

SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

ALL THAT PIECE OR PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,577 FEET EAST AND 124.3 FEET SOUTH, 01°44' WEST OF THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST FOR A POINT OF BEGINNING; THENCE RUN SOUTH 85°24' WEST, 113.65 FEET TO AN IRON ROD IN THE CENTER OF SHELL ROAD; THENCE RUN SOUTH 82°08' WEST 114.65 FEET TO AN IRON PIPE; THENCE RUN SOUTH 22°23' WEST, 83 FEET TO AN IRON PIPE; THENCE RUN SOUTH 56°43' WEST, 126 FEET TO SHORE LINE OF MILL POINT BAYOU; THENCE SOUTH 30°05' EAST, 198.7 FEET TO AN IRON PIPE; THENCE SOUTH 42°00' EAST, 180 FEET; THENCE SOUTH 57°39' EAST, 147.55 FEET; THENCE NORTH 01°44' EAST, 554.7 FEET TO THE POINT OF BEGINNING; TOGETHER WITH SHELL ROAD ON NORTH SIDE OF PROPERTY 138.8 FEET NORTH AND SOUTH AND 25 FEET EAST AND WEST.

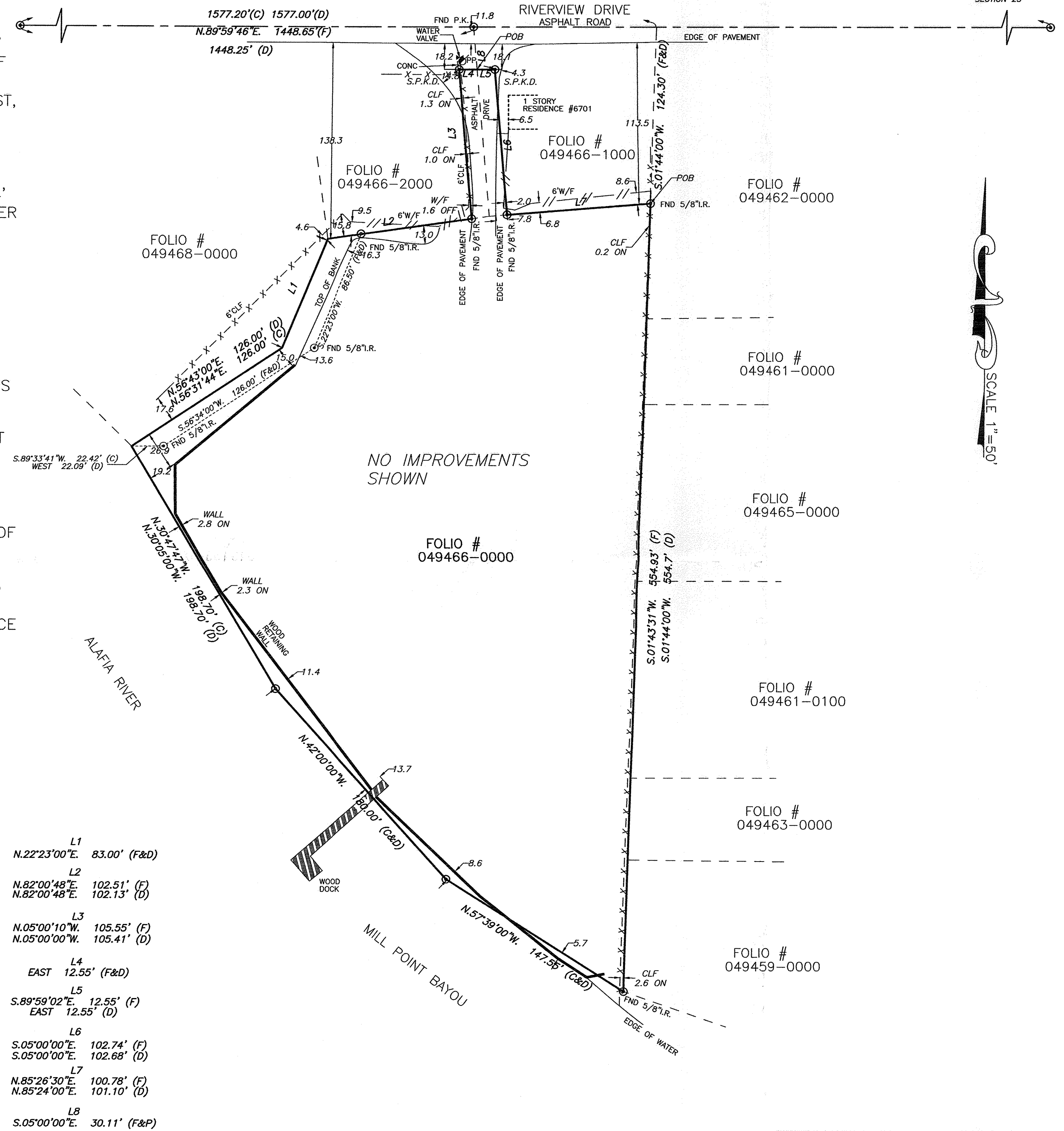
AND
A PARCEL LYING WITHIN LOT 9 OF A SUBDIVISION OF THE EAST 2,804 FEET OF GOVERNMENT LOTS 2 & 3 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST, AS RECORDED IN PLAT BOOK 9 PAGE 45, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALSO LYING WITHIN FLORENCE HAMMONS PROPERTY, A MAP OF WHICH IS RECORDED IN PLAT BOOK 24, PAGE 40, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 19 EAST, RUN EAST (AN ASSUMED BEARING), ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 23, 1,448.25 FEET; THENCE RUN SOUTH 05°00'00" EAST, 30.11 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE AND THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN EAST 12.55 FEET; THENCE RUN SOUTH 05°00'00" EAST 102.68 FEET; THENCE RUN SOUTH 85°24'00" WEST, 12.50 FEET; THENCE RUN SOUTH 82°08'00" WEST, 12.52 FEET; THENCE RUN NORTH 05°00'00" WEST, 105.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RIVERVIEW DRIVE, THENCE RUN EAST 12.55 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1) This survey was conducted without the benefit of an abstract of title, therefore, there may be other easements, right-of-way, setback lines, agreements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
- 2) NO UNDERGROUND UTILITIES WERE LOCATED AT THIS TIME
- 3) BEARINGS ARE BASED UPON THE NORTH LINE OF THE NW 1/4 SECTION 23 WEST ASSUMED BEARING
- 4) PROPERTY IS IN FIRM ZONE "A10" PANEL #120112 -0482 SUFFIX "C" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 4-17-84
- 5) ELEVATIONS ARE BASED ON NGVD '29 DATUM
- 6) LEGAL DESCRIPTION FURNISHED BY CLIENT

FND RAILROAD SPIKE
NW CORNER
SECTION 23



- L1
N.22°23'00"E. 83.00' (F&D)
- L2
N.82°00'48"E. 102.51' (F)
N.82°00'48"E. 102.13' (D)
- L3
N.05°00'10"W. 105.55' (F)
N.05°00'00"W. 105.41' (D)
- L4
EAST 12.55' (F&D)
- L5
S.89°59'02"E. 12.55' (F)
EAST 12.55' (D)
- L6
S.05°00'00"E. 102.74' (F)
S.05°00'00"E. 102.68' (D)
- L7
N.85°26'30"E. 100.78' (F)
N.85°24'00"E. 101.10' (D)
- L8
S.05°00'00"E. 30.11' (F&P)

NOT VALID WITHOUT SIGNATURE AND EMBOSSED WITH SURVEYOR SEAL

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS.

Jerry Robert Hawk

CERTIFIED TO:
JERRY ROBERT HAWK

PADRON ENTERPRISES, INC.

NEIL S. SCHECHT, P.A.

ATTORNEY'S TITLE INSURANCE.
FUND, INC.

DONALD L. WILLIAMSON PSM # 5649 HARRY B. ROGERS, III PSM # 6418 DATE

FIELD WORK BY:	J. CLARK	DATE:	4-11-2005	F.B. #	270	PAGE	#65
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LEGEND:	
A = ARC LENGTH	O.E. = OVER HEAD ELECTRIC
(C)=CALCULATED	O.T. = OVER HEAD TELEPHONE
CB = CHORD BEARING	(P) = PLAT
CH= CHORD DISTANCE	P.O.B = POINT OF BEGINNING
C.L.F.=CHAIN LINK FENCE	P.O.C. = POINT OF COMMENCEMENT
CM. = CONCRETE MONUMENT	P.P. = POWER POLE
CONC. = CONCRETE	R = RADIUS
CSW= CONCRETE SIDEWALK	T.P. = TELEPHONE POLE
D=DEED	S.I.R.C.= SET 5/8" IRON ROD
(F) = FIELD MEASURED	& CAP LB#6945
FND = FOUND	W/F = WOOD FENCE
I.P. = IRON PIPE	
I.R. = IRON ROD	