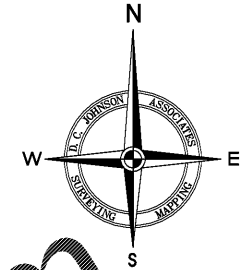
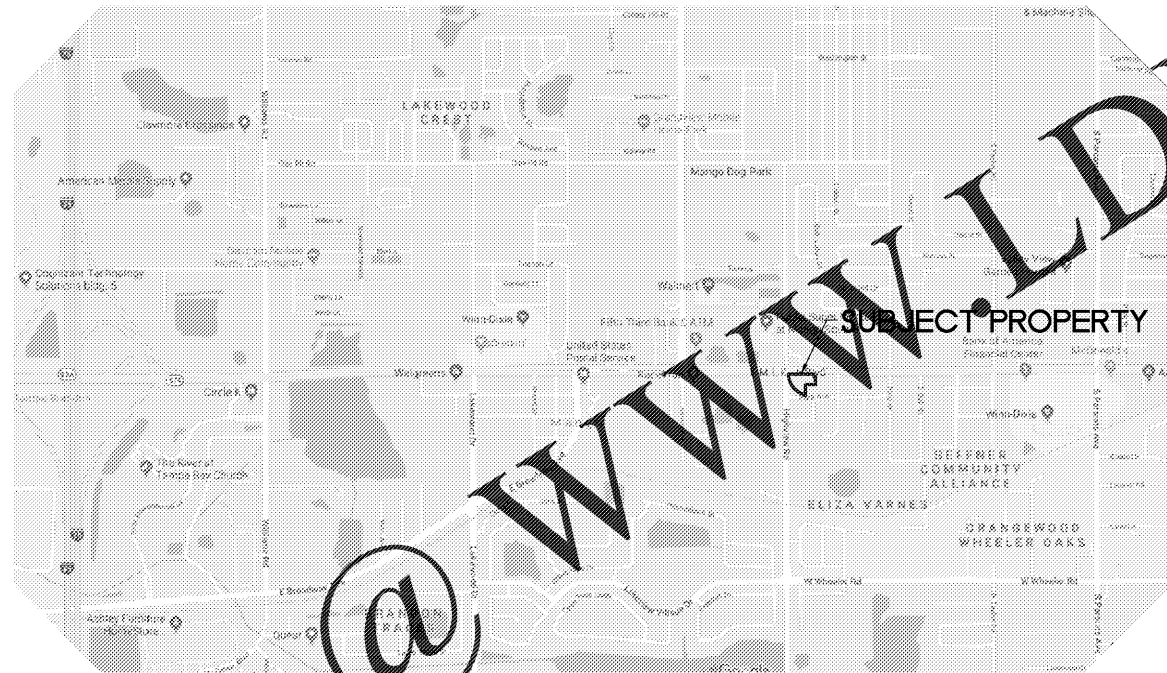


AN ALTA/NSPS LAND TITLE SURVEY
 A PORTION OF
SECTION 10, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA
 ALSO BEING PART OF THE MAP OR PLAT OF
MIRROR LAKE



SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- Surveyor has reviewed the Commitment for Title Insurance, Commitment Number 190601, as issued by Westcor Land Title Insurance Company, with an commitment date of 8/23/2019 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- Commitment for Title Insurance makes exception (B-II, Item 11) to matters and easements shown on the plat of MIRROR LAKE SUBDIVISION as recorded in Plat Book 17, Page 7, of the public records of Hillsborough County, Florida. Said matters of the plat are shown hereon.
- Commitment for Title Insurance makes exception (B-II, Item 12) to a mutual access and utility easement agreement as recorded in Official Records Book 21773, Page 1534, of the public records of Hillsborough County, Florida. Said agreement does affect the Subject Property and is shown hereon.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the East boundary of Lot 16, MIRROR LAKE, as per the map or plat thereof recorded in Plat Book 17, Page 4, of the public records of Hillsborough County, Florida, having a grid bearing of S.00°00'00"E.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
- Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), Hillsborough County benchmark "MN T", located at the intersection of Martin Luther King Boulevard and Highview Avenue, Seffner, Florida, published elevation = 45.85' (NAVD88).
- Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12057C0385H, dated 8/28/2008.
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- No evidence of recent earth moving work, building construction or building additions were observed in process of conducting the field work.
- No proposed changes in right-of-way line are known of by the surveyor. No evidence of recent street or sidewalk construction or repairs were observed in the course of conducting the field work.
- No evidence of the subject property site being used as a solid waste dump, sump or sanitary landfill were observed in the process of conducting the fieldwork.
- No wetlands of record are known by the surveyor.
- Subject Property contains 1.084 acres, more or less.



VICINITY MAP

DESCRIPTION: (per Commitment for Title Insurance, Commitment Number 190601, issued by Westcor Land Title Insurance Company, commitment date 5/23/19 at 8:00 a.m.)

Parcel "A"
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the West 5.50 feet of Lot 10, and Lots 15 and 16, Block 1, of MIRROR LAKE SUBDIVISION, as recorded in Plat Book 17, Page 4, of the public records of Hillsborough County, Florida, less that part described as follows:
 Commence at the Northeast corner of aforesaid Lot 10; thence on the North boundary thereof, West, a distance of 26.00 feet to the POINT OF BEGINNING; thence on a line 5.50 feet East of and parallel to the West boundary of said Lot 10, South 00 degrees 20' 06" West, a distance of 120.50 feet; thence on the South boundary of said Lots 10, 9, 8, 7 and 6, West, a distance of 111.46 feet; thence North, a distance of 85.50 feet; thence West, a distance of 19.84 feet; thence North, a distance of 35.00 feet to the South right-of-way line of State Road 574; thence on said right-of-way line East, a distance of 132.00 feet to the POINT OF BEGINNING.

TOGETHER WITH a reciprocal easement over and across the following described Parcel "B" for the benefit of Parcel "A" for ingress-egress and utilities, as is more fully provided in the mutual access and utility easement agreement recorded herewith.

Parcel "B" (Easement parcel)
 A portion of Lots 6, 7, 8, 9 and 10, Block 1, of MIRROR LAKE SUBDIVISION, as recorded in Plat Book 17, Page 4, of the public records of Hillsborough County, Florida, explicitly described as follows:
 Commence at the Northeast corner of aforesaid Lot 10; thence on the North boundary thereof, West, a distance of 26.00 feet to the POINT OF BEGINNING; thence on a line 5.50 feet East of and parallel to the West boundary of said Lot 10, South 00 degrees 20' 06" West, a distance of 120.50 feet; thence on the South boundary of said Lots 10, 9, 8, 7 and 6, West, a distance of 111.46 feet; thence North, a distance of 85.50 feet; thence West, a distance of 19.84 feet; thence North, a distance of 35.00 feet to the South right-of-way line of State Road 574; thence on said right-of-way line East, a distance of 132.00 feet to the POINT OF BEGINNING.

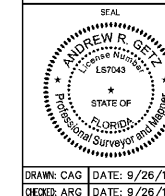
SUBJECT TO a reciprocal easement over and across the above described Parcel "A" for the benefit of Parcel "B" for ingress-egress and utilities as is more fully provided in the mutual access and utility easement agreement recorded herewith.

PARKING SPACES	
REGULAR	41
HANDICAPPED	6
MOTORCYCLE	0
TOTAL	47

CERTIFICATION:

To Beacon Civil Engineering, Inc.; Orangetastic, LLC, a Florida Limited Liability Company; Rockwell Investments, LLC, a Florida Limited Liability Company and Westcor Land Title Insurance:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1/4, 7(a), 7(b)(1), 8, 9, 14, 19 and 20 from Table A thereof. The field work was completed on 7/11/2019.



Andrew Getz
 Andrew R. Getz
 PLS/PSM License Number 7043
 This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

DRAWN: CAG DATE: 9/26/19
 CHECKED: ARG DATE: 9/26/19

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

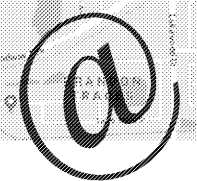
DATE	REVISION	BY	ARG
9/19/19	ADD ADDITIONAL TOPOGRAPHY		

SEE SHEET 2 FOR BOUNDARY AND TOPOGRAPHY

JOHNSON ASSOCIATES
 SURVEYING AND MAPPING
 11011 S. Green Rd., 4th Fl.
 San Antonio, TX 78248
 Phone: (512) 584-2768
 Fax: (512) 584-2769
 www.ja-associates.com

BOUNDARY & TOPOGRAPHY
 Beacon Civil Engineering, Inc.
 Take 5 Oil Change
 Mirror Lake
 PROJECT NO. 2018-539A01.BG0009A2
 SEC. 10 TWP. 29 S. RANG. 20 E. COUNTY: Hillsborough County

Order Plans



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