

Legend of Symbols & Abbreviations

● Found Iron Rod or Pipe	⊕ Power Pole
⊙ Found Nail & Disk	— Guy Wire
○ Set 5/8" Capped Iron Rod	-x-x- Fence
(F) Field Measurement	-o-o- Overhead Utility Lines
(P) Plat Reference	⊙ Storm Manhole
PSM Professional Surveyor and Mapper	⊠ Lift Station
id. Identification	⊕ Sanitary Manhole
LB Licensed Business	⊕ Electrical Pull Box
OR Official Records	⊕ Fiber Optic Vault
⊕ Sewer Meter	⊕ Fiber Optic Cable Marker
⊕ Temporary Benchmark	⊕ Telephone Pull Box
TBM Temporary Benchmark	⊕ Sign
38.52 Back of Curb Elevation	⊕ Oak
38.92 Edge of Pavement Elevation	⊕ Palm
Spot Elevation	⊕ Pine
Spot Elevation on Hard Surface	-o-o- Underground Drainage Pipe
CHP Corrugated Metal Pipe	- - - Line Continues
⊕ Catch Basin	?? Unknown Pipe Destination
⊕ Sewer Valve	⊕ Water Meter
⊕ Light Pole	

Schedule B-2 Exceptions

per Title Commitment File No. 2201156 AM3 issued by Old Republic National Title Insurance Company Title Insurance Company, bearing an effective date of January 5, 2022 at 8:00 AM.

Said title commitment did not contain any title exceptions and/or matters or issues that pertain to this survey.

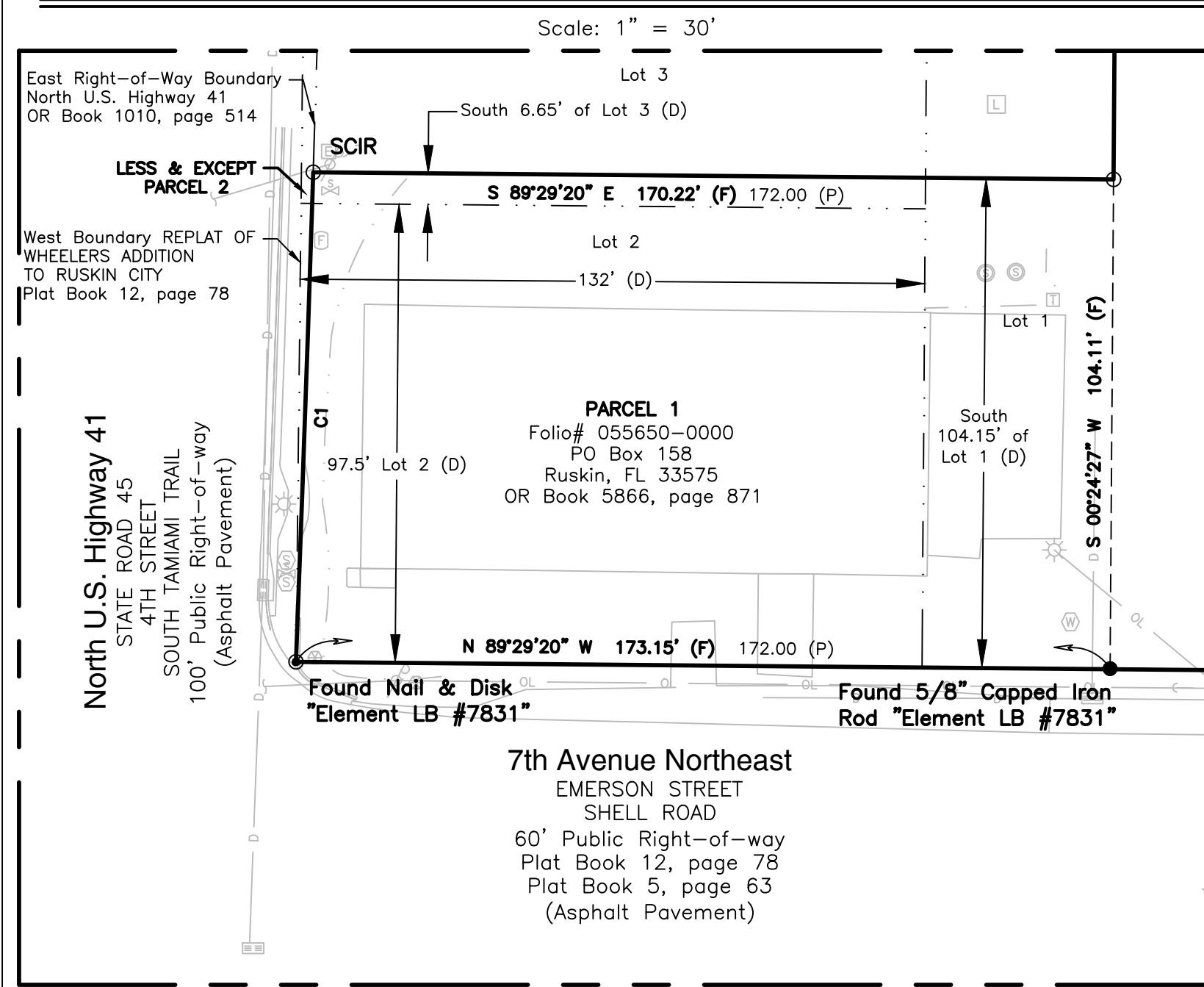
Statement of Potential Encroachments

- (A) Concrete pad encroaches along the West boundary of Parcel 2 without the apparent benefit of an easement.(See Sheet 2)
- (B) Concrete ramp encroaches into the North right-of-way of 7th Avenue Northeast.(See Sheet 2)
- (C) Concrete sidewalk encroaches along the West boundary of Parcel 1 without the apparent benefit of an easement.(See Sheet 2)

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	17238.74'	104.15'	104.15'	N 02°00'55" E	020°46'

Detail "A"



Surveyor's Notes

- Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 89°29'06" E for the North Boundary of Subject Property.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NGS (National Geodetic Survey) Control Station "Landmark" with an elevation of 2.87 feet.
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted.
- The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
- Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities

PARCEL 1:
The South 104.15 Feet of Lot 1, all of Lot 2, and the South 6.65 feet of Lot 3, in Block 1, of WHEELER'S ADDITION TO RUSKIN CITY, as per map or plat thereof recorded in Plat Book 12, Page 78, Public Records of Hillsborough County, Florida.

LESS that part lying within 50 ft. of the center line of U.S. Hwy. No. 41, conveyed to the State of Florida by deed recorded July 17, 1935, in Deed Book 1010, Page 514.

PARCEL 2:
Farm Tracts 636 and 637 of RUSKIN COLONY FARMS, SECOND EXTENSION, according to the map or plat thereof as recorded in Plat Book 6, on page 37 of the Public Records of Hillsborough County, Florida, Less reservations for public highways.

The above description is the same as the one described per Title Commitment File No. 2201156 AM3 issued by Old Republic National Title Insurance Company Title Insurance Company, bearing an effective date of January 5, 2022 at 8:00 AM.

Flood Zone Information:
Subject property is located in Flood Zone "AE"
Flood Insurance Rate Map: 12057C
Panel No.: 0656 J
Community Name/No.: Hillsborough County/120112
Effective Date: October 7, 2021

Benchmark Information: NAVD 1988

TBM #1
Set 5/8" Capped Iron "LB #7340"
Northing: 1232717.6
Easting: 516641.1
Elevation: 6.00

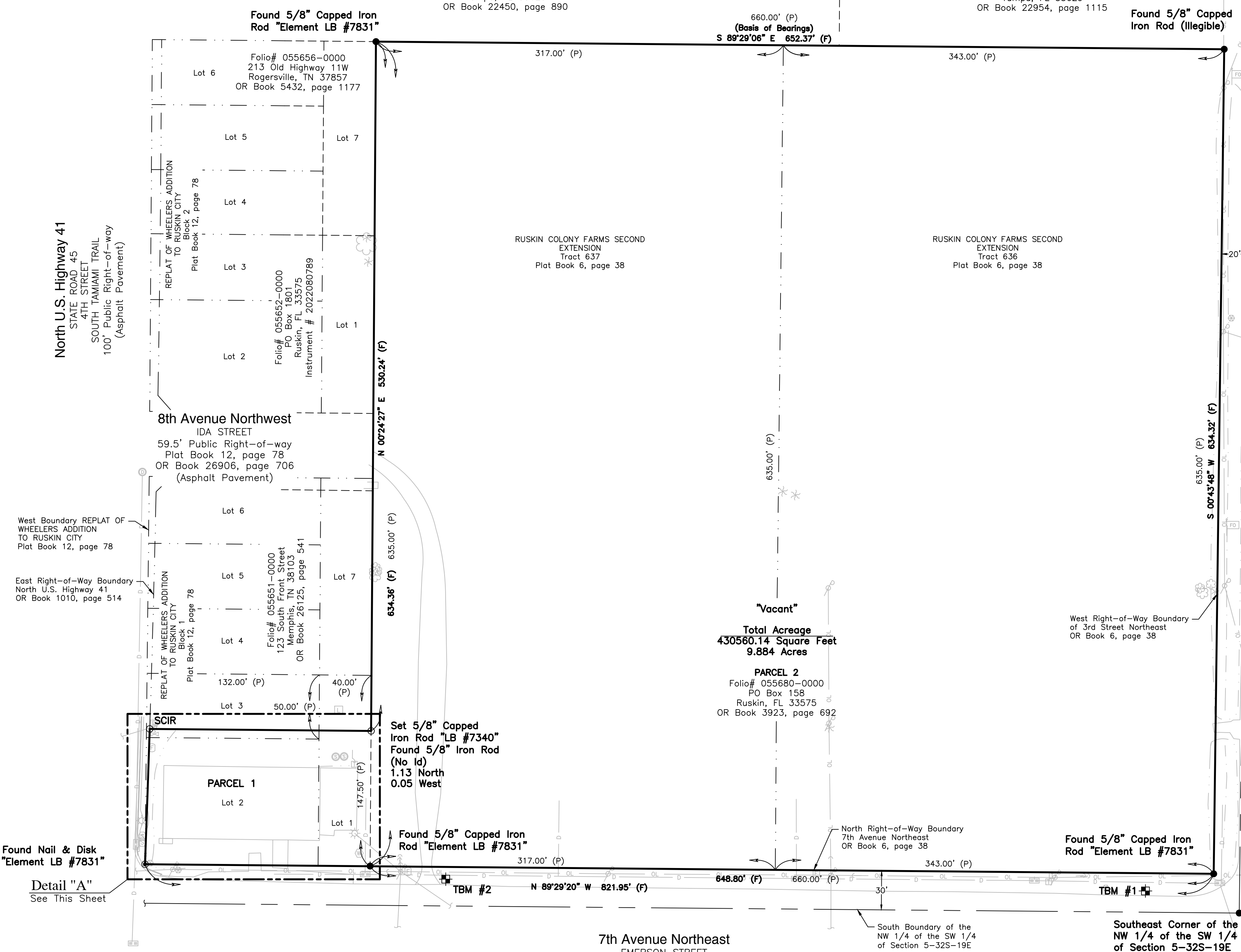
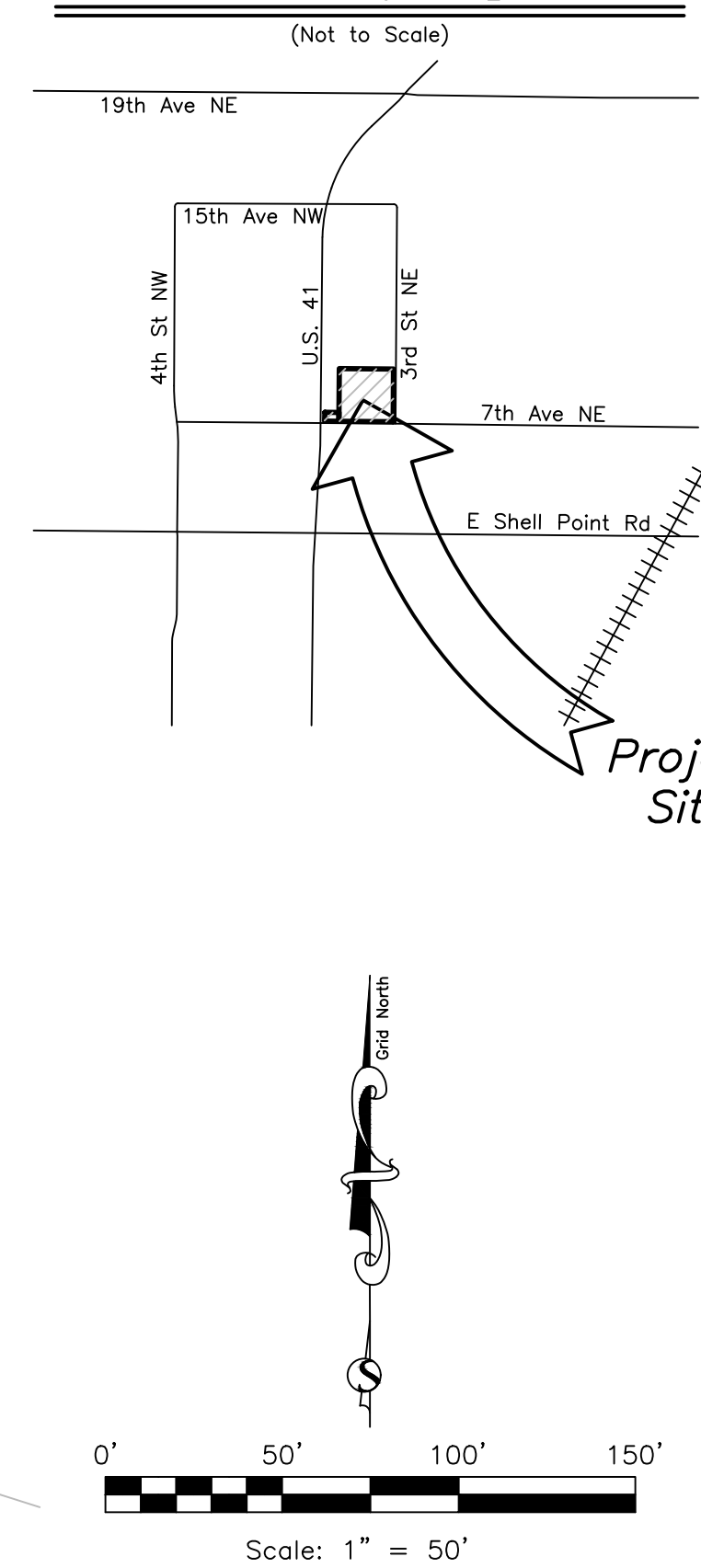
TBM #2
Set 5/8" Capped Iron "LB #7340"
Northing: 1232726.7
Easting: 516103.0
Elevation: 6.20

**Boundary, Tree & Topographic Survey
Maynard Property
Section 5, Township 32 South, Range 19 East
Hillsborough County, Florida**

Folio# 055688-0100
2507 South Macdill Avenue
Tampa, FL 33629
OR Book 22450, page 890

Folio# 055693-0100
2507 South Macdill Avenue
Tampa, FL 33629
OR Book 22954, page 1115

Vicinity Map



7th Avenue Northeast
EMERSON STREET
SHELL ROAD
60' Public Right-of-way
Plat Book 12, page 78
Plat Book 5, page 63
(Asphalt Pavement)

Southeast Corner of the NW 1/4 of the SW 1/4 of Section 5-32S-19E
Found Nail & Disk
"PCP LB #4887"
Found Railroad Spike (No Id)
0.10 South
3.80 East

Certifications:
Old Republic National Title Insurance Company
Morrison & Mills, P.A.

Project Name: Maynard Property
Address: 7th Avenue Northeast
Project No.: 20220066
City: Ruskin
State: Florida

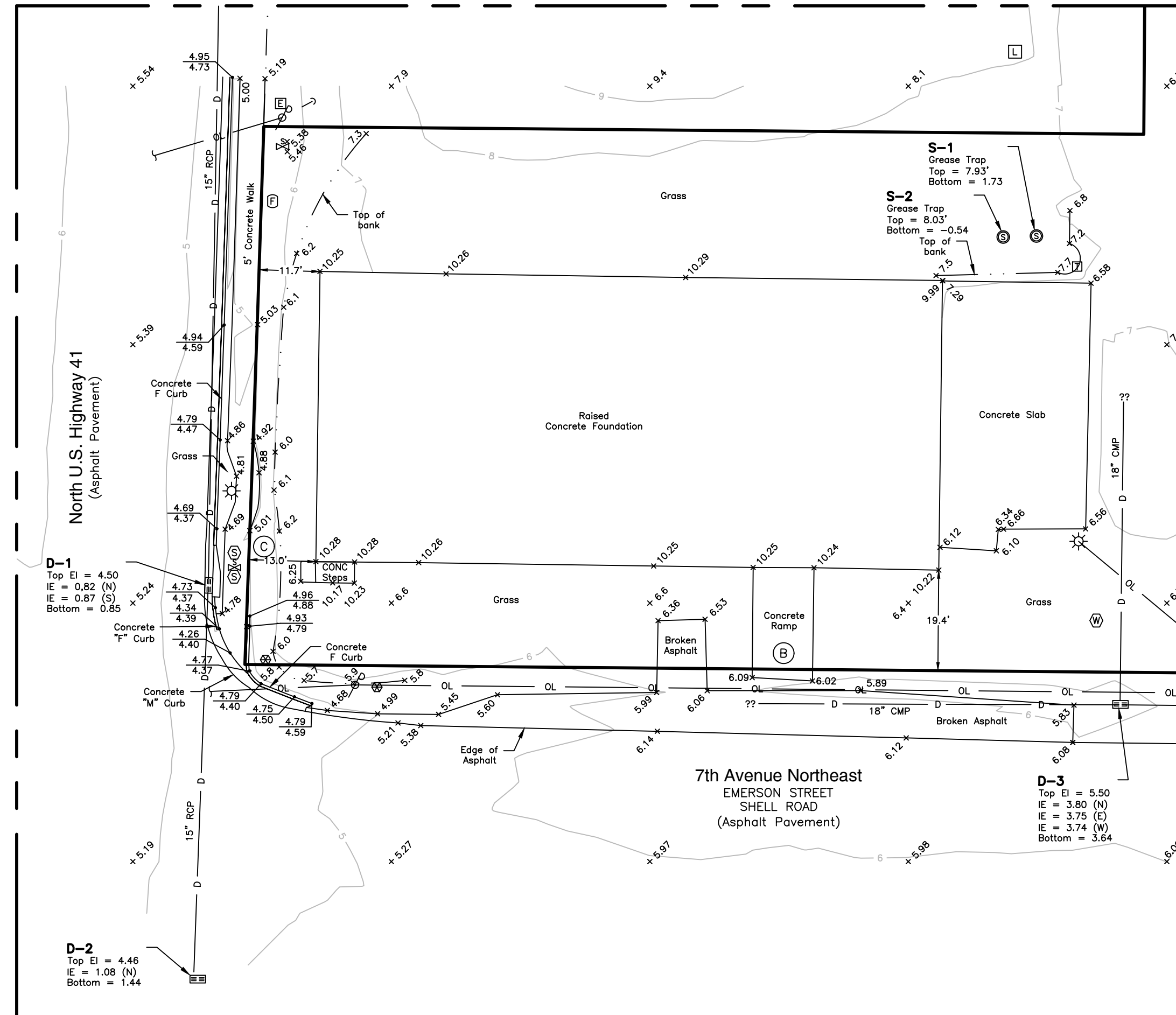
Drafted By: K. Bowman
Date Drafted: 04/12/22
Approved By: S. Brown
Date Approved: 04/13/22

Drawing Name: 22234_S
Prior Project #: 20220066_1S
Last Field Date: 03/11/22
Field Book/Page: 21-02/14

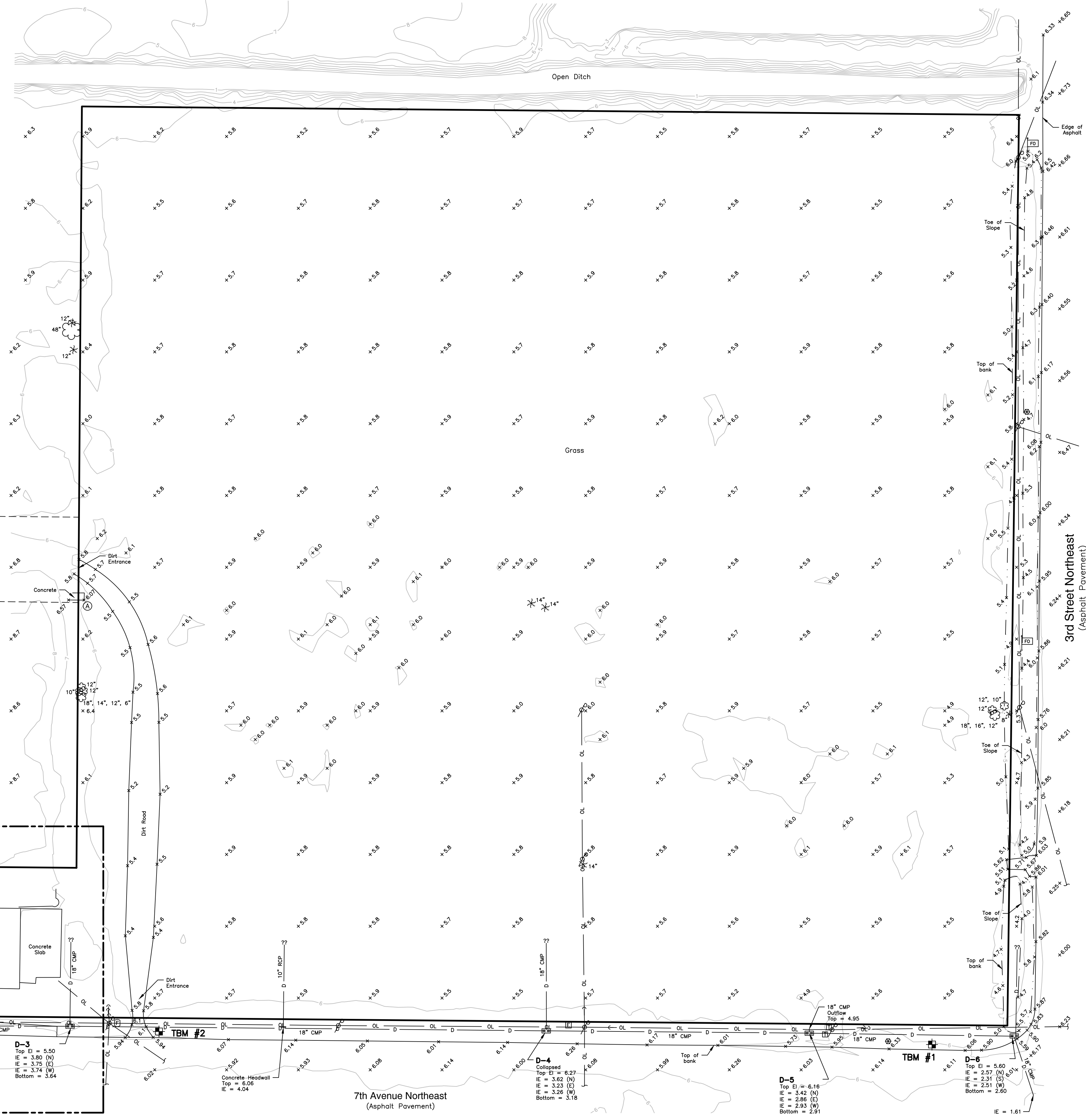


Detail "A"

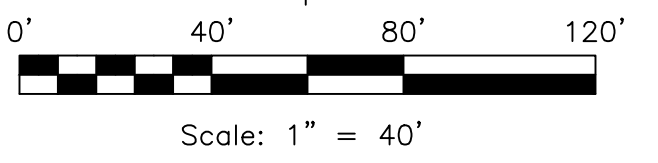
Scale: 1" = 20'



Topographic Detail



Detail "A"
See This Sheet



Boundary, Tree & Topographic Survey
Maynard Property

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10220 U.S. Highway 92 East
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