

LEGAL DESCRIPTION
(INSTRUMENT #2021191016)

THE WEST 60 FEET OF LOT(S) 22 AND 23, IN BLOCK 7, OF PICADILLY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 12, ON PAGE 16, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF TAMPA, FLORIDA BENCHMARK HV-09 0070 DESCRIBED AS A ALUMINUM DISK IN CONCRETE MONUMENT, SOUTHEAST QUADRANT OF HENDERSON BLVD. & GRADY AVE. ELEVATION: 16.071' (NAVD 1988)

TBM #1:

STATION IS A MAG NAIL LOCATED 19.6'± SOUTH AND 1.4'± EAST OF THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 12.99' (NAVD 1988)

TBM #2:

STATION IS A MAG NAIL LOCATED 37.9'± SOUTH AND 1.8'± WEST OF THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREON. ELEVATION: 12.76' (NAVD 1988)

NOTES:

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

TREE LEGEND:

- Camphor Tree (2)
- Chinaberry Tree (1)
- Palm Tree (3)
- Oak Tree (3)

Grand Total of Trees (9)

NOTES:

- 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.
- SIZES REPRESENT APPROXIMATE DIAMETER AT BREAST HEIGHT.
- TREES LESS THAN 4" DIAMETER AT BREAST HEIGHT ARE NOT SHOWN HEREON.
- WHERE MULTIPLE TREE SIZES ARE GIVEN, A MULTI-TRUNK TREE IS INDICATED.
- TREE SYMBOLS ARE NOT TO SCALE.
- 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).

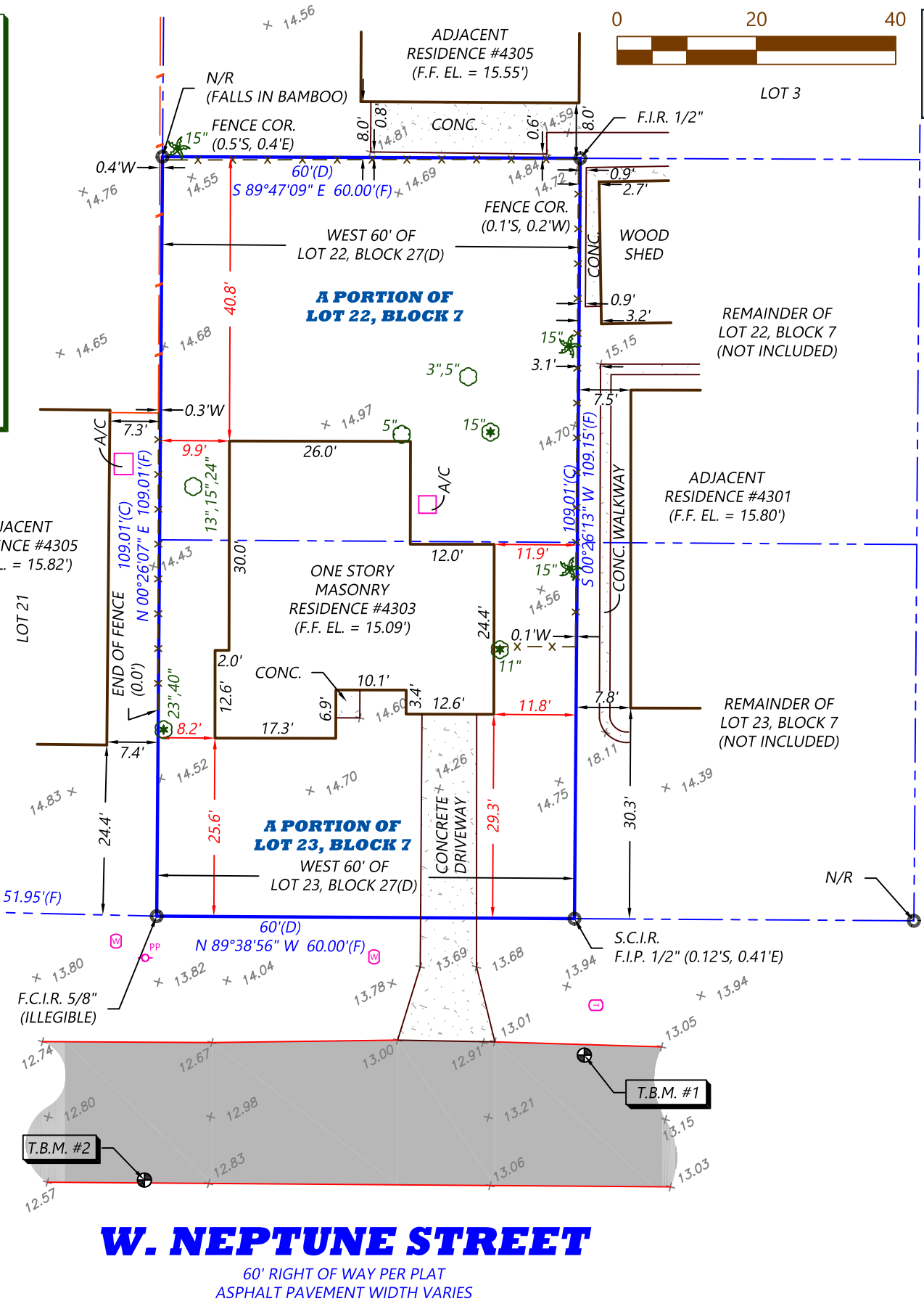
LEGEND:

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	COR.	CORNER
F.C.I.R.	FOUND CAPPED IRON ROD	F.F.	FINISHED FLOOR ELEVATION
F.C.M.	FOUND CONCRETE MONUMENT	EL.	ELEVATION
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	P.O.B.	POINT OF BEGINNING
SMN&D	SET MAG NAIL & DISK PSM#5761	P.O.C.	POINT OF COMMENCEMENT
L.B.	LICENSED BUSINESS	T.B.M.	TEMPORARY BENCH MARK
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	CONC.	CONCRETE
FPKN&D	FOUND PK NAIL & DISK	A/C	AIR CONDITIONER
F.R.R.S.	FOUND RAILROAD SPIKE	N/R	NOT RECOVERABLE
D	DEED	F	FIELD
P	PLAT	C	CALCULATED
PP	WATER METER	M	MEASURED
		PP	WOOD UTILITY POLE
			TELEPHONE PULL BOX



SURVEYORS NOTES:

- 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF CURRENT TITLE, OWNERSHIP AND ENCUMBRANCES AND IS SUBJECT TO TITLE REVIEW AND/OR ABSTRACT. MICHAEL D. CROW & ASSOCIATES, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. (S. LINE SUBJECT PARCEL BEING N 89°38'56" W).
- 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.
- PURPOSE OF SURVEY: PURCHASE, SELL, MORTGAGE.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- 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.
- 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.
- 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.
- THIS SURVEY MEETS THE "STANDARD OF PRACTICE" SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.



S. HUBERT AVENUE
60' RIGHT OF WAY PER PLAT

DWG. NO.: 211028-BTT	LAST DATE OF FIELDWORK: 10/27/2021	SCALE: 1" = 20'
FIELD CREW: NP, JS	FLOOD ZONE DESIGNATION THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "X" PER THE FLOOD INSURANCE RATE MAP FOR: HILLSBOROUGH COUNTY, FLORIDA. COMMUNITY PANEL: # 12057C 0342 H, DATED: 8/28/08.	
DRAWN BY: JB		
DATE PREPARED: 10/28/21		

Michael D. **CROW & ASSOCIATES** INC.

CERTIFICATE OF AUTHORIZATION # 7936
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BOUNDARY, TOPOGRAPHIC & TREE LOCATION SURVEY
FOR
STRESS FREE CONSTRUCTION, LLC

PROPERTY ADDRESS: 4303 W. NEPTUNE STREET, TAMPA, FL 33629
CERTIFIED TO: STRESS FREE CONSTRUCTION, LLC

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