## RECORD DESCRIPTION:

Lot 13 and the West 5 feet of Lot 14, Block 10, REPLAT BON AIR, according to the plat thereof, as recorded in Plat Book 25, Page 24, of the Public Records of Hillsborough County, Florida.

## SCHEDULE B, SECTION II ITEMS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
–LOCATED ON SUBJECT PARCEL, NOT SURVEY RELATED.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
–NOT SURVEY RELATED.

3. (A) ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. –LOCATED ON SUBJECT PARCEL, IF ANY, SHOWN HEREON.
(B) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. –NOT SURVEY RELATED.
(C) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. –NOT SURVEY RELATED.
(D) TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. –NOT SURVEY RELATED.

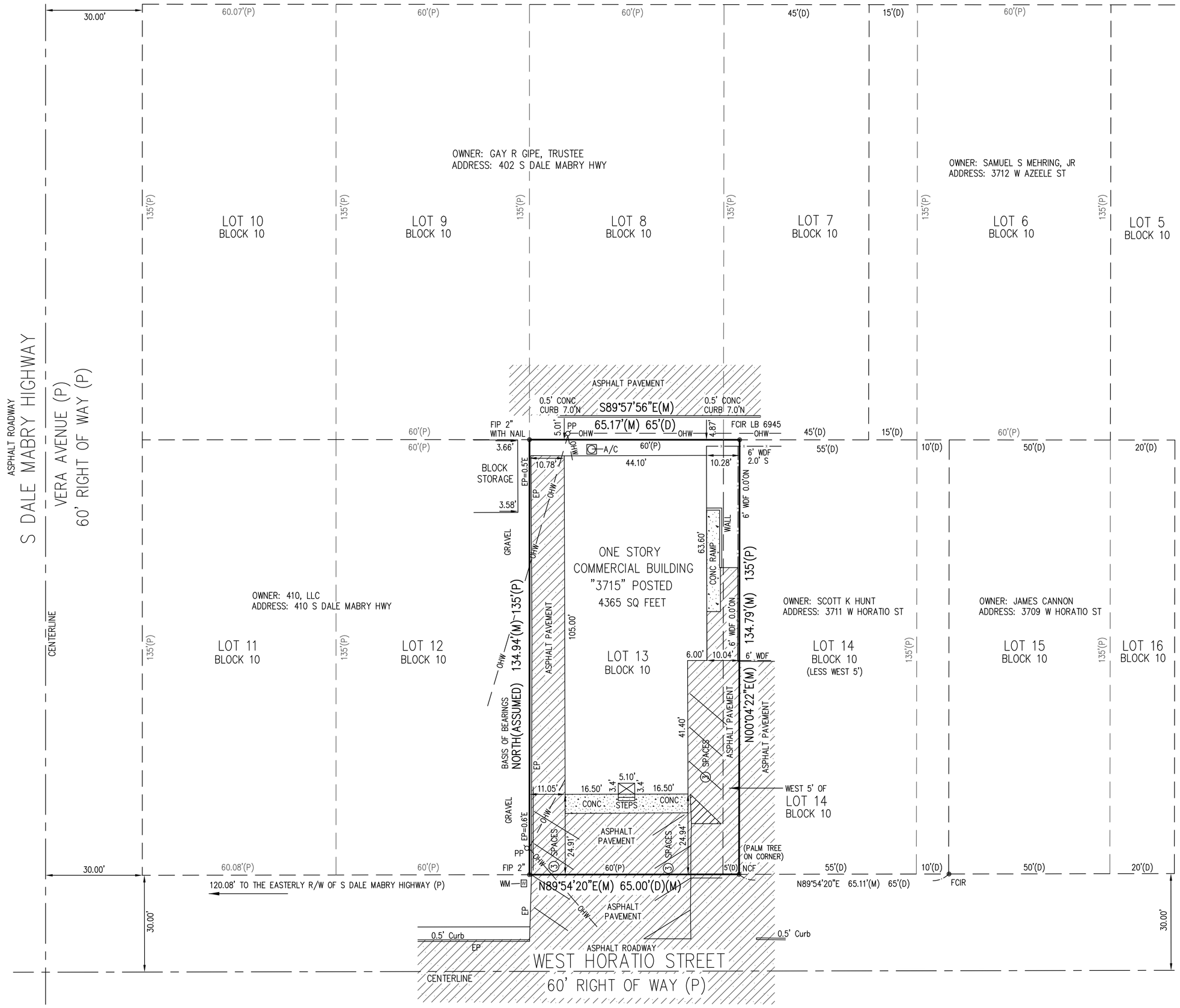
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
–THIS IS NOT PLOTTABLE.

5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OF BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
–THIS IS NOT PLOTTABLE.

6. RESTRICTIONS, IF ANY, AS SHOWN ON THAT CERTAIN MAP/PLAT OF REPLAT BON AIR RECORDED IN PLAT BOOK 25, PAGE (S) 24, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
–LOCATED ON SUBJECT PARCEL, SHOWN HEREON.

## GENERAL SURVEY NOTES:

1. THE LOCATION, SIZE, AND TYPE OF ANY MONUMENTS FOUND DURING THE FIELDWORK ARE SHOWN ON SURVEY. THE SURVEYOR AGREES THAT FOUND MONUMENTS ARE AT THE TRUE AND ACCURATE PROPERTY CORNERS.
2. THE POSTED ADDRESS OF THE SUBJECT PROPERTY IS: 3715 WEST HORATIO STREET, TAMPA, FL 33609.
3. THIS PROPERTY APPEARS TO BE IN ZONE -- AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER _____, MAP PANEL12XXXCXXXXG WHICH BEARS AN EFFECTIVE DATE OF XX-XX-20XX AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.
4. THE SUBJECT PROPERTY CONTAINS A CALCULATED TOTAL LAND AREA OF 8778 SQ. FEET AND/OR 0.20 ACRES, MORE OR LESS.
7. THE SURVEY DEPICTS THE (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AND (b)(1) THE SQUARE FOOTAGE OF ALL BUILDINGS BASED UPON THE BUILDING FOOTPRINT DIMENSIONS AT GROUND LEVEL
8. THE SURVEY CORRECTLY SHOWS THE LOCATION AND TYPE OF ALL BUILDINGS, SUBSTANTIAL FEATURES, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY.
9. THE SURVEY SHOWS PARKING STALL STRIPING, AND THE TYPE AND NUMBER OF PARKING STALLS THAT ARE ENTIRELY WITHIN THE PROPERTY BOUNDARY.
NUMBER OF PAINTED PARKING STALLS ONSITE:
REGULAR SPACES= 9
HANDICAP SPACES= 0
TOTAL SPACES= 9
11(a). THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND/OR UTILITY MARKINGS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
13. THE SURVEY CORRECTLY IDENTIFIES THE NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET, SOUTH DALE MABRY HIGHWAY, IS DESIGNATED ON SURVEY MAP FOR CLARITY.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM CONTROLLING JURISDICTION. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
18. ANY PLOTTABLE OFFSITE OR BENEFITING EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO SURVEYOR ARE SHOWN HEREON.




## LEGEND AND ABBREVIATIONS

| | |
|---|---|
| A/C | AIR CONDITIONER |
| (C) | CALCULATED |
| CONC | CONCRETE |
| (D) | DEED |
| EP | EDGE OF PAVEMENT |
| FCIR | FOUND CAPPED IRON ROD |
| FIP | FOUND IRON PIPE |
| FIR | FOUND IRON ROD |
| (M) | MEASURED |
| NCF | NO CORNER FOUND |
| OHW | OVERHEAD WIRES |
| (P) | PLAT |
| PP | POWER POLE |
| SIR | SET 1/2" IRON ROD-- WITH CAP LB 6912 |
| WDF | WOOD FENCE |
| WM | WATER METER |
| (8) | NUMBER OF PARKING SPACES |
| | POWER POLE |
| | PROPERTY CORNER |
| | WATER METER |
| | COVERED CONCRETE-ENTRYWAY |
| | CONCRETE AREA |
| | ADJOINING PROPERTY LINE |
| | CENTERLINE |
| | WOOD FENCE |
| | EASEMENT LINE |
| | LOT LINE |
| OHW | OVERHEAD WIRE LINE |
| | PROPERTY LINE |

BASIS OF BEARINGS IS R/W LINE (USING PLAT BEARING OR ASSUMED) UNLESS NOTED OTHERWISE
FLORIDA ADMINISTRATIVE CODE STATES IF LOCATION OF EASEMENTS OR RIGHTS OF WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR – IF FENCES ARE SHOWN, DISTANCES INDICATE APPROXIMATE DISTANCE ON OR OFF PROPERTY – OVERHANGS AND UNDERGROUND FOUNDATIONS OR UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
(1)UNLESS STATED OTHERWISE THIS SURVEY IS AN AS-BUILT SURVEY SHOWING VISIBLE IMPROVEMENTS IN RELATION TO SURVEY MARKERS FOUND

0 10 20 40
SCALE: 1"=20'

(C) 2022

BASED ON TITLE COMMITMENT NUMBER: BY812111069
PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY
EFFECTIVE DATE OF 11-22-2021 @ 8:00 A.M.

## SURVEYOR'S CERTIFICATION

TO:
ROBERT STANLEY GIPE,
COMMONWEALTH LAND TITLE INSURANCE COMPANY, AND
BAYSHORE TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 02/02/2022

BILL H HYATT 2022.02.04 16:06:00 -05'00'

BILL HYATT
PROFESSIONAL SURVEYOR AND MAPPER #4636
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR ABOVE. THE SURVEYOR HEREBY CERTIFIES THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES SET FORTH IN CHAPER 5J-17.062 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

DATE

| NO. | DATE | | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

AFFORDABLE SURVEYS
727-415-8305
OWNED AND OPERATED BY KNOW IT NOW, INC.

Florida Business Certificate Of Authorization Number LB 6912
MAILING 1497 MAIN STREET, #321, DUNEDIN, FL 34698
HTTP://WWW.KNOWITNOW.PRO HTTP://WWW.FLORIDA-SURVEYOR.COM
LOCATION = 2011 HEIDELBERG AVENUE, DUNEDIN, FL 34698

ALTA/NSPS LAND TITLE SURVEY
OF
3715 WEST HORATIO STREET
TAMPA, FLORIDA 33609