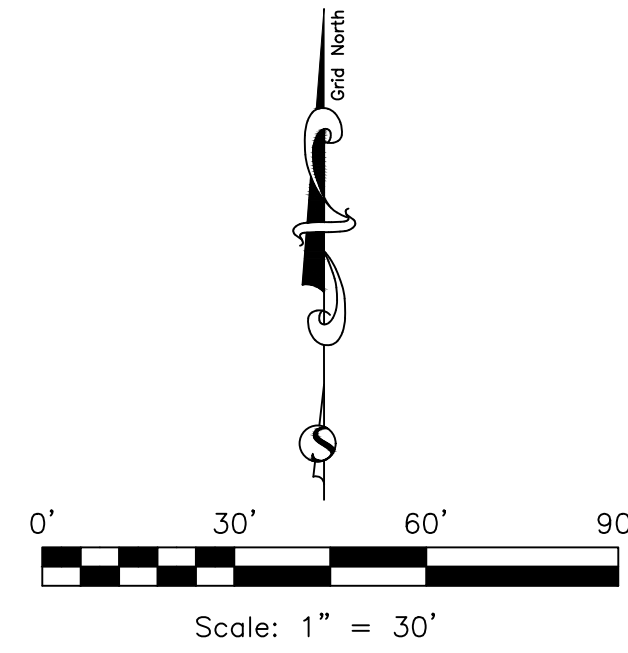


**Legend of Symbols & Abbreviations**

■ Found Concrete Monument	♿ Handicap
● Found Iron Pipe or Rod	⊕ Sign
(F) Field Measurement	⊗ A/C Unit
(D) Deed Reference	⊠ Lift Station
(P) Plat Reference	⊙ Reclaimed Water Meter
Typ. Typical	⊕ Reclaimed Water Valve
P.S.M. Professional Surveyor and Mapper	⊕ Irrigation Control Valve
LB Licensed Business	⊕ Fire Control Valve
O.R. Official Records	⊕ Backflow Preventer
LS Land Surveyor	⊕ Cleanout
PVC Polyvinyl Chloride Pipe	⊕ Catch Basin
Conc. Concrete	⊕ Fiber Optic Vault
⊕ Electrical Rack	⊕ Cable Television Pedestal
⊕ Light Pole	⊕ Underground Gas Marker
⊕ Transformer	⊕ Electric Pull Box
E.P.C.H.C. Environmental Protection Commission of Hillsborough County	⊕ Electric Switch



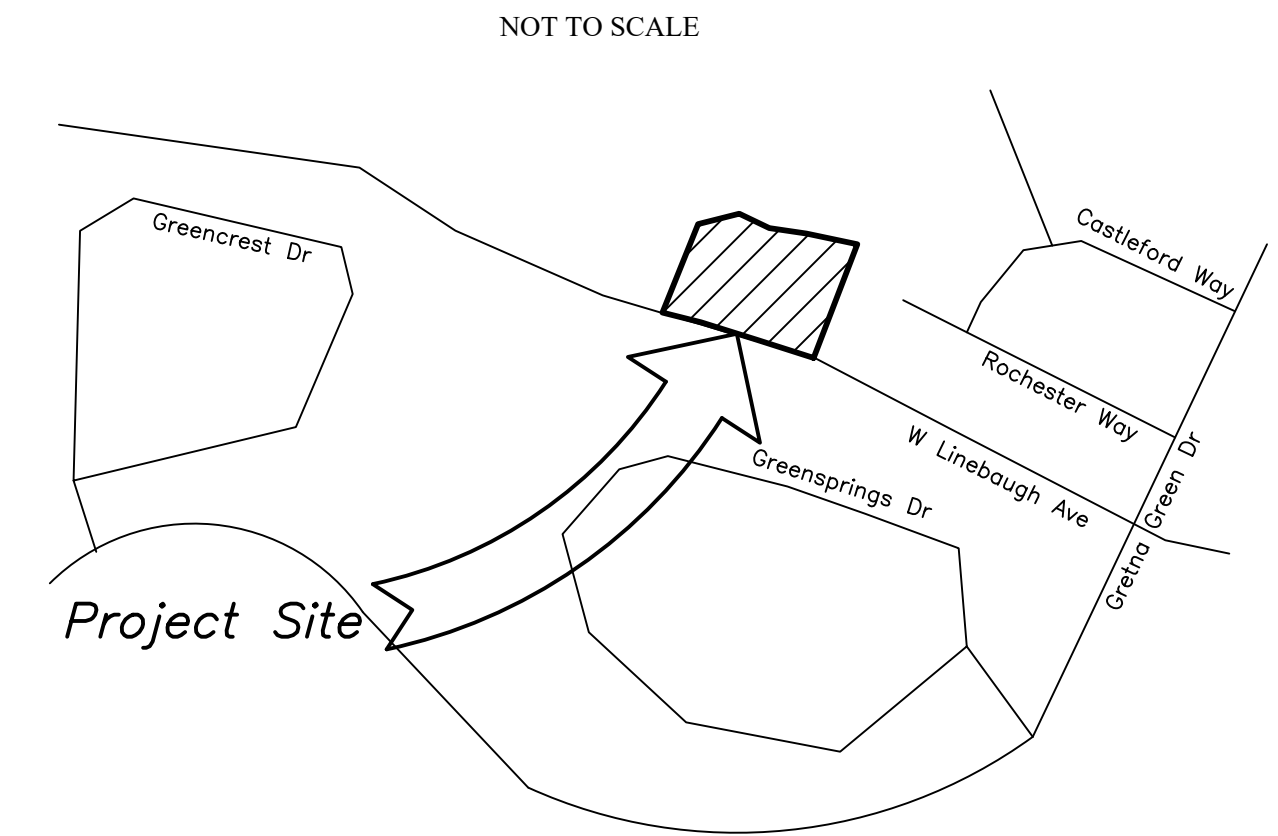
# ALTA/ACSM Land Title Survey

## Linebaugh Outpatient Center

### Section 16, Township 28 South, Range 17 East

### Hillsborough County, Florida

**Vicinity Map**



**Point of Commencement**  
Northwest Corner of Section 16-28S-17E

Curve Information: Field						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2564.00'	308.21'	N 72°25'31" W	308.02'	6°53'14"	154.29'

Curve Information: Deed						
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	2564.00'	308.20'	N 72°26'37" W	308.02'	6°53'14"	N/A

Line Information: Deed		
LINE	BEARING	DISTANCE
L1	S 88°30'45" E	2667.38'
L2	S 00°47'38" W	2057.28'
L3	N 70°00'00" W	185.55'
L4	S 21°00'00" W	93.96'

**Schedule B-2 Exceptions**

- per Title Commitment Order No. GLW2300742 issued by Fidelity National Title Insurance Company, bearing an effective date of May 1, 2023, at 6:00 AM.
- Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.
- 20 foot Landscape Maintenance Easement on both sides of Linebaugh Avenue Within the Westchase East Community Development District, recorded in Official Records Book 8097, Page 1780. *Affects subject property as depicted hereon.*
  - Telephone Distribution Easement Deed/Partnership recorded in Official Records Book 6453, Page 1481. *Does not affect subject property.*
  - Non-Exclusive Easement recorded in Official Records Book 6462, Page 15. *Does not affect subject property.*
  - Declaration of Covenants, Conditions and Restrictions for Westchase Commercial Property recorded in Official Records Book 8163, Page 1855, together with Assignment of Declarant's Rights recorded in Official Records Book 8800, Page 846, and Written Election recorded in Official Records Book 15382, Page 655, which contain provisions creating assessments, and use restrictions, and provides for enforcement of same. *Affects subject property, however not a matter of survey, not plotted.*
  - Supplemental Declaration and Tract Declaration for Westchase Commercial Property recorded in Official Records Book 8815, Page 912, which contains provisions creating use restrictions. *Affects subject property, however not a matter of survey, not plotted.*
  - Notice of Establishment of the Westchase East Community Development District recorded in Official Records Book 9837, Page 1444, together with Merger Implementation Agreement By and Between Westchase Community Development District and Westchase East Community Development District recorded in Official Records Book 20712, Page 1 and Notice of Merger of the Westchase East Community Development District into and with the Westchase Community Development District recorded in Official Records Book 20712, Page 24. *Affects subject property, however not a matter of survey, not plotted.*
  - Easement recorded in Official Records Book 10330, Page 1216. *Affects subject property as depicted hereon.*

**Zoning Information**

1. ZONING: "PD" West Park Village Planned Development District  
Land Use: Medical Office Building

Parking Space Formula: Medical Offices: 5 Spaces per 1,000 Square Feet of Gross Floor Area.  
(27,468.43 / 1,000) X 5 = 137  
137 Total Parking Spaces

Parking Spaces Required: 137 Total Parking Spaces, including 6 handicapped spaces

Existing Parking Spaces: 137 Total Parking Spaces, including 6 handicapped spaces

Minimum Yard Requirements:  
Front: 30 Feet  
Side/Rear: 20 Feet

Maximum Building Height: 60 Feet  
Maximum Floor Area Ratio: 0.3

Zoning Contact: Hillsborough County Zoning Department, 601 East Kennedy Boulevard 18th Floor, Tampa FL 33602.  
Phone: (813)-272-5600

Note: Zoning information depicted hereon was taken from a zoning report prepared by The Planning & Zoning Resource Company, dated July 7, 2023 and referenced by PZR Site No.: 166418-1

**Surveyor's Notes**

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 75°51'24" W for the North Right-of-way Boundary of West Linebaugh Avenue, also being the South Boundary of Subject Property.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was Hillsborough County Benchmark "VA-258" with an elevation of 16.55 feet.
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Per Table A of the ALTA/ACSM requirements:
  - Item 6: a zoning report prepared by The Planning & Zoning Resource Company, dated May 31, 2023 was supplied and used in preparation of this Survey.
  - Item 16: \*except as depicted hereon,\* there is no observable evidence of current earth moving work, building construction or building additions.
  - Item 17: \*except as depicted hereon,\* there is no known proposed changes in street right-of-way and there is no observable evidence of recent street or sidewalk construction or repairs.
  - Item 18: \*except as depicted hereon,\* there is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Subject property has direct access to West Linebaugh Avenue, being a publicly dedicated Right-of-way.
- Parking spaces depicted hereon are shown only for reference.
- Wetland Jurisdictional Lines were not a part of this survey, which may or may not affect Subject Property. This survey is not intended to show the location or existence of any jurisdictional, hazardous or environmentally sensitive areas.

**Statement of Potential Encroachments**

None apparent at time of survey.

**FLOOD NOTE:**  
By graphic plotting only, this property is in Flood Zones "X" & "AE"  
Flood Insurance Rate Map: 12D57C  
Panel No.: 0186 J  
Community Name/No.: Hillsborough County/120112  
Effective Date: October 7, 2021  
Subject Property IS in a Special Flood Hazard Area.  
No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	131
HANDICAP	6
TOTAL	137

REVISION	DATE	INITIALS
1 Added zoning report and misc. changes per client	6/14/23	T.C.
2 Added updated zoning report	7/11/23	T.C.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

Drafted By: T. Cruz  
Date Drafted: 07/10/23  
Approved By: S. Brown  
Date Approved: 07/11/23

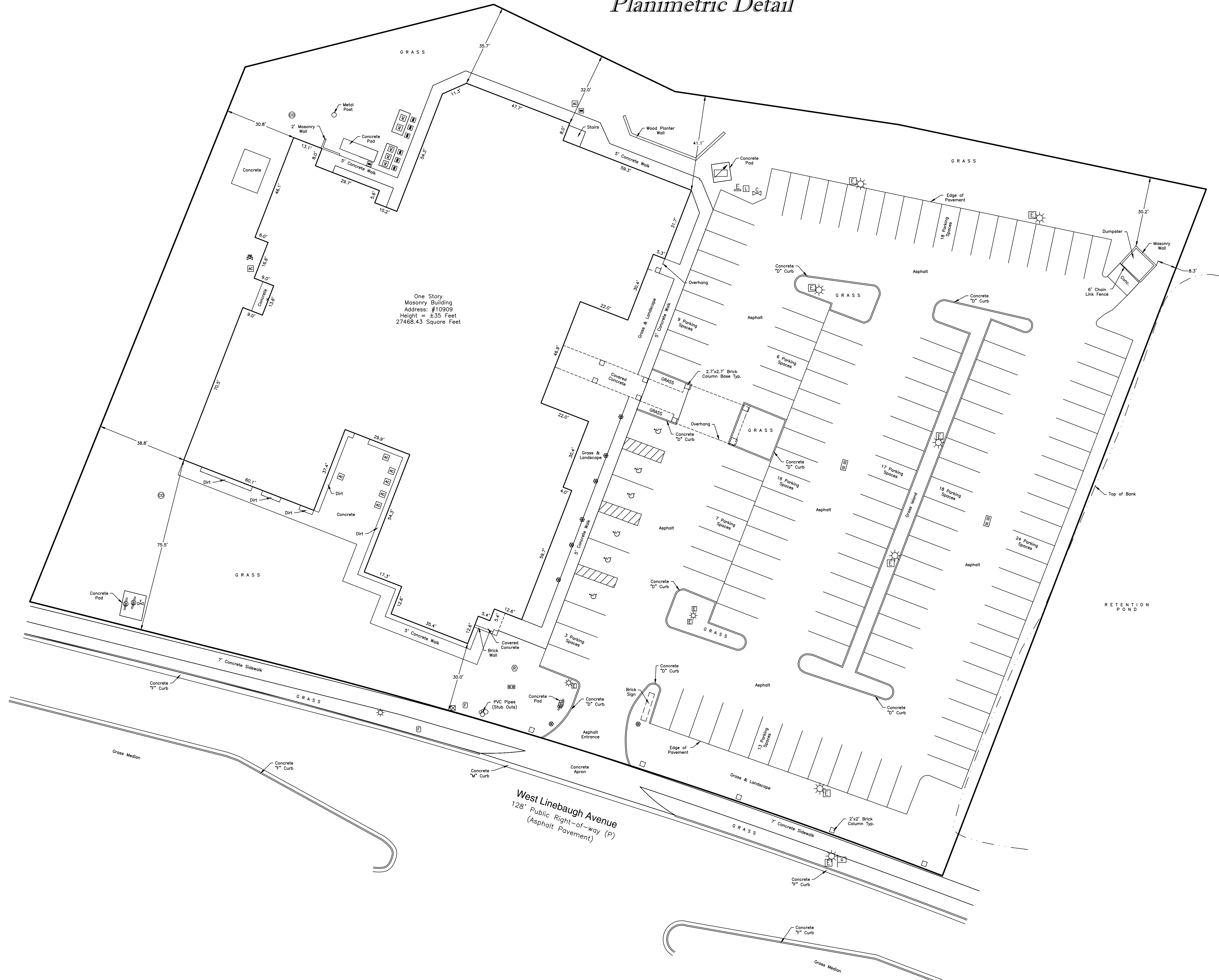
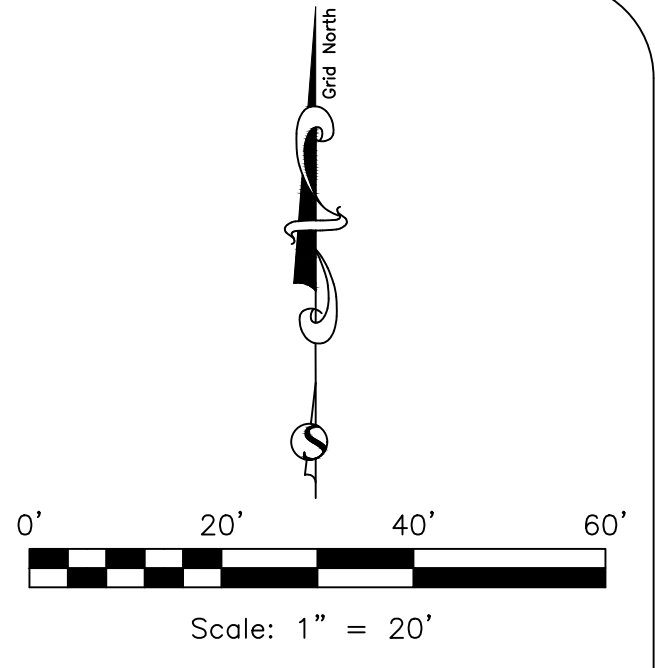
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Prior Project No.: N/A  
Last Field Date: 05/25/23  
Field Book/Page: 22-31/66

Stacy L. Brown  
Florida Professional Surveyor and Mapper No: 6516  
SunTech Solutions, Inc.  
Florida Licensed Business No. 7340

**SURVTECH SOLUTIONS, INC.**  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
phone: (813)-621-4929  
fax: (813)-621-7194  
Licensed Business #7340  
email: sbrown@surttechsolutions.com  
http://www.surttechsolutions.com



# Planimetric Detail



One Story  
Masonry Building  
Address: #10909  
Height = ±35 Feet  
27468.43 Square Feet

West Linebaugh Avenue  
128' Public Right-of-way (P)  
(Asphalt Pavement)

ALTA/NSPS Land Title Survey  
Linebaugh Outpatient Center

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