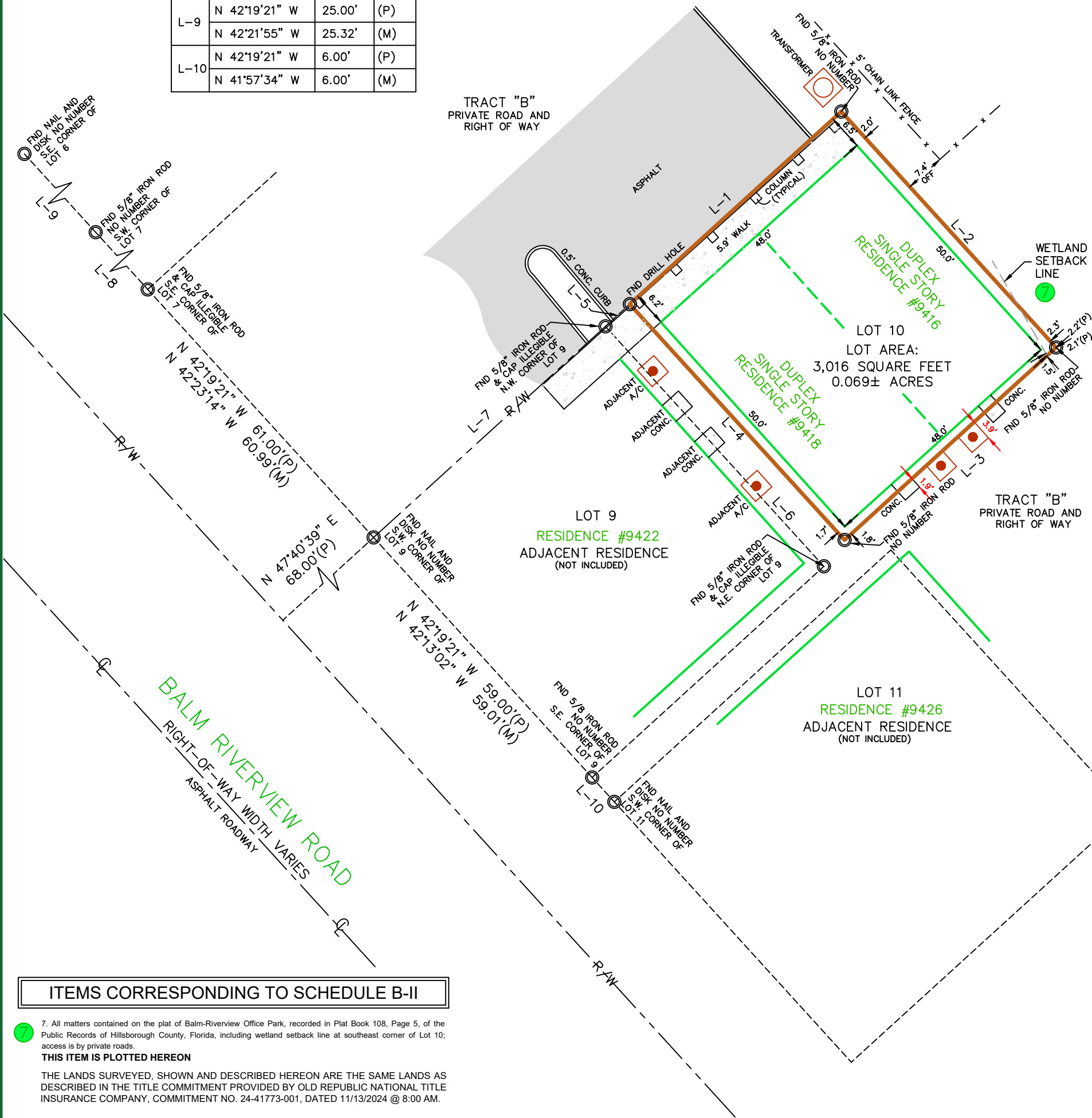




LINE TABLE			
L-1	N 47°40'39" E	52.00'	(P&M)
L-2	S 42°19'21" E	58.00'	(P&M)
L-3	S 47°40'39" W	52.00'	(P&M)
L-4	N 42°19'21" W	58.00'	(P&M)
L-5	N 47°40'39" E	6.00'	(P)
	N 44°55'33" E	5.87'	(M)
L-6	N 42°19'21" W	59.00'	(P)
	N 42°20'25" W	59.03'	(M)
L-7	N 47°40'39" E	57.00'	(P)
	N 47°48'36" E	56.99'	(M)
L-8	N 42°19'21" W	58.00'	(P)
	N 42°22'51" W	57.84'	(M)
L-9	N 42°19'21" W	25.00'	(P)
	N 42°21'55" W	25.32'	(M)
L-10	N 42°19'21" W	6.00'	(P)
	N 41°57'34" W	6.00'	(M)



## ITEMS CORRESPONDING TO SCHEDULE B-II

7. All matters contained on the plat of Balm-Riverview Office Park, recorded in Plat Book 108, Page 5, of the Public Records of Hillsborough County, Florida, including wetland setback line at southeast corner of Lot 10; access is by private roads.

**THIS ITEM IS PLOTTED HEREON**

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 24-41773-001, DATED 11/13/2024 @ 8:00 AM.

PROPERTY ADDRESS: 9418 BALM RIVERVIEW ROAD, RIVERVIEW, FLORIDA 33569



**POINTS OF INTEREST:**  
1) A/C PAD & CONC. EXTENDS OVER THE  
REAR PROPERTY LINE.

First Choice Surveying...  
Your **First Choice** for Land Surveys

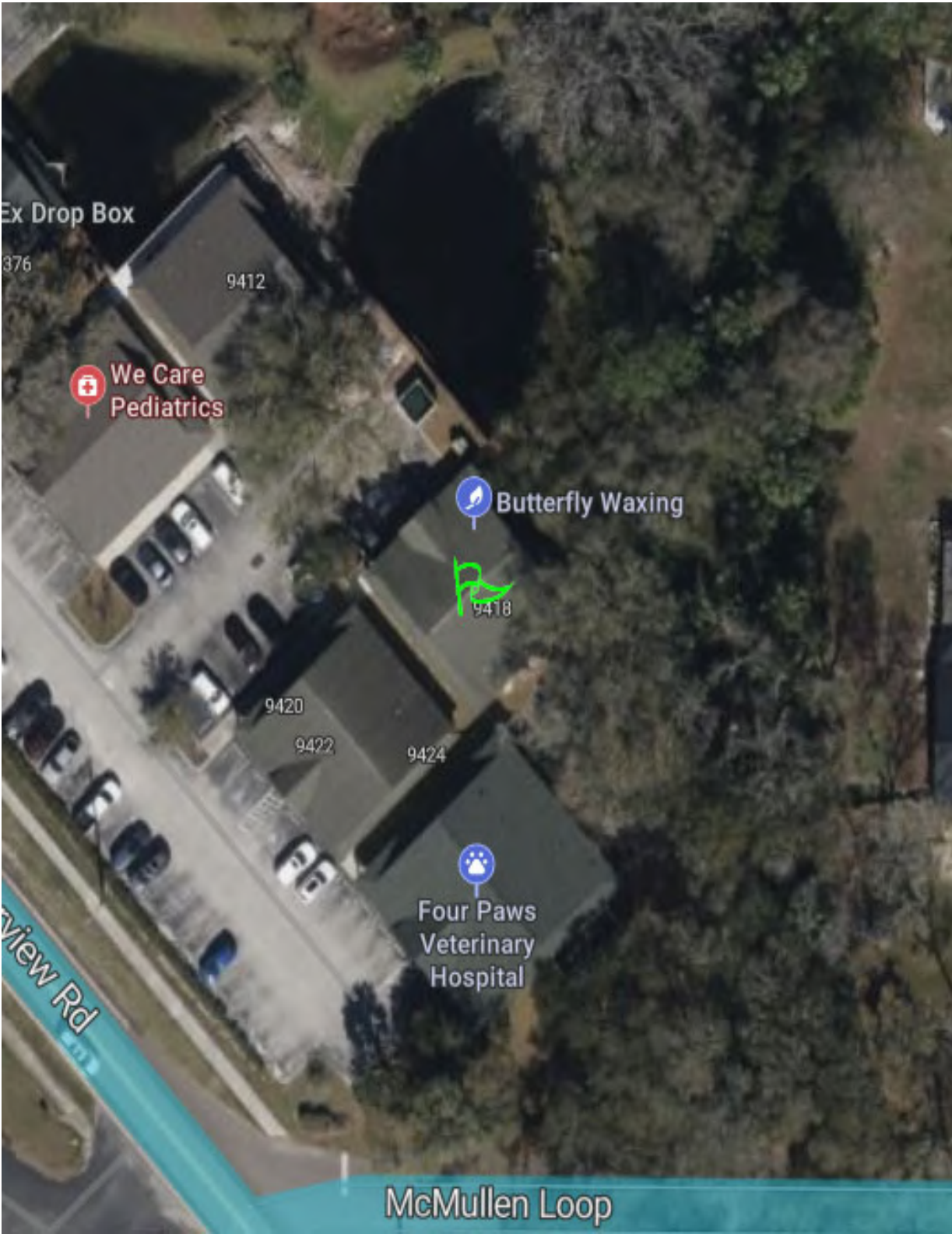
REVISIONS:  
(REV.1 3/4/2025)  
(REV.1 12/6/2024)

*FIRST CHOICE SURVEYING, INC.*  
P.O. BOX 470978  
LAKE MONROE, FL 32747  
407.951.3425 (Office)  
407.520.5453 (Fax); LB #7564  
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO: 24-41773-001  
JOB NO: 95374  
FIELD DATE: 12/6/2024  
DRAWN BY: .K.  
DRAWN DATE: 12/06/24  
CHECKED BY: K.S.  
APPROVED BY: J.S.

AERIAL  
VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.  
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 9418 BALM RIVERVIEW ROAD, RIVERVIEW, FLORIDA 33569

LEGAL DESCRIPTION:  
LOT 10, BALM - RIVERVIEW OFFICE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 105, PAGE 5, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

LEGEND									
AE = ACCESS EASEMENT	ELEV = ELEVATION	MN = MAG NAIL	PRC = POINT OF REVERSE CURVATURE		= CATCH BASIN		CONCRETE		ASPHALT
BFP = BACKFLOW PREVENTER	EM = ELECTRIC METER	N&D = NAIL AND DISK	PRM = PERMANENT REFERENCE MONUMENT		= MANHOLE		WOOD		BRICK/PAVER/TILE
BSL = BUILDING SETBACK LINE	EOW = EDGE OF WATER	ORB = OFFICIAL RECORDS BOOK	PSM = PROFESSIONAL SURVEYOR & MAPPER		= SANITARY MANHOLE		= LIGHT POLE		= BOUNDARY LINE
BWF = BARBED WIRE FENCE	E/P = EDGE OF PAVEMENT	(P) = PLAT	PT = POINT OF TANGENCY		= POWER POLE		= WATER METER		= BUILDING LINE
(C) = CALCULATED	FCC = FOUND CROSS CUT	PB = PLAT BOOK	PUE = PUBLIC UTILITY EASEMENT		= AIR CONDITIONER		= TELEPHONE BOX		= EASEMENT LINE
Δ = CENTRAL ANGLE	FF = FINISHED FLOOR	PC = POINT OF CURVATURE	PVF = PLASTIC VINYL FENCE		= CLEANOUT		= CABLE TV BOX		= CENTERLINE
CB = CHORD BEARING	FND = FOUND	PCC = POINT OF COMPOUND CURVATURE	PVUE = PRIVATE UTILITY EASEMENT		= FIRE HYDRANT		= ELECTRIC BOX		= RIGHT-OF-WAY LINE
CH = CHORD LENGTH	GV = GATE VALVE	PCC = POINT OF COMPOUND CURVATURE	RP = RADIAL POINT		= HANDICAP PARKING		= WATER VALVE		= OVERHEAD UTILITY LINE
CL = CENTER LINE	HWF = HOG WIRE FENCE	PCP = PERMANENT CONTROL POINT	R = RADIUS		= WELL HEAD		= MITERED END SECTION		= ADJACENT PARCELS
CLF = CHAIN LINK FENCE	INST = INSTRUMENT NUMBER	PDE = PRIVATE DRAINAGE EASEMENT	RE = REAL ESTATE NUMBER						= BUILDING SETBACK LINE
CME = CANAL MAINTENANCE EASEMENT	L = ARC LENGTH	P/E = POOL EQUIPMENT	RLS = REGISTERED LAND SURVEYOR						= CHAIN LINK FENCE
CNA = CORNER NOT ACCESSIBLE	LB = LICENSED BUSINESS	PG = PAGE	RSR = RISER						= WOOD FENCE
COV = COVERED	LE = LANDSCAPE EASEMENT	PI = POINT OF INTERSECTION	R/W = RIGHT OF WAY						= PLASTIC FENCE
C/S = CONCRETE SLAB	LME = LAKE MAINTENANCE EASEMENT	PID = PARCEL IDENTIFICATION NUMBER	SQ FT = SQUARE FOOT						
(D) = DEED	LS = LICENSED SURVEYOR	PK = PARKER KALON NAIL	SV = SEWER VALVE						
DB = DEED BOOK	(M) = MEASURED	P/L = PROPERTY LINE	UE = UTILITY EASEMENT						
DE = DRAINAGE EASEMENT	MB = MAP BOOK	PLS = PROFESSIONAL LAND SURVEYOR	WF = WOOD FENCE						
DH = DRILL HOLE	ME = MAINTENANCE EASEMENT	POB = POINT OF BEGINNING							
DUE = DRAINAGE/UTILITY EASEMENT	MF = METAL FENCE	POC = POINT OF COMMENCEMENT							
	MHWL = MEAN HIGH WATER LINE								

- SURVEYOR'S NOTES:**
- THIS SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT; THE SURVEYOR DID NOT PULL AND/OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY (OR CLIENT) TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS NEED PER AGREEMENT; ANY PULLED DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS AND/OR REVIEWS OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
  - UNLESS SHOWN, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, AND/OR SUBSURFACE STRUCTURES ARE NOT LOCATED ON THIS SURVEY.
  - BEARINGS ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF BALM RIVERVIEW ROAD, AS BEING, N 42°19'21" W, PER PLAT, ASSUMED.
  - THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND IS NOT PERMITTED FOR USE WITH ANY CONSTRUCTION/PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
  - THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS NOT SHOWN ON PLAT TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN. IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY CLIENT AND MAY NOT BE COMPLETE.
  - FENCE OWNERSHIP NOT DETERMINED. THE SURVEYOR WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED SPECIFICALLY FOR FENCE LOCATION PURPOSES.
  - THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
  - THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
  - THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND TIES SHOWN HEREON ARE TO THE PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
  - WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
  - PURSUANT TO ES. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD LIABLE FOR NEGLIGENCE.
  - THIS SURVEY IS NOT INTENDED TO BE PROOF OF OWNERSHIP AND IS NOT A GUARANTEE OR WARRANTY OF OWNERSHIP OF ANY KIND, AND SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING IN THE DEFENSE, PROOF OF, OR LOSS OF OWNERSHIP OF ANY OR ALL OF THE LANDS SHOWN AND DESCRIBED ON THIS SURVEY.
  - THIS SURVEY SHALL NOT BE ALTERED. ANY MODIFICATIONS TO THE ORIGINAL SURVEY ARE MADE AT THE RISK OF THE PARTY MAKING SUCH CHANGES, AND NEITHER THE SURVEYOR NOR THE COMPANY ASSUMES ANY LIABILITY FOR ALTERATIONS MADE TO THE ORIGINAL DOCUMENT.

CERTIFIED TO:

ERIE LLC, A FLORIDA LIMITED LIABILITY COMPANY;  
BERLIN PATTEN EBLING, PLLC; OLD REPUBLIC NATIONAL  
TITLE INSURANCE COMPANY; N/A

FLOOD ZONE  
( FOR INFORMATIONAL PURPOSES ONLY )  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE  
LOCATED IN ZONE X(BFE N/A), PER F.I.R.M MAP NUMBER  
12057C0502J, DATED 10/7/2021.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY  
OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT  
SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED  
PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE  
STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF  
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH  
5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027,  
FLORIDA STATUTES.



CERTIFIED BY: JON SHOEMAKER PSM NO. 5144  
FIRST CHOICE SURVEYING, INC.  
P.O. 470978 LAKE MONROE, FL 32747  
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564  
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL  
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED: 12/06/24

ORDERED BY:

