

4 BD / 3.5 BA, 2-STORY HOME ON 7.16± ACRES

ASKING PRICE: \$1.1 MILLION

REAL ESTATE

AVAILABLE



- 7.16± Acres • Built in 2009
- Grandfather Oaks & creek frontage
- Located in a quiet, secluded area convenient to both Hwy 60 & I-4
- Oversized garage

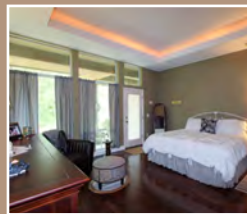
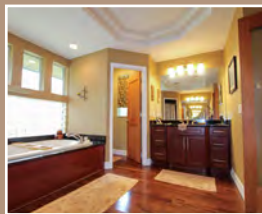
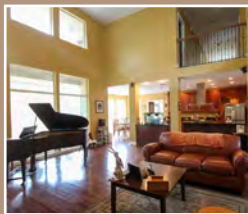


1729 Fats Lane, Seffner, FL 33584



- Beautiful hardwood flooring
- Granite countertops
- Hardwood cabinets

A Rare Gem!



Stunning Home | Enjoy This Quiet, Country Location

Bring your horses or other livestock & plenty of room for a garden!

**PROPERTY
PREVIEW**

By Appointment Only

Disclosure: Buyers shall rely on their own information, judgment, and inspection of the property and records. All information in this package is current and correct to the knowledge of Higgenbotham Auctioneers at the time it is published. This property will be sold subject to any applicable Federal, State, and/or Local Government Regulations. All acreages, measurement, and other figures described in this brochure are approximate and therefore not necessarily to scale. All properties sold AS IS, WHERE IS. Not responsible for accidents or injuries. M.E. Higgenbotham AU305 AB158.

FOR SALE

PROPERTY

LOCATION: 1729 Fats Lane, Seffner, FL 33584

PROPERTY ID# 084778-1118

TAXES: \$ 6,475.54 (2023)

****BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT THE BUYER MAY BE OBLIGATED TO PAY ON THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR INFORMATION.**

UTILITIES: Well & Septic

FLOOD ZONE: AE: areas that present a 1% annual chance of flooding.

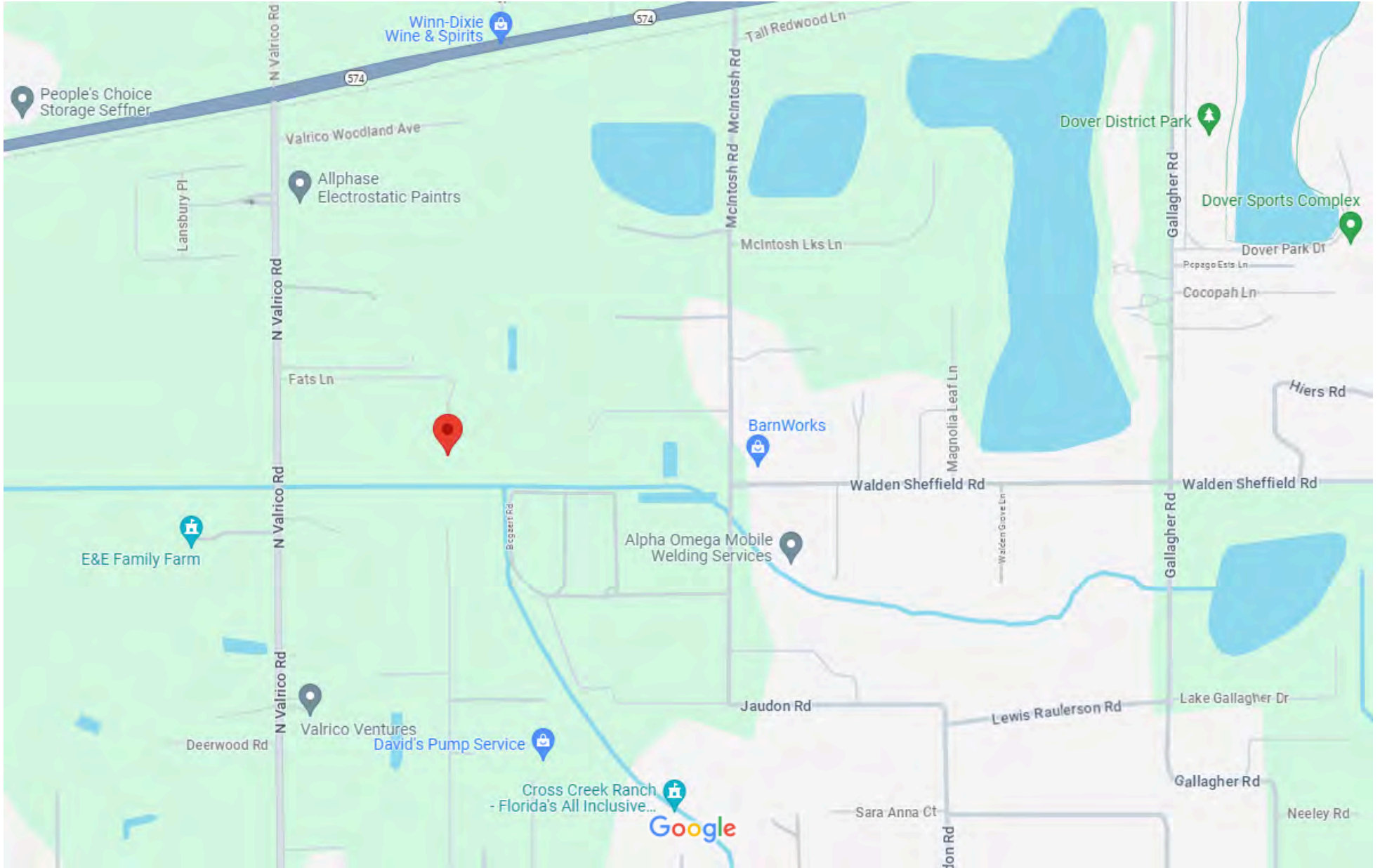
ZONING: AS-0.1 Agricultural, Single-Family Estate

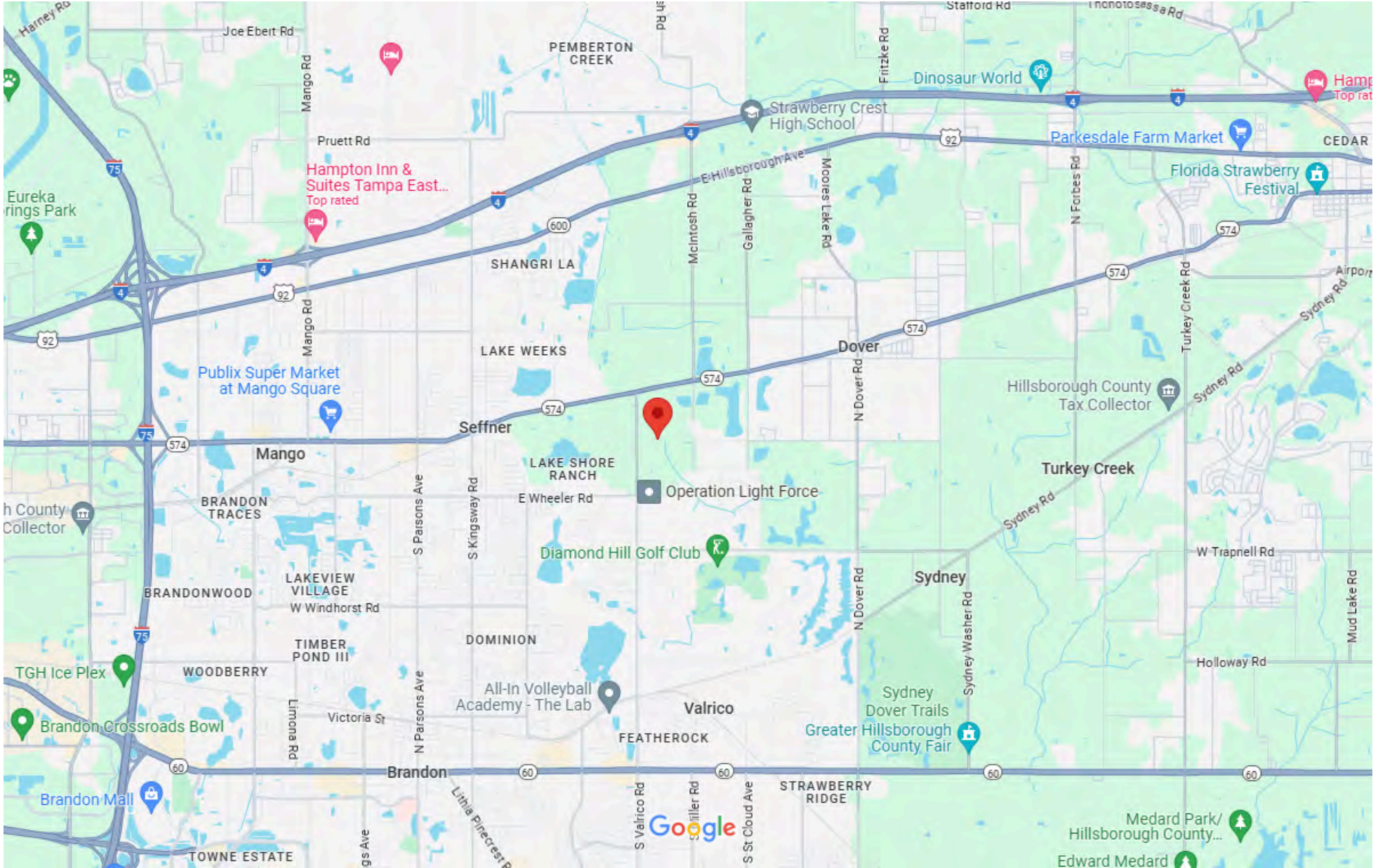
PROPERTY SPECIFICS:

- 4 bedrooms, 3.5 bath, 2-story home on 7.16± acres. Built in 2009.
- Located in a quiet, secluded area convenient to both Hwy 60 & I-4. This property features grandfather oaks & creek frontage on 2 of its boundary lines.
 - Privately maintained access road leads to the property.
 - Road maintenance agreement in place!
- Features beautiful hardwood flooring, granite countertops, hardwood cabinets, two story living room, fireplace, and an oversized garage!
- The kitchen easily serves the formal dining room as well as the breakfast nook, which opens to the rear porch!
- Nearby sunroom/study is accessed through double doors & opens to the rear of the property.
- Downstairs master suite with private porch access & 3 second floor family bedrooms.
- 3,772±sf of living area, 4,935±sf under roof
- Generac generator for backup
- Brand new a/c units and air handlers (2)
- Propane dryer, stove, heater, water heater & fireplace
- Tampa Electric underground electricity
- There is a large concrete pad with 2-story supports, just needs to be completed.
- The perfect start to your workshop or man cave!
- Bring your horses or other livestock and enjoy the quiet, country location! Plenty of room for a garden!

Information Disclaimer

The data provided in this due diligence packet was compiled from several sources, including the public records, as a courtesy to the potential bidder. It is NOT intended to include all the documentation affecting the subject property, but merely a partial collection of some of the frequently requested documentation. A potential bidder should not rely upon the information provided as his sole source of due diligence material. It is each bidder's sole responsibility to accomplish his due diligence in whatever manner he deems advisable. Although all information is derived from sources believed to be correct, neither the broker nor the seller makes any warranty or representation as to the validity or accuracy of any information provided.





Seller's Property Disclosure – Residential



Notice to Licensee: The Seller should fill out this form.

Notice to Seller: Florida law¹ requires a seller of a home to disclose to the buyer all known facts that materially affect the value of the property being sold and that are not readily observable or known by the buyer. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today; and if you need more space for additional information, comments, or explanations, check the Paragraph 10 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by Seller and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon Seller's actual knowledge of the Property's condition. Sellers can disclose only what they actually know. Seller may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as: 1729 Fats Lane
Seffner FL (the "Property")

The Property is owner occupied tenant occupied unoccupied (If unoccupied, how long has it been since Seller occupied the Property? _____)

| | <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Structures; Systems; Appliances: | | | |
| (a) Are the structures, including roofs; ceilings; walls; doors; windows; foundation; and pool, hot tub, and spa, if any, structurally sound and free of leaks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (b) Is seawall, if any, and dockage, if any, structurally sound? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Are any of the appliances leased? If yes, which ones: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) If any answer to questions 1(a) – 1(c) is no, please explain: <u>security system not connected</u> | | | |
| 2. Termites; Other Wood-Destroying Organisms; Pests: | | | |
| (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (c) If any answer to questions 2(a) - 2(b) is yes, please explain: <u>treated for termites 12-21 follows up inspection all clear</u> | | | |
| 3. Water Intrusion; Drainage; Flooding: | | | |
| (a) Has past or present water intrusion affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (b) Have past or present drainage or flooding problems affected the Property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (c) Is any of the Property located in a special flood hazard area? <u>AE</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (d) Is any of the Property located seaward of the coastal construction control line? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (e) Does your lender require flood insurance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Do you have an elevation certificate? If yes, please attach a copy. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (g) If any answer to questions 3(a) - 3(d) is yes, please explain: <u>flood zone AE see copy</u> | | | |

¹ Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

Buyer (____) (____) and Seller SL (____) acknowledge receipt of a copy of this page, which is Page 1 of 4.
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Serial#: 046306-500137-8517497

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formsimplicity

4. Plumbing:

- (a) What is your drinking water source? public private well other
- (b) Have you ever had a problem with the quality, supply, or flow of potable water? Yes No Don't Know
- (c) Do you have a water treatment system? Yes No Don't Know
If yes, is it owned leased?
- (d) Do you have a sewer or septic system? If septic system, describe the location of each system: front right of home
- (e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property? Yes No Don't Know
- (f) Have there been any plumbing leaks since you have owned the Property? Yes No Don't Know
- (g) Are any polybutylene pipes on the Property? Yes No Don't Know
- (h) If any answer to questions 4(b), 4(c), and 4(e) - 4(g) is yes, please explain: _____

5. Pools; Hot Tubs; Spas:

Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature as specified by Section 515.27, Florida Statutes.

- (a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s):
 enclosure that meets the pool barrier requirements approved safety pool cover required door and window exit alarms required door locks none
- (b) Has an in-ground pool on the Property been demolished and/or filled? Yes No Don't Know

6. Sinkholes:

Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.

- (a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties? Yes No Don't Know
- (b) Has any insurance claim for sinkhole damage been made? Yes No Don't Know
- (c) If any insurance claim for sinkhole damage was made, was the claim paid? Yes No Don't Know
- (d) If any insurance claim for sinkhole damage was paid, were all the proceeds used to repair the damage? Yes No Don't Know
- (e) If any answer to questions 6(a) - 6(c) is yes or the answer to question 6(d) is no, please explain: _____

7. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:

- (a) Are there any deed or homeowners' restrictions? Yes No Don't Know
- (b) Are there any proposed changes to any of the restrictions? Yes No Don't Know
- (c) Are there any resale or leasing restrictions? Yes No Don't Know
- (d) Is membership mandatory in a homeowners' association? Yes No Don't Know
- (e) Are fees charged by the homeowners' association? Yes No Don't Know
- (f) Are any driveways, walls, fences, or other features shared with adjoining landowners? Yes No Don't Know
- (g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? Yes No Don't Know
- (h) Are there boundary line disputes or easements affecting the Property? Yes No Don't Know
- (i) Are access roads private public? If private, describe the terms and conditions of the maintenance agreement: See agreement
- (j) If any answer to questions 7(a) - 7(h) is yes, please explain: shared access road

Buyer () () and Seller (S) () acknowledge receipt of a copy of this page, which is Page 2 of 4.
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8. Environmental:

- (a) Was the Property built before 1978?
If yes, please see Lead-Based Paint Disclosure.
- (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water?
- (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?
- (d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?
- (e) If any answer to questions 8(b) - 8(d) is yes, please explain: _____

| <u>Yes</u> | <u>No</u> | <u>Don't Know</u> |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

9. Governmental:

- (a) Are there any zoning violations or nonconforming uses?
- (b) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property?
- (c) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property?
- (d) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property?
- (e) Are any improvements, including additions, located below the base flood elevation?
- (f) Have any improvements been constructed in violation of applicable local flood guidelines?
- (g) Have any improvements or additions to the Property, whether by you or by others, been constructed in violation of building codes or without necessary permits?
- (h) Are there any active permits on the Property that have not been closed by a final inspection?
- (i) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements?
- (j) If any answer to questions 9(a) - 9(i) is yes, please explain: _____

| | | |
|--------------------------|-------------------------------------|-------------------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

10. (If checked) **Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: *Susan Ledbetter*, Susan Ledbetter Date: 3-1-24
 (signature) (print)

Seller: *David Ledbetter* / David Ledbetter Date: 3-1-2024
 (signature) (print)

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer: _____ / _____ Date: _____
 (signature) (print)

Buyer (____) (____) and Seller (____) (____) acknowledge receipt of a copy of this page, which is Page 3 of 4.

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

| | | | |
|---|---|---|--|
| A1. Building Owner's Name DAVID AND SUSAN LEDBETTER | | For Insurance Company Use: Policy Number | |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1729 FATS LANE | | Company NAIC Number | |
| City SERNER | State FL | ZIP Code 33584 | |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 9, SCANLON COUNTRY ESTATES, P.B. 90 PG 210 | | | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL | | | |
| A5. Latitude/Longitude: Lat. 27°53'26" N Long. 82°31'32" W | | Horizontal Datum: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983 | |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance. | | | |
| A7. Building Diagram Number 1 | | | |
| A8. For a building with a crawl space or enclosure(s), provide: | | A9. For a building with an attached garage, provide: | |
| a) Square footage of crawl space or enclosure(s) N/A sq ft | a) Square footage of attached garage 660 sq ft | | |
| b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade N/A | b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade N/A | | |
| c) Total net area of flood openings in A8.b N/A sq in | c) Total net area of flood openings in A9.b N/A sq in | | |

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| | | | | | |
|---|------------------------|--|---|--------------------------------|---|
| B1. NFIP Community Name & Community Number 120112-0385-H IN CORPORATED AREA | | B2. County Name HILLSBOROUGH | | B3. State FLORIDA | |
| B4. Map/Panel Number 12057C-385 | B5. Suffix H | B6. FIRM Index Date 8-28-08 | B7. FIRM Panel Effective/Revised Date 8-28-08 | B8. Flood Zone(s) AE | B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 53.0' |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) N/A | | | | | |
| B11. Indicate elevation datum used for BFE in Item B9 <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) N/A | | | | | |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? Designation Date N/A <input type="checkbox"/> CBRS <input type="checkbox"/> OPA <input type="checkbox"/> Yes <input type="checkbox"/> No | | | | | |

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized **COUNTY BENCHMARK VB-239** Vertical Datum **N.G.V.D. 88**

Conversion/Comments **N/A**

Check the measurement used.

| | | |
|---|--|--|
| a) Top of bottom floor (including basement, crawl space, or enclosure floor) | <u>51.10</u> <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| b) Top of the next higher floor | <u>N/A</u> <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| d) Attached garage (top of slab) | <u>50.7</u> <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) | <u>50.7</u> <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| f) Lowest adjacent (finished) grade (LAG) | <u>48.9</u> <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |
| g) Highest adjacent (finished) grade (HAG) | <u>49.01</u> <input type="checkbox"/> feet | <input type="checkbox"/> meters (Puerto Rico only) |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form

| | | | |
|--|--------------------------|--|--------------------------|
| Certifier's Name DONALD L. WILLIAMSOM | | License Number P.S.M. # 5649 | |
| Title PROFESSIONAL SURVEYOR AND MAPPER | | Company Name WILLIAMSON & ASSOCIATES, INC. | |
| Address 5920 GUNN HIGHWAY SUITE 220-A | City TAMPA | State FL | ZIP Code 33624 |
| Signature | Date 4-20-2009 | Telephone 813-265-4795 | |

PSM # 5649
04-20-2009

| | | | |
|--|-------------------------|--------------------------|----------------------------|
| IMPORTANT: In these spaces, copy the corresponding information from Section A. | | | For Insurance Company Use: |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1729 FATS LANE | | | Policy Number |
| City DOVER | State FLORIDA | ZIP Code 33527 | Company NAIC Number |

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments
C3(e) - LOWEST ELEVATION SERVICING THE BUILDING IS THE A/C

JOB#09-299

| | | |
|-----------|------|--|
| Signature | Date | <input type="checkbox"/> Check here if attachments |
|-----------|------|--|

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

| | | | |
|--|------|-----------|----------|
| Property Owner's or Owner's Authorized Representative's Name | | | |
| Address | City | State | ZIP Code |
| Signature | Date | Telephone | |
| Comments | | | |

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

| | | |
|-------------------|------------------------|---|
| G4. Permit Number | G5. Date Permit Issued | G6. Date Certificate Of Compliance/Occupancy Issued |
|-------------------|------------------------|---|

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

| | |
|-----------------------|-----------|
| Local Official's Name | Title |
| Community Name | Telephone |
| Signature | Date |
| Comments | |

Check here if attachments

PRIVATE ROAD MANAGEMENT AGREEMENT

This agreement commencing on April 30, 2003, between Everett H. Scanlon, President of Ted's Septic Tanks, Inc., of Brandon, Hillsborough County, Florida (hereinafter Owner of Lot 5 and Lot 9 of Scanlon Country Estates) and James Anderson and Terri Anderson of Seffner, Hillsborough County, Florida (hereinafter Owner Lot 8 of Scanlon Country Estates) and Thomas C. Walton and Angela J. Rhodes of Seffner, Hillsborough County, Florida (hereinafter Owner Lot 7 of Scanlon Country Estates). The parties together (hereafter collectively All).

SECTION I - RECITALS

1. Everett H. Scanlon, President of Ted's Septic Tanks, Inc. is the owner of properties located at Lot 5 and Lot 9 of Scanlon Country Estates;
2. James Anderson and Terri Anderson is the owner of property located at Lot 8 of Scanlon Country Estates;
3. Thomas C. Walton and Angela J. Rhodes is the owner of property located at Lot 7 of Scanlon Country Estates;
4. Fats Lane is a private road and mutually owned by the parties.
5. ALL are responsible for the upkeep and maintenance of Fats Lane.
6. ALL wish to formalize their Maintenance Agreement as it relates to Fats Lane.

SECTION II - AGREEMENT

1. **RECITALS.** ALL agree that the recitals are true and correct and incorporated herein.
2. **TERM OF AGREEMENT.** This agreement shall be effective immediately and shall renew annually in perpetuity.
3. **NATURE OF ACCESS.** ALL agree that each has a permanent deeded access to Fats Lane.
4. **ACCESS.** ALL agree that neither has the right to interfere with the other's right to use or access Fats Lane.
5. **MAINTENANCE COST.** ALL agree that each is responsible for one-fourth of any and all maintenance costs associated with maintaining Fats Lane to a level sufficient to allow the unimpeded passage of a compact vehicle as defined by the U.S. Department of Transportation and as per Southwest Florida Water Management District permitted construction drawings dated July 25, 2001. Maintenance costs shall be agreed upon twice a year on or before January 31st and on or before July 31st of each year.
6. **REPAIR COSTS - ACCIDENT.** ALL agree that each shall be responsible for any damage they or their invited guests cause to Fats Lane and that such repairs shall be made within 30 (thirty) days of the accident and all costs shall be born by the individual who caused the damage.
7. **REPAIR COSTS - THIRD PARTY.** ALL agree that any damage caused by a outside-party not invited by either Everett H. Scanlon, President of Ted's Septic Tanks, Inc. or James Anderson and Terri Anderson or Thomas C. Walton and Angela J. Rhodes or by a storm or other Act of God shall be treated as maintenance and handled in the same manner.

- 8. **MANAGEMENT OF REPAIRS AND MAINTENANCE.** All necessary maintenance or repairs that are considered maintenance shall be managed by ALL parties.
- 9. **DISAGREEMENTS OVER COSTS.** ALL parties agree to attempt to mediate any dispute over the costs of Maintenance or Repair and ALL further agree to submit to binding arbitration as long as the amount in dispute is under \$5,000.00.

SECTION III- ENFORCEMENT OF AGREEMENT AND BINDING OF PARTIES

- 1. **CHOICE OF LAW AND FORUM.** In the event of a dispute between ALL parties arising out of this agreement or the relationship of the parties, all parties agree that Florida law will govern and that the venue for such action will lie in or as close as possible to Hillsborough County, Florida.
- 2. **COSTS AND ATTORNEY'S FEES.** In the event of a dispute between ALL parties to enforce this agreement, the prevailing party may recover costs and attorneys' fees.
- 3. **BINDING UPON ALL PARTIES.** All parties agree that this agreement shall be binding upon each party and upon their heirs, administrators, representatives, executors, successors, assigns and GRANTEES.
- 4. **RECORDING.** ALL agree that this document shall be recorded in the Public Records of Hillsborough County, Florida and shall be recorded with and attached to any Deed transferring either property to another party and shall be binding upon that party.
- 5. **OTHER AGREEMENTS.** Any prior or present agreements or representations shall not be binding upon the parties unless specifically included in this written agreement. No modification or change in this contract shall be valid or binding upon the parties unless in writing and executed by the parties intended to be bound by it.
- 6. **AGREEMENT TERMINATION.** ALL agree this agreement shall terminate should Fats Lane become the responsibility of a fourth party including, but not limited to a governmental entity or homeowners association.

SECTION IV - ADVICE OF COUNSEL

Each party has been advised to seek independent counsel. The parties to this agreement hereby acknowledge that they have had the opportunity to seek the advice of independent counsel.

-----REMAINDER OF PAGE INTENTIONALLY BLANK-----

The following items pertain to the Southwest Florida Water Management District ERP Permit requirements:

- A. The surface water management system facilities shall include, but are not limited to: all inlets, ditches, swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated buffer areas, and wetland mitigation areas.
- B. No construction activities may be conducted relative to any portion of the surface water management system facilities. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the surface water management system facilities. If the project includes a wetland mitigation area, as defined in Section 1.7.24, or a wet detention pond, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from the District. Construction and maintenance activities, which are consistent with the design and permit conditions approved by the District in the Environmental Resource Permit may be conducted without specific written approval from the District.
- C. Any amendment of the declaration of protective covenants, deed restrictions or declaration of condominium affecting the surface water management system facilities shall have the prior written approval of the District.
- D. The restrictions shall be in effect for at least 25 years with automatic renewal periods thereafter.
- E. The surface water management system facilities are located on land that is subject to an easement in favor of all of the lot owners within the subdivision.
- F. The permittee shall be responsible for operation and maintenance of the surface water management system facilities until the first successful re-inspection conducted pursuant to the Environmental Resource Permit. The transfer of responsibility to the lot owners will not be effective until the District approves the transfer in writing.
- G. The lot owners shall be jointly and severally responsible for operation and maintenance of the surface water management system facilities after the first successful re-inspection.
- H. Operation and maintenance, and re-inspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.
- I. The District has the right to take enforcement measures, including a civil action for injunction and/or penalties, against any lot owner(s) to compel such lot owner(s) to correct any outstanding maintenance problems with the surface water management system facilities.

SCANLON COUNTRY ESTATES

PLAT BOOK 90 PAGE 21-1

A PLATTED SUBDIVISION WITH NO IMPROVEMENTS
LYING WITHIN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

The South 660.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 6, Township 29 South, Range 21 East, Hillsborough County, Florida, LESS the West 85.00 feet of the South 65.00 feet thereof, AND LESS the West 50.00 feet of the North 60.00 feet of the South 125.5 feet thereof, AND LESS the West 25.00 feet thereof.

DEDICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The undersigned hereby certifies that they are the owners and mortgagees of the tract of land described hereon as "SCANLON COUNTRY ESTATES". A Platted Subdivision With No Improvements and that this plat represents the intention to subdivide the property located in Section 6, Township 29 South, Range 21 East, Hillsborough County, Florida as described in the legal description. That Easement "A" (Fats Lane) is a private easement for ingress/egress, utilities and drainage and is hereby created for the use and benefit of the owners of lots 7, 8 and 9.

This the 25th day of April A.D., 2001.

Everett H. Scanlon
Owner: Ted's Septic Tanks, Inc.
Everett H. Scanlon, President

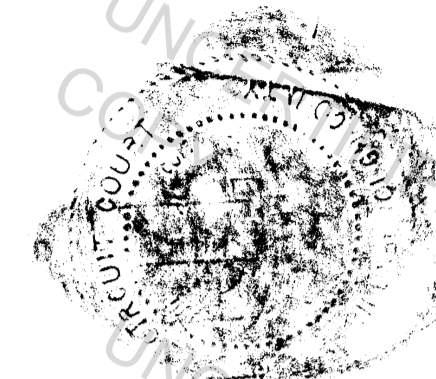
Richard C. Hinson
WITNESS
Print name

Allen G. Settle
WITNESS
Print name

MORTGAGEE:

First Union National Bank

By: Susan Teolicko
Title: Asst. Vice Pres



Kathleen Zilka
WITNESS
Kathleen Zilka
Print name

Susan Staino
WITNESS
Susan Staino
Print name

NOTES:

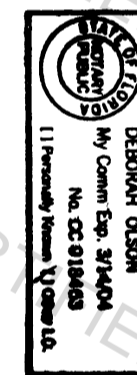
- Bearings shown hereon are assumed, based on the West boundary of the SW 1/4 of Section 6-29-21 having a bearing of N 00° 00' 00" E.
- This subdivision by no means represents a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. The Hillsborough County Building Department has information regarding flooding and restrictions on development.
- Coordinates shown hereon are Grid based on the Florida West transverse Mercator State Plane Coordinate System NAD83 Datum (1990 Adjustment)(in feet). Tied to certified corner records #56394 & #56396 & #56923 and are intended for informational purposes only.
- 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.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25th day of APRIL 2001, by Everett H. Scanlon, President of Ted's Septic Tanks, Inc. who is personally or has produced DRIV. LIC. as identification and who did/did not take an oath.

Notary Public
Sign: Natalie Matos
Print: _____
Title: _____
Serial Number, if any _____
Commission Expires: _____
Commission No. _____



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25 day of April 2001, by Susan Teolicko, Asst. Vice Pres of First Union National Bank who is personally known or has produced Known as identification and who did/did not take an oath.

Notary Public
Sign: Natalie Matos
Print: Natalie Matos
Title: Notary Public
Serial Number, if any _____
Commission Expires: 1/1/02
DD010413
Commission No. _____



SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Plat of SCANLON COUNTRY ESTATES is a true and correct representation of the lands surveyed, and that the survey was made under my responsible direction and supervision, and that this plat complies with all of the Survey requirements of Chapter 177 Part 1 Florida Statutes, and that the permanent reference monuments (P.R.M.'s) have been set or found as shown. And that lot corners have been set as shown in accordance with Chapter 177.091, Florida Statutes.

BHI, a Florida corporation

Richard C. Hinson
Florida Professional Surveyor and Mapper No. 3840
BHI, a Florida corporation
107 South Glendale Drive
Brandon, FL 33511

4/25/01
Date

CLERK OF THE CIRCUIT COURT

State of Florida, County of Hillsborough
I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 90, Page 21, of the Public Records of Hillsborough County, Florida.

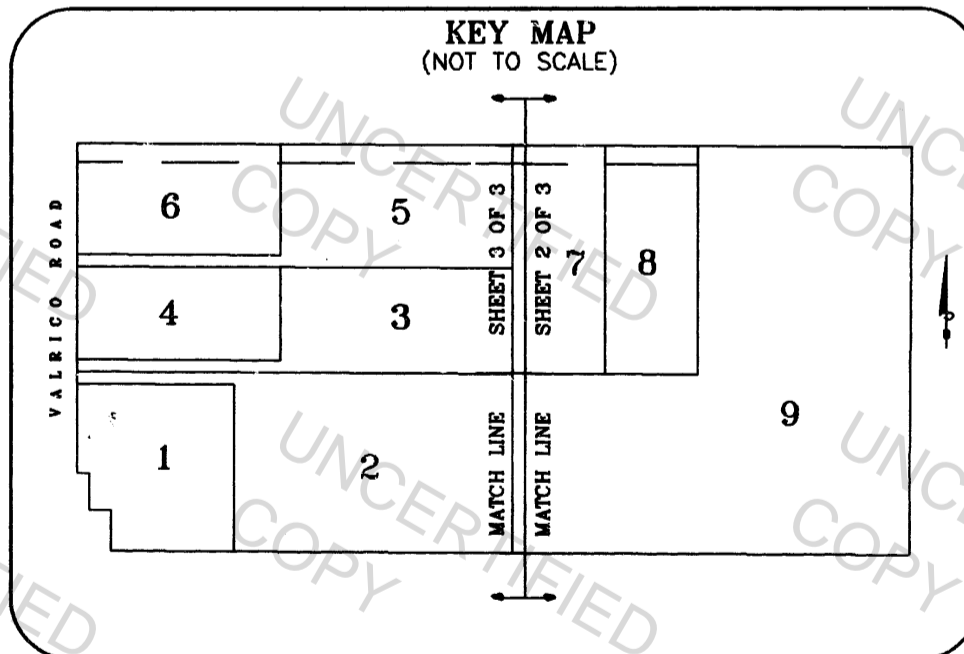
BY: RICHARD AKE BY: William M. Robinson
Clerk of Circuit Court Deputy Clerk

Clerk File Number 2001138625 This MAY 2, 20 01

Time 3:10 P.M. Number 2001138625

KEY MAP

(NOT TO SCALE)



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: Ken Browning

Florida Professional Surveyor and Mapper, License # 5355

County Surveying Division, Real Estate Department
Hillsborough County.

BOARD OF COUNTY COMMISSIONERS

This plat is hereby accepted and approved for recordation.

Pat Frank 5/1/2001
Chairman Date



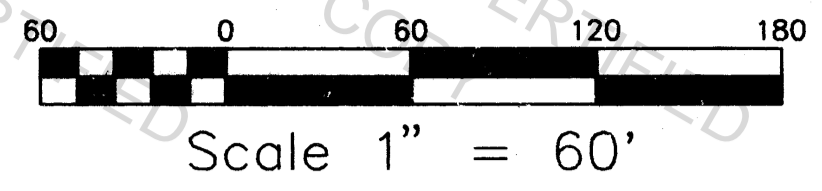
BHI, a Florida corporation

Engineers * Surveyors * Planners
107 S. Glendale Drive Brandon, Florida 33511 (813) 689-1686
Certificate of Authorization No. LS 4417

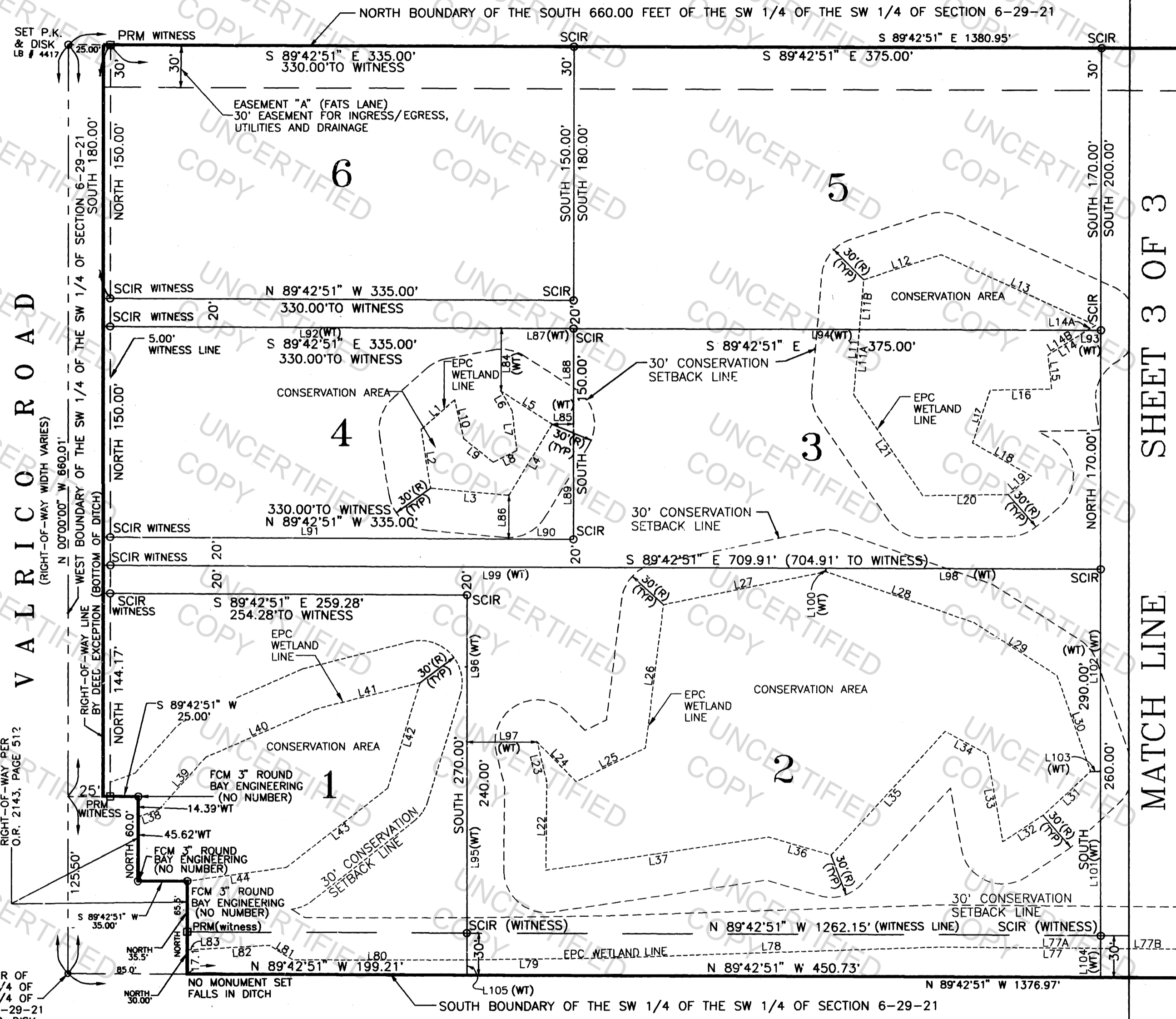
SHEET 1 OF 3

SCANLON COUNTRY ESTATES

A PLATTED SUBDIVISION WITH NO IMPROVEMENTS
 LYING WITHIN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 21 EAST
 HILLSBOROUGH COUNTY, FLORIDA



Scale 1" = 60'



WETLAND LINE CHART

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 48°33'42" W | 31.68' |
| L2 | S 08°55'01" E | 42.34' |
| L3 | S 84°42'27" E | 56.06' |
| L4 | N 31°22'45" E | 59.26' |
| L5 | N 57°05'44" W | 43.26' |
| L6 | S 29°21'00" E | 16.11' |
| L7 | S 06°33'30" E | 28.48' |
| L8 | S 63°51'00" W | 18.67' |
| L9 | N 51°16'56" W | 26.96' |
| L10 | N 13°18'51" W | 28.33' |
| L11 | N 04°47'33" E | 82.19' |
| L11A | N 04°47'33" E | 46.67' |
| L11B | N 04°47'33" E | 35.52' |
| L12 | N 72°18'09" E | 57.80' |
| L13 | S 65°26'15" E | 120.84' |
| L14 | S 58°07'52" W | 40.00' |
| L14A | S 58°07'52" W | 6.70' |
| L14B | S 58°07'52" W | 33.30' |
| L15 | S 06°40'56" E | 24.29' |
| L16 | S 88°56'18" W | 43.75' |
| L17 | S 18°15'45" W | 39.50' |
| L18 | S 60°25'50" E | 47.82' |
| L19 | S 50°38'40" W | 20.64' |
| L20 | S 89°16'13" W | 61.28' |
| L21 | N 34°16'24" W | 86.88' |
| L22 | N 00°34'35" E | 62.71' |
| L23 | N 13°38'53" W | 29.08' |
| L24 | S 44°36'36" E | 39.40' |
| L25 | N 64°16'29" E | 54.87' |
| L26 | N 07°08'24" E | 102.52' |
| L27 | N 78°36'18" E | 117.98' |
| L28 | S 70°54'46" E | 111.13' |
| L29 | S 57°29'52" E | 70.41' |
| L30 | S 19°10'20" E | 72.11' |
| L31 | S 47°23'30" W | 45.35' |
| L32 | S 56°43'37" W | 34.61' |
| L33 | N 10°06'25" W | 63.04' |
| L34 | N 61°34'24" W | 34.00' |
| L35 | S 42°48'00" W | 119.38' |
| L36 | N 73°46'32" W | 46.13' |
| L37 | S 81°37'59" W | 160.38' |
| L38 | N 70°03'38" E | 15.95' |
| L39 | N 41°54'47" E | 49.20' |
| L40 | N 66°27'44" E | 85.93' |
| L41 | N 75°51'29" E | 76.43' |
| L42 | S 17°04'34" W | 78.25' |
| L43 | S 52°08'43" W | 91.47' |
| L44 | S 82°09'55" W | 71.28' |
| L77 | N 89°29'13" W | 163.04' |
| L77A | N 89°29'13" W | 115.64' |
| L77B | N 89°29'13" W | 47.40' |
| L78 | S 88°12'49" W | 238.00' |
| L79 | S 89°17'24" W | 107.29' |
| L80 | N 89°50'57" W | 113.91' |
| L81 | N 58°16'15" W | 19.71' |
| L82 | S 86°42'51" W | 52.82' |
| L83 | S 86°42'51" W | 5.73' |
| L84 | N 00°17'09" E | 44.88' |
| L85 | EAST | 15.08' |
| L86 | N 00°17'09" E | 3.06' |
| L87 | N 89°42'51" W | 51.17' |
| L88 | SOUTH | 68.12' |
| L89 | SOUTH | 81.88' |
| L90 | N 89°42'51" W | 46.09' |
| L91 | N 89°42'51" W | 283.92' |
| L92 | N 89°42'51" W | 278.83' |
| L93 | N 89°42'51" W | 9.44' |
| L94 | N 89°42'51" W | 365.57' |
| L95 | NORTH | 154.66' |
| L96 | NORTH | 104.43' |
| L97 | EAST | 50.00' |
| L98 | N 89°42'51" W | 195.22' |
| L99 | N 89°42'51" W | 509.69' |
| L100 | N 00°17'09" E | 2.36' |
| L101 | NORTH | 125.60' |
| L102 | NORTH | 143.66' |
| L103 | EAST | 7.14' |
| L104 | NORTH | 20.74' |
| L105 | NORTH | 10.91' |

SHEET 3 OF 3

MATCH LINE

| | |
|--------|--|
| SCM | PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT "PSM #3840" |
| P.K. | PARKER KALON NAIL |
| SPK&D | SET P.K. NAIL AND DISK #LB 4417 |
| lob | TOP OF BANK |
| (W.T.) | WETLAND TIE |
| L1 | LINE INDICATOR |
| POB | POINT OF BEGINNING |
| SCIR | DENOTES SET CAPPED IRON ROD 5/8" LB #4417 |
| (R) | RADIUS |
| (TYP) | TYPICAL |

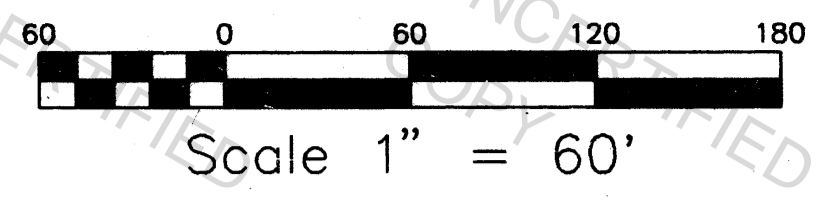
WETLAND NOTE:
 "THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FLORIDA, LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION 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."



BHI, a florida corporation

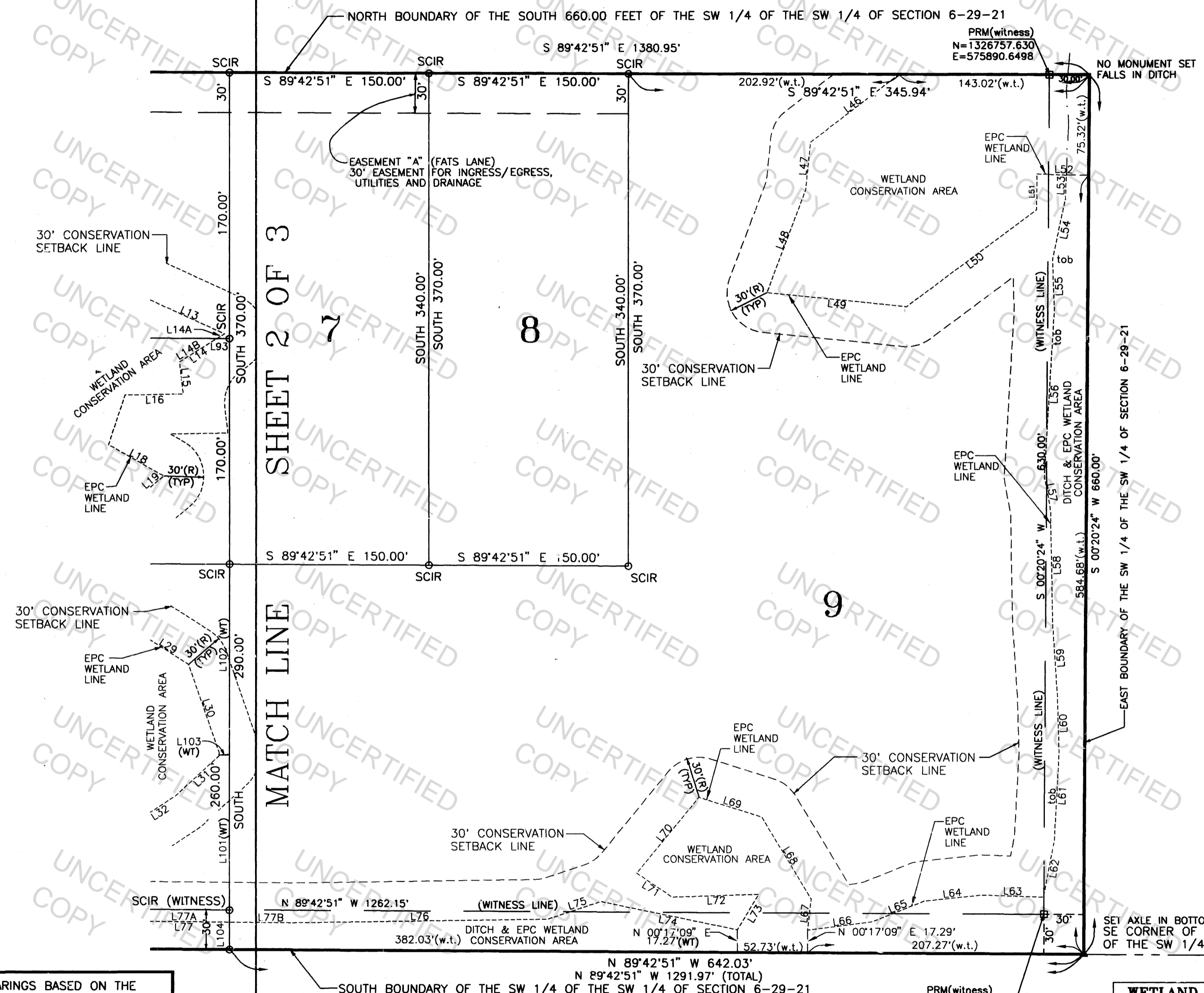
Engineers * Surveyors * Planners
 107 S. Glendale Drive Brandon, Florida 33511 (813) 689-1686
 Certificate of Authorization No. LB 4417

SCANLON COUNTRY ACRES



SCANLON COUNTRY ESTATES

A PLATTED SUBDIVISION WITH NO IMPROVEMENTS
LYING WITHIN SECTION 6, TOWNSHIP 29 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA



| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L13 | S 65°26'15" E | 120.84' |
| L14 | S 58°07'52" W | 40.00' |
| L14A | S 58°07'52" W | 6.70' |
| L14B | S 58°07'52" W | 33.30' |
| L15 | S 06°40'56" E | 24.29' |
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| L17 | S 18°15'45" W | 39.50' |
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| L30 | S 19°10'20" E | 72.11' |
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| L46 | S 52°32'23" W | 83.39' |
| L47 | S 05°38'52" W | 35.84' |
| L48 | S 20°41'26" W | 82.30' |
| L49 | S 84°08'04" E | 105.42' |
| L50 | N 53°26'50" E | 121.40' |
| L51 | N 03°16'36" E | 26.86' |
| L52 | S 87°32'47" E | 22.10' |
| L53 | S 02°27'13" W | 18.49' |
| L54 | S 11°55'30" W | 46.15' |
| L55 | S 01°59'18" E | 39.30' |
| L56 | S 03°19'51" W | 124.45' |
| L57 | S 10°51'50" E | 23.56' |
| L58 | S 01°06'33" E | 85.49' |
| L59 | S 03°52'54" E | 53.23' |
| L60 | S 01°48'32" E | 46.05' |
| L61 | S 03°07'25" W | 64.28' |
| L62 | S 10°58'32" W | 43.46' |
| L63 | N 88°03'53" W | 46.27' |
| L64 | S 84°02'59" W | 43.55' |
| L65 | S 68°10'22" W | 42.01' |
| L66 | S 82°46'43" W | 48.89' |
| L67 | N 06°44'15" E | 23.31' |
| L68 | N 30°59'12" W | 71.86' |
| L69 | N 72°31'41" W | 49.57' |
| L70 | S 39°23'41" W | 73.73' |
| L71 | S 55°59'41" E | 31.96' |
| L72 | N 88°12'14" E | 65.18' |
| L73 | S 31°02'33" W | 31.10' |
| L74 | N 78°22'09" W | 104.90' |
| L75 | S 71°37'34" W | 42.46' |
| L76 | S 89°11'04" W | 191.69' |
| L77 | N 89°29'13" W | 163.04' |
| L77A | N 89°29'13" W | 115.64' |
| L77B | N 89°29'13" W | 47.40' |

TO OBTAIN GRID BEARINGS BASED ON THE FLORIDA WEST TRANSVERSE MECAOTOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (1990 ADJUSTMENT) ROTATE BEARINGS SHOWN HEREON 00° 18' 11" COUNTER-CLOCKWISE

- SCM PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT "PSM #3840"
- P.K. PARKER KALON NAIL
- SPK&D SET P.K. NAIL AND DISK #LB 4417
- lob TOP OF BANK
- (W.T.) WETLAND TIE
- L1 LINE INDICATOR
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