

# SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

## Legal Description:

Schedule II A 11

### PARCEL "A"

That part of the North 1032.0 feet of the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: From the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 2, run South 0 degrees 42 minutes 47 seconds East, along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 2 a distance of 1032.0 feet for a Point of Beginning; From said Point of Beginning run North 0 degrees 40 minutes 30 seconds East, along said East right of way boundary a distance of 350.00 feet; run thence North 89 degrees 55 minutes 35 seconds East, a distance of 248.91 feet; run thence South 0 degrees 40 minutes 30 seconds West, a distance of 350.0 feet to a point on the South boundary of the North 1032.0 feet of said Northeast 1/4 of the Northwest 1/4 of Section 2; run thence South 89 degrees 55 minutes 35 seconds West, along the South boundary of the North 1032.0 feet of said Northeast 1/4 of the Northwest 1/4 of Section 2 a distance of 248.91 feet to the Point of Beginning.

### PARCEL "B"

A Parcel located in the Northeast 1/4 of the Northwest 1/4 of Section 2, Township 31 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 2; said corner also being a point on the East right of way line of Phillips Lane; thence North 00 degrees 42 minutes 47 seconds West, along the West boundary of said Northeast 1/4 of the Northwest 1/4 and the East right of way line of Phillips Lane, 278.89 feet; thence North 89 degrees 55 minutes 38 seconds East, 248.91 feet to the Point of Beginning; thence North 00 degrees 40 minutes 30 seconds East, 350.00 feet; thence North 89 degrees 55 minutes 38 seconds East, 248.94 feet; thence South 00 degrees 40 minutes 30 seconds West, 350.00 feet; thence South 89 degrees 55 minutes 38 seconds West, 248.94 feet to the Point of Beginning.

Property Address:  
12300 Phillips Lane  
Gibsonton, Florida 33534

21-2756  
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### GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

### LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
E.	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD.	FOUND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASURED	R/W	RIGHT OF WAY		
M.E.	MAINTENANCE EASEMENT	S.	SOUTH		
N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988				
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929				
G.P.S.	GLOBAL POSITIONING SYSTEM				
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927				
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983				

SYMBOLS	
	CENTERLINE
	CENTRAL ANGLE/Delta
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

### CERTIFIED TO:

12300 Phillips Lane, LLC, a Florida Limited Liability Company; Richard T Brefeld, Manager; Equitable Title of Celebration; Fidelity National Title Insurance Company; Servisfirst Bank, accessors and/or assigns.

### FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120112-0484 H, LAST REVISION DATE 08/28/2008.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

### NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

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### Section 02, Township 31 South, Range 19 East

Drawn By: AV	Survey Number: 21-2756		
4			
3			
2			
1			00-00-2021
NO.	REVISIONS	BY	DATE

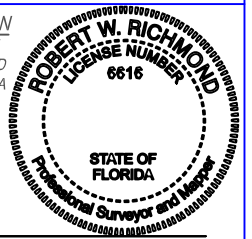
Prepared By  
**LakeRidge Surveying & Mapping, LLC**

17316 DEER ISLAND ROAD PHONE 407-385-3151  
DEER ISLAND, FL 32778 407-385-3152  
CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8789

### SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 08-17-2021



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.