

MAP OF SURVEY



BEARING BASIS:

BEARINGS REFER TO S.89°44'08"W. (AN ASSUMED BEARING) ALONG THE SOUTH BOUNDARY OF THE TRACT 3 OF SOUTH TAMPA SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION: (AS FURNISHED)

A PORTION OF TRACT 3 IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE ALONG THE SOUTH BOUNDARY OF TRACT 3, S. 89°44'08"W. FOR A DISTANCE OF 15.00 FEET TO THE WEST BOUNDARY OF A 15.00 FOOT PLATTED STREET RIGHT OF WAY OF SOUTH TAMPA SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE CONTINUE S. 89°44'08"W. FOR A DISTANCE OF 537.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FALKENBURG ROAD AS SHOWN ON THE PLAT OF MAGNOLIA PARK SOUTHEAST "C-2", PLAT BOOK 121, PAGE 207, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA AND RIGHT OF WAY AS SHOWN IN OFFICIAL RECORDS BOOK 6208, PAGE 1723; THENCE ALONG SAID RIGHT OF WAY AND A NON-TANGENT CURVE CONCAVE TO THE SOUTHEASTERLY, HAVING A RADIUS OF 900.00 FEET, AND A CENTRAL ANGLE OF 18°24'36"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 289.18 FEET, SAID CURVE HAVING A CHORD WHICH BEARS N.44°28'06"E. A DISTANCE OF 287.94 FEET TO A POINT OF A REVERSE CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHWESTERLY, HAVING A RADIUS OF 1020.00 FEET AND A CENTRAL ANGLE OF 32°58'48"; THENCE ALONG THE ARC OF SAID CURVE, HAVING A DISTANCE OF 586.53 FEET, SAID CURVE HAVING A CHORD BEARING OF N.37°10'58"E. FOR A DISTANCE OF 578.48 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST; THENCE S.89°59'29"E. A DISTANCE OF 5.91 FEET TO THE NORTHWEST CORNER OF TRACT "B-3A" OF THE AFORESAID MAGNOLIA PARK SOUTHEAST "C-2", PLAT BOOK 121, PAGE 207, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "B-3A", S.00°26'19"W. FOR A DISTANCE OF 663.75 FEET TO A POINT OF INTERSECTION WITH THE SOUTH BOUNDARY OF AFOREMENTIONED TRACT 3 IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 30 SOUTH, RANGE 19 EAST, SOUTH TAMPA SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 3, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG SAID SOUTH BOUNDARY, S.89°44'08"W. FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

NOTE:

THE DESCRIPTION AS RECORDED IN OFFICIAL INSTRUMENT NO. 2024043107 CONTAINS GEOMETRIC ERRORS AND HAS BEEN RE-WRITTEN TO REMOVE AMBIGUITIES.

WETLAND AREA NOTES:

WETLAND AREA AS SHOWN HEREON WAS STAKED BY HORNER ENVIRONMENTAL PROFESSIONALS ON 3/04/2024 AND WAS FIELD LOCATED BY BROOKS LAND SURVEYING, INC. ON 5/16/2024.

SITE FOLIO NUMBER: 049070.0100

TOTAL AREA OF SITE: 3.689 ACRES

TOTAL UPLAND AREA ON SITE: 3.344

TOTAL WETLAND AREA ON SITE: 0.345 ACRE

TOTAL WETLAND LINE ON SITE: 481.39'

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.24	S15°16'37"W
L2	24.40	N70°05'46"W
L3	40.49	N29°49'55"W
L4	23.84	N13°06'13"E
L5	41.19	S85°24'54"E
L6	40.08	S04°18'12"E
L7	8.66	S00°23'07"W
L8	24.11	N03°26'58"W
L9	18.01	N00°34'58"W
L10	34.90	N58°01'20"E
L11	39.60	N27°24'39"W
L12	34.15	N00°15'43"W
L13	33.83	N48°56'52"E
L14	37.79	S27°08'01"E
L15	56.10	S71°07'25"E

Curve C-1

Radius 900.00'
Delta 18°24'36"
Arc 289.18'
Chord 287.94'
Chd.Brg. N44°28'06"E

Curve C-2

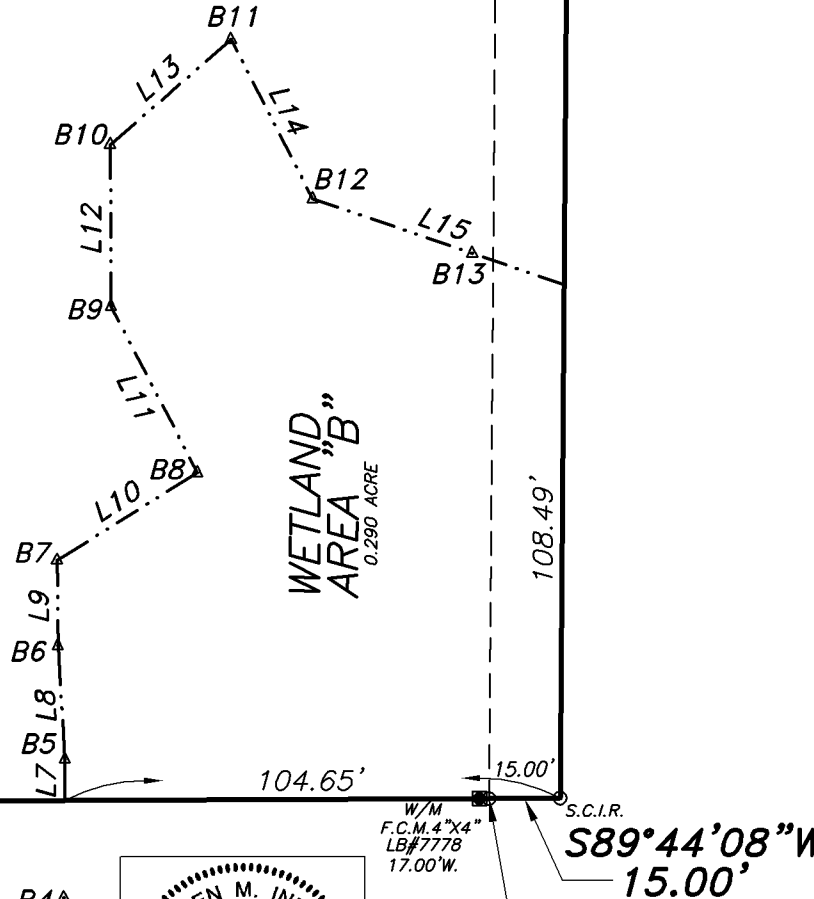
Radius 1020.00'
Delta 32°56'48"
Arc 586.53'
Chord 578.48'
Chd.Brg. N37°10'58"E

S. FALKENBURG ROAD
120' PUBLIC RIGHT OF WAY
4 LANE DIVIDED ASPHALT ROADWAY

2.0' CONCRETE CURB & GUTTER (TYPICAL)

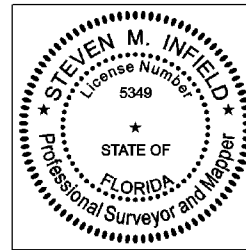
35' TAMPA BAY WATER PIPELINE EASEMENT
O.R. BOOK 10376, PAGE 1444
O.R. BOOK 10911, PAGE 0115
O.R. BOOK 10573, PAGE 1343

VACANT
CONTAINS 3.689 ACRES, MORE OR LESS



According to current Flood Insurance Rate Maps issued by the Federal Emergency Management Agency, the property shown appears to lie within Zones "X&A" Panel No. 12057C0388J, Dated 10/07/2021.

THIS SURVEY HAS BEEN SIGNED AND SEALED BY STEVEN M. INFELD ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS SURVEY ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Surveyor's Notes:
1. No underground installations or improvements have been located except as shown.
2. No instruments of Record reflecting Easements, Rights of Way, and/or Ownership were furnished this Surveyor except as shown.
3. Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
4. This survey does not reflect nor determine ownership.



Brooks Land Surveying, Inc.
110 W. Ball Street
Plant City, Florida 33563 Phone (813)754-6620

Certificate of Authorization "L.B. #7077"

Surveyor's Certificate

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid.

Signature

Steven M. Infield, PSM#5349

REVISION NO.	DATE	DESCRIPTION
1	5/31/24	ADD ACREAGE TO WETLANDS.
SCALE: 1"=40'		DATE: MAY 16, 2024
		DWG. NO. C-24040

BOUNDARY SURVEY FOR AND CERTIFIED TO:

FALKENBURG PLACE, LLC
JIM MCCULLAGH
DAVID LENNON

General Legend
S.C.I.R.: Set Capped Iron Rod 5/8", L.B.#7077
F.C.I.R.: Found Capped Iron Rod
F.C.L.P.: Found Capped Iron Pipe
F.L.P.: Found Iron Pipe
F.C.M.: Found Concrete Monument
S.C.M.: Set Concrete Monument 4"x4", L.B.#7077
P-K.: Parker Kaylor Nail
F.P-K.M.D.: Found P-K. Nail & Disk L.B.#7077
F.R.R.S.P.K.: Found Railroad Spike
N.M.F.: No Monumentation Found or Set
P.R.M.: Permanent Reference Monument

PCP: Permanent Control Point
PC: Point of Curvature
PT: Point of Tangency
PRC: Point of Reverse Curvature
P.C.: Point of Compound Curvature
P.I.: Point of Intersection
P.L.: Point of Beginning
D.: Dead
O.R.: Official Records
F.: Field Measured
No ID: No Identification
W.M.: Witness Monument
P.O.B.: Point of Beginning

Sec.: Section
Twp.: Township
Rge.: Range
X-X-X: Sec-Twp-Rge
R/W: Right of Way
W.F.: Wire Fence (W.F.)
W.F.: Wood Fence (W.F.)
C.L.F.: Chain Link Fence
B.W.F.: Barbed Wire Fence
---: Overhead Utility Lines
---: Utility Pole
C.C.: Concrete
L.B.: Licensed Business
C.: Centerline