

WETLAND DELINEATION SURVEY

NORTH
SCALE: ONE INCH = 20 FEET

LOT 22
BLOCK 12

(PLAT BEARING ~ BASIS OF BEARINGS)
S86°01'00"E ~ 100.00' (P)
S86°01'00"E ~ 99.96' (M)

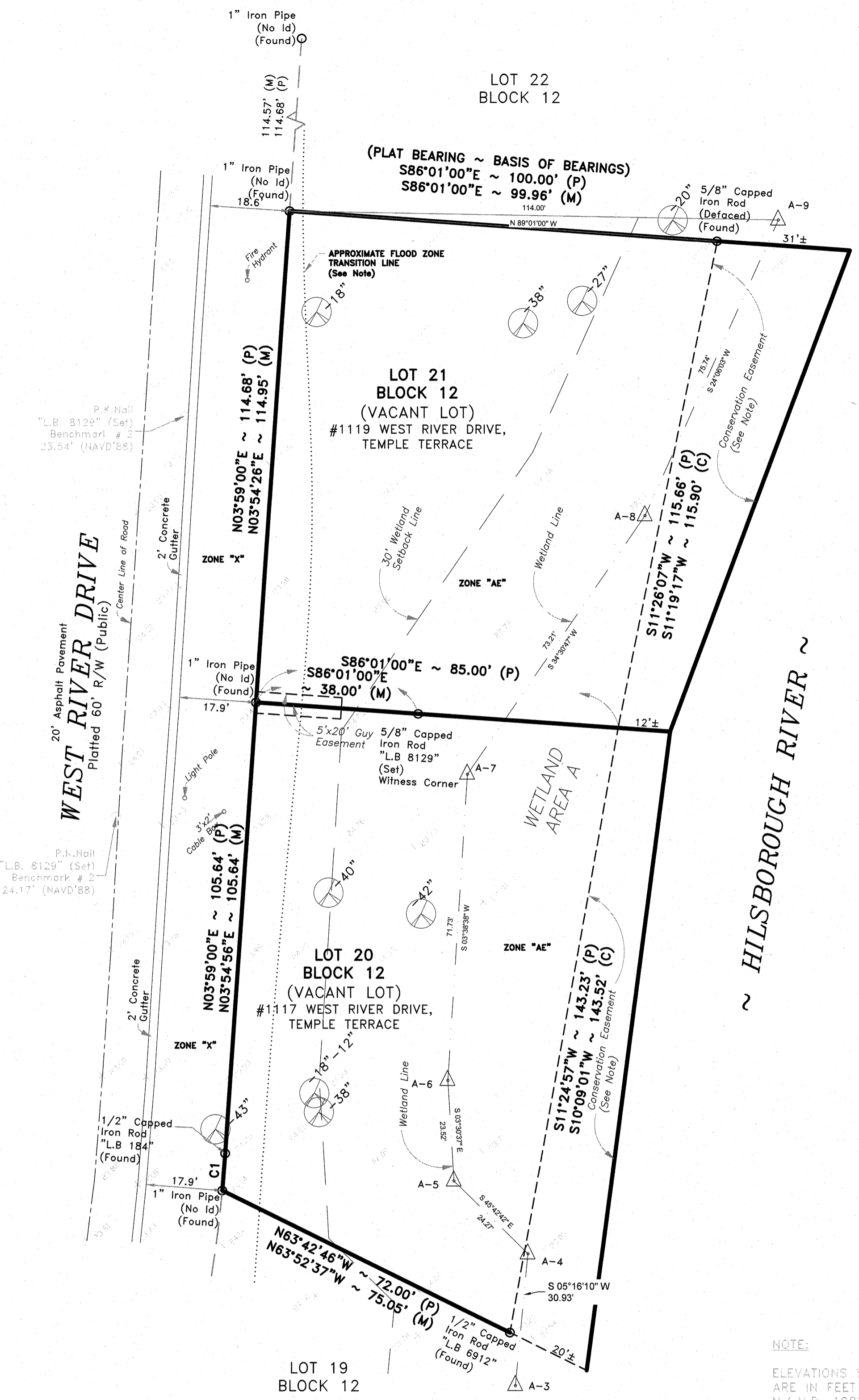
LOT 21
BLOCK 12
(VACANT LOT)
#1119 WEST RIVER DRIVE,
TEMPLE TERRACE

LOT 20
BLOCK 12
(VACANT LOT)
#1117 WEST RIVER DRIVE,
TEMPLE TERRACE

LOT 19
BLOCK 12

WEST RIVER DRIVE
Platted 60' R/W (Public)

HILSBOROUGH RIVER



E.P.C. NOTES:
Wetland area as shown was field verified by KIM TAPLEY, Senior Environmental Manager, Wetlands Management Division of the Environmental Protection Commission of Hillsborough County on November 30, 2022 and field located by Gateway Land Surveying, Inc. on May 25, 2023.
SITE FOLIO NUMBER: 202780-0140 & 202780-0142
E.P.C. WETLAND AREA ON SITE: 0.19 ACRES±
TOTAL UPLAND AREA OF SITE: 0.39 ACRES±
TOTAL AREA OF SITE: 0.58 ACRES±
TOTAL E.P.C. LINE ON SITE: 282.09 LINEAR FEET

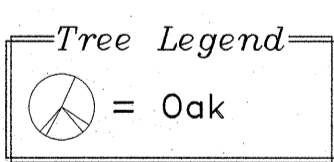
E.P.C. VALIDATION OF THIS DELINEATION:
BY: _____
DATE: _____

NOTE:
The approximate flood zone is a horizontal extrapolation based solely on planimetric features and graphic plotting and not on any hydraulic information. It is therefore only approximate. Location of said approximate flood zone line is neither warranted nor certified to by this survey or Gateway Land Surveying, LLC (Per Hillsborough County GIS Map).

NOTE:
No vegetation is to be removed, or dredging or filling or any other construction operation is to be performed within any area designated as Conservation Easement, that is in conflict with City, County, State or federal environmental regulations existing of the time such activity is commenced.

LEGAL DESCRIPTION:

LOTS 20 AND 21, BLOCK 12, REPLATE OF A PORTION OF BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, ACCORDING TO PLATE THEREOF AS RECORDED IN PLATE BOOK 52, PAGE 9, OF THE PUBLIC RECORDS OF HILSBOROUGH COUNTY, FLORIDA.



Curve Table

No.	Radius	Delta	Arc	Chord	Chord Bearing
C1	300.00'	01°40'21"	8.76'	8.76'	S04°23'41"W (M)
C1	300.00'	-	-	9.06'	S04°50'56"W (P)

Surveyor's Report and Additional Notes

- No underground installations or improvements have been located except as shown hereon.
- Recovered Historical Monumentation was used by this surveyor to establish deed or plat lines and corners.
- Unless otherwise shown hereon, no Jurisdictional Wetland Areas or other physical topographic features have been located.
- This survey does not reflect nor determine ownership.
- Structures, driveways, slabs, appurtenances and other related items shown on this map were located to the best of the ability of Gateway Land Surveying, LLC. We do not guarantee the exactness of their location or their dimensions. Other features not shown on this map that are related to items noted above may also exist.
- Fences shown hereon may or may not meander along property lines; specific fence ties, as shown, are from specific locations. This surveyor makes no guarantee of the fence meander.

This Survey does not represent a determination of whether this land will or will not flood or be subject to flooding.

According to Flood Insurance Rate Map Community Panel Number 12057C 0219H, Dated 08-28-08 issued by the Federal Emergency Management Agency, the property shown and described hereon appears to lie within Zone X & AE.
BASE FLOOD ELEVATION = 13 FT. (N.A.V.D. 1988 DATUM)

NOTE:
The signing surveyor or Gateway Land Surveying, LLC cannot be responsible for any additions, deletions or alterations to the subject property, to the improvements thereon, or to the survey monuments that may occur after he/she leaves the site. This survey map or report is the property of Gateway Land Surveying, LLC and any additions, deletions or alterations by any other than the signing surveyor is strictly prohibited. The re-use of this survey by any third party for purposes other than which it was intended is strictly prohibited without the written consent or verification of the original signing surveyor. Any re-user will be at sole risk and without any liability to the signing surveyor or their representing firm.

LEGEND

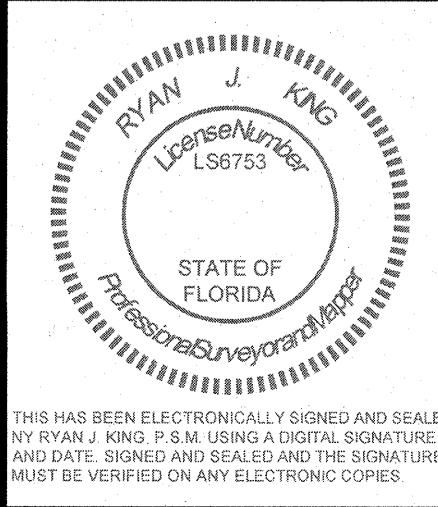
PCP:	POINT OF CURVATURE
PRM:	PERMANENT CONTROL POINT
O.R.:	PERMANENT REFERENCE MONUMENT
OFFICIAL RECORDS	
R/W:	RIGHT OF WAY
CONC:	CONCRETE
(C):	CALCULATED
L.B.:	LICENSED BUSINESS
(P):	PER PLAT
P.K.:	PARKER KALON NAIL
P.S.M.:	PROFESSIONAL SURVEYOR AND MAPPER
(M):	FIELD MEASURED
(D):	PER DEED OF RECORD

NOTES:
Unless noted, this survey has been prepared without the benefit of a title search or title commitment, and therefore is subject to any dedications, restrictions, easements and/or other such items of record that a commitment or search may reveal. Building setback lines have not been shown on this map of survey, unless otherwise noted. To determine setback requirements, inquiries need to be made by the certified holders to the county or city zoning department. All distances shown, other than lot or boundary distances, are approximate only and should be assumed as such by the certificate holder(s). Structures, topography items and appurtenances shown are in approximate locations; their configurations are also approximated and could vary. Other utilities/items may be prevalent on this parcel, but might not be shown on this map.

GATEWAY LAND SURVEYING, LLC
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License Business No. 8129

SURVEYOR'S CERTIFICATE
I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

Signature: *[Signature]* Ryan J. King, P.S.M. 05/30/2023 Florida Registration No. 6753



THIS HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RYAN J. KING, P.S.M. USING A DIGITAL SIGNATURE AND DATE. SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1" = 20' FIELD DATE: 05/18/23 DWG NO: 23-0259 PARTY CHIEF: DK DRAWN BY: GL

CERTIFIED TO:
VLADIMIR CHICHKOV