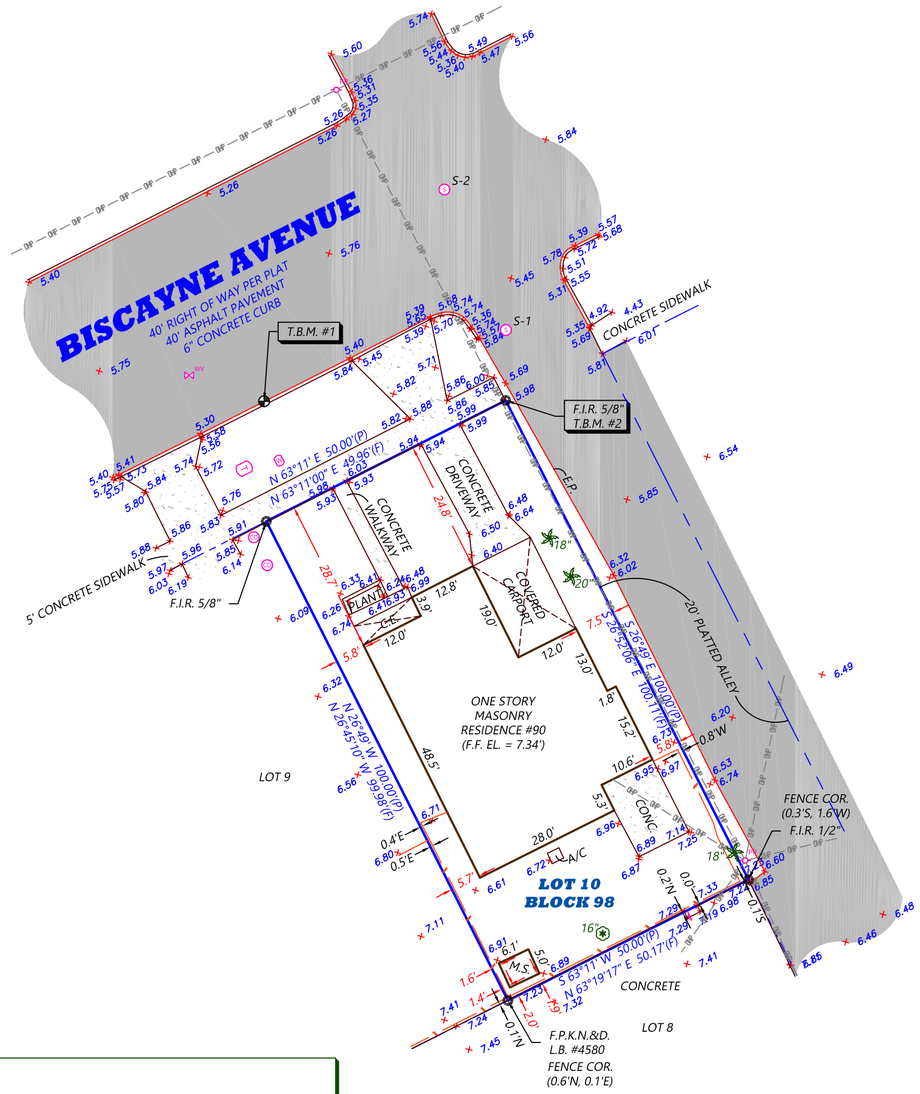
## DEED DESCRIPTION

LOT 10, BLOCK 98, DAVIS ISLANDS BISCAYNE SECTION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 9, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

0 20 40




## LEGEND:

| | | | |
|---|---|---|---|
| F.I.P. | FOUND IRON PIPE | P.C.P. | PERMANENT CONTROL POINT |
| F.C.I.P. | FOUND CAPPED IRON PIPE | P.R.M. | PERMANENT REFERENCE MONUMENT |
| F.I.R. | FOUND IRON ROD | M.S. | METAL SHED |
| F.C.I.R. | FOUND CAPPED IRON ROD | C.L.F. | CHAIN LINK FENCE |
| F.C.M. | FOUND CONCRETE MONUMENT | B.W.F. | BARBED WIRE FENCE |
| S.C.I.R. | SET CAPPED IRON ROD 1/2" PSM#5761 | V.F. | VINYL FENCE |
| SMN&D | SET MAG NAIL & DISK P.S.M.#5761 | COR. | CORNER |
| L.B. | LICENSED BUSINESS | F.F. | FINISHED FLOOR |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER | INV. | INVERT |
| | | EL. | ELEVATION |
| | | T.O.B. | TOP OF BANK |
| | | T.O.S. | TOE OF SLOPE |
| FPKN&D | FOUND PK NAIL & DISK | E.O.W. | EDGE OF WATER (TIME OF SURVEY) |
| F.R.R.S. | FOUND RAILROAD SPIKE | E.P. | EDGE OF PAVEMENT |
| D | DEED | C.E. | COVERED ENTRY |
| P | PLAT | P.O.B. | POINT OF BEGINNING |
| F | FIELD | P.O.C. | POINT OF COMMENCEMENT |
| C | CALCULATED | W.U.P. | WOOD UTILITY POLE |
| CONC. | CONCRETE | E.M.P. | ELECTRIC METER POLE |
| A/C | AIR CONDITIONER | W.L.P. | WOOD LIGHT POLE |
| C.B. | CONCRETE BLOCK | T.B.M. | TEMPORARY BENCH MARK |
| | FIBER OPTIC VAULT | | SANITARY SEWER MANHOLE |
| | WATER VALVE | | CLEAN OUT |
| | WATER METER | | |

WOOD FENCE
EASEMENT
PLAT LINE

## SANITARY SEWER DATA

S-1
TOP EL. = 5.55'
(N) INV. EL. = -0.18'
(S) INV. EL. = -0.14'
BOTTOM EL. = -0.15'

S-2
TOP EL. = 5.88'
(N) INV. EL. = -0.47'
(E) INV. EL. = -1.57'
(S) INV. EL. = -0.32'
(W) INV. EL. = -1.67'

S-3
TOP EL. = 5.80'
(E) INV. EL. = -1.70'
(W) INV. EL. = -2.10'

## BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A NATIONAL GEODETIC SURVEY, BENCHMARK THL 217 B RM 2, DESCRIBED AS A REFERENCE MARK DISK SET IN RETAINING WALL OR CONCRETE LEDGE, NORTHEAST QUADRANT OF CHANNEL DR. & CHIPPEWA AVE.
ELEVATION: 5.26' (NAVD 1988)

TBM #1:
STATION IS A MAG NAIL LOCATED 22.4'± NORTH AND 0.4'± WEST OF THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 5.37' (NAVD 1988)

TBM #2:
STATION IS A FOUND 5/8" IRON ROD LOCATED AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON.
ELEVATION: 5.97' (NAVD 1988)

NOTES:
1. ELEVATIONS SHOWN HEREON ARE IN U.S. FEET.
2. THE TEMPORARY BENCHMARKS NOTED HEREON ARE NOT FOR PUBLIC USE, AND REFER TO THIS MAP ONLY.

## SURVEYORS NOTES:

1. THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE, MICHAEL D. CROW & ASSOCIATES, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS.
3. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
4. BEARINGS SHOWN HEREON BASED ON PLAT (N. LINE SUBJECT LOT BEING N 63°11'00" E ).
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
6. PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
7. THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
8. NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
9. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE NAMED ENTITIES. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT FROM MICHAEL D. CROW & ASSOCIATES, INC. OR THE CERTIFYING LAND SURVEYOR.
10. THE SIGNING SURVEYOR OR MICHAEL D. CROW & ASSOCIATES, INC. CANNOT BE RESPONSIBLE FOR ANY ADDITIONS, DELETIONS OR ALTERATIONS TO THE SUBJECT PROPERTY, TO THE IMPROVEMENTS THEREON, OR TO THE SURVEY MONUMENTS THAT MAY OCCUR AFTER HE/SHE LEAVES THE SITE. THIS SURVEY MAP OR REPORT IS THE PROPERTY OF MICHAEL D. CROW & ASSOCIATES, INC. 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 PURPOSE OTHER THAN WHICH IT WAS INTENDED IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF VERIFICATION OF THE ORIGINAL SIGNING SURVEYOR. ANY RE-USE WILL BE AT SOLE RISK AND WITHOUT ANY LIABILITY TO THE SIGNING SURVEYOR OF THEIR REPRESENTING FIRM.
11. THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
12. THIS SURVEY MEETS OR EXCEEDS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

## TREE LEGEND:

Oak Tree (1)
Palm Tree (3)

NOTES:

1. THE TREES SHOWN HEREON WERE LOCATED UTILIZING METHODS ADEQUATE FOR THEIR ACCURATE LOCATION AND IDENTIFICATION. HOWEVER, THIS COMPANY AND THE SIGNING SURVEYOR RESERVES THE RIGHT TO VERIFY THE LOCATION OF ALL TREES CRITICAL TO THE DESIGN OF BUILDINGS, PARKING AND OTHER PERMANENT FEATURES, IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO INFORM THIS COMPANY AND/OR SIGNING SURVEYOR OF ANY TREES CRITICAL TO THEIR DESIGN SO THAT THOSE TREES CAN BE VERIFIED PRIOR TO THE COMPLETION OF THE DESIGN.
2. SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
3. TREES LESS THAN 5" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
4. WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
5. TREE SYMBOLS ARE NOT TO SCALE.
6. TREE SIZE, SPECIES AND CONDITION SHOULD BE VERIFIED BY A REGISTERED LANDSCAPE ARCHITECT (R.L.A.), ARBORIST OR A PERSON OF SIMILAR PROFESSION (TREE EXPERT).

| DWG. NO.: 220617 | LAST DATE OF FIELDWORK: 6/28/2022 | DRAWN BY: JB | DATE PREPARED: 7/11/2022 | FIELD CREW: DC, DV | PROPERTY ADDRESS: 90 BISCAYNE AVENUE, TAMPA, FL 33606 | REVISIONS: |
|---|---|---|---|---|---|---|

SHEET # 1 OF 1 SHEET

FLOOD ZONE DESIGNATION
THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "AE" (11')
PER THE FLOOD INSURANCE RATE MAP FOR: HILLSBOROUGH COUNTY, FLORIDA.
COMMUNITY PANEL: # 12057C 0362 J
DATED: 10/07/2021

SURVEY DATUM
HORIZONTAL DATUM **NAD 83**
VERTICAL DATUM **NAVD 88**


Michael D. CROW & ASSOCIATES INC.
CERTIFICATE OF AUTHORITIZATION # 7936
2004 THONOTOSASSA RD., STE #102 PLANT CITY, FL 33563
PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM


BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY
FOR
STRESS FREE CONSTRUCTION, LLC

CERTIFIED TO:
- STRESS FREE CONSTRUCTION, LLC

MICHAEL D. CROW CERTIFICATE NO. 5761 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

MICHAEL D CROW:A01410C000001783
737999A00004B1D
2022.07.13 16:20:17 -04'00'

**MICHAEL D. CROW, P.S.M., #5761**
**FLORIDA PROFESSIONAL SURVEYOR & MAPPER**