

The McGlammery Model

LOT 3 4,492 S.F. Living Area

Larson Communities reserves the right to make modifications to the floor plans, materials, and specifications. Oral representation cannot be related upon as correctly stating representation of the builder. Drawings presented are artist's conceptions. All dimensions and specifications are approximate, and subject to change without notice.





Front Elevation

The McGlammery Model

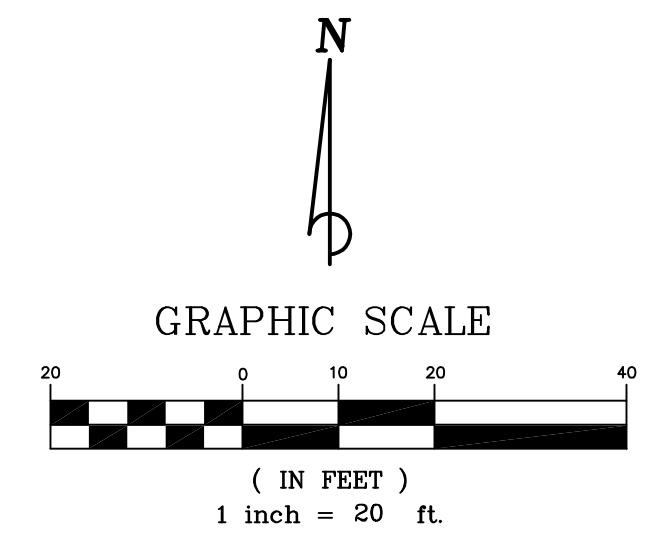
LOT 3

4,492 S.F. Living Area

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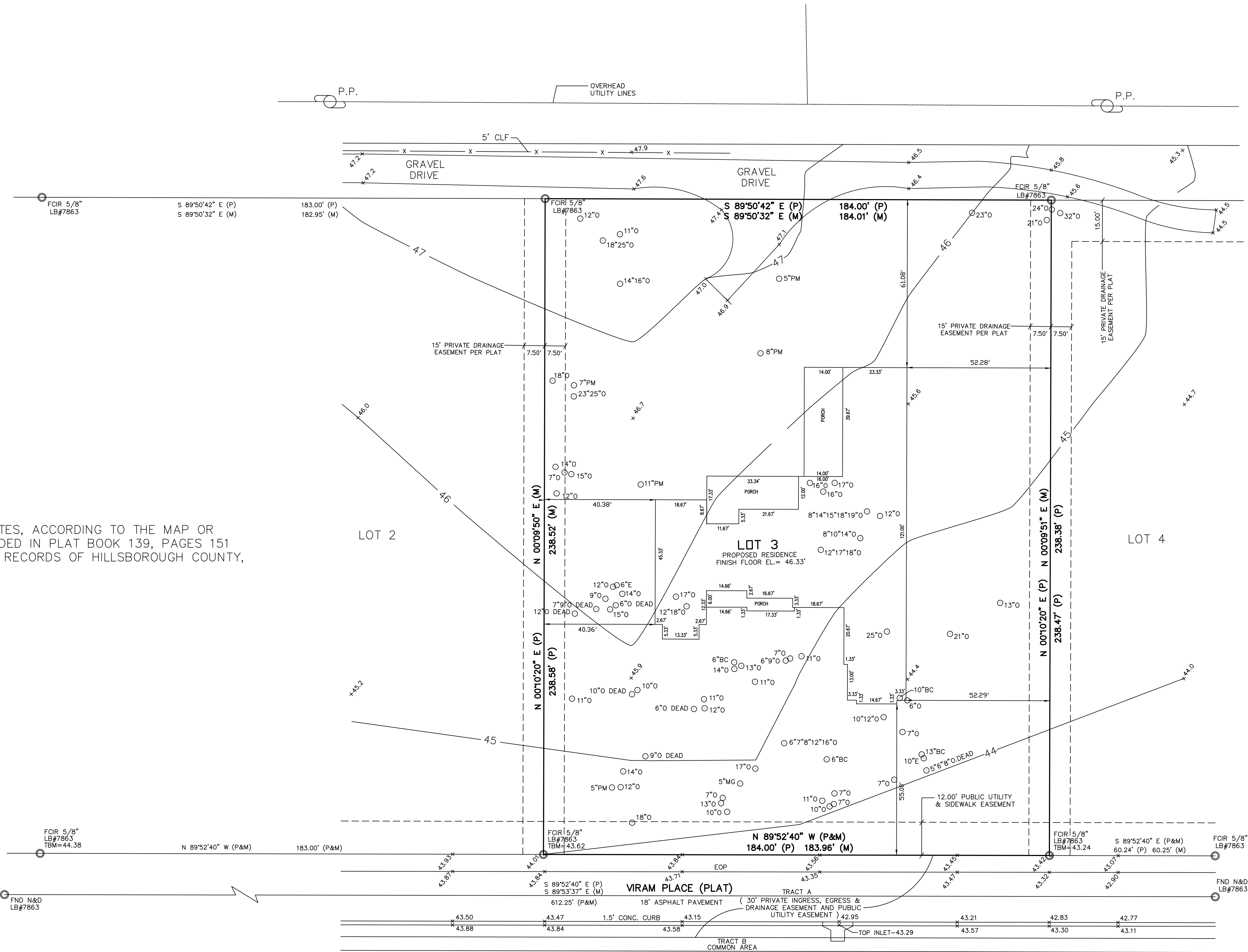


CBC040738



TREE LEGEND

- O OAK TREE
- P PINE TREE
- C CAMPHOR TREE
- PM PALM TREE
- MG MAGNOLIA TREE
- DEAD DISTRESSED/DEAD TREE
- GR GOLDEN RAIN TREE
- PA PAPER TREE
- E ELM TREE
- BC BLACK CHERRY TREE
- CD CEDAR TREE
- AP AUSTRALIAN PINE TREE
- SG SWEET GUM TREE
- CL CHERRY LAUREL TREE
- UNK UNKNOWN TREE
- B BAY TREE
- M MAPLE TREE
- PO PODOCARPUS TREE
- MY MYRTLE TREE
- CB CHINA BERRY TREE
- DIA DIAMETER
- DBH DIA AT BREAST HEIGHT
- 11" O 11" OAK TREE



LEGAL DESCRIPTION:

LOTS 3 McGLAMERY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 139, PAGES 151 AND 152, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

LEGEND

- A = ARC LENGTH
- B.M. = BENCHMARK
- (C) = COMPUTED
- CB = CHORD BEARING
- CH = CHORD LENGTH
- C = CENTERLINE
- CONC. = CONCRETE
- (D) = AS PER DESCRIPTION
- ELEV. = ELEVATION
- (E) = FIELD
- F.B. = FIELD BOOK
- FCIR = FOUND CAPPED IRON ROD #
- FCM = FOUND CONCRETE MONUMENT
- F.F. = FINISHED FLOOR
- FIP = FOUND IRON PIPE
- FIPC = FOUND IRON PIPE CRIMPED
- FIR = FOUND IRON ROD
- (M) = MEASURED
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.R. = OFFICIAL RECORD BOOK
- (P) = PLATTED
- P.C. = PAGE
- P.P. = POWERPOLE
- PAVT = PAVEMENT
- R = RADIUS
- (R) = RADIAL
- R/W = RIGHT OF WAY
- RNG. = RANGE
- SCM = SET CONCRETE MONUMENT
- SCIR = SET CAPPED IRON ROD 1/2" LB#7867
- SEC. = SECTION
- (TYP) = TYPICAL
- TWP. = TOWNSHIP
- +/- = MORE OR LESS
- Δ = CENTRAL ANGLE
- N&D = NAIL AND DISK
- CLP = CONCRETE LIGHT POLE
- 51.55' = ELEVATION
- OAK = TREE
- TRANSF. = TRANSFORMER
- LP = LIGHT POLE
- WM = WATER METER
- CATV = CABLE TELEVISION
- SAN. MH = SANITARY MANHOLE
- EHH = ELECTRIC HANDHOLE
- A/C = AIR CONDITIONER
- ICB = IRRIGATION CONTROL BOX

NOTES:
 1) BEARINGS ARE BASED UPON THE SOUTH LINE OF LOTS 3 HAVING A PLAT BEARING OF N 89°52'40" W.
 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, AGREEMENTS, AND OTHER MATTERS OF RECORD NOT SHOWN HEREON. NO INFORMATION REGARDING SUCH EASEMENTS OR AGREEMENTS WAS SUPPLIED EXCEPT AS MAY BE SHOWN.
 3) THE ABOVE DESCRIBED PROPERTY IS WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1205700180H PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED AUGUST 28, 2008.
 4) ELEVATIONS SHOWN ARE REFERENCED TO HILLSBOROUGH COUNTY BENCHMARK VA-438 (ELEVATION = 39.00) NAVD 1988 DATUM.
 5) ELEVATIONS, CONTOURS, AND TREES SHOWN WITHIN THE LOTS WERE TAKEN FROM CONSTRUCTION PLANS PREPARED BY CUMBEY & FAIR, INC. LAST REVISION DATE 04/19.



SURVEYOR'S CERTIFICATE
 I hereby certify that a survey of the above described property was made under my supervision and that the drawing is a true and accurate representation thereof and meets the requirements of the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 David L. Berry 10/05/22
 DAVID L. BERRY FLORIDA REGISTRATION NO. 4006
 THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY

CERTIFIED TO: LARSON COMMUNITIES NO.3, LLC

DESCRIPTION OF WORK	PROJECT #	DATE	F. B.	DRAWN	CHECKED
BOUNDARY, TOPO, TREE SURVEY	3026-LOT3	10/05/22		DLB	DLB

DLB SURVEYING, INC.
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 (813) 783-1111 OFFICE
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LB #7867