

TYPE OF SURVEY:

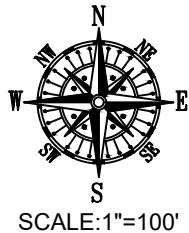
- ☐ BOUNDARY ☐ CONSTRUCTION ☐ CONDOMINIUM
☐ ALTA/NSPS ☐ TOPOGRAPHIC ☐ SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

Purchase/Refinance



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



BEARING REFERENCE:

CENTER LINE OF WEST KNIGHTS GRIFFIN ROAD AS S 89° 53' 51" W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

LOT 3

LEGAL DESCRIPTION:

Lot 1 and 2, WEBB ACRES, according to the plat thereof as recorded in Plat Book 94, Page(s) 4, of the Public Records of Hillsborough County, Florida.

PROPERTY ADDRESS:

4916 WEST KNIGHTS GRIFFIN ROAD
PLANT CITY, FL 33565

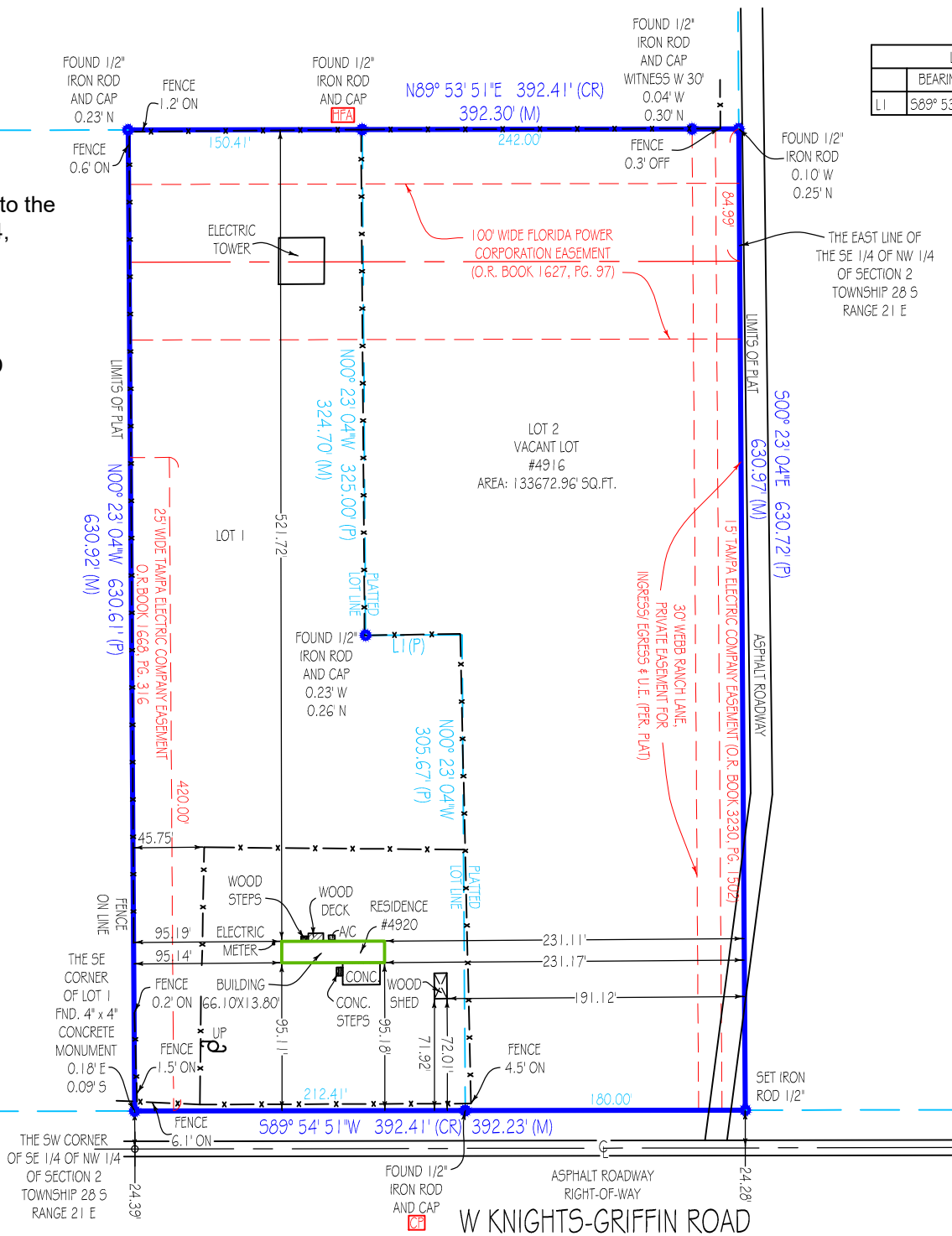
INVOICE NUMBER: 122020-CW

DATE OF FIELD WORK: 07/29/2021

CLIENT FILE: CC-1008

CERTIFIED TO
BROKERS TITLE OF TAMPA
COMMONWEALTH LAND TITLE
INSURANCE CO.
ROY S. RAULERSON AND TONI C.
RAULERSON

FLOOD ZONE: X
FLOOD MAP: 12057C
PANEL: 0260
SUFFIX: H
PANEL DATE: 08/28/2008



LINE TABLE		
	BEARING	DISTANCE
L1	S89° 53' 51" W	62.00'

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- FENCE EXTENDS THROUGH THE WESTERLY EASEMENT.
- 15' TAMPA ELECTRIC COMPANY EASEMENT ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- ASPHALT ROADWAY CROSSES THE BOUNDARY LINE ON EASTERLY AND SOUTHERLY SIDE OF LOT AS SHOWN.
- 25' WIDE TAMPA ELECTRIC COMPANY EASEMENT ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
- 30' EASEMENT FOR INGRESS/ EGRESS & U.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.
- 100' FLORIDA POWER CORPORATION EASEMENT ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office:
700 West Hillsboro Boulevard, Suite 4-100
Deerfield Beach, FL 33441
Office: (561) 367-3587
Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A or AL = ARC LENGTH
CA = CENTRAL ANGLE
CATV = CABLE TV RISER
CF = CALCULATED FROM FIELD
CR = CALCULATED FROM RECORD
CH = CHORD DISTANCE
C/O = CLEANOUT
CONC. = CONCRETE
DE = DRAINAGE EASEMENT

EL or ELEV = ELEVATION
EM = ELECTRIC METER
FIR = FOUND IRON ROD
FN = FOUND NAIL
FND = FOUND
L = LEGAL DESCRIPTION
M = MEASURED
OHC = OVERHEAD CABLE
P = PLAT

PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
PC = POINT OF CURVE
PRC = POINT OF REVERSE CURVE
PCC = POINT OF COMPOUND CURVE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PH = POOL HEATER
PP = POOL PUMP

R = RADIUS
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
QTR = QUARTER
TR = TELEPHONE RISER
UE = UTILITY EASEMENT
UP = UTILITY POLE
WM = WATER METER
WW = WATER VALVE

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):
= UTILITY POLE
= LIGHT POLE
= CATCH BASIN
= FIRE HYDRANT
= MANHOLE
= WATER VALVE
= WELL
= CENTER LINE
= PARTY WALL
= AIR CONDITIONER
= SEPTIC LID
= ELEV. SHOT
= HANDICAP PARKING SPACE
= SEC. QTR. CORNER
= SECTION CORNER
= WATER METER

LINETYPES:
BOUNDARY
BUILDING
EASEMENT
CHAIN LINK FENCE
WOOD FENCE
PLASTIC FENCE
OVERHEAD CABLE

GENERAL NOTES:

- THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
- AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
- ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
- GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
- UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
- ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
- ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 5 BUSINESS DAYS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #5639.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE
DATE: 08/05/2021
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: _____

Benchmark Elev.: _____

Benchmark Datum: _____

Elevations on Drawing are in:
N.G.V.D.29 ☐ N.A.V.D.88 ☐

Revisions:

PRINTING INSTRUCTIONS:

WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
DO NOT USE "FIT".

LANDTEC
SURVEYING
Proudly Serving Florida's Land Title & Real Estate Industries
... measurably better!
LICENSED BUSINESS No. 8007

Job Nr: 122020-CW

Date of Field Work : 08/05/2021

Drawn by: C.A.