



Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID	08-08S-05W-0250-0000-0030	Alternate ID	05W08S08025000000030	Owner Address	PAIGE ROBERT & MARTIN DEBORAH LEE AS JOINT TENANTS W/R/O/S 4100 RIVER COVE DR TAMPA, FL 33614
Sec/Twp/Rng	--	Class	VACANT		
Property Address	3006 PRISTINE DR	Acreage	0.719		
District	1				
Brief Tax Description	LOT 3 VICTORIAN VILLAGE <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/12/2020
Last Data Uploaded: 8/12/2020 7:42:35 AM

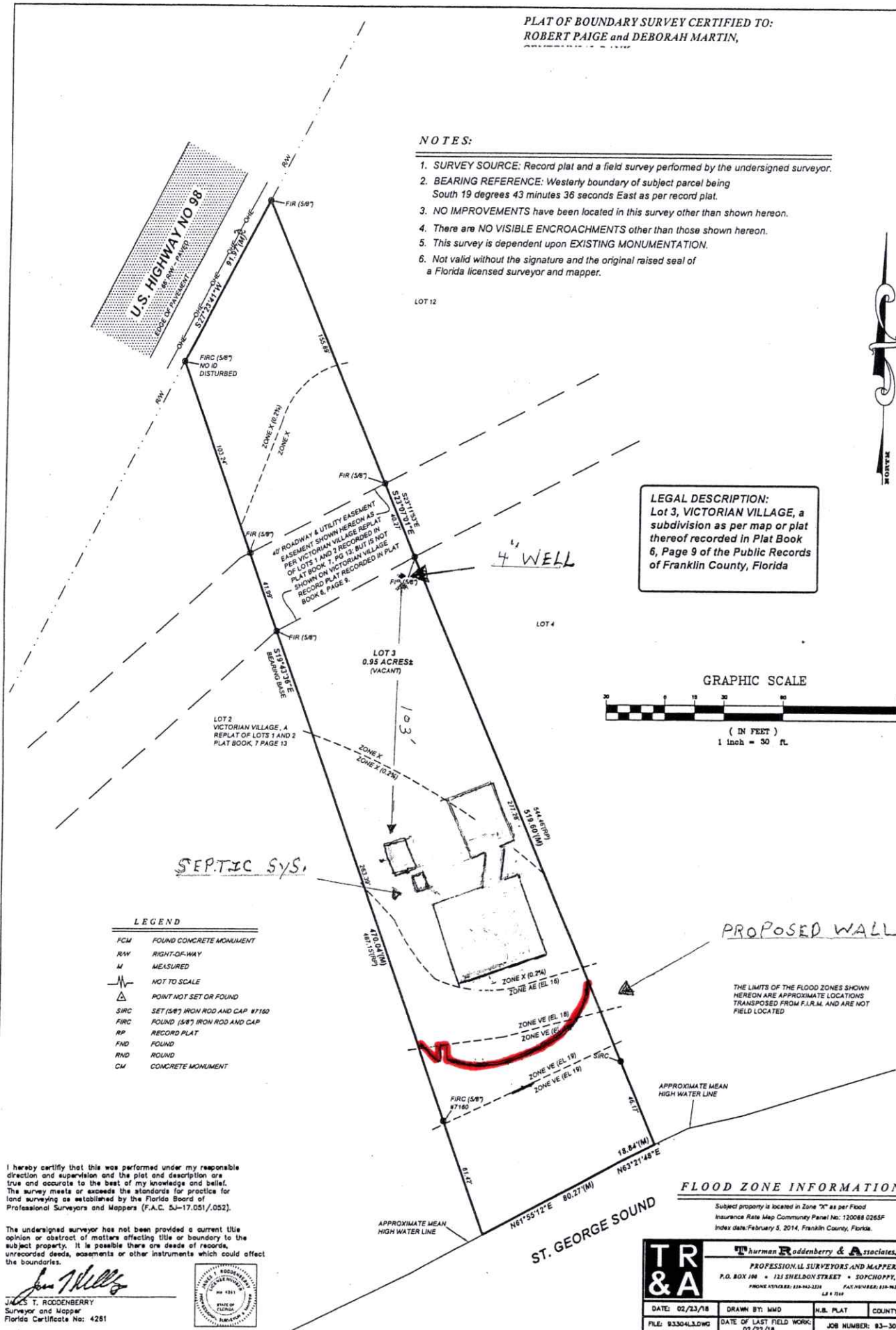
Developed by 

PLAT OF BOUNDARY SURVEY CERTIFIED TO:
ROBERT PAIGE and DEBORAH MARTIN,

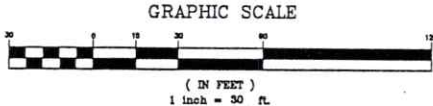
NOTES:

1. SURVEY SOURCE: Record plat and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Westerly boundary of subject parcel being South 19 degrees 43 minutes 36 seconds East as per record plat.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LOT 12



LEGAL DESCRIPTION:
Lot 3, VICTORIAN VILLAGE, a subdivision as per map or plat thereof recorded in Plat Book 6, Page 9 of the Public Records of Franklin County, Florida



LEGEND

FCM	FOUND CONCRETE MONUMENT
RAW	RIGHT-OF-WAY
M	MEASURED
—	NOT TO SCALE
△	POINT NOT SET OR FOUND
SIRC	SET (587) IRON ROD AND CAP #7160
FIRC	FOUND (587) IRON ROD AND CAP
RP	RECORD PLAT
FND	FOUND
RND	ROUND
CM	CONCRETE MONUMENT

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

Jan Mills
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No. 4261



PROPOSED WALL

THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE LOCATIONS TRANSDPOSED FROM F.I.R.M. AND ARE NOT FIELD LOCATED

FLOOD ZONE INFORMATION:

Subject property is located in Zone "C" as per Flood Insurance Rate Map Community Panel No. 120068 0265F
Index date: February 5, 2014, Franklin County, Florida.

TR & A			
Thurman Roddenberry & Associates, Inc.			
PROFESSIONAL SURVEYORS AND MAPPERS			
P.O. BOX 190 • 121 SHELTON STREET • SOPCHOPPY, FLORIDA 32318			
PHONE 904/282-1114 FAX 904/282-1191			
DATE: 02/23/18	DRAWN BY: MMD	N.B. PLAT	COUNTY: Franklin
FILE: B3304L.DWG	DATE OF LAST FIELD WORK: 02/22/18	JOB NUMBER: 83-304	