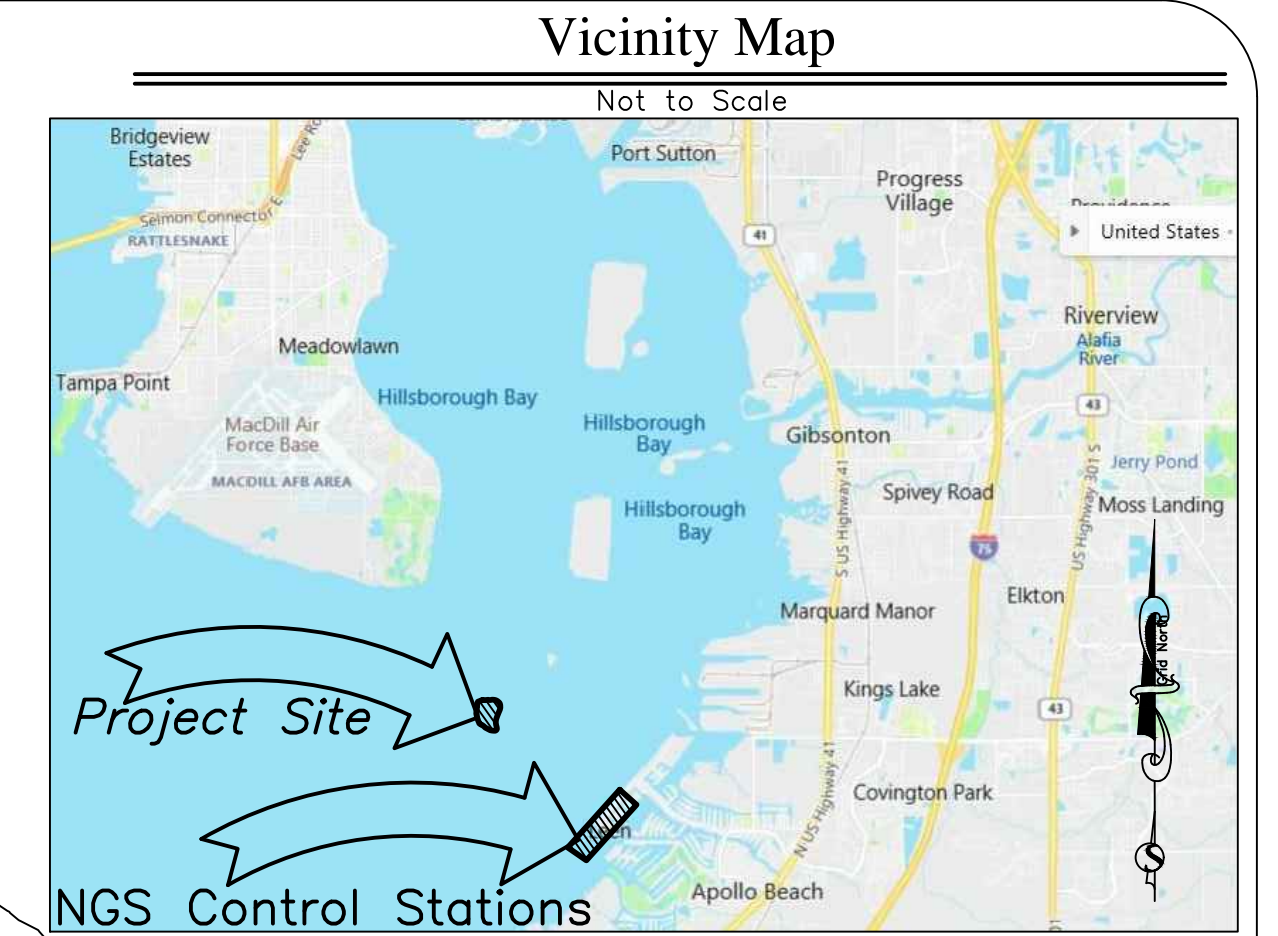
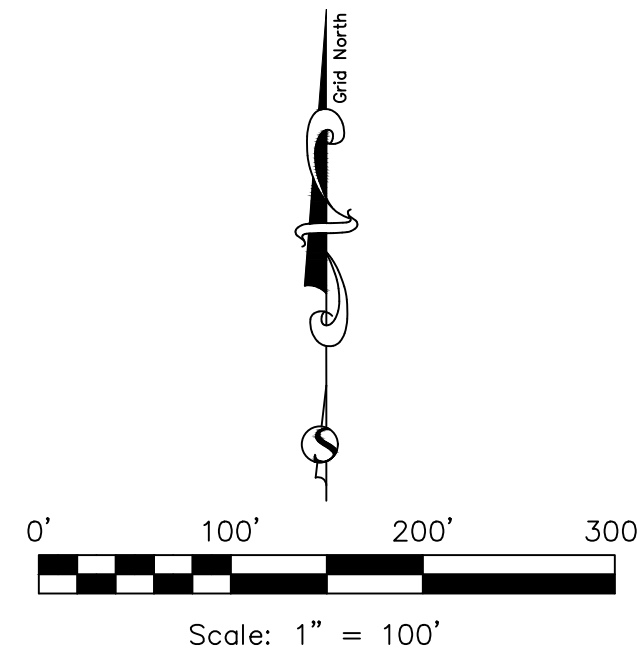
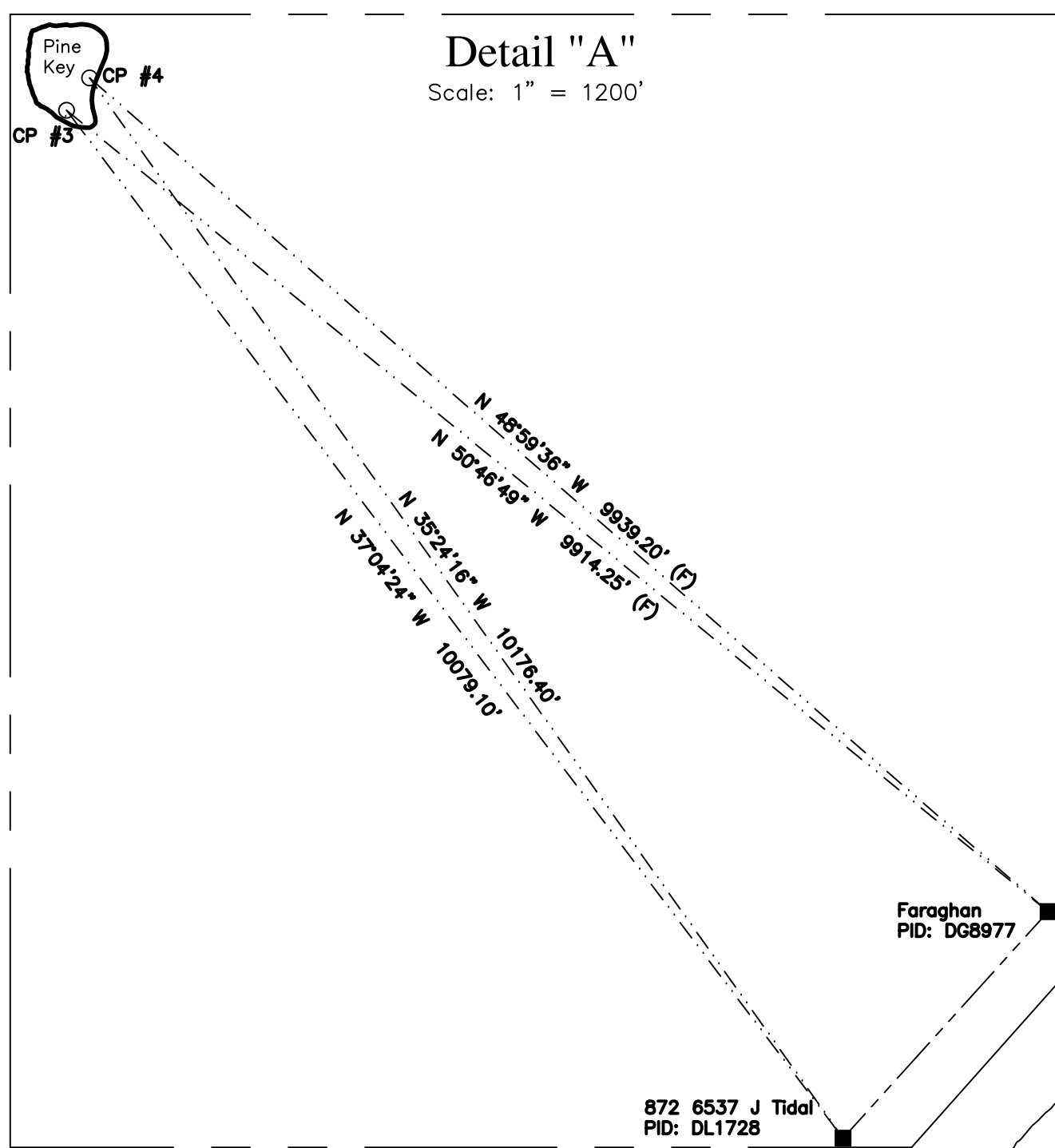


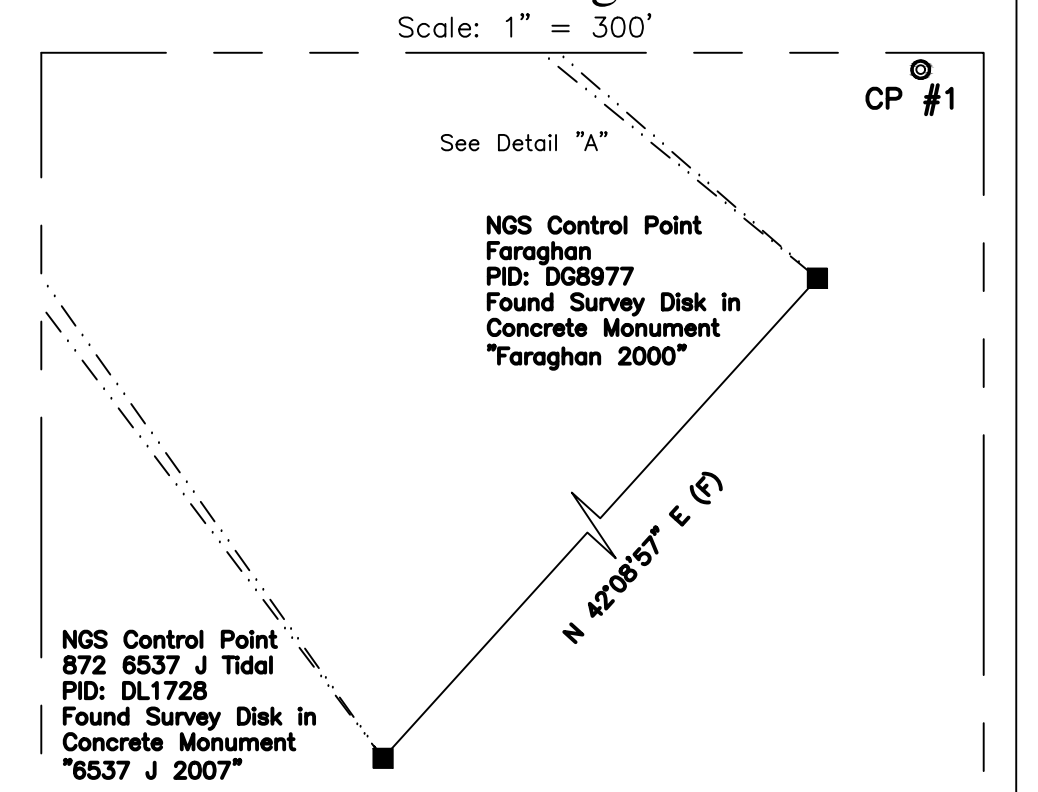
Boundary and Tidal Water Survey Hillsborough County, Florida



Legend & Abbreviations

- Found Concrete Monument
- Set 5/8" Capped Iron Rod
- # Number
- No. Number
- CP Control Point
- (D) Deed Reference
- (F) Field Measurement
- P.S.M. Professional Surveyor and Mapper
- id. Identification
- LB Licensed Business
- FDEP Florida Department of Environmental Protection
- OR Official Records
- TBM Temporary Benchmark
- ⊕ Temporary Benchmark
- NGS National Geodetic Survey
- PID Permanent Identifiers
- ⊙ Round Post
- ⊕ Sign
- ⊕ Mean High Water Corner
- Guardrail

Basis of Bearing Detail



SurvTech has produced a Mean High Water Boundary survey based on the conditions in the field on 06/22/20. SurvTech is NOT determining ownership of the "upland" area (area above mean high water elevation), because we believe there has been dredging and filling activity that has taken place to create the site, shape, and location of the island, and depending on where and when the island was filled or dredged, there may be areas above or below the MHW line that are sovereign or privately owned. SurvTech has contacted the Florida Department of Environmental Protection (FDEP) and Port Tampa Bay (Tampa Port Authority) for information on possible dredging and filling activities in the vicinity of Pine Island. The FDEP has stated that they don't have any such information. At this time we are still waiting for a response from Port Tampa Bay. The current configuration of the island does NOT match historical charting from the 1940's, when the parcel was originally conveyed out of sovereign ownership. Without historical records, such as aerials, dredging and fill permits, or maps, it is impossible to determine ownership of the island. SurvTech believes that more information does exist, and would revisit the island boundary at such a time at the information is made available. There also possibly exists a dredge and fill easement that encompasses a portion of this island, but we have not found any documents that delineate the dredge and fill easement limits.

SurvTech's professional opinion as to the limits of the "shoal" area. Shoal Area Elevation -10.00 feet, (NAVD 1988) as located on 07/13/20

Perpetual Spoil Disposal Easement Parcel 7 being a part of Spoil Area 56-8 as described in Document No. 21383 Dated 10/09/1956 See Surveyors Note #14

Surveyor's Notes

- 1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
- 2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 42°08'57" E between NGS Control Points "872 6537 J Tidal" and "Faraghan".
- 3.) The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. The control utilized to establish said datum was "Faraghan" being NGS (National Geodetic Survey) Horizontal Control Station.
- 4.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station "872 6537 J Tidal" with an elevation of 6.99 feet.
- 5.) All control coordinates values determined using RTK GNSS 180 epochs from established control, with a horizontal and vertical accuracy of 0.15 feet.
- 6.) Vertical coordinate values for NGS "Faraghan" established with RTK GNSS 180 epochs on NGS "872 6537 J Tidal".
- 7.) Horizontal coordinate values for NGS "872 6537 J Tidal" established with RTK GNSS 180 epochs on NGS "Faraghan".
- 8.) No underground foundations or footers were excavated or located for this survey.
- 9.) This Survey has been performed without benefit of title policy or abstract. Therefore surveyor can make no guarantees to ownership or encumbrances. There may be additional easements and restrictions that can be found within the Public Records of Hillsborough County.
- 10.) The Mean High Water Elevation of 0.55 feet NAVD 1988 was approved by Florida Department of Environmental Protection at the project site for boundary purposes.
- 11.) This Tidal Water Survey complies with Chapter 177, Part, Florida Statutes.
- 12.) Ownership of the upland boundary has not been determined.
- 13.) The shoal area was determined to be the lands lying between the elevation of (-) 10.00 feet and the Mean High Water Line elevation of 0.55 feet and was taken from the Aerial Topographic and MultiBeam Hydrographic Survey Pine Key by SurvTech Solutions with a drafted date of 08/04/20, a field date of 07-13-20, Phase 1H and 1A.
- 14.) It is the surveyor's opinion that the Perpetual Spoil Disposal Easement being described in Document No. 21383, dated 10/09/1956 does not affect the upland and submerged land described in the Sovereignty Deed recorded in Document No. 18924 and dated 07/24/1944.

Control Tabulation				
NAD83 Florida West SPC Coordinates (2011 Adjustment)				
NAVD 1988 Elevations in U.S. Survey Feet				
Point Name	(Y)-Northing	(X)-Easting	(Z)-Elev	Description
NGS FARAGHAN	1,256,398.13	520,287.18	7.60**	NGS Monument (Horizontal)
NGS 872 6537 J TIDAL	1254625.13*	518682.38*	6.99	NGS Monument (Vertical)
CP #1	1,256,723.98	520,448.61	9.17	Set P.K. Nail "SurvTech Trav PT"
TBM #2	1,262,619.18	512,599.61	4.52	Set P.K. Nail "SurvTech Trav PT"
CP #3	1,262,666.88	512,606.33	3.52	Set Capped Iron Rod "SurvTech Trav PT"
CP #4	1,262,919.72	512,786.73	3.13	Set Capped Iron Rod "SurvTech Trav PT"
TBM #5	1,263,307.33	512,691.06	3.93	Set P.K. Nail "SurvTech Trav PT"

* See Surveyors Note #7
** See Surveyors Note #6

Description: (Per OR Book 25650, Page 1299)
All of that certain island in Tampa Bay at North Latitude 27°48'29" West, longitude 82° 26'46", which at high water extends approximately 628 feet east and west and has an average width of approximately 119 feet, being known as "Pine Key" and also known as "Paradise Island", together with all riparian rights including the rights of accretion which are appurtenant to said island, and also the shoal area surrounding said island.

Certifications:
Pine Key Project, LLC

REVISION	DATE	INITIALS
1 Updated with Perpetual Easement as supplied.	2/10/21	A.R.

Project Name: Pine Key
Address: N/A
Project No.: 20200167
City: Tampa Bay
State: Florida

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY
Drafted By: A. Regling
Date Drafted: 08/10/20
Approved By: D. O'Brien
Date Approved: 08/11/20
Drawing Name: 20200167_1B
Phase: 1
Last Field Date: 07/13/20
Field Book/Page: 20-22/23

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