



TBD McIntosh Road Thonotosassa, FL 33592

## Private Estate Vacant Lot

Acres

9.13

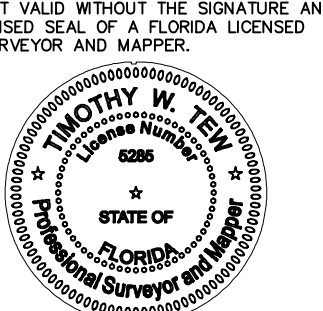
Zoning

AR/AR 1 Unit  
Per 5 Acres

Orientation

East

WWW.TAMPABAY.LUXURY



|                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LEGEND</b>                                                                                                                                                                                                                                                                                           |
| A/C = AIR CONDITIONING<br>A/P = ALSO FOUND<br>ALUM = ALUMINUM<br>BLK = BLOCK<br>BM = BENCHMARK<br>B.O. = BY OTHERS<br>C.O. = CLEAN OUT<br>( ) = CALCULATION<br>C.I. = CURB INLET<br>C = CENTERLINE<br>CMP = CORRUGATED METAL PIPE<br>COR. = CORNER<br>CONC. = CONCRETE<br>GPP = CORRUGATED PLASTIC PIPE |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C / B = CONCRETE BLOCK<br>( D ) = DIED<br>(DESC) = DESCRIPTION<br>EBX = ELECTRIC BOX<br>EL = ELEVATION<br>ELEV. = ELEVATION<br>EM = ELECTRIC METER<br>EP = EDGE OF PAVEMENT<br>EOP = EDGE OF PAVEMENT<br>EPC = ENVIRONMENTAL PROTECTION COMMISSION<br>EPRCP = ELLIPTICAL REINFORCED CONCRETE PIPE<br>( F ) = FIELD MEAS.<br>FFE = FINISH FLOOR ELEVATION<br>FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION<br>FND = FOUND<br>F.C.M. = FOUND CONCRETE MONUMENT |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| F ( ) IR = FOUND IRON ROD (size noted)<br>F ( ) IP = FOUND IRON PIPE (size noted)<br>F.N. = FOUND NAIL<br>FRRS = FOUND RAILROAD SPIKE<br>F.U.B. = FRAME UTILITY BUILDING<br>GI = GRATE INLET<br>ID = IDENTIFICATION<br>ICV = IRRIGATION VALVE<br>LP = LIGHT POLE<br>LB = LICENSED BUSINESS<br>L.S. = LAND SURVEYOR<br>MES = MITERED END SECTION<br>M.U.B. = METAL UTILITY BUILDING<br>M.C.F. = NO CORNER FOUND OR SET<br>N.T.S. = NOT TO SCALE | ( O ) = OTHERS<br>O/A = OVERALL MEASUREMENT<br>OHL = OVERHEAD LINES<br>P.O.B. = POINT OF BEGINNING<br>P.O.C. = POINT OF COMMENCEMENT<br>P.B. = PLAT BOOK<br>PRG. = PAGE<br>( P ) = PLAT (MEASUREMENT)<br>PCP = PERMANENT CONTROL POINT<br>PP = POWER POLE<br>PRM = PERMANENT REFERENCE MONUMENT<br>RCP = REINFORCED CONCRETE PIPE<br>R/W = RIGHT OF WAY<br>( S ) = SET<br>SEC = SECTION/TOWNSHIP/RANGE |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SN&D = SET NAIL AND DISK LB. 6582<br>SIR = SET IRON ROD 1/2 MARKED LB 6582<br>S.C.M. = SET CONCRETE MONUMENT MARKED 1/2 LB 6582<br>S/W = SLOPEWALK<br>SWFWMAD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT<br>T.B.M. = TEMPORARY BENCHMARK<br>T.I.L.F. = TRUSTED WITHIN IMPROVEMENT FUND<br>TOB = TOE OF BANK<br>TOS = TOE OF SLOPE<br>TYP = TYPICAL<br>W-C = WITNESS CORNER<br>WM = WATER METER<br>WV = WATER VALVE<br>W-LP = Light Pole<br>WY = GUY WIRE |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

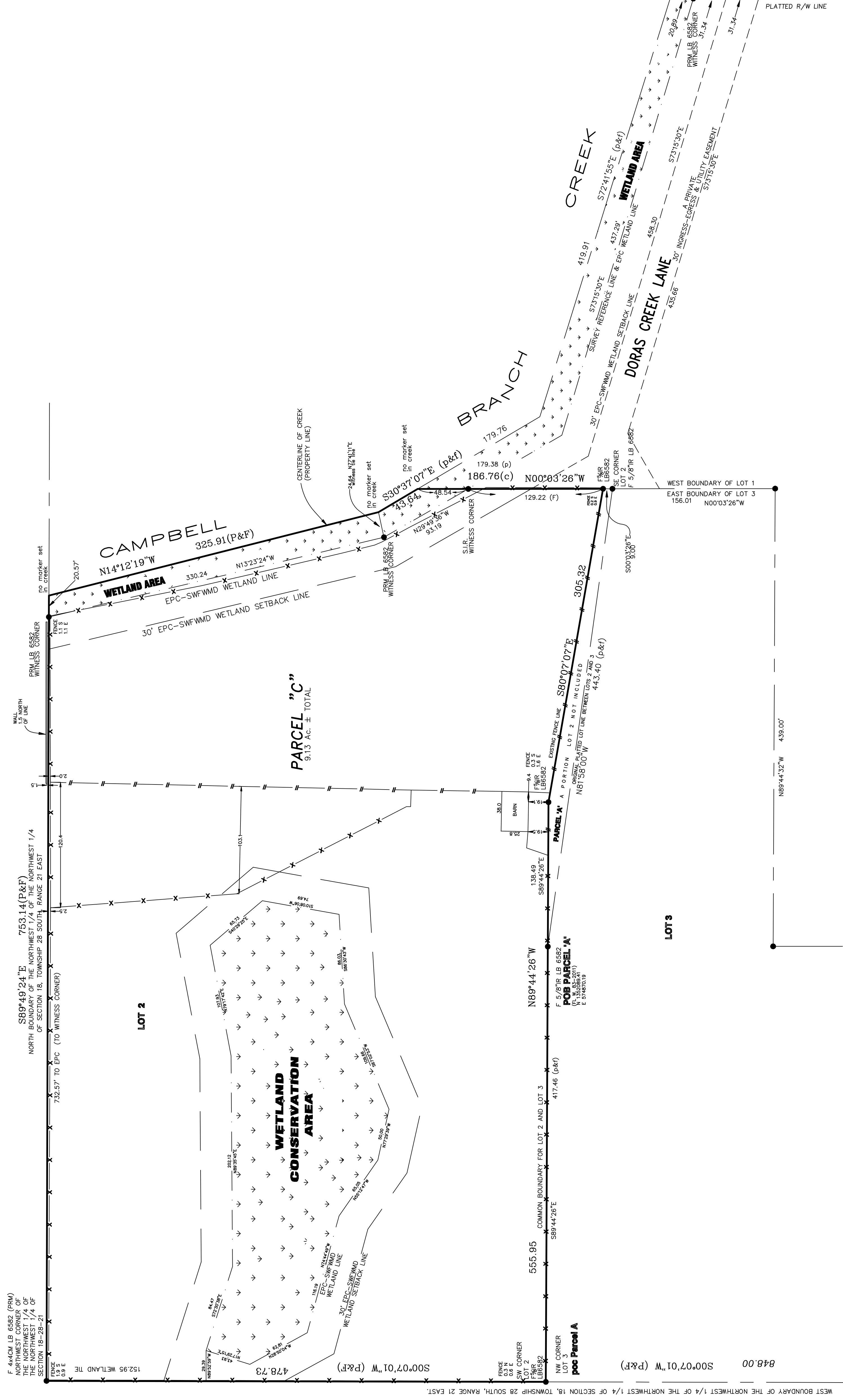
|                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ⊙ = WELL<br>● = PROPERTY CORNER<br>⬤ = LAND CORNER<br>↖ = SCALE BRAKE<br>— = Plastic Fence<br>— = Chain-link fence<br>— = Wood fence or field wire<br>⊙ = UTILITY POLE (UP) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**SURVEYOR'S CERTIFICATION**

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-1 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).

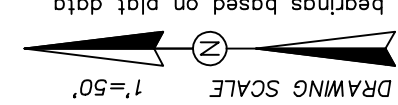
**MAP OF SURVEY**  
Section 18 Township 28 South, Range 21 East  
Hillsborough County, Florida

**STONELAKE RANCH - PHASE 4**  
PB 115 PG 254



**DESCRIPTIONS**  
PARCEL "C" (Lot 2 LESS: Parcel "A")  
LOT 2 OF "FAULKNERBERRY ACRES" A PLATTED SUBDIVISION WITH NO IMPROVEMENTS AS RECORDED IN PLAT BOOK 107, PAGE 198 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
LESS THAT PORTION OF LOT 2 (KNOWN AS PARCEL A) DESCRIBED AS FOLLOWS:  
AS A POINT OF REFERENCE COMMENCE AT THE SW CORNER OF SAID LOT 2; THENCE PROCEED S89°44'26"E, ALONG THE COMMON BOUNDARY BETWEEN LOT 2 AND LOT 3, A DISTANCE OF 417.46 FEET TO THE POINT OF BEGINNING; THENCE ON AN EASTWARD EXTENSION OF SAID COMMON BOUNDARY S89°44'26"E, A DISTANCE OF 138.49 FEET; THENCE S80°07'07"E ALONG AN EXISTING FENCE LINE, A DISTANCE OF 305.32 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LOT 3; THENCE S00°03'26"E, A DISTANCE OF 156.01 FEET TO THE POINT OF BEGINNING OF THE COMMON BOUNDARY BETWEEN LOT 2 AND LOT 3, A DISTANCE OF 443.40 FEET TO THE POINT OF BEGINNING. PARCEL "C" CONTAINING 9.38 ACRES MORE OR LESS

**certified to:**  
Susanne Hughes



**SURVEYORS NOTES AND REPORT**

- 1) BEARINGS SHOWN HEREON ARE BASED AS NOTED ON THE MAP
- 2) THIS SURVEY HAS NOT BEEN PREPARED WITH THE INTENT OF AFFECTING THE COMMONWEALTH AND IS SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS AND/OR EASEMENTS OF RECORD. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.
- 3) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- 5) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP LIMITATIONS, OR OTHER INFORMATION THAT MAY BE ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 6) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- 7) UNLESS OTHERWISE SHOWN HEREON, NO DISTURBANCE WITHIN OR AROUND THE PROPERTY OR PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- 8) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- 9) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- 10) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON FIELD OBSERVATIONS AND SURVEYOR'S KNOWLEDGE. NO NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- 11) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED IN THE AMERICAN COUNCIL OF SURVEYORS AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- 12) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- 13) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS ARE PROHIBITED WITHOUT THE SIGNING PARTY OR PARTIES' PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 14) THIS IS A BOUNDARY SURVEY FOR CLOSING PURPOSES ONLY.
- 15) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- 16) FENCE OWNERSHIP NOT DETERMINED. THE FENCES ALONG BOUNDARY LINES SHOWN HEREON (IF ANY) MAY BE DRAWN EXAGGERATED FOR CLARITY.
- 17) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- 18) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- 19) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND NOT A GUARANTEE OF THE ACCURACY OF A SURVEY. THE SURVEYOR MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED.
- 20) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- 21) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- 22) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP(S) MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA
- 23) HILLSBOROUGH SURVEYING, INC., RESERVES THE RIGHT TO CORRECT, RESTATE, REUSE, REPRODUCE, OR REPRODUCE ANY BOUNDARY AS ANY NEED MAY ARISE. THE FEES (IF ANY) WILL BE ASSIST AT THE TIME OF DISCOVERY
- 24) THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THE MAP OF SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SHOWN AND DESCRIBED, AND THAT IT MEETS THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 5-1 17.050 THRU 17.052, FLORIDA ADMINISTRATIVE CODE (F.A.C.).
- 25) THIS MAP AND REPORT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER PERSONS WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**ENGEL & VÖLKERS®**  
BOND COLLECTION GROUP

TBD McIntosh Rd  
Thonotosassa, FL 33592

**CONVENIENCE LIST**

|                         |                   |                    |
|-------------------------|-------------------|--------------------|
| <u>Downtown Tampa</u>   | <u>17.3 miles</u> | <u>24 min</u>      |
| <u>Downtown Orlando</u> | <u>72.4 miles</u> | <u>1 hr 49 min</u> |

**AIRPORTS**

|                                                  |                   |                    |
|--------------------------------------------------|-------------------|--------------------|
| <u>Tampa International Airport</u>               | <u>24.2 miles</u> | <u>47 min</u>      |
| <u>Orlando International Airport</u>             | <u>90.0 miles</u> | <u>1 hr 48 min</u> |
| <u>St. Pete–Clearwater International Airport</u> | <u>36.0 miles</u> | <u>1 hr 1 min</u>  |

**HOSPITALS**

|                                |                   |               |
|--------------------------------|-------------------|---------------|
| <u>Tampa General Hospital</u>  | <u>19.1 miles</u> | <u>34 min</u> |
| <u>USF Health</u>              | <u>14.0 miles</u> | <u>28 min</u> |
| <u>Advent Health Dade City</u> | <u>28.8 miles</u> | <u>47 min</u> |

**GROCERY STORES & SHOPPING**

|                                            |                   |               |
|--------------------------------------------|-------------------|---------------|
| <u>Winn-Dixie (Luther King Blvd)</u>       | <u>8.2 miles</u>  | <u>17 min</u> |
| <u>Publix Super Market at Mango Square</u> | <u>8.3 miles</u>  | <u>19 min</u> |
| <u>Brandon Mall</u>                        | <u>12.4 miles</u> | <u>28 min</u> |
| <u>Regency Square</u>                      | <u>13.8 miles</u> | <u>29 min</u> |

**PHARMACIES**

|                         |                  |               |
|-------------------------|------------------|---------------|
| <u>Walmart Pharmacy</u> | <u>8.6 miles</u> | <u>18 min</u> |
| <u>CVS Pharmacy</u>     | <u>7.2 miles</u> | <u>18 min</u> |

**ATTRACTIONS & COLLEGES**

|                                       |                   |               |
|---------------------------------------|-------------------|---------------|
| <u>The Florida Aquarium</u>           | <u>17.6 miles</u> | <u>30 min</u> |
| <u>Tampa Riverwalk</u>                | <u>17.7 miles</u> | <u>26 min</u> |
| <u>Busch Gardens</u>                  | <u>14.0 miles</u> | <u>27 min</u> |
| <u>Southern Technical College</u>     | <u>10.2 miles</u> | <u>22 min</u> |
| <u>Hillsborough Community College</u> | <u>10.7 miles</u> | <u>25 min</u> |
| <u>Florida College</u>                | <u>14.2 miles</u> | <u>25 min</u> |

\*Distances are approximate and times may vary depending on traffic and weather. Customer to verify all information.



hillstax.org



## 2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

**Account No.:** A0815663124

**Account Name/Address:** JOHN B FAULKENBERRY  
10702 MCINTOSH RD  
THONOTOSASSA, FL 33592-3945

**Legal Description:**  
FAULKENBERRY ACRES  
LOT 2 LESS THAT PORTION DESC AS FOLLOWS:  
COMM AT SW COR OF SD

**Property Location:**

STONELAKE RANCH BLVD,  
THONOTOSASSA,  
33592

### Ad Valorem Taxes

| Taxing Authority            | Telephone    | Assessed Value | Exempt Value | Taxable Value | Millage | Tax Amount |
|-----------------------------|--------------|----------------|--------------|---------------|---------|------------|
| COUNTY OPERATING            | 813-272-5890 | 6,837          | 0            | 6,837         | 5.7309  | 39.18      |
| ENVIRONMENTAL LAND          | 813-272-5890 | 6,837          | 0            | 6,837         | 0.0604  | 0.41       |
| COUNTY M.S.T.U.             | 813-272-5890 | 6,837          | 0            | 6,837         | 4.3745  | 29.91      |
| LIBRARY-SERVICE             | 813-273-3660 | 6,837          | 0            | 6,837         | 0.5583  | 3.82       |
| PARK BONDS - UNINCORPORATED | 813-272-5890 | 6,837          | 0            | 6,837         | 0.0259  | 0.18       |
| SCHOOL - LOCAL              | 813-272-4064 | 6,837          | 0            | 6,837         | 2.2480  | 15.37      |
| SCHOOL - STATE              | 813-272-4064 | 6,837          | 0            | 6,837         | 3.1520  | 21.55      |
| PORT AUTHORITY              | 813-905-5132 | 6,837          | 0            | 6,837         | 0.0770  | 0.53       |
| HILLS CO TRANSIT AUTHORITY  | 813-384-6583 | 6,837          | 0            | 6,837         | 0.5000  | 3.42       |
| CHILDRENS BOARD             | 813-229-2884 | 6,837          | 0            | 6,837         | 0.4589  | 3.14       |
| WATER MANAGEMENT            | 352-796-7211 | 6,837          | 0            | 6,837         | 0.2043  | 1.40       |

**Total Millage:** 17.3902 **Total Ad Valorem Taxes:** \$118.91

### Non-Ad Valorem Taxes

| Taxing Authority      | Telephone    | Tax Amount |
|-----------------------|--------------|------------|
| STORMWATER MANAGEMENT | 813-635-5400 | 0.00       |

**Total Non-Ad Valorem Assessments:** \$0.00 **Combined Taxes & Assessments:** \$118.91

↓ Detach below portion and return it with your payment. ↓

### Nancy C. Millan, Hillsborough County Tax Collector 2023 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

|                          |                 |         |                       |             |
|--------------------------|-----------------|---------|-----------------------|-------------|
| Account No.: A0815663124 | Tax District: U | Escrow: | Assessed Value: 6,837 | Exemptions: |
|--------------------------|-----------------|---------|-----------------------|-------------|

**ONLY PAY ONE AMOUNT**  
Postmarks not accepted after March 31st.

| If Paid By   | Amount Due |
|--------------|------------|
| Nov 30, 2023 | \$0.00     |
|              |            |
|              |            |
|              |            |
|              |            |



**SAVE A STAMP  
& PAY ONLINE!**

SCAN QR CODE  
WITH SMARTPHONE

**Remember to write your account number on your check.  
Make checks payable in US funds to:**

Nancy C. Millan, Tax Collector  
PO Box 30012  
Tampa FL 33630-3012

JOHN B FAULKENBERRY  
10702 MCINTOSH RD  
THONOTOSASSA, FL 33592-3945

SECTION 18, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

Description:

A parcel of land in the NW 1/4 of the NW 1/4 of Section 18, Township 28 South, Range 21 East, Hillsborough County, Florida, being more particularly described as follows:

As a point of reference BEGIN at the SW corner of the NW 1/4 of the NW 1/4 of said Section 18; thence proceed N00°07'01"E, along the West boundary of the NW 1/4 of the NW 1/4 of said Section 18, a distance of 1326.73 feet to the NW corner of the NW 1/4 of the NW 1/4 of said Section 18; thence S89°49'24"E, along the North boundary of the NW 1/4 of the NW 1/4 of said Section 18, 753.14 feet more or less to the center line of the now existing Campbell Branch Creek; thence Southeasterly along said center line of Campbell Branch Creek with its meanders to a point of intersection on the East boundary of the NW 1/4 of the NW 1/4 of said Section 18, said point being 725.00 feet North of the SE corner of the NW 1/4 of the NW 1/4 of said Section 18; thence S00°03'26"E, along said East boundary, a distance 261.00 feet; thence N89°44'32"W, a distance of 500.00 feet; thence N00°03'26"W, a distance of 168.00 feet; thence N89°44'32"W, a distance of 439.00 feet; thence S00°03'26"W, a distance of 632.00 feet to a point on the South boundary of the NW 1/4 of the NW 1/4 of said Section 18; thence N89°44'32"W, along said South boundary a distance of 420.04 feet to the POINT OF BEGINNING.

LESS the Easternmost 30.00 feet thereof for McIntosh Road right of way.

Containing 22.9 Acres more or less.

Clerk of the Circuit Court: County of Hillsborough, State of Florida

I hereby certify that this Platted Subdivision meets the requirements in form, of Chapter 177 Part "I" of Florida Statutes, and has been filed for record in Plat Book 107 Page 197

of the Public Records of Hillsborough County, Florida,

BY: Pat Frank Deputy Clerk

Clerk File Number: 2006076705 This 14 day of Feb. 2006 TIME 2:55 PM

Notes:

- 1) Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; The Hillsborough County Development Services Division has information regarding flooding and restrictions on development.
- 2) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- 3) Any residential structure not exceeding 5,000 square feet and one hundred (100) feet between structures may be authorized for Fire Department tank supply. Any outbuildings six hundred (600) square feet or less may be located within one hundred (100) feet of the main structure.
- 4) The Northing and Easting coordinates shown hereon refer to the State Plane Coordinate System (NAD 83-1990 Adjustment) of the West zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Hillsborough County Control Station "CK-X" and Hillsborough County Control Station "CK-W" were used for the establishment of the coordinates shown hereon.
- 5) EPC NOTE: The Wetland Conservation Areas and Upland Habitat Conservation Areas shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.

Subdivider/Dedication

The undersigned hereby certify that they are the owners of the tract of land described hereon as FAULKENBERRY ACRES, A Platted Subdivision with No Improvements, and that this plat represents its intention to subdivide the property located in Section 18, Township 28 South, Range 21 East, Hillsborough County, Florida, as described in the Legal Description. It's the owners intent that DORAS CREEK LANE will be a 30' private Ingress-Egress & Utility Easement and be a portion of Lot 1. Also it is the owner's intent that each Lot Owner have a Undivided Easement in DORAS CREEK LANE. It is the owners further intent that the maintenance of "DORA'S CREEK LANE" be shared equally between Lots 1 2 & 3 The Undersigned also confirms the limits of the Public Right of Ways as shown hereon.

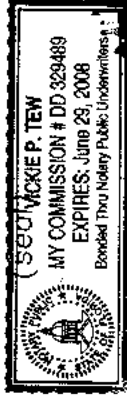
BY: Deryl W Faulkenberry (Owner) WITNESS: [Signature]  
DERYL W FAULKENBERRY (Owner)  
BY: John B Faulkenberry (Owner) WITNESS: [Signature]  
JOHN B. FAULKENBERRY (Owner)  
BY: Norma B Faulkenberry (Owner) WITNESS: [Signature]  
NORMA B FAULKENBERRY (Owner)  
WITNESS: [Signature]

ACKNOWLEDGMENT:

The foregoing instrument was acknowledged before me this 3rd day of January, 2006, by Deryl M. Faulkenberry, John B. Faulkenberry & Norma Jean Faulkenberry, who is personally known to me or who has produced Drivers License as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Vickie P. Tew  
Print: Vickie P. Tew  
Title or Rank: Notary  
Serial Number, if any: DD-329489  
Commission expires: June 29, 2008



Board of County Commissioners

Hillsborough County, State of Florida  
This plat has been approved for recordation.

Signature: [Signature] Date: 2-14-06

Plat Approval

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: Paul M. Caudle  
Florida Professional Surveyor and Mapper, License # 6494  
County Surveying Division, Real Estate Department  
Hillsborough County, Florida.

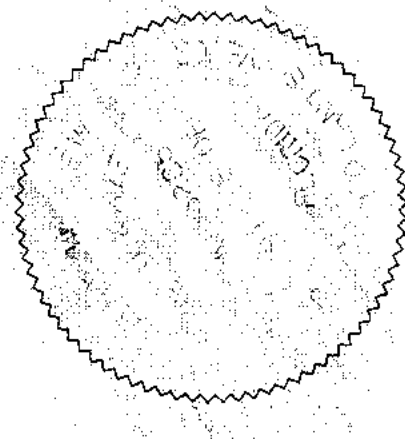
Surveyor's Certificate:

I the undersigned land surveyor, hereby certify that this Platted Subdivision- No Improvements is a correct representation of the lands surveyed, that this plat was made under my direct supervision and direction, that it is in compliance with all of the survey requirements of Chapter 177 Part "I" Florida Statutes and the Hillsborough County L.D.C; and that permanent reference monuments (P.R.M.s) AND lot corners were set on the 22 day of November 2004 as shown hereon.

BY: [Signature] L.S. #: 5285  
Surveyor, Timothy W Tew

Company: HILLSBOROUGH SURVEYING, INC.

Licensed Business No. 6582  
302 N. PALM DRIVE SUITE 102  
Plant City Florida 33563  
Phone (813) 707-9086 (FAX) 813 717-9017



NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

# Vacant Land Disclosure Statement

NAME: Suzanne Hughes

DATE SELLER PURCHASED PROPERTY: 3/22/2024

## GENERAL INFORMATION ABOUT PROPERTY:

PROPERTY ADDRESS: TBD McIntosh Rd, Thonotosassa, FL 33592

LEGAL DESCRIPTION: FAULKENBERRY ACRES LOT 2 LESS THAT PORTION DESC AS FOLLOWS: COMMAT SW COR OF SD LOT 2 THN RUN S 89 DEG 44 MI...

## NOTICE TO BUYER AND SELLER:

In Florida, a Seller is obligated to disclose to a Buyer all known facts that materially affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with the disclosure requirements under Florida law and to assist the Buyer in evaluating the property being considered. This disclosure statement concerns the condition of the real property located at above address. It is not a warranty of any kind by the Seller or any Licensee in this transaction. It is not a substitute for any inspections or warranties the parties may wish to obtain. It is based only upon Seller's knowledge of the property condition. This disclosure is not intended to be a part of any contract for sale and purchase. All parties may refer to this information when they evaluate, market, or present Seller's property to prospective Buyers.

The following representations are made by the Seller(s) and are not the representations of any real estate licensees.

### 1. CLAIMS & ASSESSMENTS

a. Are you aware of existing, pending, or proposed legal actions, claims, special assessments, municipal service taxing or benefit charges or unpaid assessments affecting the property? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

b. Have any local, state, or federal authorities notified you of a violation of governmental regulation or violation of covenant restrictions? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

c. Are you aware of any eminent domain proceedings involving the property? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

### 2. USE RESTRICTIONS

#### Are You Aware:

a. of any subdivision, municipality or other recorded covenants, conditions or restrictions? NO ☒ YES ☐

b. of any resale restrictions? NO ☒ YES ☐

c. of any restrictions on leasing the property? NO ☒ YES ☐

d. of any right of first refusal to purchase the property? NO ☒ YES ☐

e. If any answer to questions 2a-2d is yes, please explain: \_\_\_\_\_

### 3. SURVEY

a. Has the land been surveyed? NO ☐ YES ☒ If yes, which person or company performed the survey: \_\_\_\_\_

Hillsborough Surveying Inc. 302 N Palm Drive Suite 102, Plant City, Florida 33563

b. Has this land been platted? NO ☐ YES ☒ If yes, has a certificate of survey been completed? NO ☐ YES ☐

c. Are you aware of any encroachments or boundary line disputes? NO ☒ YES ☐

d. Are you aware of any easements other than utility/drainage easements? NO ☒ YES ☐

e. Are you aware if the property is in an earthquake zone? NO ☒ YES ☐

f. Are you aware if the property contains wetlands area? NO ☐ YES ☒

Seller:  (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 1 of 3 Pages.

#### 4. ENVIRONMENT

Are You Aware:

a. of any substances, materials, products, pollutants or contaminants which may be an environmental hazard, such as, but not limited to, asbestos, urea formaldehyde, radon gas, fuel, propane or chemical storage tanks (active or abandoned), or contaminated soil or water on the property? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

b. of any abandoned wells, buried storage tanks or buried debris or waste on the property? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

c. of any clean up, repairs, or remediation of the property due to hazardous substances, pollutants or contaminants? NO ☒ YES ☐ If yes, explain: \_\_\_\_\_

d. of any endangered or protected species on the property such as scrub jays, manatees, turtles, sea turtles or nests of endangered or protected species? NO ☒ YES ☐

e. of any electromagnetic fields located on the property? NO ☒ YES ☐

f. of any condition or proposed change in the vicinity of the property that does or will materially affect the value of the property, such as, but not limited to, proposed development or proposed roadways? NO ☒ YES ☐

If any answer to questions 4a-4f is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 5. FLOOD

Are You Aware:

a. if the property is designated in a 100 year flood plain? NO ☐ YES ☒

b. if the property has been flooded? NO ☒ YES ☐

c. if there has been drainage problems affecting the property or adjacent properties? NO ☒ YES ☐

If any answer to questions 5a-5c is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 6. CONDITION OF THE PROPERTY

a. Have any soil tests been performed? NO ☒ YES ☐

b. Are you aware of any fill or uncompacted soils? NO ☒ YES ☐

c. Are you aware of any settling, soil movement, or sinkhole problems on the property or on adjacent properties? NO ☒ YES ☐

d. Are you aware of any dead or diseased trees on the property? NO ☒ YES ☐

If any answer to questions 6a-6d is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Seller  (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 2 of 3 Pages.

## 7. UTILITIES

- a. What type of irrigation does the property have? None
- b. Have percolation tests been performed? NO ☒ YES ☐ yes, when and by which person or company: \_\_\_\_\_
- c. Does the property have connection to the following: public water? NO ☒ YES ☐ public sewer? NO ☒ YES ☐  
private water system off the property? NO ☒ YES ☐ water well? NO ☒ YES ☐ septic tank? NO ☒ YES ☐  
electric utility? NO ☒ YES ☐ natural gas service? NO ☒ YES ☐
- d. Does the boundary of the property have connection to the following: public water system access? NO ☒ YES ☐  
private water system access? NO ☒ YES ☐ electric service access? NO ☒ YES ☐ natural gas access? NO ☒ YES ☐  
telephone system access? NO ☒ YES ☐
- e. Have any utility charges been paid? NO ☒ YES ☐ if yes, which charges were paid?: \_\_\_\_\_

## 8. OTHER MATTERS:

Is there anything else that materially affects the value of the property? NO ☒ YES ☐

If yes, explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## ACKNOWLEDGEMENT OF SELLER

The undersigned Seller represents that the information set forth in the above disclosure statement is accurate and complete to the best of the Seller's knowledge on the date signed below. Seller does not intend for this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes disclosure of the information contained in this disclosure statement to prospective Buyers of the property. Seller understands and agrees that Seller will notify the Buyer in writing within five business days after Seller becomes aware that any information set forth in this disclosure statement has become inaccurate or incorrect in any way during the term of the pending purchase by the Buyer.

Seller:  / Suzanne Hughes Date: Apr 05, 2024  
(signature) (print)

Seller: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

## RECEIPT AND ACKNOWLEDGMENT OF BUYER

Seller is using this form to disclose Seller's knowledge of the condition of the property as of the date signed by Seller. This disclosure form is not a warranty of any kind. The information contained in the disclosure is limited to information to which the seller has knowledge. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. Independent professional inspections are encouraged and may be helpful to verify the condition of the property. Buyer understands these representations are not made by any real estate licensee.

Buyer hereby acknowledges having received a copy of this disclosure statement.

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

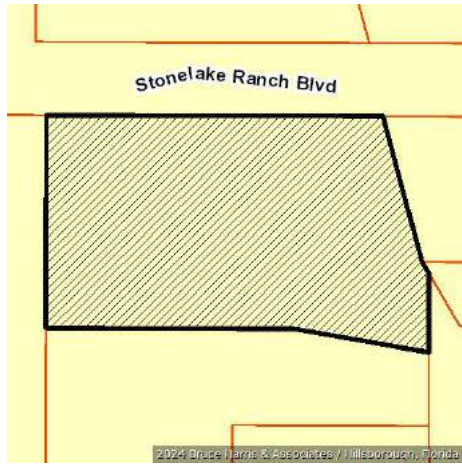
Seller  (\_\_\_\_\_) and Buyer (\_\_\_\_\_) (\_\_\_\_\_) acknowledge receipt of a copy of this page, which is Page 3 of 3 Pages.



# Bob Henriquez Hillsborough County Property Appraiser

<https://www.hcpafl.org/>  
15th Floor County Ctr.  
601 E. Kennedy Blvd, Tampa, Florida 33602-4932  
Ph: (813) 272-6100

## Folio: 081566-3124



### Owner Information

**Owner Name** HUGHES SUZANNE

**Mailing Address** 501 AVERY CREEK POINTE  
WOODSTOCK, GA 30188-2311

**Site Address** STONELAKE RANCH BLVD, THONOTOSASSA

**PIN** U-18-28-21-89K-000000-00002.0

**Folio** 081566-3124

**Prior PIN** U-18-28-21-ZZZ-000003-62120.0

**Prior Folio** 081473-0000

**Tax District** U - UNINCORPORATED

**Property Use** 6000 PASTURE

**Plat Book/Page** 107/197

**Neighborhood** 219001.00 | Lake Thonotosassa Area

**Subdivision** 89K | FAULKENBERRY ACRES

### Value Summary

| Taxing District | Market Value | Assessed Value | Exemptions | Taxable Value |
|-----------------|--------------|----------------|------------|---------------|
| County          | \$425,275    | \$7,117        | \$0        | \$7,117       |
| Public Schools  | \$425,275    | \$7,117        | \$0        | \$7,117       |
| Municipal       | \$425,275    | \$7,117        | \$0        | \$7,117       |
| Other Districts | \$425,275    | \$7,117        | \$0        | \$7,117       |

Note: This section shows Market Value, Assessed Value, Exemptions, and Taxable Value for taxing districts. Because of changes in Florida Law, it is possible to have different assessed and taxable values on the same property. For example, the additional \$25,000 Homestead Exemption and the non-homestead CAP do not apply to public schools, and the Low Income Senior Exemption only applies to countywide and certain municipal millages.

### Sales Information

| Book / Page  | Instrument | Month | Year | Type Inst | Qualified or Unqualified | Vacant or Improved | Price |
|--------------|------------|-------|------|-----------|--------------------------|--------------------|-------|
|              | 2024114614 | 03    | 2024 | PR        | Unqualified              | Improved           | \$100 |
| 16455 / 1125 | 2006227429 | 05    | 2006 | FD        | Unqualified              | Vacant             | \$100 |

### Extra Features

| OB/XF Code | Description | Building | Year On Roll | Length | Width | Units    | Value   |
|------------|-------------|----------|--------------|--------|-------|----------|---------|
| 0680       | BARN POLE   | 0        | 2014         | 0      | 0     | 1,120.00 | \$5,040 |

### Land Information

| Use Code | Description      | Zone | Front | Depth | Land Type    | Total Land Units | Land Value |
|----------|------------------|------|-------|-------|--------------|------------------|------------|
| 6110     | IMPROVED PASTURE | AR   | 0.0   | 0.0   | AC   ACREAGE | 8.04             | \$2,010    |
| 9600     | GB LOWLANDS      | AR   | 0.0   | 0.0   | AC   ACREAGE | 1.34             | \$67       |

## Legal Description

FAULKENBERRY ACRES LOT 2 LESS THAT PORTION DESC AS FOLLOWS: COMM AT SW COR OF SD LOT 2 THN RUN S 89 DEG 44 MIN 26 SEC E 417.46 FT ALG COMMON BDRY BETWEEN LOT 2 AND LOT 3 FOR A POB THN S 89 DEG 44 MIN 26 SEC E 138.49 FT THN S 80 EG 07 MIN 07 SEC E 305.32 FT THN S 00 DEG 03 MIN 26 SEC E 9 FT TO NE COR OF SD LOT 2 THN N 81 DEG 58 MIN W 443.40 FT TO POB