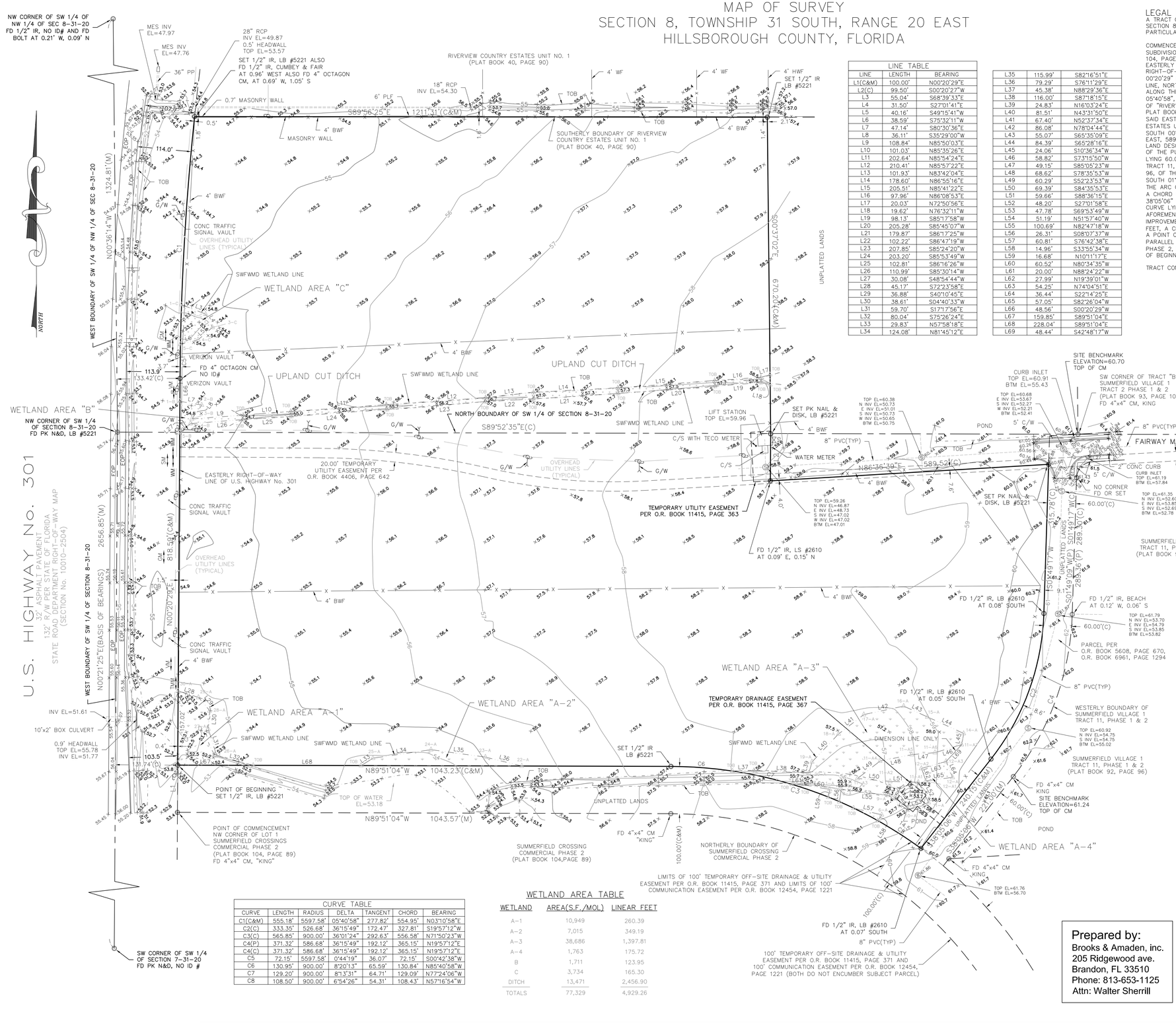
MAP OF SURVEY
SECTION 8, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1(C&M)	100.00'	N00°20'29"E
L2(C)	99.50'	S00°20'27"W
L3	55.04'	S68°39'33"E
L4	31.50'	S27°01'41"E
L5	40.16'	S49°15'41"W
L6	38.59'	S75°32'11"W
L7	47.14'	S80°30'36"E
L8	36.11'	S35°29'00"W
L9	108.84'	N85°50'03"E
L10	101.03'	N85°35'26"E
L11	202.64'	N85°54'24"E
L12	210.41'	N85°57'22"E
L13	101.93'	N83°42'04"E
L14	178.60'	N86°55'16"E
L15	205.51'	N85°41'22"E
L16	97.96'	N86°08'53"E
L17	20.03'	N72°50'56"E
L18	19.62'	N76°32'11"W
L19	98.13'	S85°17'58"W
L20	205.28'	S85°45'07"W
L21	179.87'	S86°17'25"W
L22	102.22'	S86°47'19"W
L23	207.85'	S85°24'20"W
L24	203.20'	S85°53'49"W
L25	102.81'	S86°16'26"W
L26	110.99'	S85°30'14"W
L27	30.08'	S48°54'44"W
L28	45.17'	S72°23'58"E
L29	36.88'	S40°10'45"E
L30	38.61'	S04°40'33"W
L31	59.70'	S17°17'56"E
L32	80.04'	S75°26'24"E
L33	29.83'	N57°58'18"E
L34	124.08'	N81°45'12"E
L35	115.99'	S82°16'51"E
L36	79.29'	S76°11'29"E
L37	45.38'	N88°29'36"E
L38	116.00'	S87°18'15"E
L39	24.83'	N16°03'24"E
L40	81.51'	N43°31'50"E
L41	67.40'	N52°37'34"E
L42	86.08'	N78°04'44"E
L43	55.07'	S65°35'09"E
L44	84.39'	S65°28'16"E
L45	24.06'	S10°36'34"W
L46	58.82'	S73°15'50"W
L47	49.15'	S85°05'23"W
L48	68.62'	S78°35'53"W
L49	60.29'	S52°23'53"W
L50	69.39'	S84°35'53"E
L51	59.66'	S88°36'15"E
L52	48.20'	S27°01'58"E
L53	47.78'	S69°53'49"W
L54	51.19'	N51°57'40"W
L55	100.69'	N82°47'18"W
L56	26.31'	S08°07'37"W
L57	60.81'	S76°42'38"E
L58	14.96'	S33°55'34"W
L59	16.68'	N10°11'17"E
L60	60.52'	N80°34'35"W
L61	20.00'	N88°24'22"W
L62	27.99'	N19°39'01"W
L63	54.25'	N74°04'51"E
L64	36.44'	S22°14'25"E
L65	57.05'	S82°26'04"W
L66	48.56'	S00°20'29"W
L67	159.85'	S89°51'04"E
L68	228.04'	S89°51'04"E
L69	48.44'	S42°48'17"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(C&M)	555.18'	5597.58'	05°40'58"	277.82'	554.95'	N03°10'58"E
C2(C)	333.35'	526.68'	36°15'49"	172.47'	327.81'	S19°57'12"W
C3(C)	565.85'	900.00'	36°01'24"	292.63'	556.58'	N71°50'23"W
C4(P)	371.32'	586.68'	36°15'49"	192.12'	365.15'	N19°57'12"E
C4(C)	371.32'	586.68'	36°15'49"	192.12'	365.15'	N19°57'12"E
C5	72.15'	5597.58'	0°44'19"	36.07'	72.15'	S00°42'38"W
C6	130.95'	900.00'	8°20'13"	65.59'	130.84'	N85°40'58"W
C7	129.20'	900.00'	8°13'31"	64.71'	129.09'	N77°24'06"W
C8	108.50'	900.00'	6°54'26"	54.31'	108.43'	N57°16'54"W

WETLAND AREA TABLE

WETLAND	AREA(S.F./MOL)	LINEAR FEET
A-1	10,949	260.39
A-2	7,015	349.19
A-3	38,686	1,397.81
A-4	1,763	175.72
B	1,711	123.95
C	3,734	165.30
DITCH	13,471	2,456.90
TOTALS	77,329	4,929.26

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, "SUMMERFIELD CROSSINGS COMMERCIAL PHASE 2, PLATTED SUBDIVISION WITH NO IMPROVEMENTS", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 89, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS, SECTION NO. 10010-2504; RUN THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°20'29" EAST, 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 00°20'29" EAST, 818.59 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 555.18 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5597.58 FEET, A CENTRAL ANGLE OF 05°40'58", AND A CHORD OF 554.95 FEET WHICH BEARS NORTH 03°10'58" EAST TO THE SOUTHWEST CORNER OF "RIVERVIEW COUNTRY ESTATES UNIT NO. 1", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 90, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY BOUNDARY OF SAID "RIVERVIEW COUNTRY ESTATES UNIT NO. 1", SOUTH 89°56'25" EAST, 1211.31 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, SOUTH 00°37'02" EAST, 670.20 FEET; THENCE SOUTH 00°20'29" WEST, 99.50 FEET; THENCE NORTH 86°36'39" EAST, 589.52 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5608, PAGE 670, AND OFFICIAL RECORDS BOOK 6961, PAGE 1294, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY BOUNDARY LYING 60.00 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY BOUNDARY OF "SUMMERFIELD VILLAGE 1 TRACT 11, PHASE 1 & 2", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 96, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES: 1) SOUTH 01°49'17" WEST, 315.78 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY, 333.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 526.68 FEET, A CENTRAL ANGLE OF 36°15'49", AND A CHORD OF 327.81 FEET WHICH BEARS SOUTH 19°57'12" WEST TO A POINT OF TANGENCY; 3) THENCE SOUTH 38°05'06" WEST, 240.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE WESTERLY ALONG A CURVE LYING 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED "SUMMERFIELD CROSSINGS COMMERCIAL PHASE 2, PLATTED SUBDIVISION WITH NO IMPROVEMENTS", 565.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 900.00 FEET, A CENTRAL ANGLE OF 36°01'24", AND A CHORD OF 556.58 FEET WHICH BEARS NORTH 71°50'23" WEST TO A POINT OF TANGENCY; AND THENCE CONTINUE ALONG A LINE LYING 100.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTHERLY BOUNDARY OF THE AFOREMENTIONED "SUMMERFIELD CROSSINGS COMMERCIAL PHASE 2, PLATTED SUBDIVISION WITH NO IMPROVEMENTS", NORTH 89°51'04" WEST, 1043.23 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 48.17 ACRES, MORE OR LESS.

LEGEND

FD	FOUND
IR	IRON ROD
IP	IRON PIPE
CM	CONC MONUMENT
P	PLAT
M	MEASURED
D	DESCRIBED
C	CALCULATED
R/W	RIGHT-OF-WAY
C/L	CENTERLINE
MES	MITERED END SECTION
INV	INVERT
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
BWF	BARBED WIRE FENCE
HWF	WOOD FENCE
BWF	BARBED WIRE FENCE
PLF	PLASTIC FENCE
CONC	CONCRETE
C/S	CONC SLAB
C/P	CONC PORCH
C/W	CONC WALK
EL	ELEVATION
PP	PLASTIC PIPE
TOB	APPROXIMATE TOP OF BANK
	UTILITY POLE
GV	SEWER GATE VALVE
S	SANITARY SEWER MANHOLE
	STREET SIGN
GM	GAS LINE MARKER
WM	WATER LINE MARKER
VM	VERIZON LINE MARKER
SM	SANITARY LINE MARKER
TWM	TIME WARNER MARKER
X 58.0	SPOT ELEVATION
EOP	EDGE OF PAVEMENT
G/W	GUY WIRE
RCP	REINFORCED CONC PIPE
SWFWMD	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
	WETLAND POINT
S.F.	SQUARE FEET
MOL	MORE OR LESS
BTM	BOTTOM

SURVEYOR'S NOTES:

1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
2. SURVEY PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY TRENAM KEMKER, FUND FILE NUMBER 03-2003-6202, DATED MAY 24, 2006.
3. LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY BROOKS AND AMADEN, INC. AND IS CONTAINED IN THE ABOVE REFERENCED TITLE COMMITMENT.
4. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF NORTH 00°21'25" EAST FOR WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY CONTROL STATIONS "DIXON" AND "TON-K".
5. ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
6. BENCHMARK: HILLSBOROUGH COUNTY BENCHMARK "VC-287" BEING A STANDARD DISK SET IN A CURB INLET AT THE NORTHWEST CORNER OF BIG BEND ROAD AND A PAVED ROAD TO COUNTY FIRE STATION No. 3. ELEVATION = 68.25 FEET (N.A.V.D. OF 1988.)
7. ADD 0.90 FEET TO N.A.V.D. 1988 ELEVATIONS TO CONVERT TO N.G.V.D. 1929 ELEVATIONS.
8. RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, RECORDED IN DEED BOOK 1206, PAGE 113, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND AS CONTAINED IN THE ABOVE REFERENCED TITLE COMMITMENT, DO NOT ENCUMBER SUBJECT PARCEL AND THE EASTERLY BOUNDARY OF SAID RESERVATIONS LIES WITHIN THE EXISTING RIGHT-OF-WAY FOR U.S. HIGHWAY 301.
9. TRACT SURVEYED HEREON CONTAINS 1.78 ACRES OF WETLAND AND 46.39 ACRES OF UPLAND FOR A TOTAL AREA OF 48.17 ACRES, MORE OR LESS.
10. TOTAL LINEAR FEET OF WETLAND LINE SURVEYED HEREON EQUALS 4,929.26.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "C" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 120112 0515 B, DATED JUNE 18, 1980.

SURVEYOR'S CERTIFICATE:

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THAT THE DRAWING HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

DATE _____

WALTER C. SHERRILL, JR., P.S.M. No. 4803

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL

Prepared by:
Brooks & Amaden, inc.
205 Ridgewood ave.
Brandon, FL 33510
Phone: 813-653-1125
Attn: Walter Sherrill

No.	Revisions	Date

Sprinkle CONSULTING
Planners + Engineers + Landscape Architects
18115 U.S. Hwy. 41 N. Suite 600 Lutz, Florida 33549
Tampa Ph. (813) 949-7449 Fax 948-1712
www.sprinkleconsulting.com
Board of Engineers Certificate of Authorization #4548
Landscape Architect Certification # 26000281

Summerfield Commerce Center
Construction Plans
Hillsborough County, Florida
Boundary, Topographic and Wetland Survey

Civil Engineer
Carlos A. Vasquez
20684

September 18, 2008
Date

Drawn:	YZY
Checked:	
Scale:	1"= 100'
Dwg:	08A01 Boundary Topographic and Wetland Survey
Job No:	1304-07
Sheet	2
Of	26 Sheets

V:\dwg\1\1304-07\Construction Plans after 7-24-08\1304-07 P2 Boundary and Topographic Plan.dwg Sep 18, 2008 - 4:18pm Layout1 yan