

WETLAND TABLE FLAG EASTING NORTHING NUMBER 1280496.18649 542014.84062 1280489.09157 542034.85002 1280476.77138 542082.39928 1280465.55272 542109.6161 1280446.48333 542156.78703 1280438.13494 542190.19406 1280430.81165 542212.23126 1280414.46076 542262.32757 1280395.38354 542310.74290 A-10 | 1280371.01413 542355.38632 1280367.73331 542378.81592 A - 12/B -1280353.38716 542394.5628 1280324.58680 B-2542376.83719 1280301.39840 542370.97405 1280266.71580 542371.82884 B-5 | 1280213.82003 542340.19922 B - 61280190.02188 542370.73866 B - 71280163.75795 542361.26636 B - 81280128.43605 542375.28626 B - 91280081.26728 542370.39173 B-10 | 1280054.10458 542352.79082 B-11 1280040.14121 542347.26029 B - 121280014.65059 542354.5725 B-13 | 1279984.49152 542327.44865 B-14 1279945.27712 542311.57938 B-15 1279922.41380 542308.32717 $B-16 \mid 1279897.29590$ 542291.76999 542272.84127 $B-17 \mid 1279867.42986$ B-18 | 1279859.19997 542283.65962 B-19 | 1279862.13224 542294.70570 B-20 | 1279884.44088 542305.98955 B-21 | 1279918.14892 542326.23443 B-22 | 1279955.45732 542337.21464 B-23 | 1279963.46759 542359.34524 $B-24 \mid 1279987.55812$ 542391.56096 B-25 | 1280006.55114 542393.89868 B-26 | 1280033.25746 542406.99185 $B-27 \mid 1280080.75276$ 542410.54846 B-28 | 1280125.66205 542422.44342 542429.6534 B-29 | 1280164.05193 $B-30 \mid 1280191.55741$ 542430.84309 B-31 1280266.31186 542428.14934 $B-32 \mid 1280296.72027$ 542433.26944 $B-33 \mid 1280343.90915$ 542435.64090 542434.35887 B-34 | 1280362.14272

LEGAL DESCRIPTION:

PARCEL 1: A TRACT OF LAND LYING AND BEING IN GOVERNMENT LOT 8 IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

WETLAND AREA AS SHOWN WAS FIELD VERIFIED BY CHRIS

LAND SURVEYING, LLC ON OCTOBER 27, 2023.

076334-0000

E.P.C. WETLAND AREA ON SITE:

SITE FOLIO NUMBER: 050011-0000, 050015-0000,

WETLAND AREA "A": 24,914 SQ FT (0.57 ACRES±)

TOTAL AREA ON SITE: 734,165 SQ FT (16.85 ACRES±)

TOTAL E.P.C. LINE ON SITE: 1,576 LINEAR FEET

UPLANDS 709,251 SQ FT (16.28 ACRES±)

E.P.C. VALIDATION OF THIS DELINEATION.

STIENS, ENVIRONMENTAL SCIENTIST, WETLANDS DIVISION OF THE

ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH

COUNTY ON JULY 13, 2023 AND FIELD LOCATED BY GATEWAY

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 8 AND RUN NORTH ALONG THE EAST BOUNDARY OF SAID GOVERNMENT LOT 8, A DISTANCE OF 1277.42 FEET FOR POINT OF BEGINNING; CONTINUE NORTH ALONG SAID EAST BOUNDARY, A DISTANCE OF 580.8 FEET: RUN THENCE WEST 75 FEET: RUN THENCE SOUTH, PARALLEL TO SAID EAST BOUNDARY, A DISTANCE OF 580.8 FEET; THENCE EAST 75 FEET TO A POINT OF BEGINNING.

PARCEL 2:

THE EAST 200 FEET OF GOVERNMENT LOT 8; LYING NORTH OF GIBSONTON DRIVE, IN SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY. FLORIDA. LESS THE PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1277.42 FEET NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 8, SECTION 24, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EAST BOUNDARY OF SAID SECTION 24, NORTH 580.8 FEET; THENCE RUN WEST 75 FEET; THENCE RUN SOUTH, PARALLEL WITH THE EAST BOUNDARY, 580.8 FEET; THENCE RUN EAST 75 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PART OF WEST 230 FEET OF GOVERNMENT LOT 8 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, LYING NORTH OF GIBSONTON ROAD, HILLSBOROUGH COUNTY, FLORIDA.

Surveyor's Report and Additional Notes No underground installations or improvements have been located except as shown hereor Easements, other than shown on this map of survey, may also exist over,upom or across the land surveyed. Unless otherwise shown hereon, no jurisdictional Wetland Areas or other physical topographic features have been located. This survey does not reflect nor determine ownership. Basis of Bearings as shown hereon. Vertical Datum as shown hereon.

Fences shown hereon may or may not meander along property lines; specific fence ties, as shown, are from specific locations. This surveyor makes no guarantee of the fence This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.

According to Flood Insurance Rate Map Community Panel Number 12057C 0658J, Dated 1-27-21 issued by the Federal Emergency Management Agency, the property shown and described hereon appears to lie within Zone X. BASE FLOOD ELEVATION = N/A (N.A.V.D. 1988 DATUM)

IN ASPHALT

ELEVATION = 24.77'

search or title commitment, and therefore is subject to any dedications,

search may reveal. Building setback lines have not been shown on this map of

to be made by the certified holders to the county or city zoning department.

POINT OF

SIGNATURE

|COMMENCEMENT

THIS SURVEY APPEARS TO

ACCURATELY DEPICT THE

LIMITS OF WETLANDS AND

OTHER SURFACE WATERS

DELINEATED IN ACCORDANCE

WITH CHAPTER 62-340 F.A.C.

BY EPC STAFF

January 23, 2024

DATE

January 23, 2029 **EXPIRATION DATE:** Unless noted, this survey has been prepared without the benefit of a title

The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any additions, deletions or alterations to th subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. restrictions, easements and/or other such items of record that a commitment or This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited, The re—use of this survey by any third party for purposes other survey, unless otherwise noted. To determine setback requirements, inquiries need than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re—user will be at sole risk and without any liability to the signing surveyor or their representing firm.

According to Flood Insurance Rate Map Community Panel Number 12057C 0251J, Dated 1-27-21 issued by the Federal Emergency Management Agency, the property shown and described hereon appears to lie within Zone X. BASE FLOOD ELEVATION = N/A (N.A.V.D. 1988 DATUM)

POINT OF CURVATURE PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT OFFICIAL RECORDS RIGHT OF WAY CONCRETE CALCULATED LICENSED BUSINESS PFR PLAT PARKER KALON NAIL PROFESSIONAL SURVEYOR AND MAPPER FIELD MEASURED RECORD WETLAND FLAG

WETLAND LINE

GATEWAY LAND SURVEYING, LLC 1081 East Brandon Boulevard Brandon, Florida 33511 Phone (813)643-2292 8129 License Business No. hereby certify that the survey represented hereon meets the requirements of Chapter 5J—17, Florida ministrative code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and he original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for formational purposes only and is not valid.

Digitally signed by Ryan J

Florida Registration No. 6753

King

Ryan J. King, P.S.M.

-05'00'

Date: 2024.01.10 16:47:33



