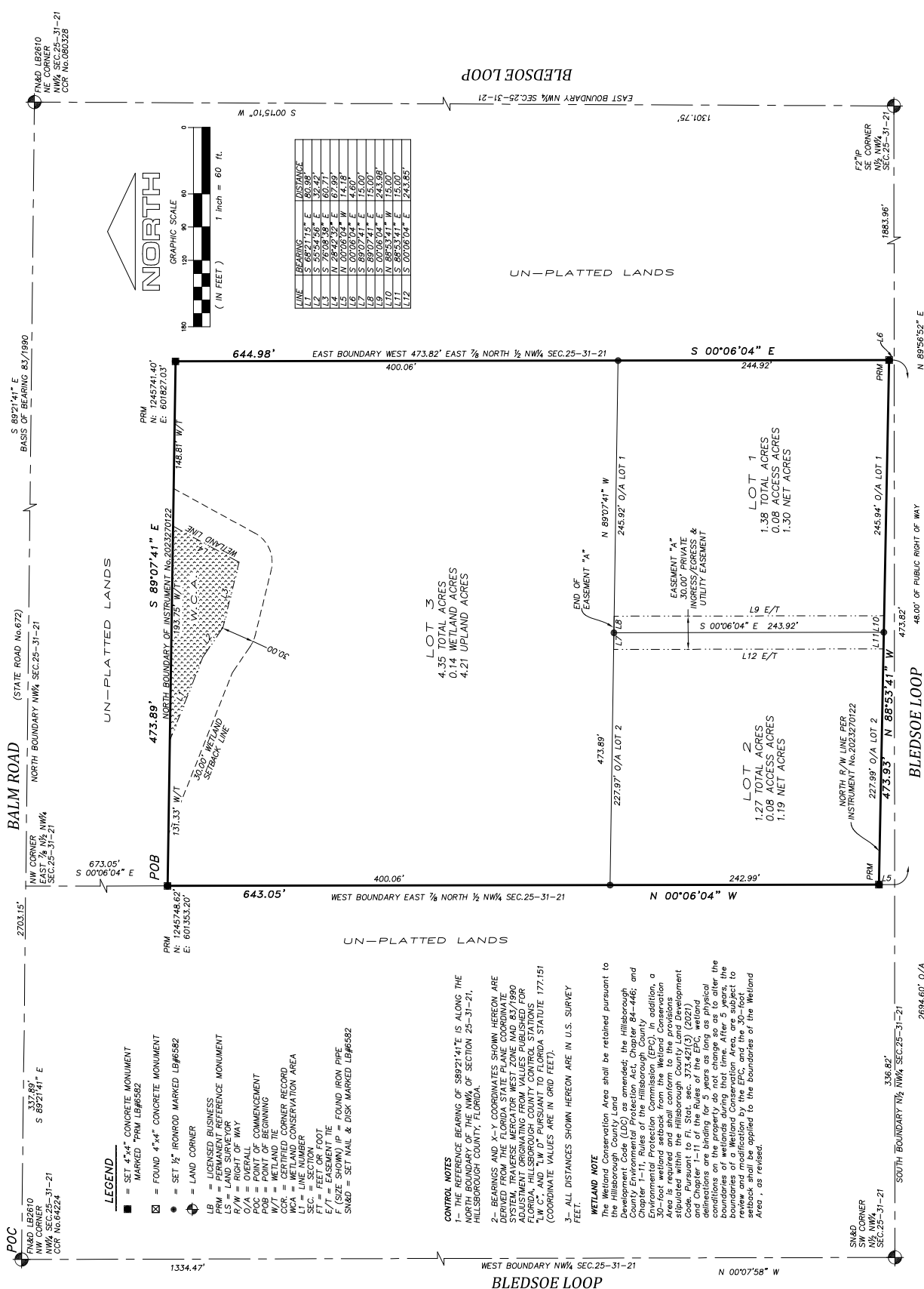


BLEDSOE FAMILY ESTATES

PLAT BOOK _____ PAGE _____

IN THE NW 1/4 OF SECTION 25 TOWNSHIP 31 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY, FLORIDA



LEGEND

- = SET 4"x4" CONCRETE MONUMENT MARKED "PRM LB#6582"
- ⊠ = FOUND 4"x4" CONCRETE MONUMENT
- = SET 1/2" IRON ROD MARKED LB#6582
- ⬇ = LAND CORNER
- ⊕ = LICENSED BUSINESS
- PRM = PERMANENT REFERENCE MONUMENT
- LS = LAND SURVEYOR
- R/W = RIGHT OF WAY
- O/A = OVERALL COMMENCEMENT
- POB = POINT OF BEGINNING
- W/T = WETLAND TIE
- CCR = CERTIFIED CORNER RECORD
- WCA = WETLAND CONSERVATION AREA
- SEC. = SECTION
- LI = LINE NUMBER
- FT = FEET OR FOOT
- F (SIZE SHOWN) IP = FOUND IRON PIPE
- SN&D = SET NAIL & DISK MARKED LB#6582

CONTROL NOTES

- 1- THE REFERENCE BEARING OF S89°21'41"E IS ALONG THE NORTH BOUNDARY OF THE NW¼ OF SECTION 25-31-21, HILLSBOROUGH COUNTY, FLORIDA.
- 2- BEARINGS AND X-Y COORDINATES SHOWN HEREON ARE DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM TRVERSE MERCATOR WEST ZONE (AD 83/1990) WITH THE DATUM OF 1983 AND THE CURVED GRID FOR FLORIDA- HILLSBOROUGH COUNTY CONTROL STATIONS "LW C" AND "LW D" PURSUANT TO FLORIDA STATUTE 177.151 (COORDINATE VALUES ARE IN GRID FEET).
- 3- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

WETLAND NOTE

The Wetland Conservation Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and the Florida Department of Environmental Protection (FDEP) Wetland Conservation Commission (WCC) 30-foot wetland setback from the Wetland Conservation Area. It is required and shall conform to the provisions of the Florida Department of Environmental Protection Code, Pursuant to Fla. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the FDEP, wetland delineations are binding for 5 years as long as physical boundaries of a Wetland Conservation Area, are subject to review and modification by the FDEP, and the 30-foot wetland setback shall be applied to the boundaries of the Wetland Area, as revised.

HILLSBOROUGH SURVEYING INC.
 Licensed Business No. 6582
 17 Hillsborough Ave., Suite 33567
 Plant City, Florida 33567
 Phone (813) 707-9086 (FAX) 813 717-9017