

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT
B.R.	BEARING REFERENCE	N.	NORTH
C.	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	N.R.	NON RADIAL
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P.	PLAT
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD	P.C.	POINT OF CURVATURE
COR.	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	PG.	PAGE
EL.	ELEVATION	P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL
E.	EAST	P.O.L.	POINT ON LINE
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE
E.O.W.	EDGE OF WATER	PVC	POLY VINYL CHLORIDE
E.P.U.E.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING
	UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.T.	POINT OF TANGENCY
F.H.	FIRE HYDRANT	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIUS
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

S/W	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER
W.V.	WATER VALVE

SYMBOLS

	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	10.50
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

NOTE:
IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120112-0656 J, LAST REVISION DATE 10/07/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

Section 09, Township 32 South, Range 19 East			
Drawn By: AV	Survey Number: 24-1756		
4			
3			
2			
1	EASEMENT REVISED		06-27-2024
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD PHONE 407-385-3151 DEER ISLAND, FL 32778 407-385-3152 CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8789			

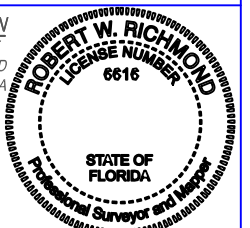
CERTIFIED TO:

Artesian Farms, Inc.

24-1756
PAGE 1 OF 2

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SURVEYOR'S CERTIFICATION
I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.
LAST DATE OF FIELD SURVEY: 06-10-2024



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

Legal Description:

Tract 265, of RUSKIN COLONY FARMS, as per map or plat thereof recorded in Plat Book 5, at Page 65, of the Public Records of Hillsborough County, Florida, TOGETHER WITH that portion of vacated road described by Resolution Number R02-103, recorded in Official Records Book 11783, Page 40, of said Public Records.

LESS AND EXCEPT the South 355 feet thereof described in Deed recorded in Official Records Book 2689, Page 619, of said Public Records.

ALSO LESS AND EXCEPT the East 94.00 feet thereof described in Special Warranty Deed recorded in Official Records Book 15936, Page 441, of said Public Records.

ALSO LESS AND EXCEPT the North 32 feet thereof described in Warranty Deed recorded in Official Records Book 16994, Page 1180, of said Public Records.

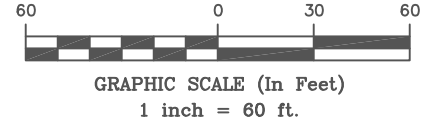
ALSO LESS AND EXCEPT that portion described in that Special Warranty Deed recorded in Official Records Instrument No. 2020120945, of said Public Records.

TOGETHER WITH reciprocal easement described in that Reciprocal Easement and Restrictions Agreement recorded March 24, 2020, in Official Records Instrument No. 2020120946, of the Public Records of Hillsborough County, Florida

Property Address:
E Shell Point Road
Ruskin, Florida 33570

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY



EAST SHELL POINT ROAD

R/W VARIES
ASPHALT PAVEMENT

704.94' (D.&C.)

P.O.C.
AT NE. CORNER
OF SEC. 09-32-19

N. LINE OF TRACT 265
(TO P.O.B.)

FD.
5/8" I.R.
AT FOLIO NO:
055412-0000

SET 1/2" IR #7723

LESS N. 32 FT.
AS DESCRIBED IN
O.R.B. 16994, PG. 1180

S89°20'23"E 376.75' (D.)
S89°20'23"E 376.38' (M.)

VACANT LOT

FOLIO NO:
055411-0000

PORTION OF TRACT 265
AS DESCRIBED IN
INSTRUMENT NO.
2020120946

Note: This survey is subject to
any and all easements which may
arise during a full title search.

SHARED ACCESS EASEMENT
AS DESCRIBED IN
INSTRUMENT NO. 2020120946
NOTE NO. 2 (a)

LESS THE PORTION OF
TRACT 265, AS DESCRIBED IN
INSTRUMENT NO. 2020120945

FD.
5/8" I.R.
AT FOLIO NO:
055411-0003

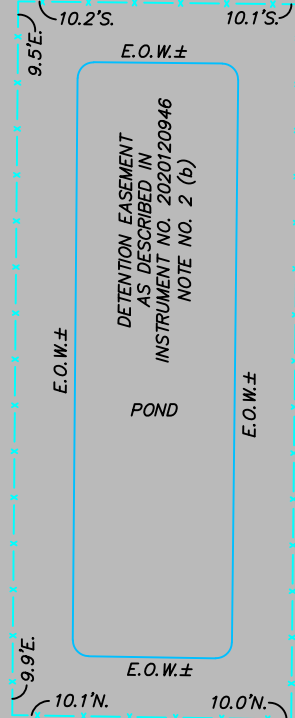
LESS E. 94 FT. FOR ROAD R/W
AS DESCRIBED IN
O.R.B. 15936, PG. 441

C-1 (D.) C-1 (M.)
R = 2473.00' R = 2473.00'
Δ = 04°15'18" Δ = 04°15'17"
A = 183.65' A = 183.64'

TRACT
266

FOLIO NO:
055412-0000

N00°35'34"E 243.25' (M.)
N00°29'49"E 243.20' (D.)



FOLIO NO:
055412-1000

355.00'
(D.&C.)

N89°09'33"W 376.05' (D.)
N89°09'43"W 375.95' (M.)

LESS S. 355 FT. OF TRACT 265
AS DESCRIBED IN
O.R.B. 15936, PG. 441

FOLIO NO:
055411-0001

701.18' (D.&C.)

TRACT
279

TRACT
280

24TH STREET SOUTHEAST
R/W VARIES
ASPHALT PAVEMENT

N11°50'19"W 630.00' (P.&C.)

614.36' (M.)

FD. 4"x4" C.M.
AT TRACT E
(P.B.146, PG.160)

P.C.
FD. NAIL & DISK
AT TRACT E
(P.B.146, PG.160)

FND. N&D C/L ROAD P.I. FND. N&D C/L ROAD
N89°47'38"W 172.42' (P.)
N89°48'19"W 172.48' (M.)
(P.B. 146, PG. 160)

