

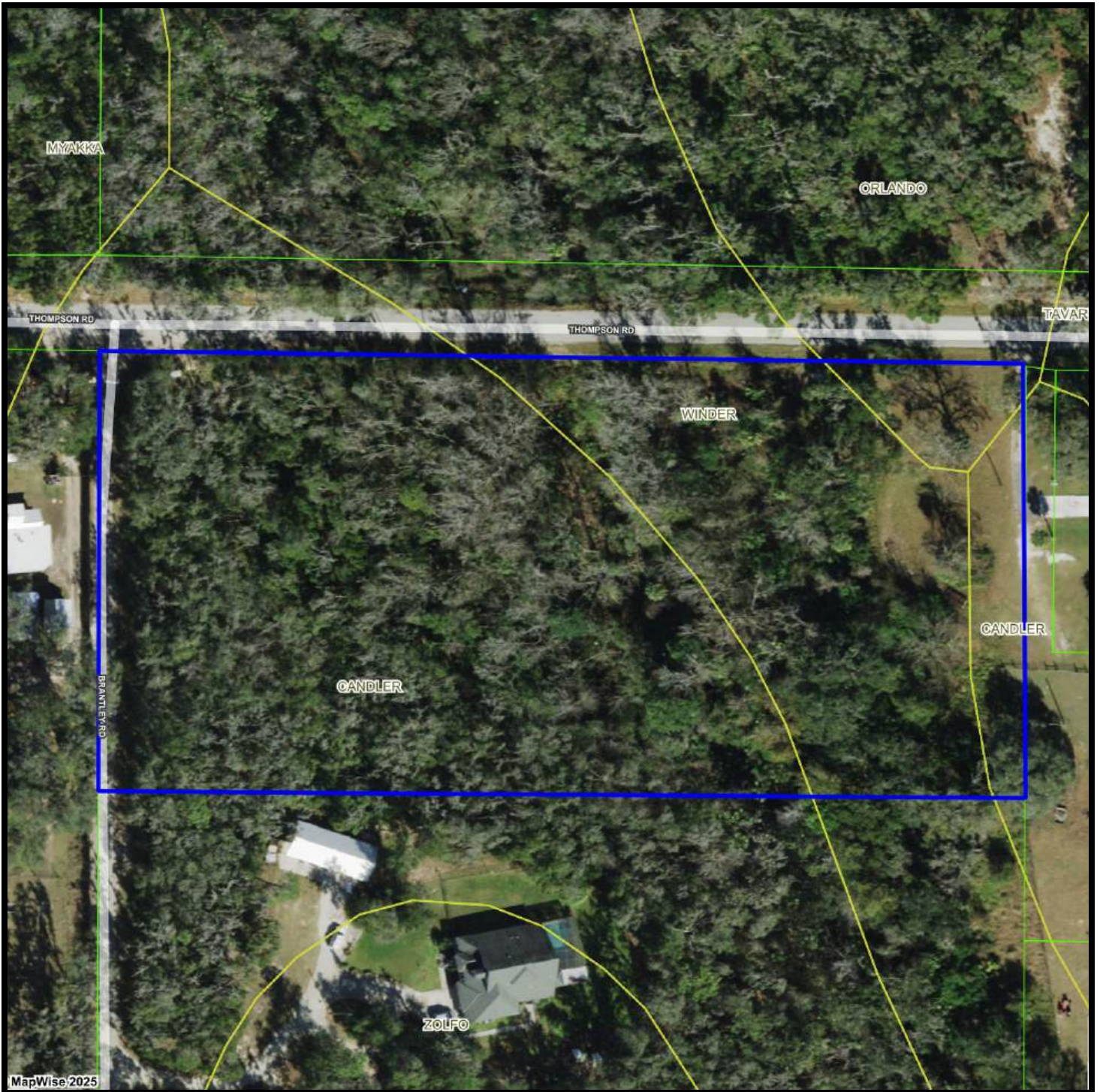
MapWise, 2025

- Labels Drawing
- Points Drawing
- Lines Drawing
- █ Polygons Drawing
- █ Selected Custom Parcels
- █ Sales Comp
- █ Listing
- █ Potential Listing
- █ Potential Acquisition
- █ Favorite
- █ Dead Deal
- █ Assemblage
- █ Project
- █ Other
- █ Custom Boundaries
- █ Streets MapWise
- █ County Boundaries



0 51 102 153 ft

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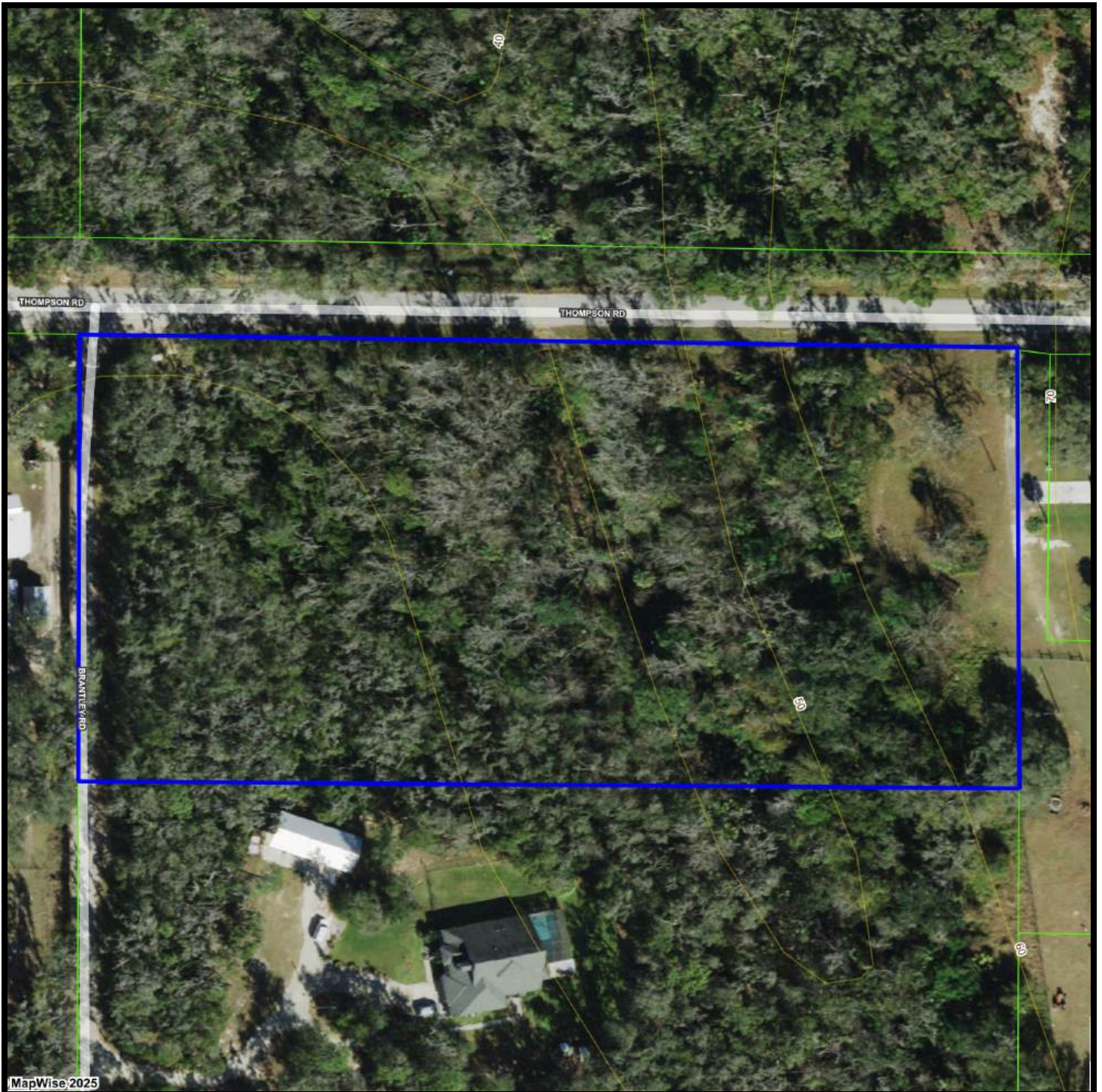
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- █ Other



0 55 110 165 ft

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Custom Boundaries
Streets MapWise
County Boundaries



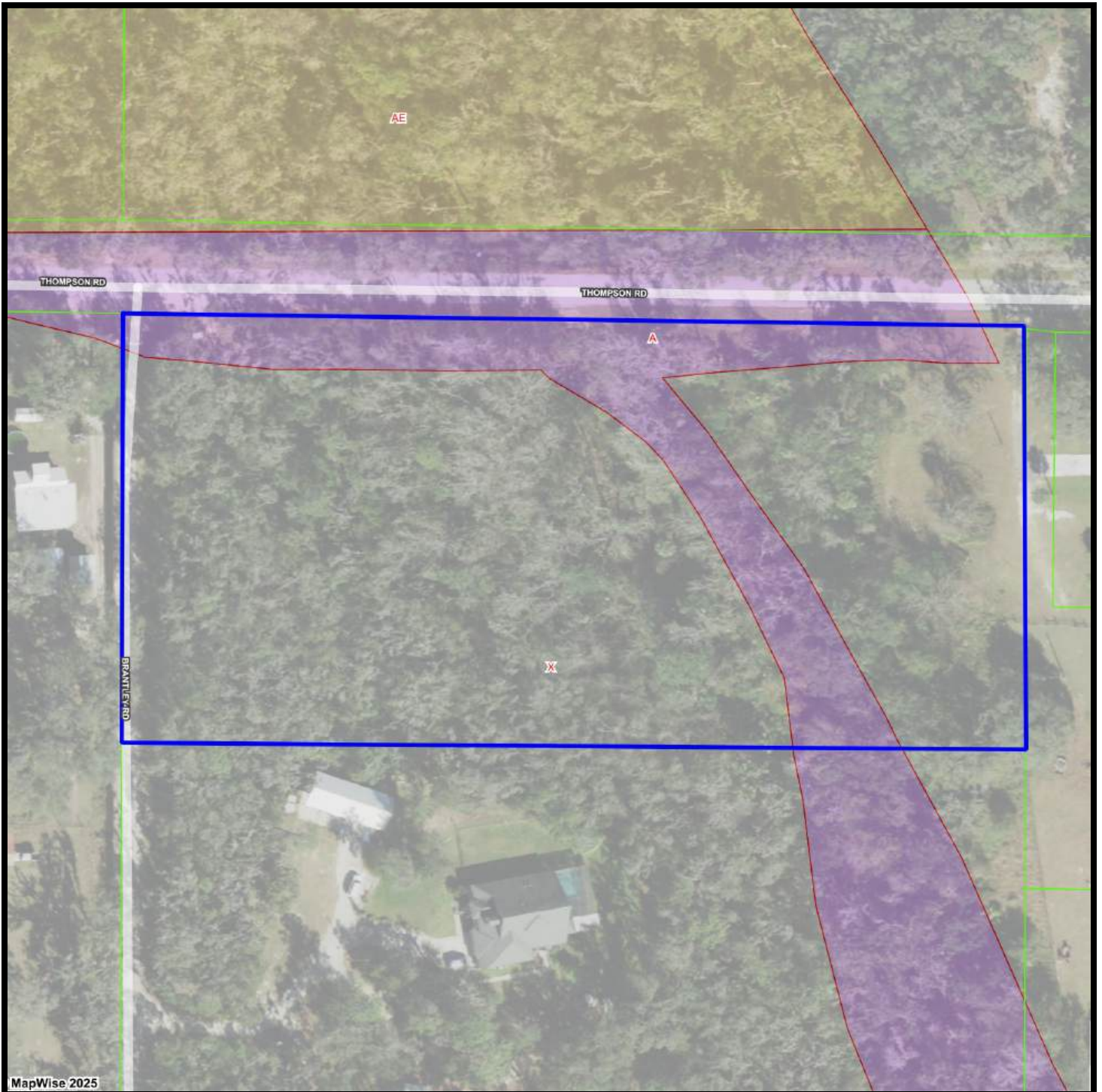
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0 54 108 162 ft

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LEGAL DESCRIPTION
(AS PROVIDED)

(PARENT PARCEL)

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00 DEGREES 46 MINUTES 58 SECONDS WEST, (AN ASSUMED BEARING) ALONG THE WESTERLY BOUNDARY OF SAID SECTION 19, A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 46 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THOMPSON ROAD, A DISTANCE OF 689.36 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, A DISTANCE OF 620.26 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 689.60 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SECTION 19; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 643.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG THE WESTERLY SIDE THEREOF.

(AS REQUESTED)

PARCEL 1

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH (1/2) HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, (AN ASSUMED BEARING) ALONG THE WESTERLY BOUNDARY OF SAID SECTION 19, A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 46 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THOMPSON ROAD, A DISTANCE OF 689.36 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, A DISTANCE OF 620.26 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 689.60 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SECTION 19; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 643.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG THE WESTERLY SIDE THEREOF.

PARCEL 2

A TRACT OF LAND IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH (1/2) HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, (AN ASSUMED BEARING) ALONG THE WESTERLY BOUNDARY OF SAID SECTION 19, A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 46 MINUTES 53 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF THOMPSON ROAD, A DISTANCE OF 689.36 FEET; THENCE SOUTH 00 DEGREES 40 MINUTES 58 SECONDS WEST, A DISTANCE OF 620.26 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 37 SECONDS WEST, A DISTANCE OF 689.60 FEET TO THE WESTERLY BOUNDARY LINE OF SAID SECTION 19; THENCE ALONG SAID WESTERLY BOUNDARY LINE NORTH 00 DEGREES 40 MINUTES 58 SECONDS EAST, A DISTANCE OF 643.50 FEET TO THE POINT OF BEGINNING, SUBJECT TO A 40 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS ALONG THE WESTERLY SIDE THEREOF.

LEGEND:

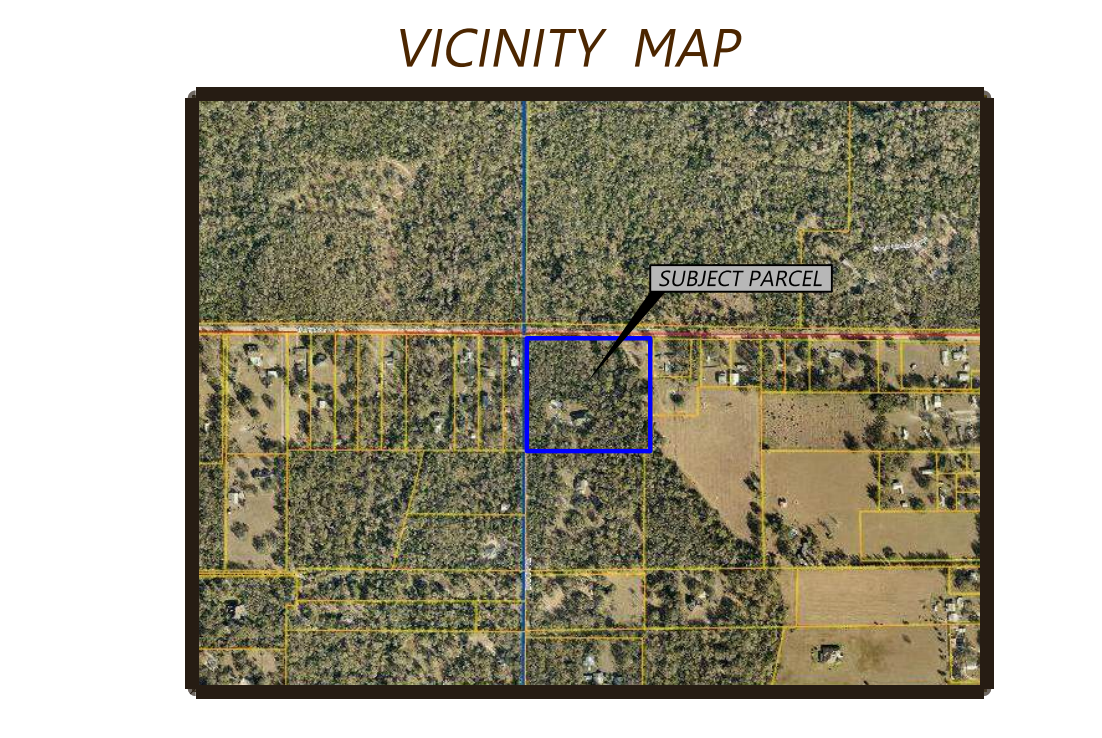
A/C	AIR CONDITIONER	G.P.H.	GABLE PEAK HEIGHT IDENTIFICATION
B.F.	BASE FLOOD ELEVATION	I.C.V.	IRRIGATION CONTROL VALVE
B.K.	BARBED WIRE FENCE	I.W.	INVERT
B.M.	BENCHMARK	L.F.	LINEAR FEET
B.P.	BRICK PAVES	L.S.	LICENSED BUSINESS LAND SURVEYOR
C.A.	COVERED AREA	M.E.S.	METERED END SECTION
C.C.	CLEAN OUT	M.L.P.	METAL LIGHT POLE
C.L.F.	CHAIN LINK FENCE	M.S.	METAL SHED
C.	CALCULATED	N.C.F.	NOT CORNER FOUND OR SET
C.I.	CURB INLET	N.R.	NOT RECOVERABLE
C.M.P.	CORRUGATED METAL PIPE	N.T.S.	NOT TO SCALE
CORNER	CORNER	O/A	OVER ALL
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
C.B.	CONCRETE BLOCK	P	PLAT
C.S.	CONCRETE SIDEWALK	P.S.	PAGES
C.P.P.	CORRUGATED PLASTIC PIPE	P.B.	PLAT BOOK
C.P.	COVERED ENTRY	P.C.P.	PERMANENT CONTROL POINT
D	DEED	P.E.	POOL EQUIPMENT
D.B.	DEED BOOK	P.R.M.	PERMANENT REFERENCE MONUMENT
E.H.	EAVE HEIGHT	P.O.B.	POINT OF BEGINNING
E.L.	ELEVATION	P.O.C.	POINT OF COMMENCEMENT
E.M.	ELECTRIC METER	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
E.M.P.	ELECTRIC METER POLE	P.V.C.	POLYVINYL CHLORIDE
E.P.	EDGE OF PAVEMENT	R.C.P.	REINFORCED CONCRETE PIPE
E.O.P.	EDGE OF PAVEMENT	R.O.W.	RIGHT-OF-WAY
E.O.W.	EDGE OF WATER	S.M.N.B.D.	SET MAG NAIL & DISK L.B. #7936
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION	S.C.I.	SET CAPPED IRON ROD L.B. #7936
E.R.C.P.	ELLIPTICAL REINFORCED CONCRETE PIPE	S.C.M.	SET CONCRETE MONUMENT L.B. #7936
F	FIELD	SQ.	SQUARE
F.F.	FINISHED FLOOR	S.W.F.W.M.D.	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
F.F.E.	FINISHED FLOOR ELEVATION	T.B.M.	TEMPORARY BENCHMARK
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	T.O.B.	TOP OF BANK
F.C.M.	FOUND CONCRETE MONUMENT	T.O.S.	TOE OF SLOPE
F.I.R.	FOUND IRON ROD	TYP.	TYPICAL
F.C.I.R.	FOUND CAPPED IRON ROD	V.C.P.	VITRIFIED CLAY PIPE
F.I.P.	FOUND IRON PIPE	V.F.	VINYL FENCE
F.C.I.P.	FOUND CAPPED IRON PIPE	W.F.T. COR.	WITNESS CORNER
F.N.D.	FOUND NAIL	W.F.	WOOD FENCE
F.N.	FOUND NAIL	W.L.P.	WOOD LIGHT POLE
F.P.N.B.D.	FOUND PARKER KALON NAIL & DISK	W.S.	WOOD SHEDS
F.R.S.	FOUND RAIL ROAD SPIKE	W.U.P.	WOOD UTILITY POLE
FT.	FOOT		

LINE TYPES:

— CHAIN LINK FENCE
— WOOD FENCE
— OVERHEAD UTILITY LINES
— NO CHAIN LINK FENCE
— NO WOOD FENCE
— LAMINATE
— NO METAL LINE

SYMBOLS:

○ 4" WELL
○ SEPTIC TANK LID
□ VERIZON BOX
○ WOOD UTILITY POLE



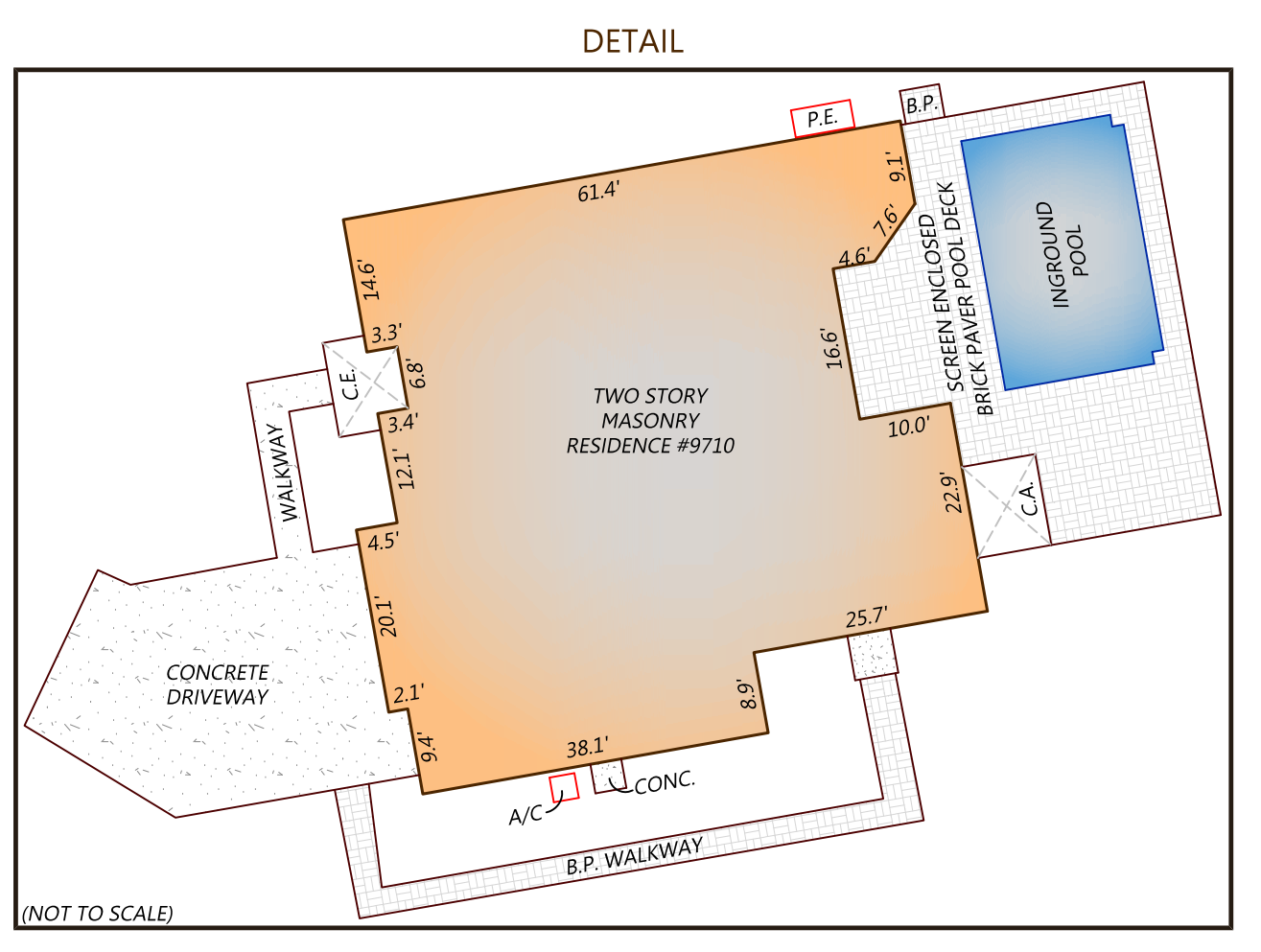
SURVEYORS NOTES:

- NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. 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 DEED IN LINE SUBJECT PARCEL BEING S 88°46'53" E.
- 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: PARCEL SPLIT AS REQUESTED BY THE CLIENT.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.

WETLAND CONSERVATION AREA - TABULATION

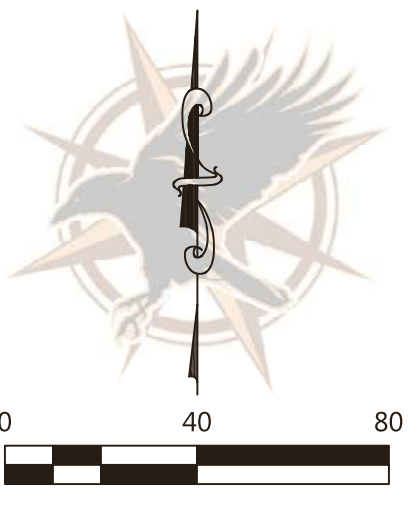
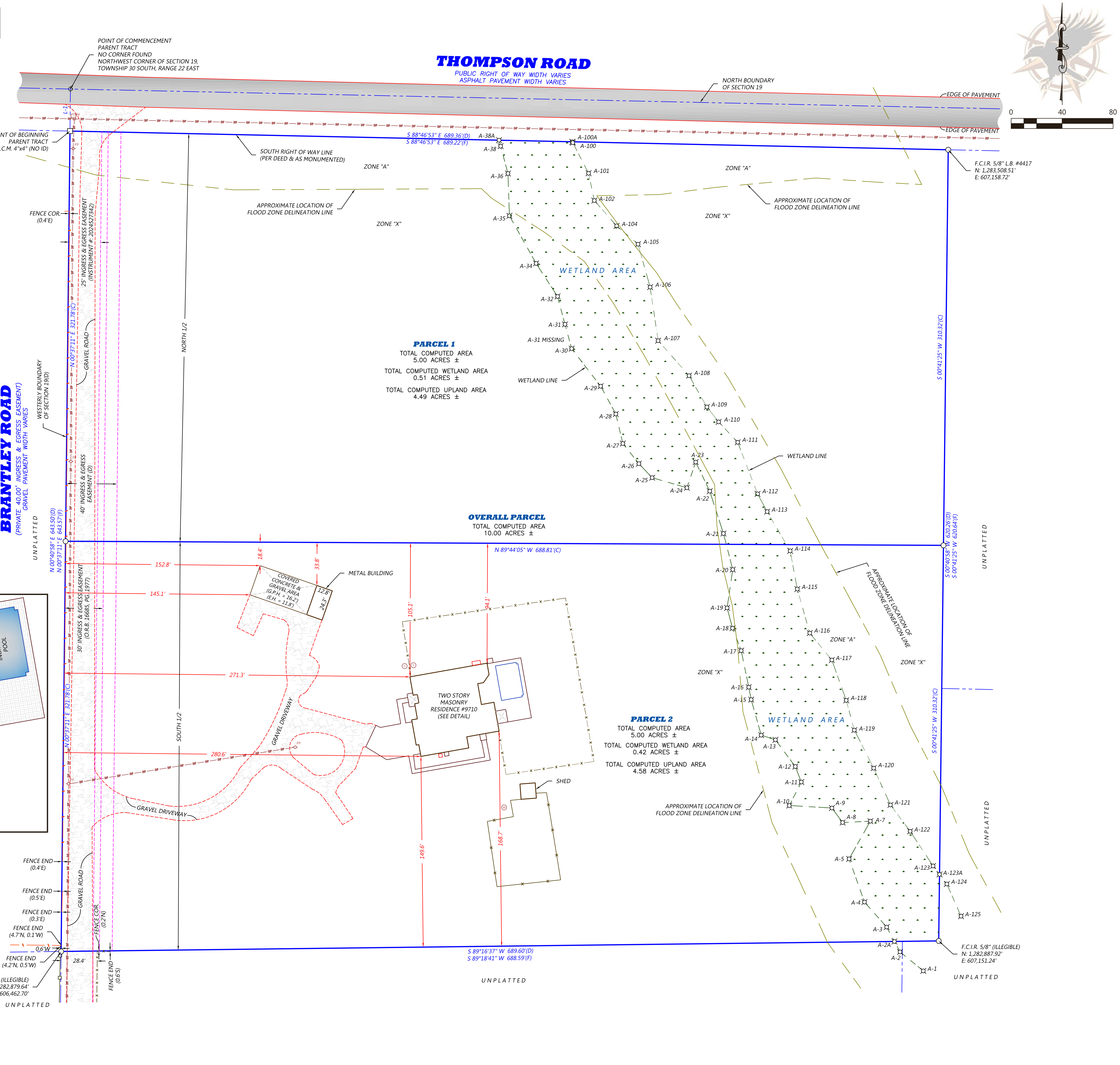
"WETLAND CONSERVATION AREA"	"OVER-ALL PARCEL"
"WETLAND (A)"	435,388 SQ.FT.±
40,568 SQ.FT.	= 10.00 ACRES±
1,546 L.F.	"TOTAL UPLANDS"
	394,820 SQ.FT.±
	= 9.07 ACRES±
	"TOTAL WETLANDS"
	40,568 SQ.FT.±
	= 0.93 ACRES±
NOTE:	"TOTAL L.F." = 1,476 L.F.
"TOTAL L.F." - DENOTES LINEAR FOOTAGE FLAGGED IN FIELD.	

WETLAND FLAGS A-1 - A-38			WETLAND FLAGS A-100 - A-125		
Description	Northings	Eastings	Description	Northings	Eastings
A-1	1,282,864.40	607,139.15	A-100	1,283,514.09	606,864.13
A-2	1,282,879.30	607,120.91	A-100A	1,283,514.79	606,863.76
A-2A	1,282,887.50	607,116.48	A-101	1,283,490.08	606,876.51
A-3	1,282,898.77	607,110.41	A-102	1,283,468.70	606,881.05
A-4	1,282,918.41	607,093.01	A-104	1,283,448.82	606,898.51
A-5	1,282,952.29	607,080.94	A-105	1,283,434.42	606,915.32
A-7	1,282,981.84	607,097.60	A-106	1,283,400.78	606,924.83
A-8	1,282,980.80	607,075.85	A-107	1,283,358.78	606,931.09
A-9	1,282,992.18	607,067.44	A-108	1,283,331.33	606,953.36
A-10	1,282,994.11	607,034.07	A-109	1,283,306.75	606,969.35
A-11	1,283,012.56	607,043.42	A-110	1,283,295.06	606,978.53
A-12	1,283,024.69	607,038.73	A-111	1,283,279.07	606,993.53
A-13	1,283,045.65	607,023.13	A-112	1,283,238.61	607,009.10
A-14	1,283,049.32	607,011.97	A-113	1,283,224.68	607,016.63
A-15	1,283,077.18	607,004.12	A-114	1,283,193.86	607,034.68
A-16	1,283,086.96	607,002.20	A-115	1,283,163.94	607,040.29
A-17	1,283,115.63	606,996.29	A-116	1,283,129.41	607,050.06
A-18	1,283,133.23	606,989.49	A-117	1,283,108.29	607,067.37
A-19	1,283,149.14	606,985.21	A-118	1,283,076.62	607,078.67
A-20	1,283,179.23	606,989.65	A-119	1,283,053.28	607,085.05
A-21	1,283,207.50	606,982.35	A-120	1,283,023.46	607,100.22
A-22	1,283,240.73	606,971.58	A-121	1,282,994.59	607,113.35
A-23	1,283,263.53	606,960.57	A-122	1,282,973.90	607,128.82
A-24	1,283,243.41	606,953.66	A-123	1,282,946.74	607,146.79
A-25	1,283,251.30	606,926.42	A-123A	1,282,940.10	607,151.85
A-26	1,283,202.31	606,915.98	A-124	1,282,932.57	607,157.61
A-27	1,283,278.11	606,903.41	A-125	1,282,907.34	607,168.76
A-28	1,283,301.23	606,897.90			
A-29	1,283,323.05	606,885.98			
A-30	1,283,352.51	606,863.24			
A-32	1,283,371.57	606,838.02			
A-33	1,283,383.49	606,852.18			
A-34	1,283,419.37	606,835.35			
A-35	1,283,456.71	606,814.41			
A-36	1,283,489.89	606,813.27			
A-38	1,283,513.35	606,807.51			
A-38A	1,283,516.01	606,806.26			



LINE TABLE

LINE	BEARING	DISTANCE
L-1(O)	S 00°40'58" W	33.00'
L-1(C)	S 00°37'11" W	33.00'



DWG. NO.: 250902-PARCERT	LAST DATE OF FIELDWORK: 09/02/2025	DRAWN BY: JB	DATE PREPARED: 09/29/2025	FIELD CREW: CH, RD	CHECKED BY: BT	REVISIONS:
SHEET # 1 OF 1 SHEET	FLOOD ZONE DESIGNATION THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONES: "X" & "A" PER THE FLOOD INSURANCE RATE MAP FOR: HILLSBOROUGH COUNTY, FLORIDA. COMMUNITY PANEL: # 12057C.0535 H DATED: 08/28/2008 (BASE FLOOD ELEVATION: 61' (COMMUNITY DETERMINED))	SURVEY DATUM HORIZONTAL DATUM NAD 83 (2011)	Michael D. CROW & ASSOCIATES INC. CERTIFICATE OF AUTHORIZATION # 7936 509-B W. ALEXANDER STREET, PLANT CITY, FL 33563 PHONE: (813) 754-0505 * EMAIL: CROWSURVEYING@GMAIL.COM			
BOUNDARY SURVEY (PARCEL CERTIFICATION) FOR JASON McIRVIN			PROPERTY ADDRESS: 9710 BRANTLEY ROAD LITHIA, FL 33547 CERTIFIED TO: JASON McIRVIN			
			MICHAEL D. CROW, P.S.M., #5761 FLORIDA PROFESSIONAL SURVEYOR & MAPPER			