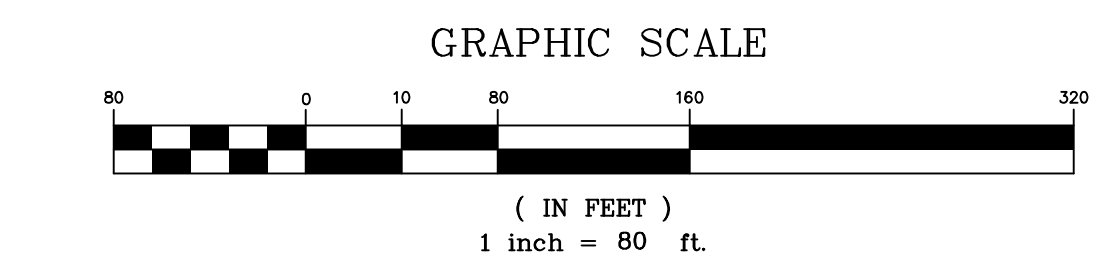
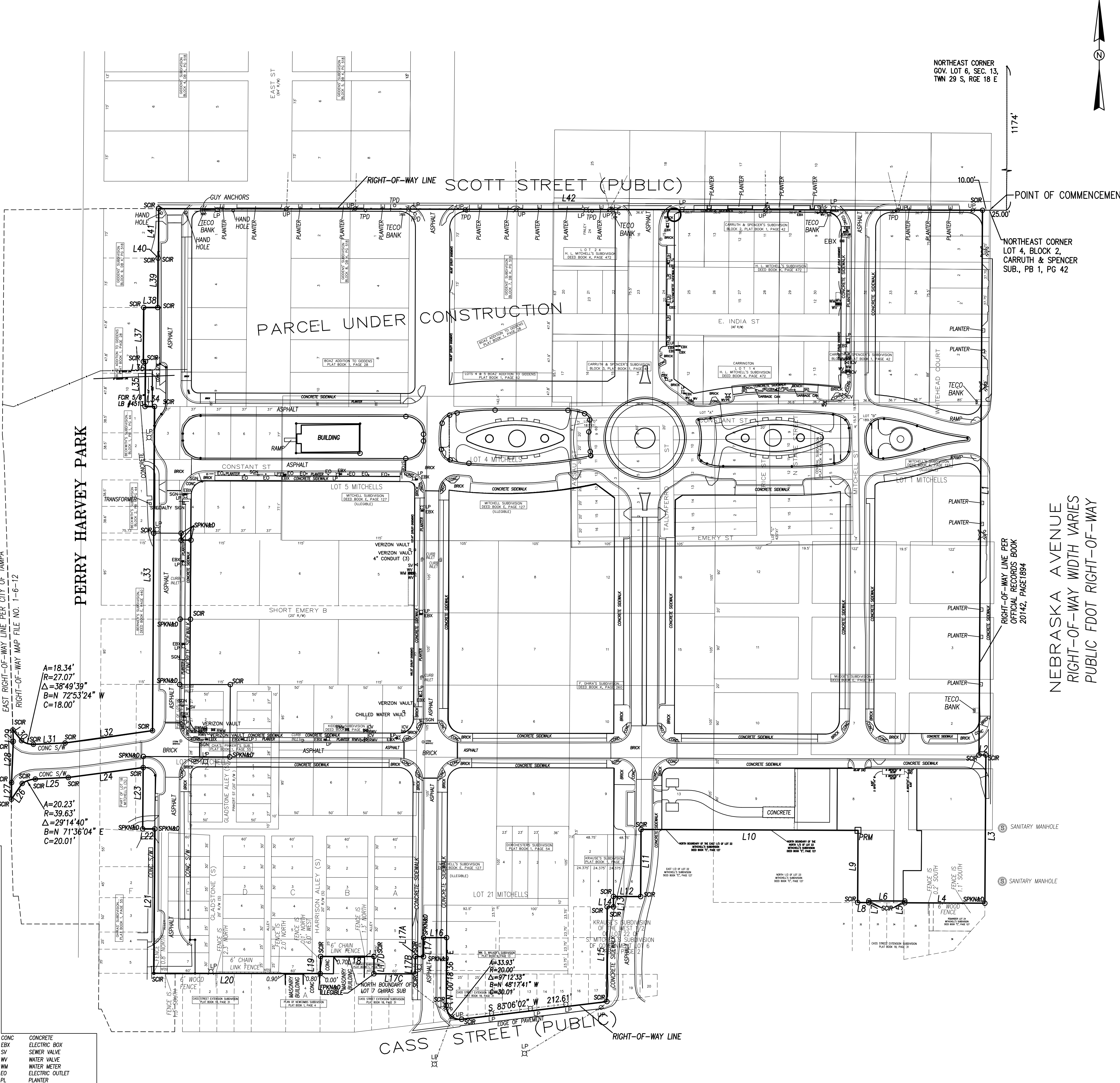


LINE	BEARING	DISTANCE
L1	S 00°22'23" W	792.17
L2	S 89°41'42" E	10.00
L3	S 00°22'23" W	215.51
L4	N 89°41'42" E	116.44
L5	N 00°23'01" E	2.50
L6	N 89°41'42" W	52.34
L7	S 00°23'01" W	2.50
L8	N 89°41'42" W	16.18
L9	N 00°15'53" E	105.00
L10	N 89°46'46" W	315.37
L11	S 00°18'40" W	87.50
L12	N 89°52'31" W	39.59
L13	S 00°09'11" W	15.12
L14	N 89°52'35" W	9.11
L15	S 00°11'04" W	137.85
L16	S 89°57'00" W	33.42
L17	S 00°16'10" W	27.62
L17A	N 89°51'10" W	12.00
L17B	S 00°22'29" W	25.00
L17C	N 89°50'54" W	60.00
L17D	N 00°22'29" E	25.00
L18	N 89°51'10" W	77.63
L19	S 01°23'35" W	25.02
L20	N 89°54'09" W	241.50
L21	N 00°23'07" E	210.00
L22	S 89°56'53" W	17.57
L23	N 00°29'00" E	89.15
L24	S 89°28'12" W	109.86
L25	S 87°18'07" W	48.00
L26	S 34°22'08" W	27.81
L27	N 00°22'50" E	24.12
L28	N 02°22'44" E	60.03
L29	N 01°50'50" W	16.43
L30	S 39°26'29" E	19.86
L31	N 87°41'28" E	46.08
L32	N 81°56'49" E	128.33
L33	N 00°21'40" E	471.75
L34	S 89°49'01" W	13.72
L35	N 00°25'11" E	65.40
L36	N 88°34'56" W	3.00
L37	N 00°23'18" E	78.50
L38	S 89°58'10" E	20.34
L39	N 00°26'33" E	71.88
L40	N 87°48'53" E	0.60
L41	N 00°18'28" E	71.90
L42	S 89°53'26" E	1197.52

Legend: (AS APPLICABLE)

SCR	SET CAPPED IRON ROD 1/2" LB #7013
FCR	FOUND CAPPED IRON ROD
FR	FOUND IRON ROD
FCR	FOUND CAPPED IRON PIPE
FR	FOUND IRON PIPE
FRP	FOUND PINCHED IRON PIPE
SCM	SET CONCRETE MONUMENT (4" DIA)
FCM	FOUND CONCRETE MONUMENT
SPK&D	SET PK NAIL & DISK
FRK&D	FOUND PK NAIL & DISK
FRS	FOUND RAILROAD SPIKE
PRM	PERMANENT REFERENCE MONUMENT
(D)	DESCRIPTION
(M)	MEASURED
(P)	PLAT
(F)	FIELD
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TERMINUS
OUL	OVERHEAD UTILITY LINE
UL	UTILITY POLE
LP	LIGHT POLE
GA	GUY ANCHOR
CLF	CHAIN LINK FENCE
SB	SEWER VALVE
WB	WATER VALVE
IS	IDENTIFICATION
SD	SEWER
TPD	TECO PULL BOX
RM	RECORDED WATER METER
ES	ELECTRIC OUTLET
ICV	IRRIGATION CONTROL VALVE
CONC	CONCRETE
EBX	ELECTRIC BOX
SB	SEWER VALVE
WB	WATER VALVE
IS	IDENTIFICATION
SD	SEWER
TPD	TECO PULL BOX
RM	RECORDED WATER METER
ES	ELECTRIC OUTLET
ICV	IRRIGATION CONTROL VALVE



Surveyor's Notes: (AS APPLICABLE)

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO BE WITHIN FLOOD ZONE "X" PANEL NO. 1205700354H DATED AUGUST 28, 2008. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF NEBRASKA AVENUE HAVING A BEARING OF S 00°22'23" W.
- 2) THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE COMMITMENT AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THE SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPEARANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 12) THIS SURVEY IS NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING, INC. AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- 15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED.
- 17) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 18) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 19) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPEARANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 20) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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DESCRIPTION:

As a point of reference commence at the Northeast corner of Lot 4, Block 2, MAP OF CARRUTH AND SPENCER'S SUBDIVISION as recorded in Plat Book 1, Page 42, Public Records of Hillsborough County, Florida, which point is 25.00 feet West and 1174.00 feet South of the Northeast corner of Government Lot 6, Section 13, Township 29 South, Range 18 East, Tallahassee Meridian said point being the Northeast corner of that certain tract of land conveyed to the State of Florida Department of Transportation described in Official Records Book 20142, Page 1894, Public Records of Hillsborough County, Florida; thence N 89°50'49" W, along the North boundary of said certain tract of land conveyed to the State of Florida Department of Transportation, a distance of 10.00 feet to the Northwest corner of said certain tract of land conveyed to the State of Florida Department of Transportation and the POINT OF BEGINNING; thence S 00°22'23" W, along the West boundary of said certain tract of land conveyed to the State of Florida Department of Transportation, a distance of 792.17 feet to the Southwest corner of that certain tract of land conveyed to the State of Florida Department of Transportation; thence S 89°41'42" E, a distance of 10.00 feet to a point on the existing West right of way line of Nebraska Avenue (State Road 41); thence S 00°22'23" W, along said West right of way line, a distance of 215.51 feet; thence N 89°41'42" W, a distance of 116.44 feet; thence N 00°23'01" E, a distance of 2.50 feet; thence N 89°41'42" W, a distance of 52.34 feet; thence S 00°23'01" E, a distance of 2.50 feet; thence N 89°41'42" W, a distance of 16.18 feet; thence S 00°18'40" W, a distance of 97.50 feet; thence N 89°52'31" W, a distance of 39.59 feet; thence S 00°09'11" W, a distance of 15.12 feet; thence N 89°52'35" W, a distance of 9.11 feet; thence S 00°11'04" W, a distance of 137.85 feet to a point on the Northerly right-of-way line of Cass Street; thence S 83°06'02" W, along said right-of-way line, a distance of 212.61 feet to a point of curvature of curve concave Northeasterly having a radius of 20.00 feet and a chord bearing N 48°17'41" W, a distance of 30.01 feet; thence along the arc of said curve to the right, a distance of 33.93 feet; thence N 00°18'36" E, a distance of 98.68 feet; thence S 89°57'00" W, a distance of 33.42 feet; thence S 00°16'10" W, a distance of 27.62 feet; thence N 89°51'10" W, a distance of 12.00 feet; thence S 00°22'29" W, a distance of 25.00 feet; thence N 89°50'54" W, a distance of 60.00 feet; thence N 00°22'29" E, a distance of 25.00 feet; thence N 89°51'10" W, a distance of 77.63 feet; thence S 01°23'35" W, a distance of 25.02 feet; thence N 89°54'09" W, a distance of 241.90 feet; thence N 00°23'07" E, a distance of 210.00 feet; thence S 89°56'53" W, a distance of 17.57 feet; thence N 00°29'00" E, a distance of 89.15 feet; thence S 82°28'12" W, a distance of 109.86 feet; thence S 87°18'07" W, a distance of 48.00 feet to a point of curvature of a non tangent curve concave Southerly having a radius of 39.63 feet and a chord bearing S 71°36'04" W, a distance of 20.01 feet; thence along the arc of said curve to the left, a distance of 20.23 feet; thence S 34°22'08" W, a distance of 27.81 feet to a point on the East right of way line of Cass Orange Connector the City of Tampa Right of Way Map File Number 1-6-12; thence N 00°22'30" E, along said East right of way line, a distance of 24.12 feet; thence N 02°22'44" E, along said East right of way line, a distance of 60.03 feet; thence N 01°50'50" W, along said East right of way line, a distance of 16.43 feet; thence leaving said East right of way line S 39°26'29" E, a distance of 19.86 feet to a point of curvature of a non tangent curve concave Northerly having a radius of 27.07 feet and a chord bearing S 72°53'24" E, a distance of 18.00 feet; thence along the arc of said curve to the left, a distance of 18.34 feet; thence N 87°41'28" E, a distance of 46.08 feet; thence N 81°56'49" E, a distance of 128.33 feet; thence N 00°21'40" E, a distance of 471.75 feet; thence S 89°49'01" W, a distance of 13.72 feet; thence N 00°25'11" E, a distance of 65.40 feet; thence N 88°34'56" W, a distance of 3.00 feet; thence N 00°23'18" E, a distance of 78.50 feet; thence S 89°58'10" E, a distance of 20.34 feet; thence N 00°26'33" E, a distance of 71.88 feet; thence N 87°48'53" E, a distance of 0.60 feet; thence N 00°18'28" E, a distance of 71.90 feet, to a point on the South right-of-way line of Scott Street; thence S 89°53'26" E, along the South right-of-way line of Scott Street, a distance of 1197.52 feet to the POINT OF BEGINNING. The above parcel containing 29.15 acres, more or less.

HAMILTON ENGINEERING & SURVEYING, INC.

MAP OF BOUNDARY SURVEY
ENCORE VILLAGE
NEBRASKA AVENUE TAMPA, FL
HILLSBOROUGH COUNTY

SHEET TITLE:

I hereby certify that this survey meets or exceeds the Minimum Technical Requirements for Professional Surveyors and Map Makers in Chapter 55-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Richard C. Hinson, F.S.M.
FLORIDA LICENSE NO. USF3940
LB #7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Signature Date

PREPARED FOR: TBE GROUP

CERTIFIED TO: RHF

FIELD BOOK/PAGE: 13-29-18

QUALITY CONTROL FIELD: DEAN

QUALITY CONTROL OFFICE: RCH

DRAWN BY: RHF

PARRY CHIEF: DEAN

JOB #: 02298.0001

SEC TWP RNS: 13-29-18

DATE: 6/24/2011

NOT VALID WITHOUT ALL SHEETS

1 OF 1

A:\2011 to 2500\02298 - BE - Encore Village (to Central Park Village)\Survey\2011\02298.0001 - RAC.dwg (BOUNDARY) rch Mar 18, 2014 - 2:22pm