

# CITRUS PARK PLACE

A PLATTED SUBDIVISION

LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

## DESCRIPTION:

As a Point of Reference Commence at a found "Tampa Electric Company" 4-inch round concrete monument marking the Southwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida and proceed N 00°01'53" E, along the West boundary of the Southwest 1/4 of the Southeast 1/4 of said Section 35, a distance of 655.15 feet to a found "Tampa Electric Company" 4-inch round concrete monument marking the Northwest corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida, also being the Northwest corner of Berkford Place as recorded in Plat Book 91, Page 20 of the Public Records of Hillsborough County, Florida; thence S 89°27'48" E, along the North boundary of said Berkford Place, a distance of 87.09 feet to a set 1/2-inch capped iron rod #LB7013 "PRM" set over a 4-inch round broken concrete monument marking the Southeast corner of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, said point being the POINT OF BEGINNING of the herein described parcel; thence N 03°15'59" E, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 451.54 feet; thence N 77°00'00" E, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 10.00 feet; thence S 77°00'00" W, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 51.46 feet; thence N 13°00'00" W, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 10.00 feet; thence S 77°00'00" W, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 51.47 feet; thence N 29°25'00" W, along the Easterly boundary of that certain parcel described in Official Records Book 1259, Page 695 of the Public Records of Hillsborough County, Florida, a distance of 224.35 feet to a set 4-inch square concrete monument #LB7013 "PRM" marking the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 35; thence N 00°01'53" E along the West boundary of the Northwest 1/4 of the Southeast 1/4 of said Section 35, a distance of 207.12 feet to a set 1/2-inch capped iron rod #LB7013 "PRM", point lying on the South boundary of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 35; thence S 89°14'41" E, along said South boundary, a distance of 695.74 feet to a set 4-inch square concrete monument #LB7013 "PRM" lying on the Westerly right-of-way line of Rails Road; thence S 27°58'17" E, along said Westerly right-of-way line, a distance of 745.59 feet to a set 4-inch square concrete monument #LB7013 "PRM" lying on the North boundary of the South 209.00 feet of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 35, also being the North boundary of those certain parcels described in Official Records Book 8360, Page 653 and Official Records Book 6420, Page 1544 of the Public Records of Hillsborough County, Florida; thence N 89°12'38" W, along the North boundary of the aforementioned parcels; a distance of 387.55 feet to a set 4-inch square concrete monument #LB7013 "PRM"; thence S 00°08'31" E, along the West boundary of that certain parcel described in Official Records Book 6420, Page 1544 of the Public Records of Hillsborough County, Florida, a distance of 206.12 feet to a set 4-inch square concrete monument #LB7013 "PRM" lying on the North boundary of the aforementioned Berkford Place; thence N 89°27'48" W, along the North boundary of said Berkford Place, a distance of 571.80 feet to the POINT OF BEGINNING.

LESS a parcel of land described in Official Records Book 1339, Page 544 and more particularly described in Official Records Book 9812, Page 1527, to wit: As a Point of Reference commence at a set 4-inch square concrete monument #LB7013 "PRM" marking the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida and proceed S 88°57'47"E, a distance of 466.07 feet (S 88°58' E, 466 feet per deed) to a set 4-inch square concrete monument #LB7013 "PRM" replacing a 2-inch found iron pipe and the Point of Beginning; thence S 00° 02' 29" E, a distance of 327.95 feet (S 00°25'30" W, 328.07 feet per deed) to a set 4-inch square concrete monument #LB7013 "PRM" replacing a 1/2-inch found iron rod; thence N 88°52' 21" W, a distance of 140.22 feet (N 88°34'30" W, 140.00 feet per deed) to a set 4-inch square concrete monument #LB7013 "PRM" replacing a 1/2 -inch found iron rod; thence N 00°03'40" E, a distance of 271.94 feet (N 00°25'30" E, 271.75 feet per deed) to a set 4-inch square concrete monument #LB7013 "PRM" replacing a 1/2 -inch found iron rod; thence N 69°07'44" E, a distance of 149.48 feet (N 69°29'30" E, 150.12 feet per deed) to the POINT OF BEGINNING.

Containing 13.92 acres, more or less.

## NOTES:

- 1) Bearings shown hereon are grid based on the Florida West Transverse Mercator State Plane Coordinate System NAD83 Datum (1990 Adjustment). The North boundary of BERKFORD PLACE, as recorded in PLAT BOOK 91, PAGE 20, of the Public Records of Hillsborough County, Florida, bearing being South 89°27'48" East.
- 2) 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 Development Services Division has information regarding flooding and restrictions on development.
- 3) 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.
- 4) Coordinates shown hereon are grid based on the Florida West Transverse Mercator State Plane Coordinate System NAD83 Datum (1990 Adjustment)(in feet) and are to a third order of accuracy, Hillsborough County Horizontal Control Stations "Fern and Fern 2". The coordinates are intended for informational purposes only.
- 5) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

## 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: Marni H. Cox  
 Florida Professional Surveyor and Mapper, License # 3439  
 County Surveying Division, Real Estate Department, Hillsborough County.

## BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman: Ken Aaron Date: 10/16

**HAMILTON ENGINEERING & SURVEYING, INC.**  
 CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING  
 311 NORTH NEWPORT AVENUE, SUITE 100 TAMPA, FL 33606  
 TEL: (813) 250-3535 FAX: (813) 250-3636  
 CERTIFICATE OF AUTHORIZATION LB #7013

## DEDICATION - STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The undersigned, as owner of the lands platted hereon does hereby dedicate this plat of "CITRUS PARK PLACE" for record. Further the owner does hereby dedicate for public use all streets, roads, rights-of-way, and all those easement not designated on the plat as "private", and TRACT D (SANITARY SEWER LIFT STATION).

The Private Drainage Easements and the Private Fence Easements are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

TRACTS A (DRAINAGE & UTILITY), B (DRAINAGE & UTILITY), C (WETLAND CONSERVATION AREA & FLOOD PLAIN COMPENSATION), E (INGRESS & EGRESS EASEMENT), and F (COMMON AREA) are not dedicated to the public, but are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision for the purposes stated in the Homeowners' Association documents recorded in the Public Records of this County.

TRACT E as shown hereon is hereby reserved by the owner for conveyance to a Homeowners' Association subsequent to the recording of this plat, subject to those rights outlined in Official Records Book 17057, Page 0476. Maintenance of TRACT E will be the responsibility of the owner of that certain parcel as recorded in Official Records Book 1339, Page 544 & Official Records Book 9812, 1527, his successor and/or assigns.

Owner hereby grants to all providers of telephone, electric, cable television, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

[Signature]  
 OWNER - ASHTON TAMPA RESIDENTIAL, LLC  
 a Nevada Limited Liability Company  
 by: Joseph I. Musca, Division President

[Signature] [Signature]  
 WITNESS WITNESS  
Becky Scheidell Tom Bennett  
 Print name Print name

ACKNOWLEDGMENT - STATE OF FLORIDA, COUNTY OF HILLSBOROUGH  
 The foregoing instrument was acknowledged before me this 24th day of October, 2007, by Joseph I. Musca, Division President. He is personally known to me or has produced as identification and did/did not take an oath.



Notary Public  
 Sign: [Signature]  
 Print: Sarah M. Fairchild  
 Title: Construction Coordinator  
 Serial Number, if any: Sept. 15, 2009  
 Commission Expires: Sept. 15, 2009  
 Commission No. DD472910

## CLERK OF THE CIRCUIT COURT

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA  
 I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of the Florida Statutes, and has been filed for record in Plat Book 115, Page 140 of the Public Records of Hillsborough County, Florida.  
 BY: PAT FRANK BY: [Signature]  
 Clerk of Circuit Court Deputy Clerk  
 This 13th day of DEC, 2007 Time 2:27 PM  
 Clerk File Number 2007S20018

## SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 1st day of APRIL, 2007, as shown hereon; and that permanent control points (PCPs) and lot corners will be set per requirements of Florida Statute or in accordance with conditions of bonding.

[Signature]  
 Richard C. Hinson  
 Florida Professional Surveyor and Mapper No. 3840  
 Hamilton Engineering and Surveying LB #7013  
 311 North Newport Ave. Ste. 100  
 Tampa, FL 33606-1323

10/17/07  
 Date

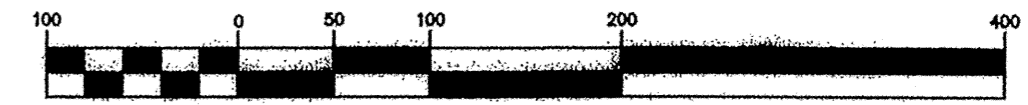
# CITRUS PARK PLACE

THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4827, 1477; OFFICIAL RECORDS BOOK 4230, PAGE 56; OFFICIAL RECORDS BOOK 4247, PAGE 904; OFFICIAL RECORDS BOOK 17057, PAGE 0476; OFFICIAL RECORDS BOOK 17151, PAGE 1726; AND OFFICIAL RECORDS BOOK 1627, PAGE 125.

A PLATTED SUBDIVISION  
LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

## BOUNDARY AND KEY SHEET

GRAPHIC SCALE

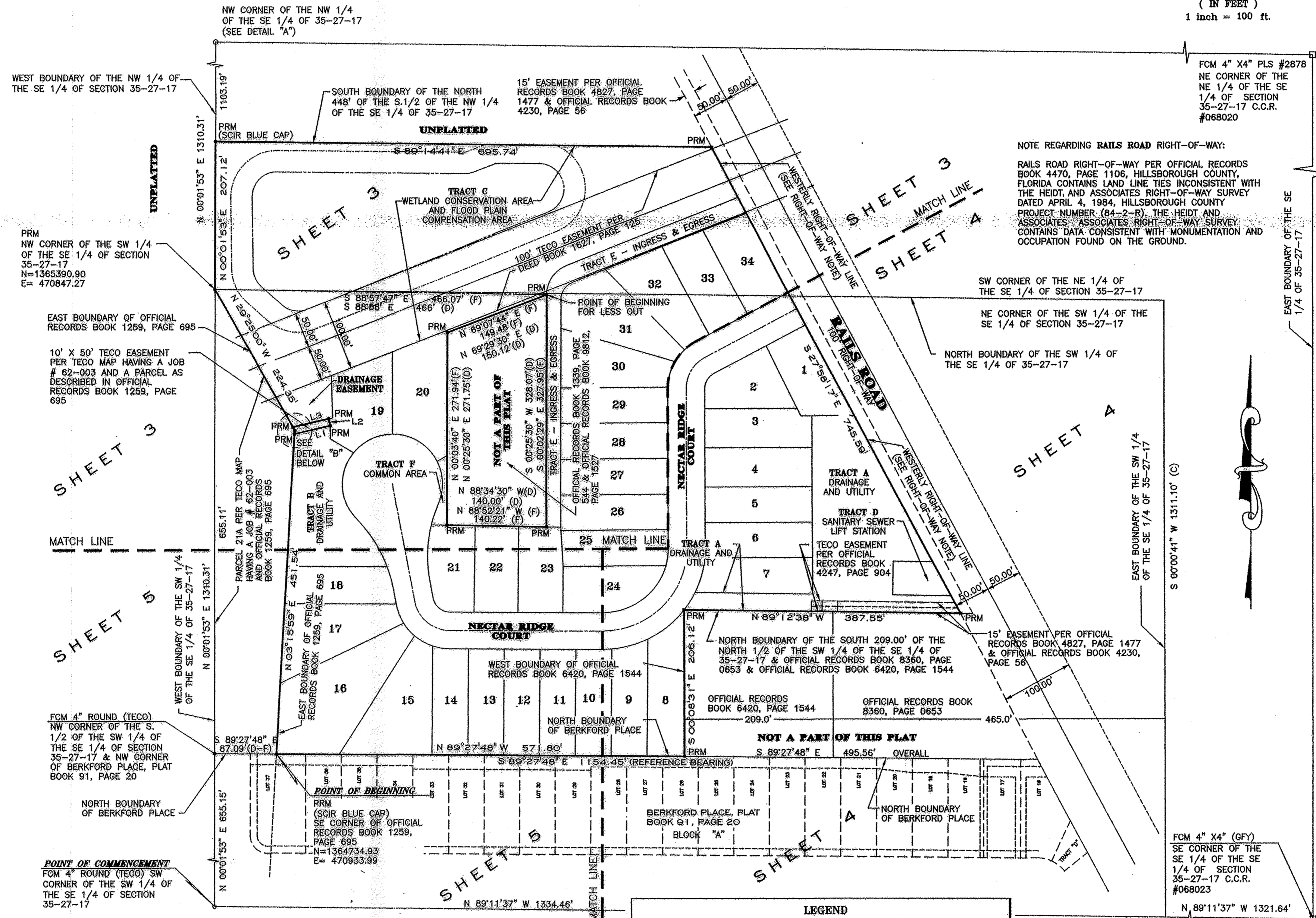


( IN FEET )  
1 inch = 100 ft.

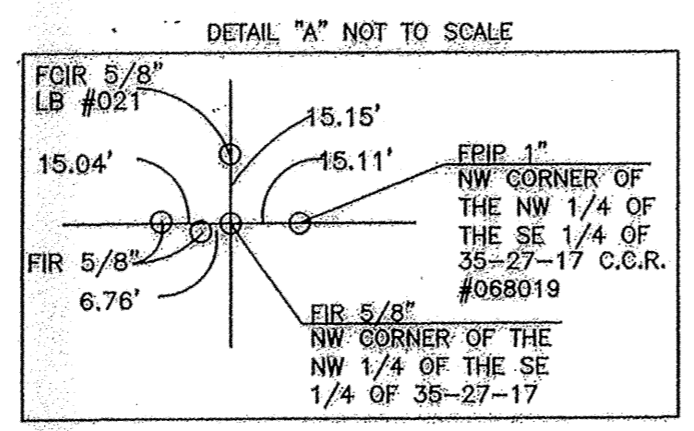
FCM 4" X4" PLS #2878  
NE CORNER OF THE  
NE 1/4 OF THE SE  
1/4 OF SECTION  
35-27-17 C.C.R.  
#068020

NOTE REGARDING RAILS ROAD RIGHT-OF-WAY:  
RAILS ROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 4470, PAGE 1106, HILLSBOROUGH COUNTY, FLORIDA CONTAINS LAND LINE TIES INCONSISTENT WITH THE HEIDT AND ASSOCIATES RIGHT-OF-WAY SURVEY DATED APRIL 4, 1984, HILLSBOROUGH COUNTY PROJECT NUMBER: (84-2-R). THE HEIDT AND ASSOCIATES ASSOCIATES RIGHT-OF-WAY SURVEY CONTAINS DATA CONSISTENT WITH MONUMENTATION AND OCCUPATION FOUND ON THE GROUND.

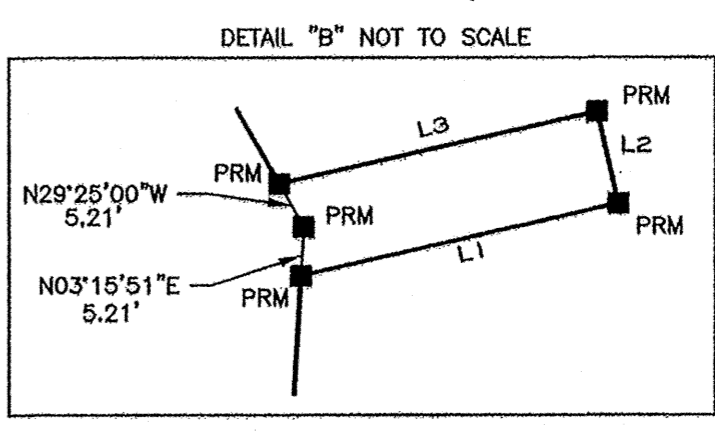
EAST BOUNDARY OF THE SE 1/4 OF SECTION 35-27-17  
S 00°00'31" E 2623.80'



NUMBER	DIRECTION	DISTANCE
L1	N 77°00'00" E	51.46'
L2	N 13°00'00" W	10.00'
L3	S 77°00'00" W	51.47'



- LEGEND**
- PRM PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT # LB7013
  - PRM SET 1/2" CAPPED IRON ROD # LB7013 (BLUE CAP)
  - FCM FOUND CONCRETE MONUMENT
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FPIP FOUND FINCHED IRON PIPE
  - FCIR FOUND CAPPED IRON ROD
  - PLS PROFESSIONAL LAND SURVEYOR
  - O/A OVERALL
  - (LL) LOT LINE
  - WT WETLAND TIE
  - L/B LANDSCAPE AND BUFFER
  - CCR CERTIFIED CORNER RECORD
  - PCP PERMANENT CONTROL POINT
  - L1 LINE INDICATOR
  - C1 CURVE INDICATOR
  - O1 END OF CURVE INDICATOR
  - (R) RADIAL
  - (NR) NON-RADIAL
  - (D) DEED
  - (F) FIELD
  - TECO TAMPA ELECTRIC COMPANY
  - LS LICENSED SURVEYOR
  - LB LICENSED BUSINESS
  - (DE) DRAINAGE EASEMENT
  - (IE) INGRESS & EGRESS
  - UE UTILITY EASEMENT TIE



**HAMILTON ENGINEERING & SURVEYING, INC.**  
 CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING  
 311 NORTH NEWPORT AVENUE, SUITE 100 TAMPA, FL 33606  
 TEL. (813) 250-3535 FAX (813) 250-3636  
 20-070018 CERTIFICATE OF AUTHORIZATION LB #7013

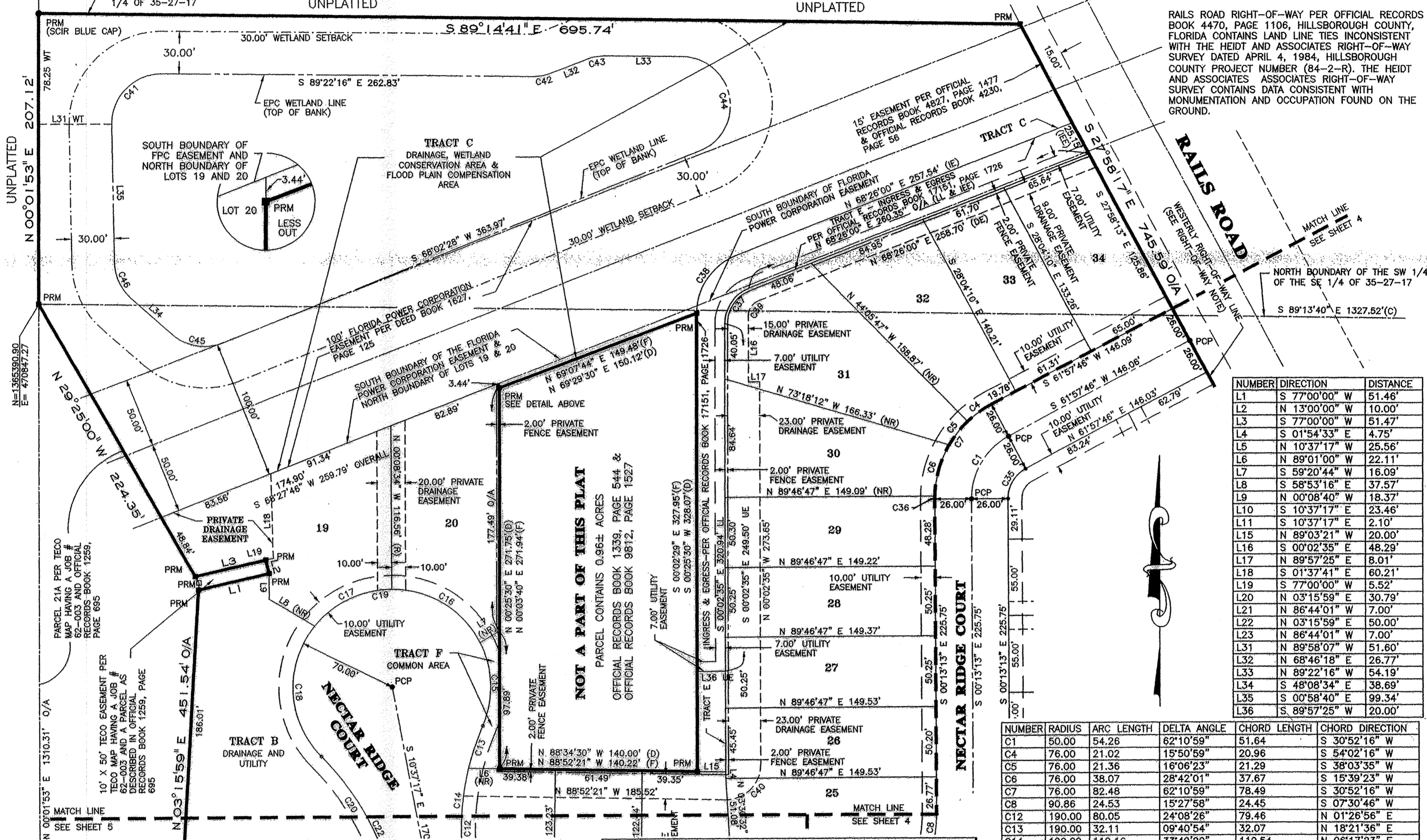
# CITRUS PARK PLACE

A PLATTED SUBDIVISION

LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

NOTE REGARDING RAILS ROAD RIGHT-OF-WAY:

RAILS ROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 4470, PAGE 1106, HILLSBOROUGH COUNTY, FLORIDA CONTAINS LAND LINE TIES INCONSISTENT WITH THE HEIDT AND ASSOCIATES RIGHT-OF-WAY SURVEY DATED APRIL 4, 1984, HILLSBOROUGH COUNTY PROJECT NUMBER (84-2-R). THE HEIDT AND ASSOCIATES ASSOCIATES RIGHT-OF-WAY SURVEY CONTAINS DATA CONSISTENT WITH MONUMENTATION AND OCCUPATION FOUND ON THE GROUND.



**NOT A PART OF THIS PLAT**  
 PARCEL CONTAINS 0.96± ACRES  
 OFFICIAL RECORDS BOOK 1339, PAGE 544 &  
 OFFICIAL RECORDS BOOK 9812, PAGE 1527

NUMBER	DIRECTION	DISTANCE
L1	S 77°00'00" W	51.46'
L2	N 13°00'00" W	10.00'
L3	S 77°00'00" W	51.47'
L4	S 01°54'33" E	4.75'
L5	N 10°37'17" W	25.56'
L6	N 89°01'00" W	22.11'
L7	S 59°20'44" W	16.09'
L8	S 58°53'18" E	37.57'
L9	N 00°08'40" W	18.37'
L10	S 10°37'17" E	23.46'
L11	S 10°37'17" E	2.10'
L15	N 89°03'21" W	20.00'
L16	S 00°02'35" E	48.29'
L17	N 89°57'25" E	8.01'
L18	S 01°37'41" E	60.21'
L19	S 77°00'00" W	5.52'
L20	N 03°15'59" E	30.79'
L21	N 86°44'01" W	7.00'
L22	N 03°15'59" E	50.00'
L23	N 86°44'01" W	7.00'
L31	N 89°58'07" W	51.60'
L32	N 68°46'18" W	26.77'
L33	N 89°22'16" W	54.19'
L34	S 48°08'34" E	38.69'
L35	S 00°58'40" E	99.34'
L36	S 89°57'25" W	20.00'

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	50.00	54.26	62°10'59"	51.64	S 30°52'16" W
C4	76.00	21.02	15°50'59"	20.96	S 54°02'16" W
C5	76.00	21.36	16°06'23"	21.29	S 36°03'35" W
C6	76.00	38.07	28°42'01"	37.67	S 15°39'23" W
C7	76.00	82.48	62°10'59"	78.49	S 30°52'16" W
C8	90.86	24.53	15°27'58"	24.45	S 07°30'46" W
C12	190.00	80.05	24°08'26"	79.46	N 01°26'56" E
C13	190.00	32.11	09°40'54"	32.07	N 18°21'36" E
C14	190.00	112.16	33°49'20"	110.54	N 06°17'23" E
C15	70.00	60.79	49°45'33"	58.90	N 01°40'44" W
C16	70.00	77.68	63°35'10"	73.76	N 58°21'05" W
C17	70.00	62.37	51°03'01"	60.33	S 64°19'50" W
C18	70.00	101.71	83°14'56"	92.99	S 02°49'09" E
C19	70.00	302.55	247°38'40"	116.31	S 79°22'43" W
C20	190.00	80.57	24°17'43"	79.96	S 32°17'46" E
C22	190.00	112.16	33°49'20"	110.54	S 27°31'57" E
C33	142.86	13.39	05°22'09"	13.38	N 02°27'51" E
C35	24.00	26.05	62°11'09"	24.79	N 30°52'21" E
C36	76.00	2.02	01°31'36"	2.02	S 00°32'35" W
C37	27.24	32.56	68°28'35"	30.65	N 34°11'42" E
C38	44.34	52.99	68°28'10"	49.89	S 34°11'37" W
C39	11.00	13.15	68°28'35"	12.38	S 34°11'42" W
C41	35.00	55.96	91°36'23"	50.19	N 44°49'32" E
C42	35.00	13.35	21°51'26"	13.27	N 79°42'01" E
C43	35.00	13.35	21°51'26"	13.27	N 79°42'01" E
C44	35.00	96.16	157°24'45"	68.64	S 10°39'54" E
C45	35.00	38.98	63°48'57"	37.00	N 80°03'03" W
C46	35.00	28.81	47°09'55"	28.00	N 24°33'37" W

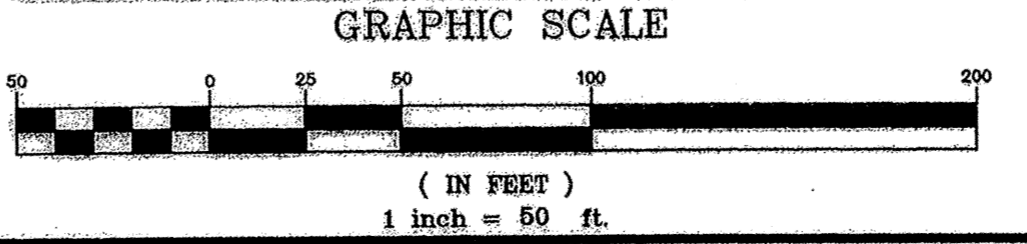
**WETLAND NOTE:**  
 "THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY, FLORIDA, LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-448; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL 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."

**DRAINAGE EASEMENT NOTE:**  
 DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE TO APPEAR ON ALL AFFECTED DEEDS.

THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4827, 1477; OFFICIAL RECORDS BOOK 4230, PAGE 56; OFFICIAL RECORDS BOOK 4247, PAGE 904; OFFICIAL RECORDS BOOK 17057, PAGE 0476; OFFICIAL RECORDS BOOK 17151, PAGE 1726; AND OFFICIAL RECORDS BOOK 1627, PAGE 125.

**LEGEND**

■ PRM	PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT # LB7013	FPC	FLORIDA POWER CORPORATION
● PRM	SET 1/2" CAPPED IRON ROD # LB7013 (BLUE CAP)	CCR	CERTIFIED CORNER RECORD
□ FCM	FOUND CONCRETE MONUMENT	● PCP	PERMANENT CONTROL POINT
FIR	FOUND IRON ROD	L1	LINE INDICATOR
FIP	FOUND IRON PIPE	C1	CURVE INDICATOR
FPIP	FOUND PINCHED IRON PIPE	○	END OF CURVE INDICATOR
FCIR	FOUND CAPPED IRON ROD	(R)	RADIAL
PLS	PROFESSIONAL LAND SURVEYOR	(NR)	NON-RADIAL
O/A	OVERALL	(D)	DEED
(LL)	LOT LINE	(F)	FIELD
WT	WETLAND TIE	TECO	TAMPA ELECTRIC COMPANY
L/B	LANDSCAPE AND BUFFER	LS	LICENSED SURVEYOR
		LB	LICENSED BUSINESS
		(DE)	DRAINAGE EASEMENT
		(IEE)	INGRESS & EGRESS
		UE	UTILITY EASEMENT TIE



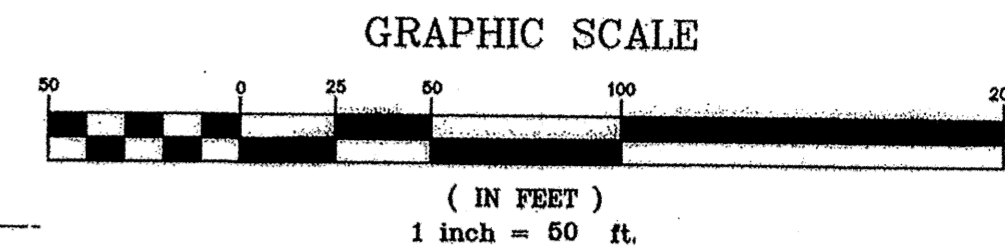
**HAMILTON ENGINEERING & SURVEYING, INC.**  
 CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING  
 311 NORTH NEWPORT AVENUE, SUITE 100 TAMPA, FL 33606  
 TEL. (813) 250-3535 FAX (813) 250-3636  
 20-070018 CERTIFICATE OF AUTHORIZATION LB #7013

REAR YARD SWALES ALONG THE BACK PROPERTY LINES OF LOTS 21-23 (INCLUSIVE), AND 25-34 (INCLUSIVE) SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

# CITRUS PARK PLACE

A PLATTED SUBDIVISION  
LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LEGEND			
■ PRM	PERMANENT REFERENCE MONUMENT	CCR	CERTIFIED CORNER RECORD
● PRM	SET 4"x4" CONCRETE MONUMENT # LB7013	○ PCP	PERMANENT CONTROL POINT
● PRM	SET 1/2" CAPPED IRON ROD # LB7013 (BLUE CAP)	L1	LINE INDICATOR
□ FCM	FOUND CONCRETE MONUMENT	C1	CURVE INDICATOR
FIR	FOUND IRON ROD	○	END OF CURVE INDICATOR
FIP	FOUND IRON PIPE	(R)	RADIAL
FPIP	FOUND PINCHED IRON PIPE	(NR)	NON-RADIAL
FCIR	FOUND CAPPED IRON ROD	(D)	DEED
PLS	PROFESSIONAL LAND SURVEYOR	(F)	FIELD
O/A	OVERALL	TECO	TAMPA ELECTRIC COMPANY
(L)	LOT LINE	LS	LICENSED SURVEYOR
WT	WETLAND TIE	LB	LICENSED BUSINESS
L/B	LANDSCAPE AND BUFFER	(DE)	DRAINAGE EASEMENT
		(IE)	INGRESS & EGRESS
		UE	UTILITY EASEMENT TIE



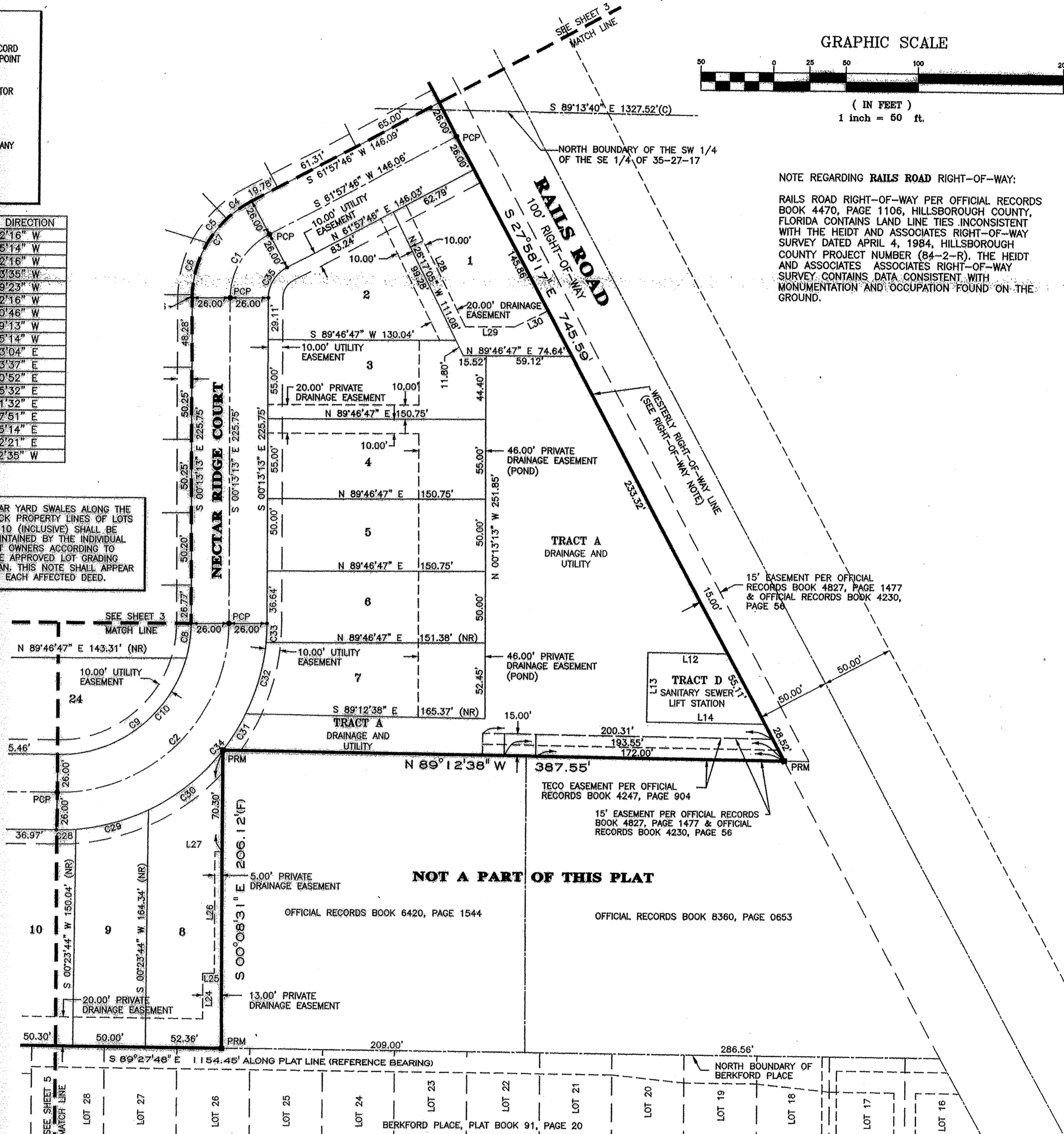
NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C1	50.00	54.26	62°10'59"	51.64	S 30°52'16" W
C2	116.86	184.82	90°36'55"	166.15	S 45°05'14" W
C4	76.00	21.02	15°50'59"	20.96	S 54°02'16" W
C5	76.00	21.36	16°06'23"	21.29	S 38°03'35" W
C6	76.00	38.07	28°42'01"	37.67	S 15°39'23" W
C7	76.00	82.48	62°10'59"	78.49	S 30°52'16" W
C8	90.86	24.53	15°27'58"	24.45	S 07°30'46" W
C9	90.86	119.17	75°08'57"	110.81	S 52°49'13" W
C10	90.86	143.70	90°36'55"	129.18	S 45°05'14" W
C28	142.86	13.35	05°21'15"	13.35	N 87°43'04" E
C29	142.86	52.26	20°57'39"	51.97	N 74°33'37" E
C30	142.86	65.98	26°27'49"	65.40	N 50°50'52" E
C31	142.86	29.21	11°42'50"	29.16	N 31°45'32" E
C32	142.86	51.75	20°45'11"	51.46	N 15°31'32" E
C33	142.86	13.39	05°22'09"	13.38	N 02°22'51" E
C34	142.86	225.94	90°36'55"	203.12	N 45°05'14" E
C35	24.00	26.05	62°11'09"	24.79	N 30°52'21" E
C36	76.00	2.02	01°31'36"	2.02	S 00°32'35" W

NUMBER	DIRECTION	DISTANCE
L12	S 89°12'38" E	55.31'
L13	S 00°39'10" W	48.31'
L14	S 89°12'38" E	81.71'
L24	S 00°08'31" E	31.00'
L25	S 89°51'29" W	8.00'
L26	N 00°08'31" W	84.73'
L27	S 89°20'50" E	5.00'
L28	N 26°17'05" W	93.70'
L29	N 89°46'47" E	33.55'
L30	N 63°25'27" E	25.87'

**DRAINAGE EASEMENT NOTE:**  
DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE TO APPEAR ON ALL AFFECTED DEEDS.

THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4827, 1477; OFFICIAL RECORDS BOOK 4230, PAGE 56; OFFICIAL RECORDS BOOK 4247, PAGE 904; OFFICIAL RECORDS BOOK 17057, PAGE 0476; OFFICIAL RECORDS BOOK 17151, PAGE 1726; AND OFFICIAL RECORDS BOOK 1627, PAGE 125.

REAR YARD SWALES ALONG THE BACK PROPERTY LINES OF LOTS 8-10 (INCLUSIVE) SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.



**NOTE REGARDING RAILS ROAD RIGHT-OF-WAY:**  
RAILS ROAD RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 4470, PAGE 1106, HILLSBOROUGH COUNTY, FLORIDA CONTAINS LAND LINE TIES INCONSISTENT WITH THE HEIDT AND ASSOCIATES RIGHT-OF-WAY SURVEY DATED APRIL 4, 1984, HILLSBOROUGH COUNTY PROJECT NUMBER (84-2-R). THE HEIDT AND ASSOCIATES ASSOCIATES RIGHT-OF-WAY SURVEY CONTAINS DATA CONSISTENT WITH MONUMENTATION AND OCCUPATION FOUND ON THE GROUND.

**NOT A PART OF THIS PLAT**

# CITRUS PARK PLACE

A PLATTED SUBDIVISION

LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA.

LEGEND			
■ PRM	PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT # LB7013"	○ PCP	CERTIFIED CORNER RECORD PERMANENT CONTROL POINT
● PRM	SET 1/2" CAPPED IRON ROD # LB7013 (BLUE CAP)	○ L1	LINE INDICATOR
□ FCM	FOUND CONCRETE MONUMENT	○ C1	CURVE INDICATOR
FIR	FOUND IRON ROD	○ E1	END OF CURVE INDICATOR
FIP	FOUND IRON PIPE	(R)	RADIAL
FPIP	FOUND PINCHED IRON PIPE	(NR)	NON-RADIAL
FCIR	FOUND CAPPED IRON ROD	(D)	DEED
PLS	PROFESSIONAL LAND SURVEYOR	(F)	FIELD
O/A	OVERALL	TEGO	TAMPA ELECTRIC COMPANY
(LL)	LOT LINE	LS	LICENSED SURVEYOR
WT	WETLAND TIE	(DE)	DRAINAGE EASEMENT
L/B	LANDSCAPE AND BUFFER	(IE)	INGRESS & EGRESS
		UE	UTILITY EASEMENT TIE

REAR YARD SWALES ALONG THE BACK PROPERTY LINES OF LOTS 8-18 (INCLUSIVE), 21-23 (INCLUSIVE) AND 25-29 (INCLUSIVE) SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

**DRAINAGE EASEMENT NOTE:**  
DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE TO APPEAR ON ALL AFFECTED DEEDS.

NUMBER	DIRECTION	DISTANCE
L1	S 77°00'00" W	51.46'
L2	N 13°00'00" W	10.00'
L3	S 77°00'00" W	51.47'
L4	S 01°54'33" E	4.76'
L5	N 10°37'17" W	25.56'
L6	N 89°01'00" W	22.11'
L7	S 59°20'44" W	16.09'
L8	S 58°53'16" E	37.57'
L9	N 00°08'40" W	18.37'
L10	S 10°37'17" E	23.46'
L11	S 10°37'17" E	2.10'
L15	N 89°03'21" W	20.00'
L18	S 01°37'41" E	60.21'
L19	S 77°00'00" W	5.52'
L20	N 03°15'59" E	30.79'
L21	N 86°44'01" W	7.00'
L22	N 03°15'59" E	50.00'
L23	N 86°44'01" W	7.00'
L24	S 00°08'31" E	31.00'
L25	S 89°51'29" W	8.00'
L26	N 00°08'31" W	84.73'
L27	S 89°20'50" E	5.00'
L36	S 89°57'25" W	20.00'

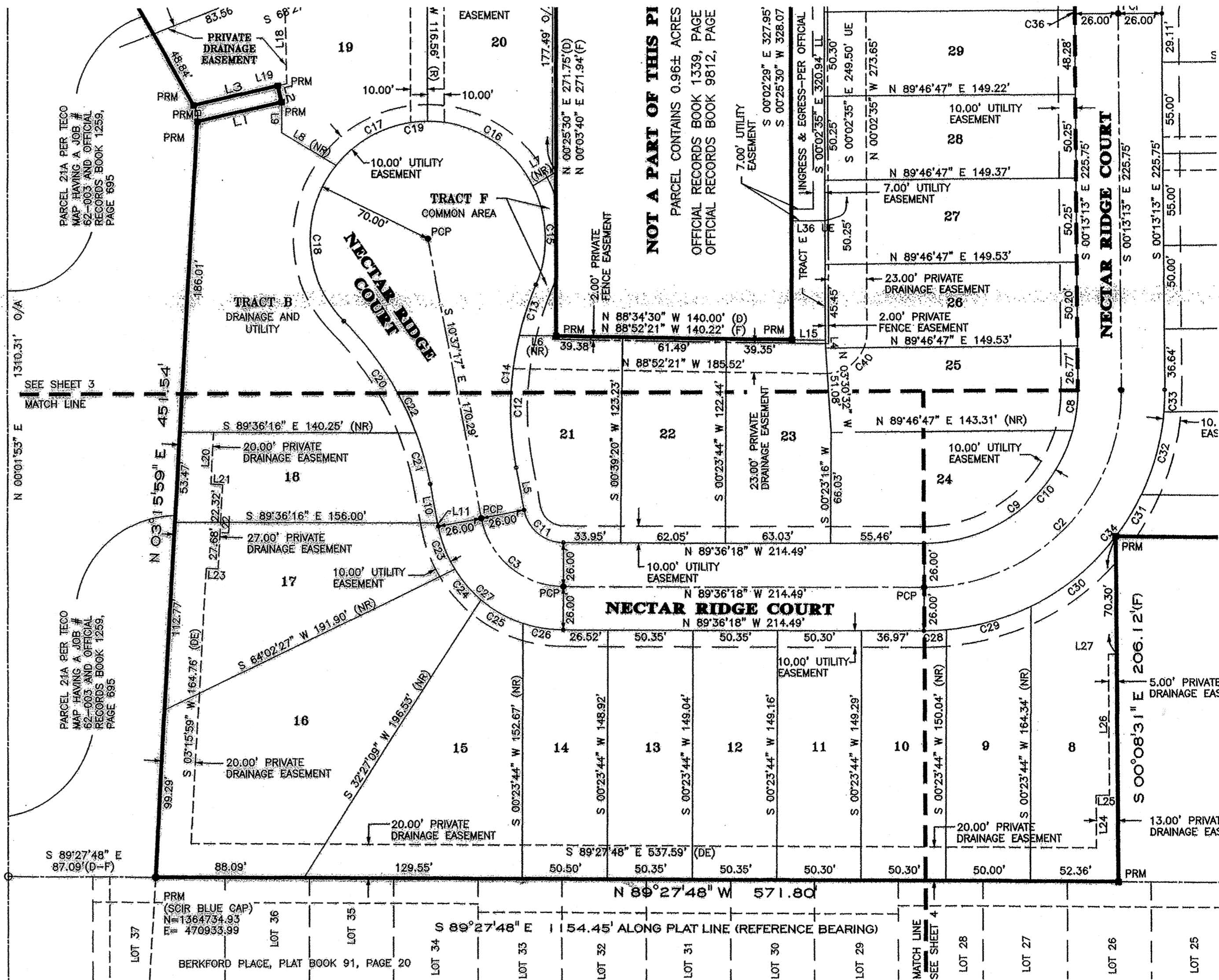
THIS PLAT IS SUBJECT TO THE TERMS, CONDITIONS AND RESTRICTIONS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4827, 1477; OFFICIAL RECORDS BOOK 4230, PAGE 56; OFFICIAL RECORDS BOOK 4247, PAGE 904; OFFICIAL RECORDS BOOK 17057, PAGE 0476; OFFICIAL RECORDS BOOK 17151, PAGE 1726; AND OFFICIAL RECORDS BOOK 1627, PAGE 125.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

**HAMILTON ENGINEERING & SURVEYING, INC.**  
CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING  
311 NORTH NEWPORT AVENUE, SUITE 100 TEL: (813) 250-3535  
TAMPA, FL 33606 FAX: (813) 250-3636  
20-070018 CERTIFICATE OF AUTHORIZATION LB #7013



NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C2	116.86	184.82	90°36'55"	166.15	S 45°05'14" W
C3	50.00	68.93	78°59'01"	63.60	N 50°06'48" W
C8	90.86	24.53	15°27'58"	24.45	S 07°30'46" W
C9	90.86	119.17	75°08'57"	110.81	S 62°49'13" W
C10	90.86	143.70	90°36'55"	129.18	S 45°05'14" W
C11	24.00	33.08	78°59'01"	30.53	N 50°06'48" W
C12	190.00	80.05	24°08'26"	79.46	N 01°26'56" E
C13	190.00	32.11	09°40'54"	32.07	N 18°21'36" E
C14	190.00	112.16	33°49'20"	110.54	N 06°17'23" E
C15	70.00	60.79	49°45'33"	58.90	N 01°40'44" W
C16	70.00	77.68	63°35'10"	73.76	N 58°21'05" W
C17	70.00	62.37	51°03'01"	60.33	S 64°19'50" W
C18	70.00	101.71	83°14'56"	92.99	S 02°49'09" E
C19	70.00	302.55	24°38'40"	116.31	S 79°22'43" W
C20	190.00	80.57	24°17'43"	79.96	S 32°17'46" E

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD DIRECTION
C21	190.00	31.59	09°31'37"	31.56	S 15°23'06" E
C22	190.00	112.16	33°49'20"	110.54	S 27°31'57" E
C23	76.00	27.39	20°38'49"	27.24	S 20°56'42" E
C24	76.00	23.84	17°58'15"	23.74	S 40°15'14" E
C25	76.00	29.15	21°58'25"	28.97	S 60°13'34" E
C26	76.00	24.40	18°23'32"	24.29	S 80°24'32" E
C27	76.00	104.77	78°59'01"	96.67	S 50°06'48" E
C28	142.86	13.35	05°21'15"	13.35	N 87°43'04" E
C29	142.86	52.26	20°57'39"	51.97	N 74°33'37" E
C30	142.86	65.98	26°27'49"	65.40	N 50°50'52" E
C31	142.86	29.21	11°42'50"	29.16	N 31°45'32" E
C32	142.86	51.75	20°45'11"	51.46	N 15°31'32" E
C33	142.86	13.39	05°22'09"	13.38	N 02°27'51" E
C34	142.86	225.94	90°36'55"	203.12	N 45°05'14" E
C40	25.00	39.78	91°10'14"	35.71	S 45°32'32" W