

# MAP OF BOUNDARY SURVEY

- LEGEND AND ABBREVIATIONS**
- A/C = AIR CONDITIONER
  - ANC. = ANCHOR WIRE
  - B/P = BRICK PAVEMENT
  - (C) = CALCULATED DISTANCE OR BEARING
  - C/L = CENTERLINE
  - C.M.E.S. = CONCRETE MITERED END STRUCTURE
  - C.M.P. = CORRUGATED METAL PIPE
  - C.N.A. = CORNER NOT ACCESSIBLE
  - COL. = COLUMN
  - CONC. = CONCRETE
  - C.P.P. = CORRUGATED PLASTIC PIPE
  - (D) = DEED DISTANCE OR BEARING
  - D.E. = DRAINAGE EASEMENT
  - D.U.E. = DRAINAGE & UTILITY EASEMENT
  - E.M. = ELECTRIC METER
  - E.O.P. = EDGE OF PAVEMENT
  - ID = IDENTIFICATION
  - ILLEG. = ILLEGIBLE
  - L.B. = LICENSED BUSINESS
  - L.S. = LICENSED SURVEYOR
  - (M) = MEASURED DISTANCE OR BEARING
  - N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
  - OFF = OFF SUBJECT PARCEL
  - O/L = ON-LINE
  - ON = ON SUBJECT PARCEL
  - O.R.B. = OFFICIAL RECORDS BOOK
  - (P) = PLAT DISTANCE OR BEARING
  - P.B. = PLAT BOOK
  - P.C. = POINT OF CURVATURE
  - P.C.C. = POINT OF COMPOUND CURVATURE
  - P.E. = POOL EQUIPMENT
  - P.G. = PAGE
  - P.I. = POINT OF INTERSECTION
  - PL = PLANTER
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - PROP. = PROPOSED
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - R = RADIUS
  - R/W = RIGHT-OF-WAY
  - TYP. = TYPICAL
  - U.E. = UTILITY EASEMENT
  - ⊙ = FOUND NAIL & DISK (AS DESCRIBED)
  - ⊙ = CALCULATED POINT
  - ⊙ = SET 3/8" IRON ROD & CAP LB 8129
  - ⊙ = FOUND 5/8" IRON ROD & CAP (AS DESCRIBED)
  - ⊙ = FOUND CONCRETE MONUMENT (AS DESCRIBED)
  - = LINE NOT DRAWN TO SCALE
  - ⊙ = FIRE HYDRANT
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊙ = DRAINAGE MANHOLE
  - ⊙ = POWER POLE
  - ⊙ = LIGHT POLE
  - ⊙ = CATV RISER
  - ⊙ = PHONE RISER
  - ⊙ = WATER METER
  - ⊙ = ELECTRIC BOX
  - ⊙ = AC (SIZE AS NOTED)
  - ⊙ = 4" WELL
  - = ASPHALT
  - = CONCRETE
  - = CHAIN LINK FENCE
  - = OVERHEAD WIRE
  - = RIGHT OF WAY LINE
  - = WOOD FENCE
  - = PLASTIC FENCE
  - = EASEMENT LINE
  - = CENTERLINE
  - = WIRE FENCE
  - = BURIED WATER LINE
  - = CROWN OF ROAD
  - = BURIED GAS LINE

**LEGAL DESCRIPTION:**

**Parcel I**  
 The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, Hillsborough County, Florida, LESS the North 150 feet of the South 300 feet of the East 400 feet thereof, and LESS the North 150 feet of the South 300 feet of the East 150 feet of the West 400 feet thereof, and LESS the North 120 feet of the South 445 feet of the East 710 feet thereof, all lying and being situate in Hillsborough County, Florida.

That part of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, Hillsborough County, Florida, lying North of the right of way line of State Road 600, formerly State Road 17, all lying and being situate in Hillsborough County, Florida.

Beginning at the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 26, Township 28 South, Range 22 East, Hillsborough County, Florida, and running West 80 feet and thence South approximately 95 feet to the right of way line of State Road 600; thence in a northerly direction along the said right of way line of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, Hillsborough County, Florida, and being situate in Hillsborough County, Florida.

That part of the Southwest 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, Hillsborough County, Florida, lying North of the right of way line of State Road 600, formerly State Road 17, LESS the East 300 feet thereof, all lying and being situate in Hillsborough County, Florida.

Parcel Identification Number: U-28-28-22-223-000004-79480.0  
 Plat Number 090830-0000

**Parcel II**  
 The North 120 feet of the South 445 feet of the East 710 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, lying and being situate in Hillsborough County, Florida.

Parcel Identification Number: U-28-28-22-223-000004-79500.0  
 Plat Number 090830-0000

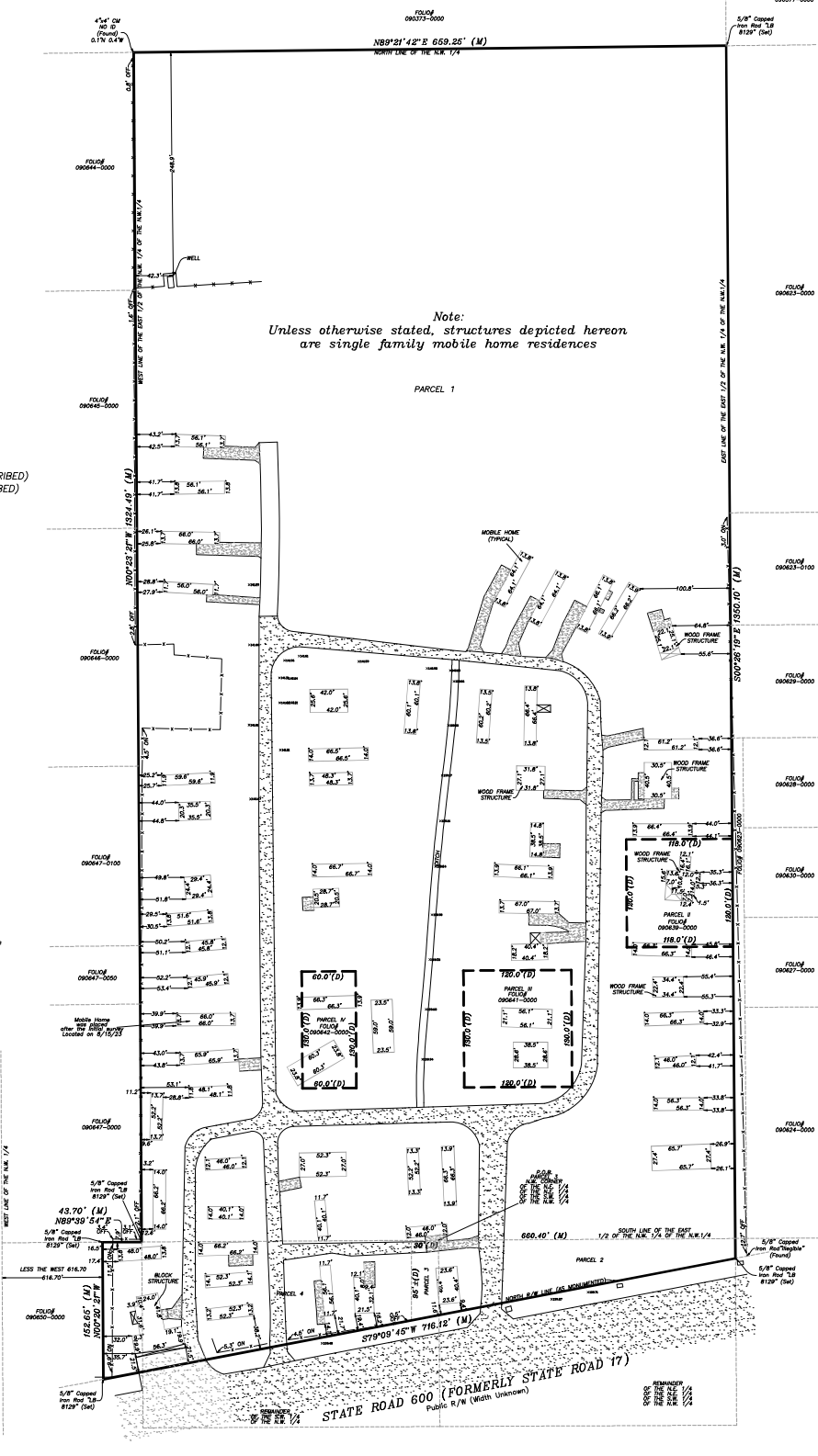
**Parcel III**  
 The North 150 feet of the South 300 feet of the East 150 feet of the West 400 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, lying and being situate in Hillsborough County, Florida.

Parcel Identification Number: U-28-28-22-223-000004-79910.0  
 Plat Number 090841-0000

**Parcel IV**  
 The North 65 feet of the South 285 feet of the East 60 feet of the West 240 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, lying and being situate in Hillsborough County, Florida.

AND  
 The North 65 feet of the South 300 feet of the East 60 feet of the West 240 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 26, Township 28 South, Range 22 East, lying and being situate in Hillsborough County, Florida.

Parcel Identification Number: U-28-28-22-223-000004-79820.0  
 Plat Number 090843-0000



Note:  
 Unless otherwise stated, structures depicted hereon are single family mobile home residences

PARCEL 1

STATE ROAD 600 (FORMERLY STATE ROAD 17)  
 Public R/W (Width Unknown)

**Surveyor's Report and Additional Notes**

1. No underground installations or improvements have been located except as shown hereon.
  2. Corner monuments shown on this map of survey, may not exist over-sites or across the land surveyed.
  3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
  4. This survey does not reflect non-surveyed ownership.
  5. Basis of Bearings as shown hereon.
  6. Vertical Datum as shown hereon.
- Fences shown hereon may or may not enclose along property lines, specific fence ties, as shown, are from specific sources, no guarantee of the fence measurement.
- This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.

NOTICE: Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any deficiencies, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted to determine setback requirements, inquiries need to be made by the certified holders to the county or city zoning department.

NOTICE: The signing surveyor or Gateway Land Surveying, LLC 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 Gateway Land Surveying, LLC 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 purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-user will be at sole risk and without any liability to the signing surveyor or their representing firm.

**GATEWAY LAND SURVEYING, LLC**  
 1081 East Brandon Boulevard  
 Brandon, Florida 33511 Phone (813)443-2292 Fax (813)443-2293  
 License Business No. 81229

**PLAT INFORMATION**

PC:	POINT OF CURVATURE
PP:	PERMANENT CONTROL POINT
PR:	PERMANENT REFERENCE MONUMENT
OR:	OFFICIAL RECORDS
R/W:	RIGHT OF WAY
CONC:	CONCRETE
(C):	CALCULATED
L.B.:	LICENSED BUSINESS
P.P.:	PER PLAT
P.S.M.:	PROFESSIONAL SURVEYOR AND MAPPER
M:	FIELD MEASURED
(S):	RECORD

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being duly sworn, depose and say that I am the duly qualified and licensed Professional Surveyor and Mapper for the State of Florida, and that I am the author of the above and foregoing plat of survey, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client, and that the same is a true and correct copy of the original survey as shown to me by the client.

Signed: Ryan J King  
 Date: 2023.12.14  
 State Registration No. 8753

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Signed: Ryan J King  
 Date: 2023.12.14  
 State Registration No. 8753

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/06/2023	REVISED CERTIFICATIONS

SCALE: 1" = 60' FIELD DATE: 02/28/23 DWG NO: 22-0776 PARTY CHIEF: BAM DRAWN BY: SDS

**CERTIFIED TO:**  
 Land Trust Service Corporation, as successor trustee of The St. Thomas of St. Petersburg Trust u/t/a dated May 7, 2015