

LOCATION MAP

SCALE: 1"=200'

LEGEND

- EXISTING CONTOUR
123.45
EXIST. SPOT ELEVATION
EXIST. TOP OF CURB ELEVATION
EXIST. GUTTER ELEVATION
HYDRANT
WATER VALVE
OVERHEAD WIRES
UTILITY POLE
SANITARY MANHOLE
STORM DRAIN MANHOLE
SIGN
MAIL BOX
FENCE
FIRE DEPARTMENT CONNECTION
PAINTED ARROWS
BENCHMARK
TREE (SIZE AS NOTED)
PALM TREE (SIZE AS NOTED)
PINE TREE (SIZE AS NOTED)
CALCULATED
MEASURED
DEED
CAPPED IRON REBAR FOUND
IRON REBAR FOUND
IRON PIPE FOUND
PLAT BOOK
OFFICIAL RECORD BOOK
PAGE
TYPICAL
NORTH
SOUTH
EAST
WEST
CONCRETE
CENTERLINE
PROPERTY LINE
PLUS OR MINUS
REINFORCED CONCRETE PIPE
AMERICANS WITH DISABILITIES ACT
MANHOLE
ELEVATION
SQUARE FOOT
ACRE
NOW OR FORMERLY
RIGHT-OF-WAY

NOTES:

- 1. THE SUBJECT PROPERTY IS THE LANDS OF JMS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 18201 PAGE 657, AMONG THE LANDS RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND HAVING A PIN OF A-09-30-18-ZZZ-000005-53450.1 PER THE HILLSBOROUGH PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 9, TOWNSHIP 30 SOUTH, RANGE 18 EAST.
2. AREA = 77,274 SQUARE FEET OR 1.774 ACRES. (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON MARCH 3, 2023 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE 'SURVEY DATE' SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD83 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS NO. AG7564 WITH A PUBLISHED ELEVATION OF 2.64 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD AREAS ZONE AE (WITH BASE FLOOD ELEVATION OF 10 FEET) PER MAP ENTITLED 'FIRM FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 344 OF 601', MAP NUMBER 1205703044J, WITH A MAP REVISION DATE OF OCTOBER 7, 2021.
7. ZONING: NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.
8. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
9. TREES 5" INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY.
10. PARKING: NO IDENTIFIABLE PARKING STRIPING WAS FOUND AT TIME OF SURVEY.
11. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
12. THE PROPERTY HAS ACCESS ALONG S. LOIS AVENUE.
13. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE 'STANDARDS OF PRACTICE', AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
14. THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITION SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY TRIMBLE.
15. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE WEST LINE OF THE SUBJECT PROPERTY ALSO BEING THE EAST LINE OF TRACT 'B' OF LOIS AVENUE - GANDY BOULEVARD PLAT BEING NORTH 00°24'36" EAST.
16. THE LEGAL DESCRIPTION IS RECORDED IN OFFICIAL RECORD BOOK 18201 PAGE 657.
17. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
18. THE USE OF THE PROPERTY IS CURRENTLY A STORAGE FACILITY.
19. THE CONTRACTED PURPOSE OF THIS SURVEY IS FOR PERMITTING, SITE PLAN, OR TRANSACTION. THIS SURVEY IS NOT VALID FOR ANY OTHER USE.
20. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
21. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: SIGHT DEVELOPMENT, LLC.
22. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=20' ON 24"X36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
23. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
24. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
25. © COPYRIGHT 2023 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 23016797 MA, WITH A COMMITMENT DATE OF FEBRUARY 13, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, EXCEPTIONS:

- 1. GRANT OF EASEMENT TO TAMPA ELECTRIC COMPANY, RECORDED IN O.R. BOOK 20396, PAGE 170, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MAY AFFECT THE SUBJECT PROPERTY, HOWEVER, OVERHEAD WIRES WERE LOCATED ON THE SUBJECT PROPERTY AND ARE SHOWN ON THE SURVEY.

LEGAL DESCRIPTION:

THE NORTH 543.56 FEET OF THE SOUTH 1188.58 FEET OF THE WEST 300.50 FEET OF THE EAST 325.50 FEET OF THE NORTH 2/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; LESS A EXCEPTION IN THE NORTHEAST CORNER THEREOF, ALL BEING OTHERWISE DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 'B' OF LOIS AVENUE - GANDY BOULEVARD, AS RECORDED IN PLAT BOOK 30, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE EAST BOUNDARY OF SAID TRACT 'B', FOR 625.00 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; RUN THENCE EAST PARALLEL TO THE SOUTH BOUNDARY OF THE NORTH 2/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, FOR 300.50 FEET TO THE WEST BOUNDARY OF TRACT 'C' OF SAID PLAT; THENCE NORTH ALONG THE WEST BOUNDARY OF SAID TRACT 'C' FOR 451.40 FEET; THENCE NORTH 07° 09' MIN WEST, FOR 67.89 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 391.56 FEET A DISTANCE OF 24.94 FEET TO A POINT THAT IS 10.77 FEET WEST OF THE WEST BOUNDARY OF SAID TRACT 'C'; THENCE WEST PARALLEL TO SAID SOUTH BOUNDARY OF THE NORTH 2/3 OF THE WEST 1/2 OF THE NORTHWEST 1/4, FOR 289.73 FEET TO THE EAST BOUNDARY OF SAID TRACT 'B'; THENCE SOUTH ALONG THE EAST BOUNDARY OF SAID TRACT 'B', FOR 543.56 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING CONVEYED BY DEED RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 2021658014, DESCRIBED AS FOLLOWS:

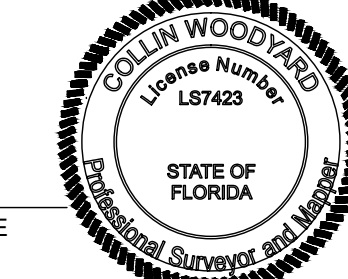
THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT 'B', LOIS AVENUE-GANDY BOULEVARD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 85, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA:

THENCE N. 00° 24' 36" E., ALONG THE EAST BOUNDARY OF SAID TRACT 'B', A DISTANCE OF 681.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N. 00° 24' 36" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 286.71 FEET; THENCE S. 89° 23' 27" E., A DISTANCE OF 289.73 FEET; THENCE 24.94 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 391.56 FEET AND A CENTRAL ANGLE OF 03° 38' 58" (CHORD BEARINGS S. 04° 50' 07" E., A DISTANCE OF 24.94 FEET); THENCE S. 06° 44' 38" E., A DISTANCE OF 67.89 FEET TO THE WEST BOUNDARY OF TRACT 'C' OF SAID LOIS AVENUE-GANDY BOULEVARD; THENCE S. 00° 24' 36" W., ALONG SAID WEST BOUNDARY, A DISTANCE OF 193.48 FEET; THENCE N. 89° 35' 46" W., A DISTANCE OF 300.50 FEET TO THE POINT OF BEGINNING.

TO: SIGHT DEVELOPMENT LLC, JMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; & OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 8, 9, 11(A), 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 3, 2023.



COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER NO. 137423
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DESCRIBED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AS EVIDENCE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

Table with columns: No., ADDRESSED ATTORNEY COMMENTS, G.S., DATE, DESCRIPTION OF REVISION, BY, DATE. Includes project details for ALTA/NSPS LAND TITLE SURVEY by SIGHT DEVELOPMENT, LLC.

BOHLER ENGINEERING - ALL RIGHTS RESERVED. NO PART OF THIS SURVEY OR MAP MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING INC.

