

TOWNE PARK PHASE 1

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 23; RUN THENCE S.89° 56' 11" W. ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 25.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILSKY BOULEVARD FOR A POINT OF BEGINNING; LEAVING SAID RIGHT OF WAY LINE, CONTINUE THENCE S.89° 56' 11" W. ALONG SAID SOUTH BOUNDARY 1,302.23 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE N.00° 02' 07" E. ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, 337.96 FEET; THENCE LEAVING SAID LINE S.79° 50' 41" E., 116.70 FEET; THENCE S.00° 03' 49" E., 67.26 FEET; THENCE N.89° 56' 11" E., 280.00 FEET; THENCE N.51° 16' 36" E., 128.06 FEET; THENCE N.89° 56' 11" E., 260.31 FEET; THENCE N.34° 40' 26" E., 482.40 FEET; THENCE N.03° 33' 26" E., 50.00 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1,444.06 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 30.00 FEET THROUGH A CENTRAL ANGLE OF 01° 11' 24" (CB S.85° 51' 12" E., 30.00 FEET); THENCE LEAVING SAID CURVE NON-TANGENT N.34° 40' 26" E., 22.47 FEET; THENCE N.19° 37' 01" E., 41.83 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A 60 FOOT DRAINAGE EASEMENT; THENCE S.83° 53' 18" E. ALONG SAID NORTH BOUNDARY, 211.62 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF WILSKY BOULEVARD; THENCE S.00° 09' 09" E. ALONG SAID WESTERLY RIGHT OF WAY LINE 809.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.50 ACRES, MORE OR LESS.

ZONING DIRECTOR

THIS PLAT IS HEREBY APPROVED BY THE COUNTY ZONING DIRECTOR, HILLSBOROUGH COUNTY, FLORIDA.

N/A ZONING DIRECTOR N/A DATE

BOARD OF COUNTY COMMISSIONERS

DEDICATION OF STREETS, ROADS AND OTHER EASEMENTS ACCEPTED, AND SHOWING OF GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE INSTRUMENT, WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS. GRADES AND ELEVATIONS ARE SHOWN ON SEPARATE INSTRUMENT FILED IN COUNTY ENGINEER'S OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, December 8, 1992

12-11-92 DATE [Signature] CHAIRMAN

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 14th DAY OF December 1992, IN PLAT BOOK 72, PAGES 6, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

RICHARD AKE
CLERK OF THE CIRCUIT COURT

TIME 11:02 AM 92280117

BY William m Robinson
DEPUTY CLERK

DEDICATION

THE UNDERSIGNED, AS OWNERS OF THE FEE SIMPLE TITLE TO, OR ALL MORTGAGE LIENS ON, AS INDICATED, THE LANDS DESCRIBED HEREON WHICH ARE BEING SUBDIVIDED AND PLATTED INTO A SUBDIVISION OF TOWNE PARK PHASE 1, DEDICATE TO THE PUBLIC ALL ROADS, STREETS, LIFT STATION SITE AND EASEMENTS AS SHOWN ON SAID PLAT, TO THE USE OF THE PUBLIC IN GENERAL FOR PURPOSES INCIDENTAL THERETO.

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION
TAMPA DIVISION - OWNER

[Signature]
MIKELL A. MCELROY
DIVISION PRESIDENT

[Signature]
WITNESS
Patti Raczkowski
WITNESS PRINT NAME

[Signature]
WITNESS
Marcia Pomp
WITNESS PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF Oct, 1992 BY MIKELL A. MCELROY, DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, A Nevada CORPORATION, TAMPA DIVISION, ON BEHALF OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS

IDENTIFICATION AND DID (DID NOT) TAKE AN OATH [Signature] NOTARY PUBLIC,

COMMISSION NO. _____ (IF ANY)
Laurie Milam (NAME OF NOTARY TYPED, PRINTED OR STAMPED)
Expiration Date 10/26/93

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED AND DESCRIBED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177 PART 1 OF THE LAWS OF THE STATE OF FLORIDA, AND THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF SAID CHAPTER.

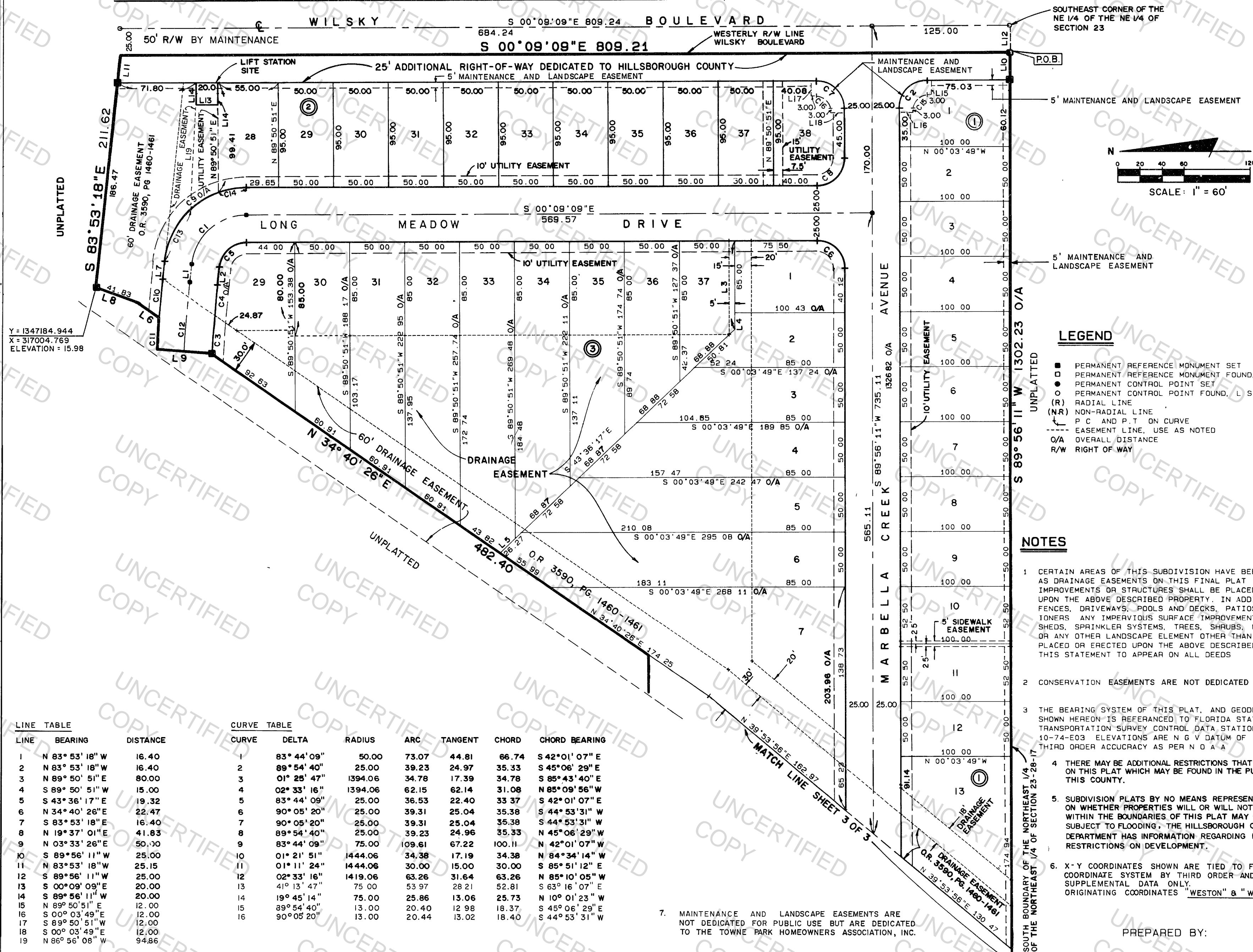
[Signature]
GARY M. CUMBEY, P. L. E.
FLORIDA REGISTRATION NO. 2607

11/3/92
DATE

PREPARED BY:
CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623
(813) 797-8982
J.N. 112A SHEET 1 OF 3

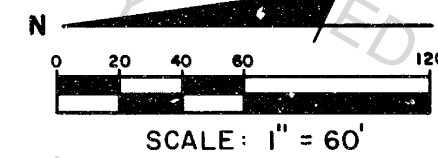
TOWNE PARK PHASE 1

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



Y = 1347184.944
X = 317004.769
ELEVATION = 15.98

SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SECTION 23



LEGEND

- PERMANENT REFERENCE MONUMENT SET
- PERMANENT REFERENCE MONUMENT FOUND, L S AS NOTED
- PERMANENT CONTROL POINT SET
- PERMANENT CONTROL POINT FOUND, L S AS NOTED
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- P.C. AND P.T. ON CURVE
- EASEMENT LINE, USE AS NOTED
- O/A OVERALL DISTANCE
- R/W RIGHT OF WAY

NOTES

- 1 CERTAIN AREAS OF THIS SUBDIVISION HAVE BEEN DESIGNATED AS DRAINAGE EASEMENTS ON THIS FINAL PLAT. NO PERMANENT IMPROVEMENTS OR STRUCTURES SHALL BE PLACED OR ERRECTED UPON THE ABOVE DESCRIBED PROPERTY. IN ADDITION, NO FENCES, DRIVEWAYS, POOLS AND DECKS, PATIOS, AIR CONDITIONERS, ANY IMPERVIOUS SURFACE IMPROVEMENTS, UTILITY SHEDS, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, PLANTS OR ANY OTHER LANDSCAPE ELEMENT OTHER THAN SOD SHALL BE PLACED OR ERRECTED UPON THE ABOVE DESCRIBED PROPERTY. THIS STATEMENT TO APPEAR ON ALL DEEDS.
- 2 CONSERVATION EASEMENTS ARE NOT DEDICATED FOR PUBLIC USE.
- 3 THE BEARING SYSTEM OF THIS PLAT, AND GEODETIC INFORMATION SHOWN HEREON IS REFERENCED TO FLORIDA STATE DEPARTMENT OF TRANSPORTATION SURVEY CONTROL DATA STATIONS 10-74-E02 AND 10-74-E03. ELEVATIONS ARE N G V DATUM OF 1929 AND ARE TO THIRD ORDER ACCURACY AS PER N O A A.
- 4 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 5 SUBDIVISION PLATS 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.
- 6 X-Y COORDINATES SHOWN ARE TIED TO FLORIDA COORDINATE SYSTEM BY THIRD ORDER AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES "WESTON" & "WESTON AZMK".

LINE TABLE

LINE	BEARING	DISTANCE
1	N 83° 53' 18" W	16.40
2	N 83° 53' 18" W	16.40
3	N 89° 50' 51" E	80.00
4	S 89° 50' 51" W	15.00
5	S 43° 36' 17" E	19.32
6	N 34° 40' 26" E	22.47
7	S 83° 53' 18" E	16.40
8	N 19° 37' 01" E	41.83
9	N 03° 33' 26" E	50.00
10	S 89° 56' 11" W	25.00
11	N 83° 53' 18" W	25.15
12	S 89° 56' 11" W	25.00
13	S 00° 09' 09" E	20.00
14	S 89° 56' 11" W	20.00
15	N 89° 50' 51" E	12.00
16	S 00° 03' 49" E	12.00
17	S 89° 50' 51" W	12.00
18	S 00° 03' 49" E	12.00
19	N 86° 56' 08" W	94.86

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
1	83° 44' 09"	50.00	73.07	44.81	66.74	S 42° 01' 07" E
2	89° 54' 40"	25.00	39.23	24.97	35.33	S 45° 06' 29" E
3	01° 25' 47"	1394.06	34.78	17.39	34.78	S 85° 43' 40" E
4	02° 33' 16"	1394.06	62.15	62.14	31.08	N 85° 09' 56" W
5	83° 44' 09"	25.00	36.53	22.40	33.37	S 42° 01' 07" E
6	90° 05' 20"	25.00	39.31	25.04	35.38	S 44° 53' 31" W
7	90° 05' 20"	25.00	39.31	25.04	35.38	S 44° 53' 31" W
8	89° 54' 40"	25.00	39.23	24.96	35.33	S 45° 06' 29" E
9	83° 44' 09"	75.00	109.61	67.22	100.11	N 42° 01' 07" W
10	01° 21' 51"	1444.06	34.38	17.19	34.38	N 84° 34' 14" W
11	01° 11' 24"	1444.06	30.00	15.00	30.00	S 85° 51' 12" E
12	02° 33' 16"	1419.06	63.26	31.64	63.26	N 85° 10' 05" W
13	41° 13' 47"	75.00	53.97	28.21	52.81	S 63° 16' 07" E
14	19° 45' 14"	75.00	25.86	13.06	25.73	N 10° 01' 23" W
15	89° 54' 40"	13.00	20.40	12.98	18.37	S 45° 06' 29" E
16	90° 05' 20"	13.00	20.44	13.02	18.40	S 44° 53' 31" W

7. MAINTENANCE AND LANDSCAPE EASEMENTS ARE NOT DEDICATED FOR PUBLIC USE BUT ARE DEDICATED TO THE TOWNE PARK HOMEOWNERS ASSOCIATION, INC.

PREPARED BY:

CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA, 33575
(813) 797-8982

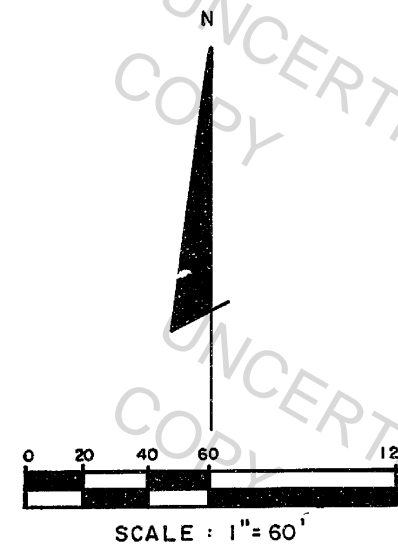
40 LOTS

JN 112 A

SHEET 2 OF 3

TOWNE PARK PHASE 1

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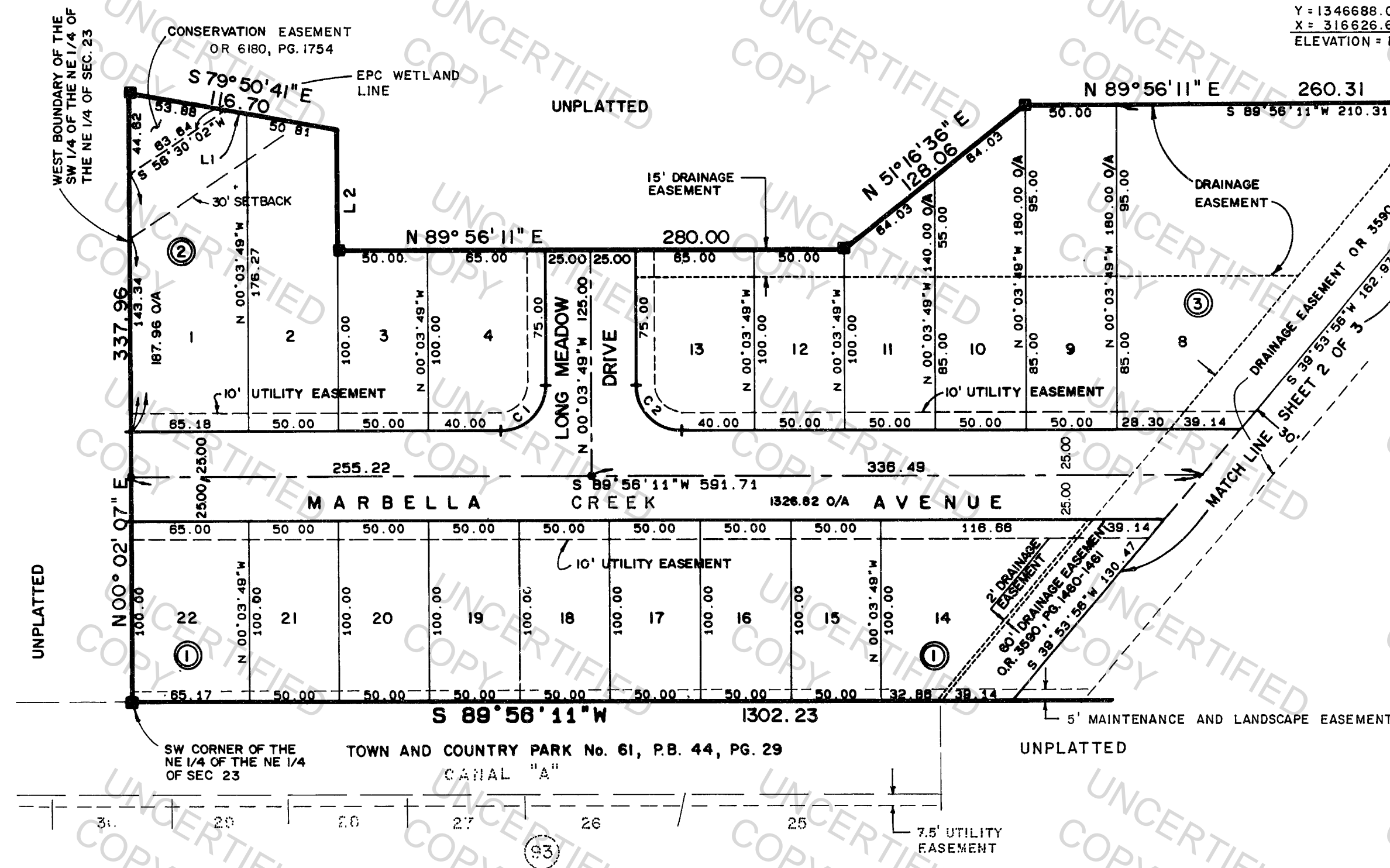


LEGEND

- PERMANENT REFERENCE MONUMENT SET
- PERMANENT REFERENCE MONUMENT FOUND, L.S. AS NOTED
- PERMANENT CONTROL POINT SET
- PERMANENT CONTROL POINT FOUND, L.S. AS NOTED
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- P.C. AND P.T. ON CURVE
- EASEMENT LINE, USE AS NOTED
- OVERALL DISTANCE
- EPC ENVIRONMENTAL PROTECTION COMMISSION

NOTES

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CURVE TABLE

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
1	90° 00' 00"	25.00	39.27	25.00	35.36	S 44° 56' 11" W
2	90° 00' 00"	25.00	39.27	25.00	35.36	N 45° 03' 49" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79° 50' 41" E	12.01
L2	S 00° 03' 49" E	67.26

PREPARED BY:

CUMBEY & FAIR, INC.

2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA, 33575
(813) 797-8982

19 LOTS

JN 112A

SHEET 3 OF 3