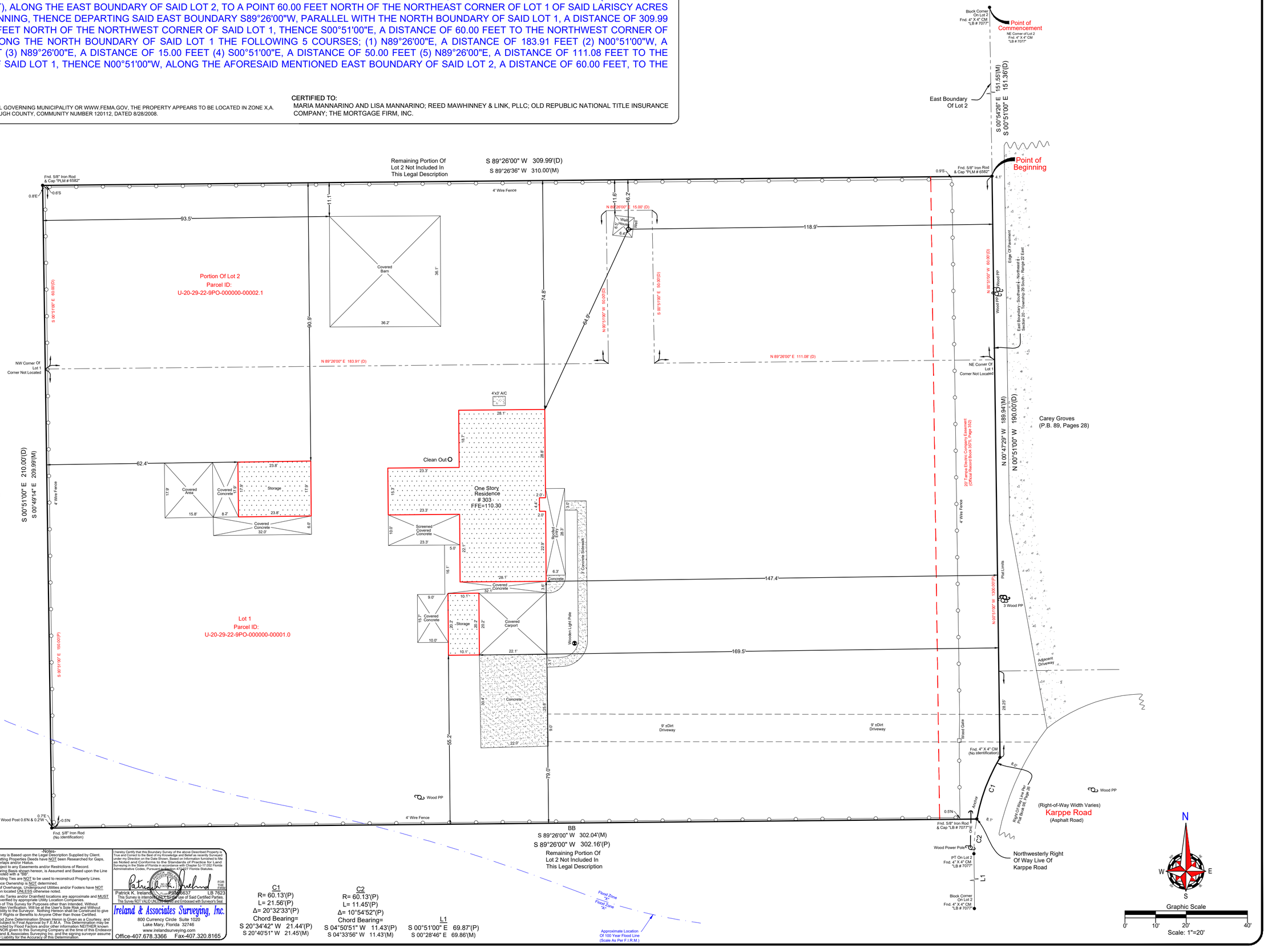
Boundary Survey

Legal Description:

LOT 1, LARISCY ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 184, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. AND TRACT A-1 A PORTION OF 2, LARISCY ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 118, PAGE 184, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; AS A POINT OF REFERENCE COMMENCE AT AN EXISTING 4"X4" CONCRETE MONUMENT MARKED "LB7077" MARKING THE NORTHEAST CORNER OF SAID LOT 2 OF LARISCY ACRES, THENCE PROCEED S00°51'00"E (REFERENCED ON THE RECORDED PLAT), ALONG THE EAST BOUNDARY OF SAID LOT 2, TO A POINT 60.00 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 OF SAID LARISCY ACRES AND THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY S89°26'00"W, PARALLEL WITH THE NORTH BOUNDARY OF SAID LOT 1, A DISTANCE OF 309.99 FEET, TO A POINT 60.00 FEET NORTH OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE S00°51'00"E, A DISTANCE OF 60.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 1 THE FOLLOWING 5 COURSES; (1) N89°26'00"E, A DISTANCE OF 183.91 FEET (2) N00°51'00"W, A DISTANCE OF 50.00 FEET (3) N89°26'00"E, A DISTANCE OF 15.00 FEET (4) S00°51'00"E, A DISTANCE OF 50.00 FEET (5) N89°26'00"E, A DISTANCE OF 111.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE N00°51'00"W, ALONG THE AFORESAID MENTIONED EAST BOUNDARY OF SAID LOT 2, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X,A. THIS PROPERTY WAS FOUND IN HILLSBOROUGH COUNTY, COMMUNITY NUMBER 120112, DATED 8/28/2008.

CERTIFIED TO:
MARIA MANNARINO AND LISA MANNARINO; REED MAWHINNEY & LINK, PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; THE MORTGAGE FIRM, INC.



Field Date: 09/22/21	Date Completed: 09/28/21
Drawn By: CP	File Number: IS-94873

-Legend-

C	- Calculated	PC	- Point of Curvature
C/L	- Centerline	Pg	- Page
CM	- Concrete Block	PI	- Point of Intersection
Conc.	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	RR	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
NAD	- Nail & Disk		
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
PC	- Wood Fence	-o-	- Wire Fence

-Notes-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- 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. Certifications are Not Transferable to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief, as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, PSM#6637 FOR THE FIRM | LB 7623
This Survey is intended Solely for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
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C1
R= 60.13'(P)
L= 21.56'(P)
Δ= 20°32'33"(P)
Chord Bearing=
S 20°34'42" W 21.44'(P)
S 20°40'51" W 21.45'(M)

C2
R= 60.13'(P)
L= 11.45'(P)
Δ= 10°54'52"(P)
Chord Bearing=
S 04°50'51" W 11.43'(P)
S 04°33'56" W 11.43'(M)

L1
S 00°51'00" E 69.87'(P)
S 00°28'46" E 69.86'(M)