



LOCATION MAP  
NOT TO SCALE



SCALE: 1"=200'

# BOUNDARY SURVEY

## 19139 GERACI ROAD, LUTZ, FLORIDA. 33558

**LEGAL DESCRIPTION:**

THE WEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 18 EAST, RESERVING 15 FEET ALONG THE 1/2 SECTION LINE FOR ONE HALF OF RIGHT-OF-WAY FOR PUBLIC ROAD, ALL LYING AND BEING IN HILLSBOROUGH COUNTY, FLORIDA. LESS RIGHT-OF-WAY GERACI ROAD LYING ALONG THE SOUTH BOUNDARY LINE; ALSO LESS THE SOUTH 365.13 FEET OF THE WEST 119.30 FEET THEREOF. ALSO LESS THAT PART DEEDED TO HILLSBOROUGH COUNTY AS SET FORTH IN OFFICIAL RECORDS BOOK 24510, PAGE 15, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

**CERTIFIED TO:**

REPUBLIC BANK & TRUST COMPANY.

**FLOOD ZONE:**

MAP NO. 12057C063H  
ZONE: X  
EFF: 08/28/2008

**SURVEY NOTES:**

- DRIVEWAY CROSS THE BOUNDARY LINE ON SOUTHERLY AND EASTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSSES THE BOUNDARY LINES ON EASTERLY AND WESTERLY SIDES OF LOT AS SHOWN.

**LEGEND:**

(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	-FENCE	☆ LIGHT POLE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	± PLUS OR MINUS	
AL-ARC LENGTH	U.E.-UTILITY EASEMENT	○ POLE	
(C)-CALCULATED	O.R.B.-OFFICIAL RECORDS BOOK	○ MANHOLE	
(M)-MEASURED	SQ.FT.-SQUARE FEET	○ MANHOLE	
P.B.-PLAT BOOK	DB-DEED BOOK(D)-DEED	○ MANHOLE	
PG-PAGE	D.E.-DRAINAGE EASEMENT	○ MANHOLE	
AC-ACRES	P.U.E.-PUBLIC UTILITY EASEMENT	○ MANHOLE	
R-RADIUS(R)	L.A.E.-LIMITED ACCESS EASEMENT	○ MANHOLE	
(P)-PLAT	L.M.E.-LAKE MAINTENANCE EASEMENT	○ MANHOLE	
EW-EDGE OF WATER	O.H.E.-OVERHEAD EASEMENT	○ MANHOLE	
TOB-TOP OF BANK	ELEV.-ELEVATION	○ MANHOLE	
OHL-OVERHEAD LINE	FF-FINISHED FLOOR	○ MANHOLE	
CO-CLEAN OUT	LS-LICENSED SURVEYOR	○ MANHOLE	
	LB-LICENSED BUSINESS	○ MANHOLE	
	PSM-PROFESSIONAL SURVEYOR & MAPPER	○ MANHOLE	
# -NUMBER	○ WELL	○ MANHOLE	
-ASPHALT	○ WATER VALVE	○ MANHOLE	
-CONCRETE	○ CENTER LINE	○ MANHOLE	
-PAVER/BRICK	○ CATCH BASIN	○ MANHOLE	
-WOOD	○ FIRE HYDRANT	○ MANHOLE	
	○ TOPOGRAPHIC ELEVATION	○ MANHOLE	

FIELD DATE: 04/05/2020

DRAWN BY: I.B.

ORDER NO: 1000085187

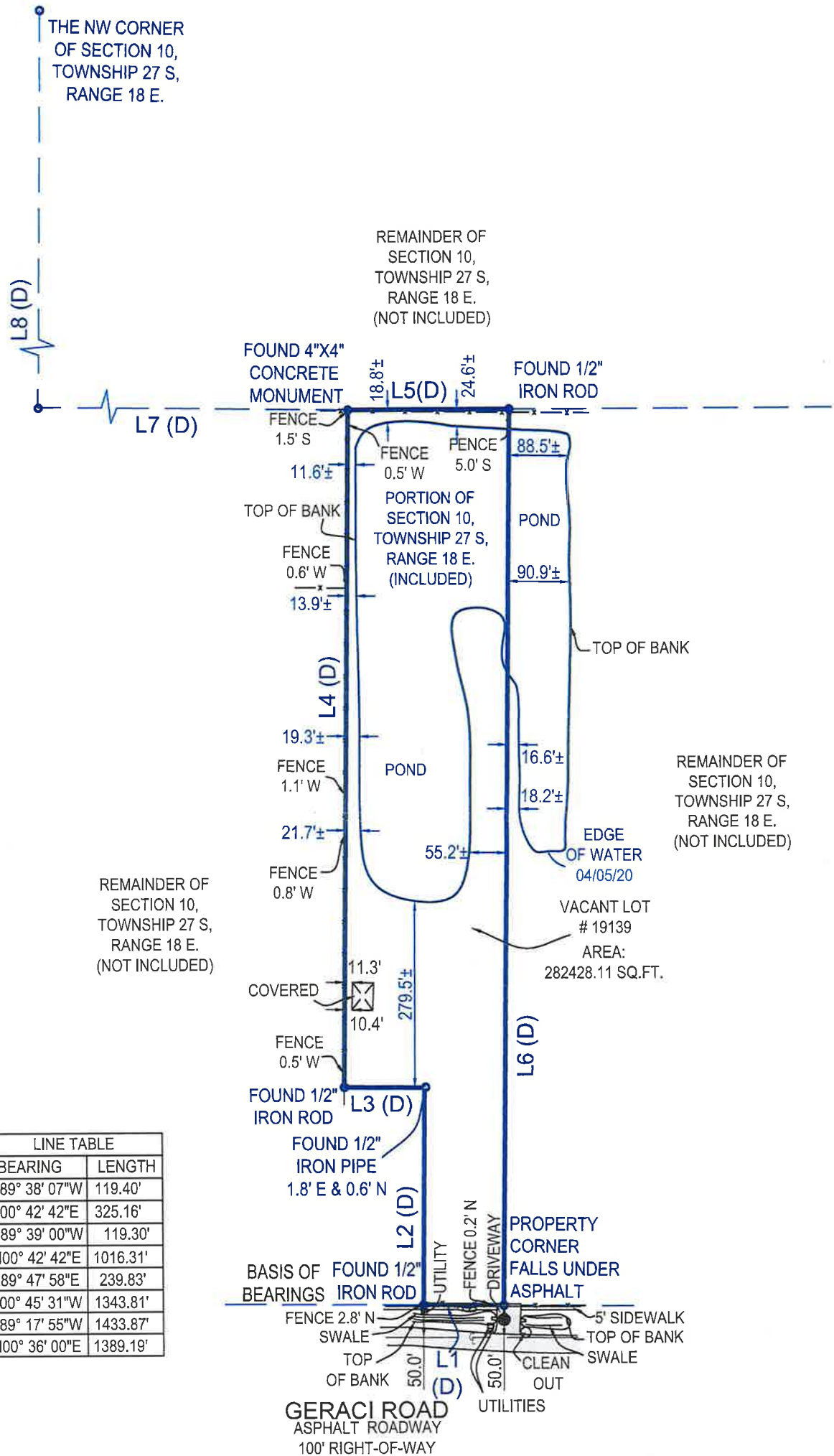
REVISIONS:

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WEST PALM BEACH, FL 33407  
NEXGENSURVEYING.COM  
PHONE: 561.508.6272  
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LB 8111

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



LINE TABLE		
	BEARING	LENGTH
L1	N89° 38' 07"W	119.40'
L2	N00° 42' 42"E	325.16'
L3	N89° 39' 00"W	119.30'
L4	N00° 42' 42"E	1016.31'
L5	N89° 47' 58"E	239.83'
L6	S00° 45' 31"W	1343.81'
L7	N89° 17' 55"W	1433.87'
L8	N00° 36' 00"E	1389.19'

**GENERAL NOTES:**

- 1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- 2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
- 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- 8) CORNERS SHOWN AS 'SET' ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)