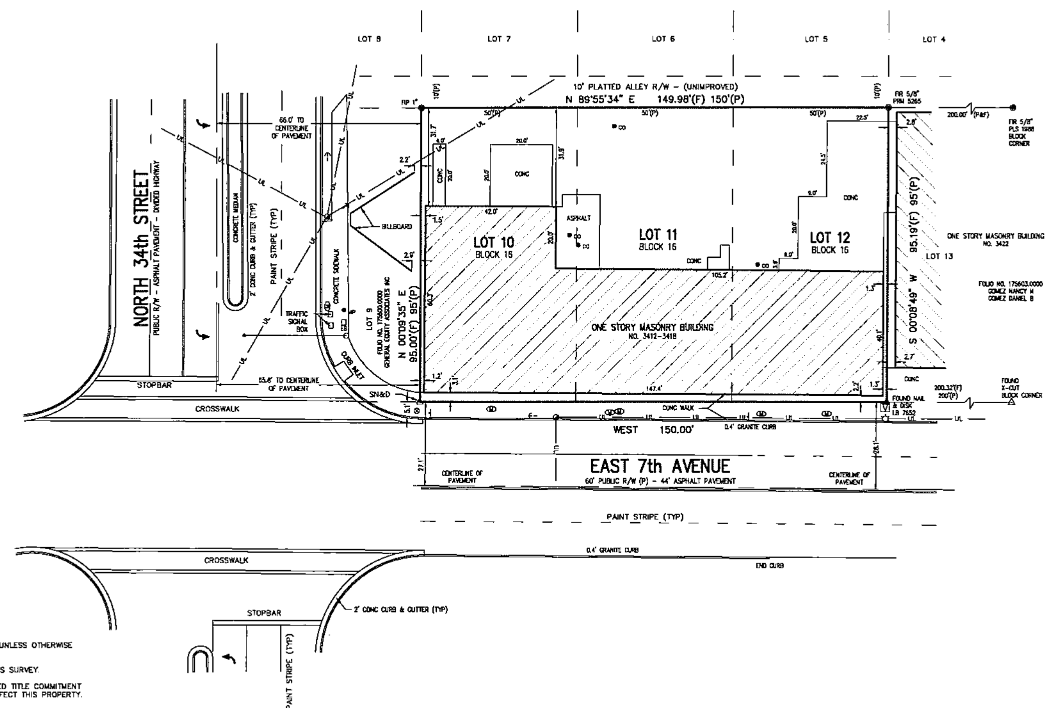
NONE TO NOTE AT TIME OF SURVEY

2 LEGAL DESCRIPTION

LOTS 10, 11 AND 12, BLOCK 16, REVISED MAP OF EAST BAY ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 108, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

3 SCHEDULE 'B-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY



4 SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS WERE LOCATED AS A PART OF THIS SURVEY UNLESS OTHERWISE SHOWN OR NOTED HEREON.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE-MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

7. THE ZONING INFORMATION SHOWN HEREON WAS OBTAINED BY THIS SURVEYOR FROM THE CITY OF TAMPA WEBSITE. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

8. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
TELEPHONE (813)234-0103 · FAX (813)234-0108

FIELD DATE	05/25/16
CREW CHIEF	MJ
DWN. BY	RJB
APRVD. BY	RJB
DWG. NO.	05003416
SCALE	1"=20'
REVISIONS	

Prepared For: KIMBERLEE HILL	Project Name: ALFONSO DOLCIMASCOLO BLDG
	Project Address: 3410 EAST 7TH AVENUE
Job Order Number: 05003416	Project Location: TAMPA, FLORIDA

ALTA SURVEY KEY

1 TITLE COMMITMENT
2 LEGAL DESCRIPTION
3 SCHEDULE B-II ITEMS
4 SURVEYORS NOTES
5 INFORMATION BOX
6 FLOOD ZONE INFORMATION
7 CEMETERY NOTE
8 ZONING INFORMATION
9 POSSIBLE ENCROACHMENT
10 PARKING NOTES
11 SURVEYORS CERTIFICATION
12 BEARING BASIS
13 BUILDING AREA
14 BUILDING HEIGHT
15 PROPERTY AREA
16 LEGEND
17 VICINITY MAP
18 DRAWING SCALE

6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.012057C 0358 H, WHICH BEARS AN EFFECTIVE DATE OF 8/28/08. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"

ZONING DESIGNATION IG (INDUSTRIL GENERAL)

BULK RESTRICTIONS
MINIMUM LOT AREA – 5,000 SQUARE FEET
MINIMUM LOT WIDTH – 50'
MAXIMUM FLOOR AREA RATIO – .75
MAXIMUM BUILDING HEIGHT – 60'

BUILDING SETBACKS
FRONT – 10'
SIDE – 0'
REAR – 0'

PER CITY OF TAMPA BUILDING AND ZONING DEPARTMENT
813-274-8405

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE

10 PARKING NOTES

PARKING COUNT
0 REGULAR SPACES
0 HANDICAP SPACES

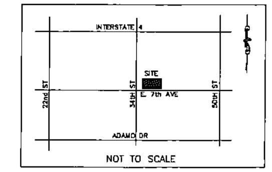
0 TOTAL SPACES

18 DRAWING SCALE

0 20 40 60

Scale 1" = 20 ft

17 VICINITY MAP



16 LEGEND

- = SANITARY SEWER MANHOLE
- = DRAINAGE MANHOLE
- = WATER METER
- = WATER VALVE
- = GAS METER
- = GAS VALVE
- = TELEPHONE RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
- = LIGHT POLE
- = FIRE HYDRANT
- EB = ELECTRIC SWITCH BOX
- CO = SEWER CLEAN OUT
- MP = METER POLE

SIR = SET 5/8" IRON ROD LB 7168
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
SPK = SET PARKER KAYLON NAIL
FPK = FOUND PARKER KAYLON NAIL
(TYP) = TYPICAL
(P) = PLAT MEASUREMENT
(F) = FIELD MEASUREMENT
O.R. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CONC = CONCRETE
P.B. = PLAT BOOK

—— UL —— = OVERHEAD UTILITY LINE

15 PROPERTY AREA

LAND AREA = 14,263± SQUARE FEET
OR
0.3274± ACRES

14 BUILDING HEIGHT

BUILDING HEIGHT = 15'

13 BUILDING AREA

BUILDING AREA = 6,764 SQ. FT.

12 BEARING BASIS

BEARINGS ARE BASED ON THE NORTH R/W LINE OF E. 7th AVENUE WHICH IS ASSUMED TO BEAR WEST.

11 SURVEYORS CERTIFICATION

CERTIFIED TO:

KIMBERLEE HILL

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A)(B1)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/25/2016.

DATE OF PLAT OR MAP: 05/25/2016

05/25/2016
DATE OF SIGNATURE

ROBERT J. BREEDLOVE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 7040
RBREEDLOVE@AMERICANSURVEYING.COM

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

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