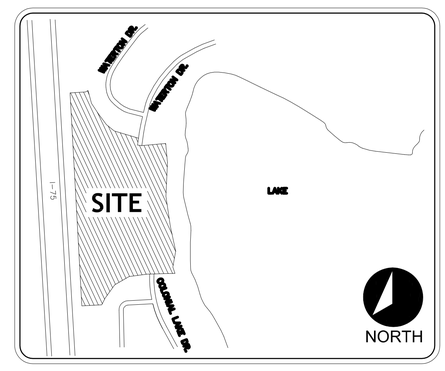
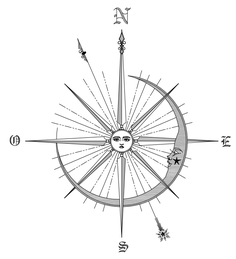
TOPOGRAPHIC AND SPECIFIC PURPOSE SURVEY

SECTION 7, TOWNSHIP 30 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 INCH = 30 FEET

LEGEND:

(P)	PLAT
(F)	FIELD MEASURED
(C)	CALCULATED
(R)	RADIAL
(NR)	NOT RADIAL
FD	FOUND
W/	WITH
ID	IDENTIFICATION
LB	LICENSED BUSINESS
FIR	FOUND IRON ROD
FCIR	FOUND CAPPED IRON ROD
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
FIP	FOUND IRON PIPE
CLP	CONCRETE LIGHT POLE
LP	LIGHT POLE
PVCLP	POLYVINYL CHLORIDE LIGHT POLE
CONC	CONCRETE
EM	ELECTRIC METER
N.C.F.	NO CORNER FOUND
W/C	WITNESS CORNER
FCM	FOUND CONCRETE MONUMENT
N&D	NAIL & DISK
TOB	TOP OF BANK
TOS	TOE OF SLOPE
EL.	ELEVATION
P.C.P.	PERMANENT CONTROL POINT
W	WATER METER
V	WATER VALVE
	HYDRANT
	SANITARY MANHOLE
	STORM MANHOLE
	CLEANOUT
	CABLE TV
TB	TELEPHONE BOX
	POWER POLE
	GUY WIRE
G	GAS METER
E	ELECTRIC BOX
	TRANSFORMER
T	TELEPHONE PEDESTAL
	LIVE OAK TREE (SIZE NOTED)
	WATER OAK TREE (SIZE NOTED)
	LAUREL OAK TREE (SIZE NOTED)
	WILLOW OAK TREE (SIZE NOTED)
	CHAPMAN OAK TREE (SIZE NOTED)
	SABAL PALM TREE (SIZE NOTED)
	LONG LEAF PINE TREE (SIZE NOTED)
1	BLOCK DESIGNATION

LAKE
(FLOOD ZONE AE: 22.4' AS DETERMINED BY FEMA)

LAKE ST. CHARLES WEST PARK SITE
O.R. BOOK 8410, PAGE 1745

(FLOOD ZONE X)

POND
(FLOOD ZONE AE: 22.4' AS DETERMINED BY FEMA)
OFFSITE DRAINAGE EASEMENT NO. 2
O.R. BOOK 10200, PAGE 1435

LEGAL DESCRIPTION (WEST PARK SITE)

A parcel of land lying in the Southwest 1/4 of Section 7, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Southeast corner of said Southwest 1/4 of Section 7, run thence along the South boundary of said Southwest 1/4, S.89°51'50"W., 889.38 feet; thence N.19°14'16"W., 33.73 feet; thence N.12°08'16"W., 57.59 feet; thence N.05°11'33"W., 59.06 feet to the POINT OF BEGINNING; thence S.86°48'09"W., 279.99 feet; thence S.71°48'09"W., 99.14 feet; thence S.41°48'09"W., 126.20 feet; thence S.86°48'09"W., 50.00 feet to a point on the Easterly Limited Access Right-of-Way line of INTERSTATE HIGHWAY NO. 75 (STATE ROAD NO. 93-A); thence along said Easterly Limited Access Righ-Of-Way line, N.03°11'51"W., 1162.07 feet; thence N.86°48'09"E., 50.00 feet; thence N.69°42'44"E., 10.99 feet; thence S.27°38'16"E., 73.52 feet; thence S.42°20'16"E., 73.52 feet; thence S.57°02'16"E., 81.77 feet; thence S.74°59'16"E., 140.89 feet to a point on a curve; thence Southerly, 47.26 feet along the arc of a curve to the left having a radius of 725.00 feet and a central angle of 03°44'07" (chord bearing S.02°24'47"W., 47.26 feet); thence S.89°27'16"E., 193.53 feet; thence S.04°28'25"E., 106.77 feet; thence S.00°49'44"W., 80.77 feet; thence S.02°48'16"W., 104.83 feet; thence S.01°49'30"E., 48.47 feet; thence S.12°49'32"E., 58.21 feet; thence S.13°53'57"E., 93.18 feet; thence S.10°09'42"E., 49.46 feet; thence S.09°02'59"E., 52.34 feet; thence S.08°26'01"E., 52.53 feet; thence S.03°08'12"E., 53.78 feet; thence S.04°22'48"W., 56.21 feet; thence S.07°06'52"E., 22.62 feet; thence S.86°48'09"W., 32.53 feet to the POINT OF BEGINNING.

Containing 10.964 acres, more or less.

SURVEYOR'S REPORT

1. This survey not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. This survey was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the Public Records of Hillsborough County, Florida.
4. Legal description shown hereon in accord with that shown in the Special Warranty Deed recorded in Official Records Book 8410, page 1745 of the Public Records of Hillsborough County, Florida
5. Subject property lies within Flood Zones "X" &"AE", according to Flood Insurance Rate Map 12057C0389J, prepared by the Federal Emergency Management Agency, last revised October 7, 2021. Base Flood Elevation is 22.4'
6. Bearings shown hereon are based on the Florida State Plane Coordinate System, West Zone, 1983–2011 adjustment, holding the center line of Colonial Pointe Drive as being S86 degrees 47'43" W.
7. The specific purpose of this survey is to delineate trees five inches (5") in diameter and greater within the limits of survey, and to show the ground topography and location of the existing play ground, dog park and other amenities, for future redesign and development.
8. Elevations shown hereon are based upon the North American Vertical Datum (NAVD) of 1988. Parent bench mark, is Hillsborough County Bench Mark VC–114. A brass disk in curb inlet located at the northeast corner of the intersection of U.S. Highway 301 and Hackney Road. Elevation = 40.49'
9. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. this should be taken into consideration when obtaining scaled data.
10. This survey is based on found monumentation and does not reflect or determine ownership.
11. On–site bench marks are delineated within the framework of the survey drawing.
12. This survey drawing was prepared for the exclusive use of the party or parties certified to below for the express purpose stated hereon and/or contained in the contract between Outland Surveying LLC and the client for this project, copying, distributing, and/or using this drawing, in whole or in part, for any purpose other than originally intended without written consent from Outland Surveying LLC is strictly prohibited and renders the surveyor's certification, signature and seal null hereon null and void. any questions concerning the content or purpose of this drawing should be directed to Outland Surveying LLC

SURVEYORS CERTIFICATE:

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Topographic and Specific Purpose Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief, is a true and accurate representation of the land shown and described, and that it meets the "Standards of Practice for Land Surveying in the State of Florida" Chapter 5J–17, Florida Administrative Code..

D.S. Outland

CERTIFICATIONS:

Lake St. Charles CDD

SECTION 7, TOWNSHIP 30 SOUTH, RANGE 20 EAST

SHEET 1 OF 1	P.N. 22004 SCALE: 1"=30" DATE: 03/07/2022 CREW CHIEF: S.W. DRAWN BY: A.G. CHECKED BY: D.J.B.	PROJECT NAME: LAKE ST. CHARLES (WEST PARK SITE) 6801 COLONIAL LAKE DRIVE RIVERVIEW, FLORIDA SHEET TITLE: TOPOGRAPHIC & SPECIFIC PURPOSESURVEY	PREPARED FOR: LAKE ST. CHARLES CDD 6801 COLONIAL LAKE DRIVE RIVERVIEW, FL 33578-8318

NO. DATE: REVISION

12141 Adventure Dr. Riverview, FL 33579
OUTLAND SURVEYING EST. 2021
727.647.7080 • www.outlandsurveying.com • LB 8472