

# **Fischbach** **Land Company**

P.O. Box 2677  
Brandon, Florida 33509  
Bus. 813-546-1000  
Fax: 813-684-9700

**Location:** West Side of Brantley Road Lithia, Florida

**Zoned:** AR

**Sized:** 2 – 5 Acre Parcels

**Price:** \$265,000.00 Per Parcel

**Note:** No Mobile Homes allowed

Lot 1 has a new 4" well

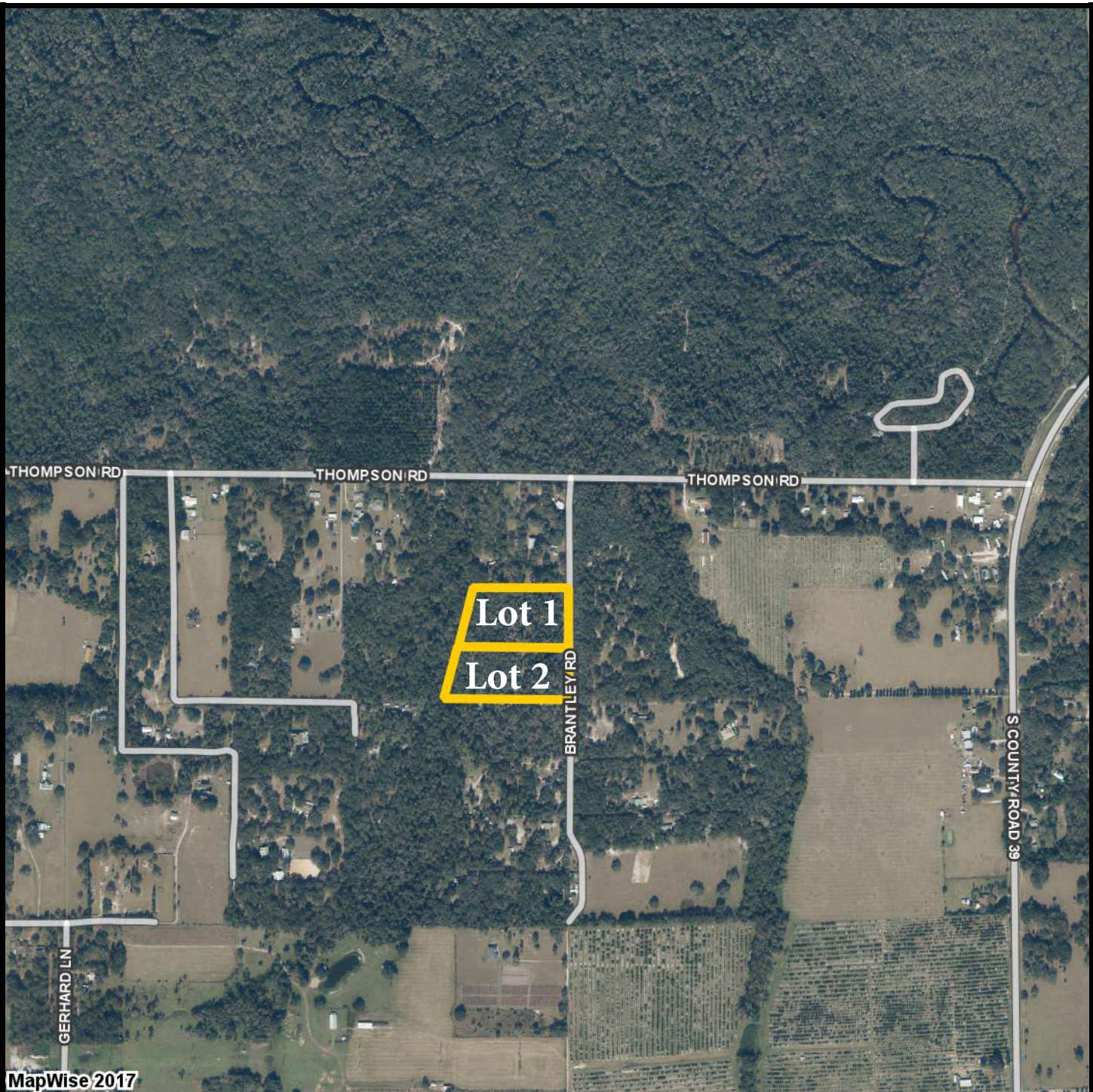
6' black chain link fence around perimeter of property

Brantley Road is a Private Road, property is within walking distance to Alderman's Ford Park




**Schools:** Pinecrest Elementary  
Randall Middle School  
Newsome High School

**Shown by Appointment Only**

**Contact:** Wendell Brantley  
Fischbach Land Company  
510 Vonderburg Dr. Suite 302  
Brandon, Florida 33511  
(813) 748-5815



MapWise 2017

-  Selected Custom Parcels
-  Streets MapWise
-  County Boundaries



Copyright 2017 MapWise, Inc. All rights reserved. www.mapwise.com. This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapWise and its suppliers assume no responsibility for any losses resulting from such use.

THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHEAST  
1/4 OF THE NORTHEAST 1/4 OF SECTION 24-30-21

S 89°11'49" E

1338.33'

333.89'

50.76'

515.70'

566.47'

THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 24

F.I.R.S. 8" NG 10  
ALSO F.P.I.P. 1"  
(2.19°N. & 0.87°E)

**PROPOSED LOT 1**

5.000 ACRES, TOTAL  
4.838 ACRES, UPLAND  
0.162 ACRE, WETLAND

30.00' WETLAND  
CONSERVATION  
AREA SETBACK  
LINE

WETLAND CONSERVATION  
AREA

S 89°11'49" E

661.87'

686.60'

39.16'

15.76'

S 15°04'41" W  
320.65'

30.00' RADIUS  
(TYPICAL)

**PROPOSED LOT 2**

5.000 ACRES, TOTAL  
4.752 ACRES, UPLAND  
0.248 ACRE, WETLAND

WETLAND  
LINE

745.43'

706.64'

308.53'

S 00°01'54" E

12' ASPHALT PAVEMENT

663.22'

354.0'

**BRANTLEY ROAD - A PRIVATE ROAD**

PROPOSED 30.00 FOOT PRIVATE INGRESS, EGRESS AND EASEMENT

F.C.M. 4" X 4"  
NO 10

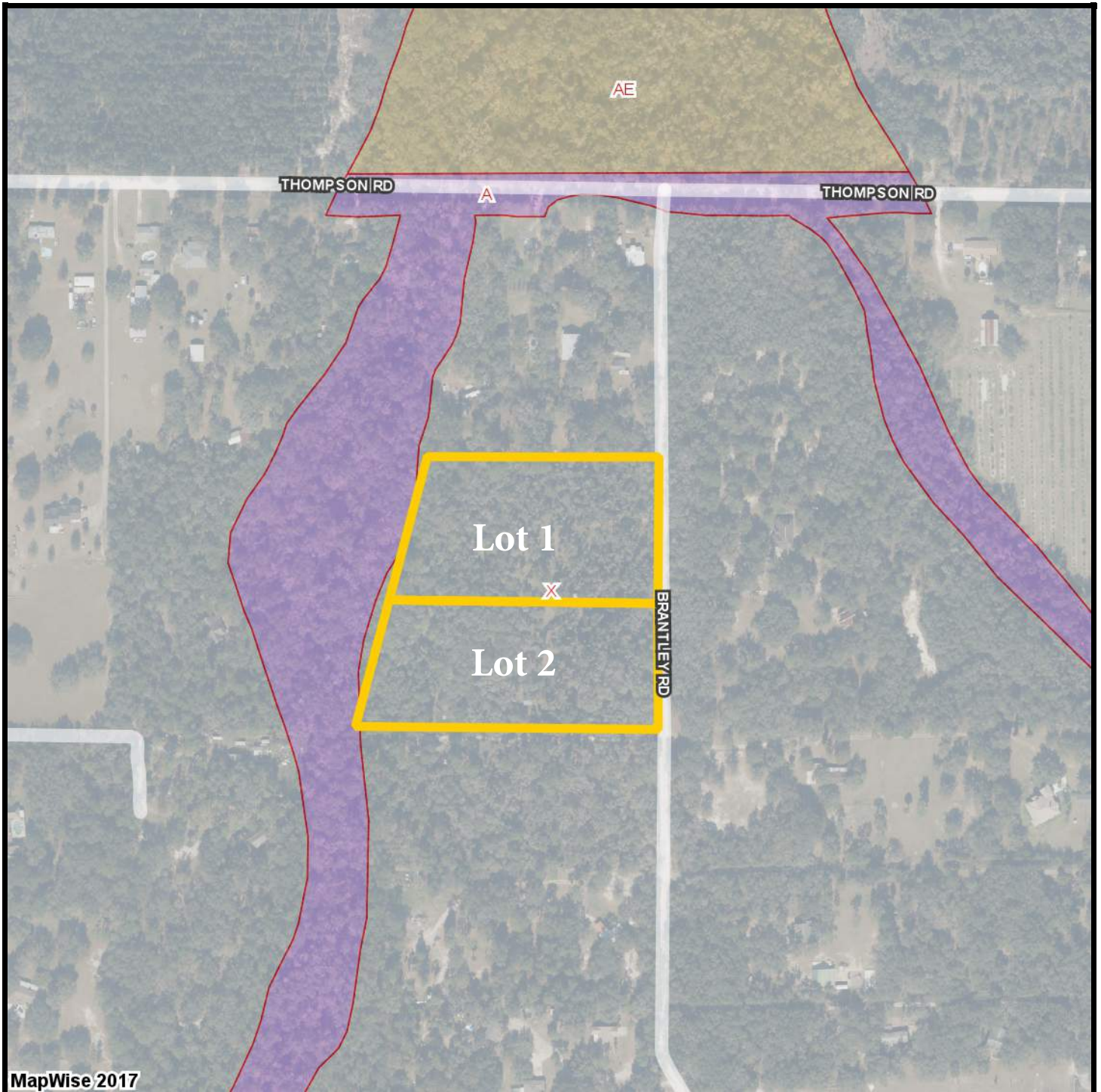
N 89°22'12" W

1278.39'














189.90'

B-15  
B-14  
B-13

B-1  
B-2  
B-3  
B-4  
B-5  
B-6  
B-7  
B-8  
B-9  
B-10  
B-11  
B-12  
B-13  
B-14  
B-15



MapWise 2017

-  Selected Custom Parcels
-  Streets MapWise
-  County Boundaries
-  V - 100-year, wave action, BFE no
-  VE - 100-year, wave action, BFE yes
-  A - 100-year, BFE no
-  AE - 100-year, BFE yes
-  AH - 100-year, ponding, BFE yes
-  AO - 100-year, sheet flow, BFE yes
-  X500 - 500-year
-  D - Undetermined, possible hazard
-  ANI - Area Not Included
-  X - Outside any floodplains



**THIS INSTRUMENT TO BE RETURNED TO:**

**Tracy Johnson  
539 93rd Avenue N.  
Naples, Florida 34108**

**-For recording purposes only-**

**HANCOCK RESERVE  
LOTS 1 AND 2**

**PB 111 PG 16-18 Hillsborough County Florida  
Declaration of Covenants, Conditions, Restrictions**

1. Only one single-family dwelling unit may be placed on a lot in said residential tract.
2. No mobile homes, manufactured homes, or modular homes are allowed.
3. Each dwelling unit shall contain a minimum of 2,000 square feet air-conditioned living area.
4. Each dwelling unit shall have an attached two-car garage or two-car carport.
5. No structures of temporary character such as a tent, shack, barn, or other outbuilding shall be used on any lot at any time as residence, either temporarily or permanently.
6. No noxious or offensive trade or activity shall be carried on upon any of the property, nor shall anything be done thereon that may be or become an annoyance to the neighborhood or detriment to the value of any neighbor's property. Such noxious or offensive activity includes any commercial activity and agricultural activity, such as cattle feedlots, swine or poultry farms, and others of like nature.
7. Animals for one's own personal use and enjoyment may be allowed in reasonable quantity provided that they are not kept, bred or maintained for any commercial purpose except as follows: A maximum of one cow, two goats, one horse, one hog, or 3 chickens, are allowed per acre.
8. No trash, rubbish, debris, junk, stored materials, wrecked or inoperable vehicles, or similar unsightly items shall be allowed to remain on any lot outside an enclosed structure. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and debris for pick up by government or similar garbage and trash removal services agencies.

9. Each lot owner shall be responsible for providing his own potable water well and septic tank.
10. Each lot owner is responsible for payment of electrical service connection. **Electrical and telephone service shall be constructed underground.**
11. These covenants are to run with the land and shall be binding on all parties, their successors and heirs, and all persons claiming under them.
12. The deed restrictions contained herein shall remain in effect for a period of 25 years, with automatic renewal periods thereafter.
13. If any of the restrictions or covenants contained herein shall be violated or any attempts made to violate said restrictions or covenants, it shall be lawful for the undersigned or any other person or persons owning any real property covered by these restrictive covenants to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions, whether to prevent him or them from doing so or to recover damages for such violation or both and the prevailing party shall be entitled to costs and attorney's fees, including same for appellate proceedings.
14. **So long as the Owner still owns any lot in the subdivision, Owner reserves the right to make reasonable modifications and amendments to, clarifications and interpretations, of these restrictions.**
15. Each of the Covenants herein is independent of all others and invalidation of any of these Covenants, Conditions, and Restrictions shall in no way affect the others.

The undersigned has caused its hand and seal to be affixed hereto as verification that he / she has read and understand the above conditions.

Signed, Seal and Delivered  
In the Presence of:

**"Owners"**

\_\_\_\_\_  
Print Name \_\_\_\_\_

\_\_\_\_\_  
**By: Tracy Johnson  
Kimberly Johnson**

\_\_\_\_\_  
Print Name \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_, of \_\_\_\_\_ ( ) who is personally know to me or  
( ) who produced a driver's license as identification.

My Commission Expiration \_\_\_\_\_  
And Commission Number \_\_\_\_\_

\_\_\_\_\_  
Print Name \_\_\_\_\_  
Notary Public --State of Florida































