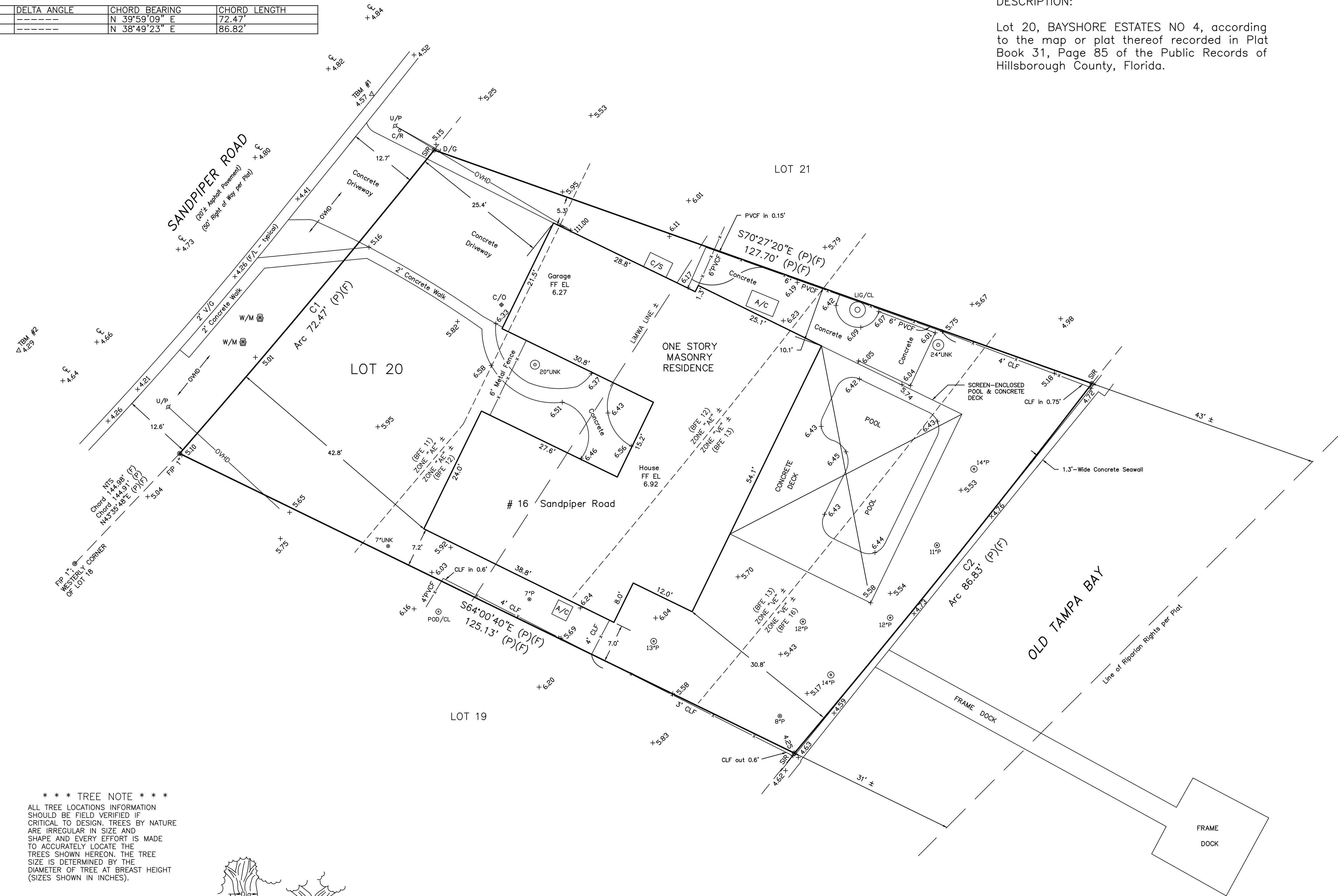
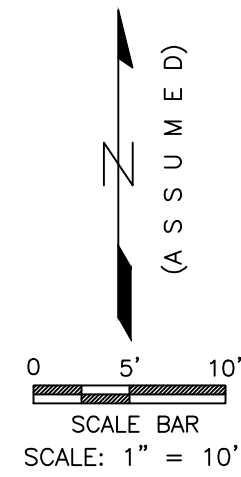


HILLSBOROUGH COUNTY, FLORIDA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1 (F)	72.48'	1725.06'	2°24'26"	N 39°59'09" E	72.47'
C2 (F)	86.83'	1846.09'	2°41'41"	N 38°49'23" E	86.82'

DESCRIPTION:

Lot 20, BAYSHORE ESTATES NO 4, according to the map or plat thereof recorded in Plat Book 31, Page 85 of the Public Records of Hillsborough County, Florida.



SURVEYORS NOTES

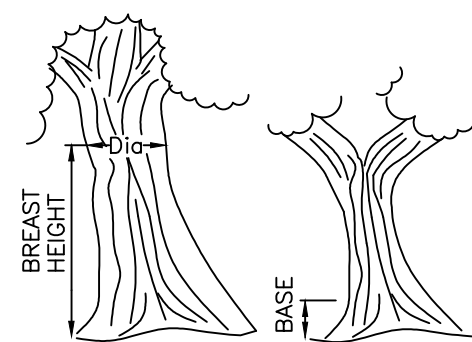
1. LEGAL DESCRIPTION SHOWN HEREON PER DEED.
2. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR (DIGITAL SEAL) OF THE FLORIDA SURVEYOR AND MAPPER. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER.
3. NO UNDERGROUND IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN. DISCREPANCIES BETWEEN PROPERTY LINES OF ADJOINING PARCELS NOT VERIFIED UNLESS OTHERWISE SHOWN.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY HORIZONTAL LINE OF LOT 20 BEARING S64°04'00"E, A BEARING PER THE PLAT OF RECORD.
5. THE SITE APPEARS TO BE IN FLOOD ZONES "AE" & "V" ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF HILLSBOROUGH COUNTY, FLORIDA, EFFECTIVE DATE: 10-7-2021. ROBERTSON & ASSOCIATES SURVEYING, INC. AND THE SURVEYOR AND MAPPER HAVE CONDUCTED VISUAL INSPECTIONS AND LAID OUT FOR THE ACCURACY OF THIS ZONE DETERMINATION. THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, HAS LOCATED THE FLOOD ZONE INFORMATION. NO VERIFICATION OF SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY MAJOR CONSTRUCTION. THIS INFORMATION, SHOWN DRAWING AT RIGHT FOR THE VARIOUS BASE FLOOD ELEVATIONS: THIS LOT IS AFFECTED BY THE LIMITS OF MODERATE WAVE ACTION LINE.
6. FEMA FLOOD HAZARD MAPPING: THIS PRODUCT WAS NOT DESIGNED TO MAKE PRECISE IN/OUT FLOOD RISK DETERMINATIONS, THIS PRODUCT IS NOT A SUBSTITUTE FOR ENGINEERING ANALYSIS. THE INFORMATION IS NOT TO DETERMINE ABSOLUTE DELINEATIONS OF FLOOD BOUNDARIES.
7. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PLANNING, PLANNING AND BUILDING DEPARTMENT FOR ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.
8. UNLESS OTHERWISE SHOWN, ENCROACHMENTS OF UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, ETC., IN THE FIELD, ALSO FENCES AS SHOWN ARE NOT TO SCALE, OWNERSHIP OF FENCES AND/OR WALLS (IF PRESENT) ARE NOT FIELD DETERMINED.
9. RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, INCLUDING VERTICAL CURVATURE ADJUSTMENTS, OR ANY OTHER USE, WITHOUT SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANY PARTY OTHER THAN THAT INTENDED BY THE SURVEYOR.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHERS THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THIS SURVEY WAS PERFORMED USING THE TRANSIT AND TAPE METHOD. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE CLOSURE AND REDUNDANT MEASUREMENTS TO CORNERS THAT SHOULD BE OCCUPIED WITH AN INSTRUMENT, THE CALCULATED MEASUREMENTS OF THE CLOSURE AND REDUNDANT MEASUREMENTS REQUIREMENTS SET FORTH IN FLORIDA ADMINISTRATIVE CODE § 53-17.
12. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE EFFECT OF THE CLOSURE OF THE EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.
13. THE TREES SHOWN HEREON WERE LOCATED USING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. THE SURVEYOR AND MAPPER HAS CONDUCTED VISUAL INSPECTIONS OF THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF THE PROJECT. THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE EFFECT OF THE CLOSURE OF THE EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS. THE SURVEYOR AND MAPPER HAS CONDUCTED VISUAL INSPECTIONS OF THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF THE PROJECT. THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE EFFECT OF THE CLOSURE OF THE EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS. THE SURVEYOR AND MAPPER HAS CONDUCTED VISUAL INSPECTIONS OF THE RIGHT TO VERIFY LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF THE PROJECT. THE UNDERSIGNED MAKES NO GUARANTEES AS TO THE EFFECT OF THE CLOSURE OF THE EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, OR OTHER SIMILAR MATTERS.
14. ELEVATIONS SHOWN REFER TO CITY OF TAMPA BENCHMARK -0320, ELEVATION 5.633 (NAD 1988).

* * * TREE NOTE * * *

ALL TREE LOCATIONS INFORMATION SHOULD BE FIELD VERIFIED IF CRITICAL TO DESIGN. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE AND EVERY EFFORT IS MADE TO ACCURATELY LOCATE THE TREES SHOWN HEREON. THE TREE SIZE IS DETERMINED BY THE DIAMETER OF TREE AT BREAST HEIGHT (SIZES SHOWN IN INCHES).

* * * TREE LEGEND * * *

P = PALM UNK = UNKNOWN
/CL = LIGUSTRUM POD/CL = PODOCARPUS
CLUSTER CLUSTER



ELEVATIONS REFER TO N.A.V.D. 1988.



LEGEND:

LEGEND:			
(AB) = ASBUILT (F) = FIELD	EPF = ENVIRONMENTAL PROTECTION	MF = METAL FENCE	ROP = REINFORCED CONCRETE PIPE
(C) = CALCULATED	F/L = FLOW LINE GRADE	MLP = METAL LIGHT POLE	RO = ROOF RAIN
(D) = DEPRESSION	F/N = FINISHED FLOOR GRADE	N.A.V. = NORTH AMERICAN	RL = RAILROAD
(E) = MEASURED	F/O = FLOW OVER GRADE	N.C.V.D. = NATIONAL CATHOLIC	SLY = SOUTHERLY
(F) = PLANT	FIN = FOUND IRON PIPE	N.D. = NATIONAL DATUM	SP = SPILL CAPPED IRON RAILBDS
(FP) = FOUND	FIR = FOUND IRON ROD	N.L. = NORTHERLY	SN = SET NAIL AND DISK
(TP) = TYPICAL	FIRP = FOUND CAPPED IRON ROD	NCS = NO CORNER FOUND OR SET	SND = SET MAG. NAIL AND DISC
AB = ABOVE-GROUND	FIS = FOUND SINKHOLE	OA = OVER ALL	SNB = SADDLE BENCH MARK
AK = ABOVE-SLOPE STRIKE	FRND = FOUND FINDER KALIN NAIL	OR = OFFICIAL RECORDS BOOK AND PAGE	TOP = TOP OF BANK
BE = BELOW	GR = GRATE TOP INLET	OH = OVERHEAD UTILITY CABLE	UB = UTILITY BOX
BL = BELOW	GRIP = GRATE PIPER KALIN NAIL	OP = OVERHEAD UTILITY ONLY	UE = UTILITY EASEMENT
CE = CENTERLINE	HH = HANDHOLE	P/E = POLE EQUIPMENT	UL = UTILITY
CAV = CABLE TELEVISION	INC/NC = INGRESS/EGRESS	PAR = PARALLEL NAIL	UB = UTILITY
CH = CHAIN LINK FENCE	IN = INVERT ELEVATION	P/L = PROFESSIONAL LAND SURVEYOR	UC = UTILITY
C/S = CEMENT SLAB	INT = INTERSECTION NUMBER	P/B = POINT OF BEGINNING	WC = CLAY PIPE
C/S = CEMENT SLAB	IP = IRON PIPE	P/C = POINT OF COMMENCEMENT	WA = WATER ASSEMBLY
C/S = CEMENT SLAB	IRP = IRON ROD	P/R = POINT OF REVISION	WC = WATER CORNER
C/S = DOWN GUT	LB = LICENSED BUSINESS	PP = PROFESSIONAL SURVEYOR & MAPPER	W/W = WOOD LIGHT PIPE
C/S = DOWN GUT	LM = LIMITS OF MODERATE	P/PV = POLYVINYL CABLE EASEMENT	WM = WATER METER
EL = ELECTRIC UTILITY BOX	MA = METERED END OF SECTION	R/O = R/O OVER	WV = WOOD FENCE
EL = ELECTRIC UTILITY BOX	MA = METERED END OF SECTION	R/W = RIGHT-OF-WAY	WV = WATER VALVE
EL = ELEVATION			
EL = ELEVATION			

SITE ADDRESS:
16 SANDPIPER ROAD TAMPA, FL 33609

BOUNDARY SURVEY (SHOWING TREES AND ELEVATIONS)

DATE OF FIELD SURVEY: 7-19-2023

OFFICE		REVISIONS		Prepared For: DEVONSHIRE CUSTOM HOMES, LLC			
DATE	BY:	DESCRIPTION				 <div style="display: inline-block; vertical-align: middle;"> ROBERTSON SURVEYING </div>	
				PATRICK J. COLLINS REGISTERED SURVEYOR AND MAPPER LICENSE NO. 55023 STATE OF FLORIDA LICENSED BUSINESS NO. 8106		Surveyor Business Lic # LB8106 14052 N. Florida Ave. Tampa FL 33613 Phone: (813) 388-2484	
Drawn By: PC				Checked By: C		Job No.: 23-103	
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL (OR DIGITAL SEAL) OF A FLORIDA LICENSED SURVEYOR AND MAPPER."							

THIS ITEM HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY PATRICK J.
COLLINS USING A DIGITAL SIGNATURE
AND DATE. PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.