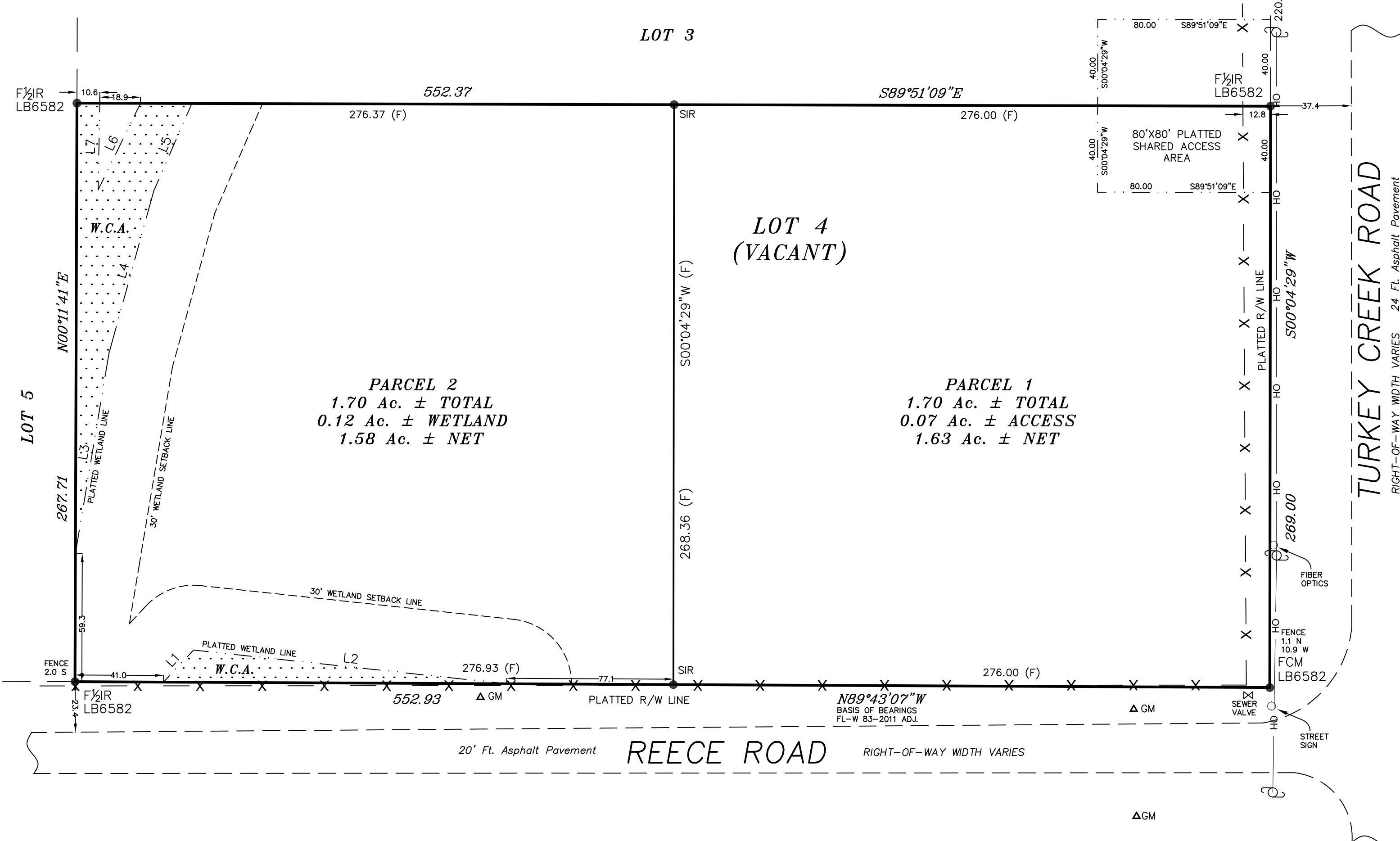


MAP OF SURVEY

Section 2 Township 28 South, Range 21 East
Hillsborough County, Florida

BEARINGS BASED AS NOTED
DRAWING SCALE 1"=40'



SURVEYORS NOTES AND REPORT

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP
- 2) THIS SURVEY HAS BEEN PREPARED THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS IS A BOUNDARY SURVEY. CERTIFIED TO ONLY THOSE LISTED AS THE OWNERS. THE LIABILITY AND REPRESENTATION FROM THIS FIRM WILL NO LONGER BE VALID IN THE EVENT OF A RESALE, REFINANCE THROUGH ANY OTHER LENDER OR BANK, OR ANY OTHER TRANSACTION INVOLVING THE PROPERTY THIS MAP REPRESENTS.
- 15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.
- 17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- 21) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- 22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION, THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA
- 23) HILLSBOROUGH SURVEYING INC. RESERVES THE RIGHT TO REVISIT THE SITE AND REVISE THIS MAP AND OR BOUNDARY AS ANY NEED MAY ARISE, THE FEES (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY
- 24) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).
- 25) THIS MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

PARCEL 2
1.70 Ac. ± TOTAL
0.12 Ac. ± WETLAND
1.58 Ac. ± NET

LOT 4 (VACANT)

PARCEL 1
1.70 Ac. ± TOTAL
0.07 Ac. ± ACCESS
1.63 Ac. ± NET

DESCRIPTION

PARENT PARCEL:
Lot 4, TURKEY CREEK INDUSTRIAL TRACTS Platted Subdivision, according to the map or plat thereof, as recorded in Plat Book 139, Page(s) 4, of the Public Records of Hillsborough County, Florida.

PARCEL 1:
THE EAST 276.00 FEET OF Lot 4, TURKEY CREEK INDUSTRIAL TRACTS Platted Subdivision, according to the map or plat thereof, as recorded in Plat Book 139, Page(s) 4, of the Public Records of Hillsborough County, Florida.

PARCEL 2:
Lot 4, TURKEY CREEK INDUSTRIAL TRACTS Platted Subdivision, according to the map or plat thereof, as recorded in Plat Book 139, Page(s) 4, of the Public Records of Hillsborough County, Florida. LESS THE EAST 276.00 FEET THEREOF.

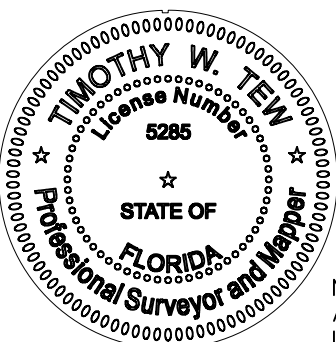
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR 83-2011 ADJUSTMENT.

CERTIFICATIONS

JAYDON DEVELOPMENT LLC

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	20.32	N43°09'09"E
L2	145.75	S83°51'16"E
L3	93.90	S09°30'44"W
L4	77.76	N15°24'34"E
L5	44.33	N23°31'53"E
L6	44.59	N26°05'05"E
L7	40.11	S01°04'48"W



NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

HILLSBOROUGH SURVEYING, INC

1912 HOLLOWAY ROAD PLANT CITY, FLORIDA 33567
(813) 707-9086 (813) 717-9017 FAX
TIM@HILLSBOROUGHSURVEYING.COM
LICENSED BUSINESS 6582

JOB # 22-164

LAST DATE IN FIELD: 7-12-22

MAPPING DATE: 7-13-22

PROJECT: REECE RD

CREW: TZS

SHEET 1 OF 1

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-J 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C).

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LEGEND

A/C = AIR CONDITIONING
A/F = ALSO FOUND
ALUM = ALUMINUM
BLK = BLOCK
BM = BENCHMARK
B.O. = BY OTHERS
CO = CLEAN OUT
(C) = CALCULATION
CI = CURB INLET
CL = CENTERLINE
CMP = CORRUGATED METAL PIPE
COR. = CORNER
CONC. = CONCRETE
CPP = CORRUGATED PLASTIC PIPE
△ GM = GAS MARKER

C/B = CONCRETE BLOCK
(D) = DESCRIPTION
(DESC) = DESCRIPTION
EBX = ELECTRIC BOX
EL = ELEVATION
ELEV. = ELEVATION
EM = ELECTRIC METER
EP = EDGE OF PAVEMENT
EOP = EDGE OF PAVEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
(F) = FIELD MEAS.
FFE = FINISH FLOOR ELEVATION
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
F.C.M. = FOUND CONCRETE MONUMENT

W.C.A. = WETLAND CONSERVATION AREA
(D) IR = FOUND IRON ROD (size noted)
(D) IP = FOUND IRON PIPE (size noted)
F-N = FOUND NAIL
FRRS = FOUND RAILROAD SPIKE
F.U.B. = FRAME UTILITY BUILDING
GI = GRATE INLET
ID = IDENTIFICATION
ICV = IRRIGATION VALVE
LP = LIGHT POLE
LB = LICENSED BUSINESS
L.S. = LAND SURVEYOR
MES = MITERED END SECTION
M.U.B. = METAL UTILITY BUILDING
N.C.P. = NO CORNER FOUND OR SET
N.T.S. = NOT TO SCALE

(O) = OTHERS
O/A = OVERALL MEASUREMENT
OHL = OVERHEAD LINES
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O. = PLAT BOOK
(P) = PAGES
(P) = PLAT (MEASUREMENT)
PCP = PERMANENT CONTROL POINT
PP = POWER POLE
PRM = PERMANENT REFERENCE MONUMENT
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT OF WAY
(S) = SET
SEC = SECTION; TOWNSHIP-RANGE

SN&D = SET NAIL AND DISK LB. 6582
SIR = SET IRON ROD 1/2" MARKED LB 6582
S.C.M. = SET CONCRETE MONUMENT MARKED LB 6582
S/W = SIDEWALK
SHF&MD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
T.B.M. = TEMPORARY BENCHMARK
T.I.F. = TRUSTEES INTERNAL IMPROVEMENT FUND
TOB = TOP OF BANK
TOS = TOP OF SLOPE
Typ. = Typical
W/C = WITNESS CORNER
WM = WATER METER
WV = WATER VALVE
X = SET
LP = LIGHT POLE
GUY WIRE

W = WELL
O/A = CROSS-CUT IN CONCRETE
X = PROPERTY CORNER
● = LAND CORNER
○ = SCALE BRAKE
○ = Plastic Fence
○ = Chain-link fence
○ = Wood fence or field wire
○ = UTILITY POLE (UP)