HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS

A RESUBDIVISION OF A PORTION OF TRACTS 10, 11 AND 12, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, PLAT BOOK 5, PAGE 62, HILLSBOROUGH COUNTY, FLORIDA.

Basis of Bearings (The East boundary of the SW 1/4 of the SE 1/4 of Section 3-27-17 as being S. 00°15'34" E)

NORTH
1"=100'

100' 0 50' 100' 200'
GRAPHIC SCALE IN FEET
1" = 100'

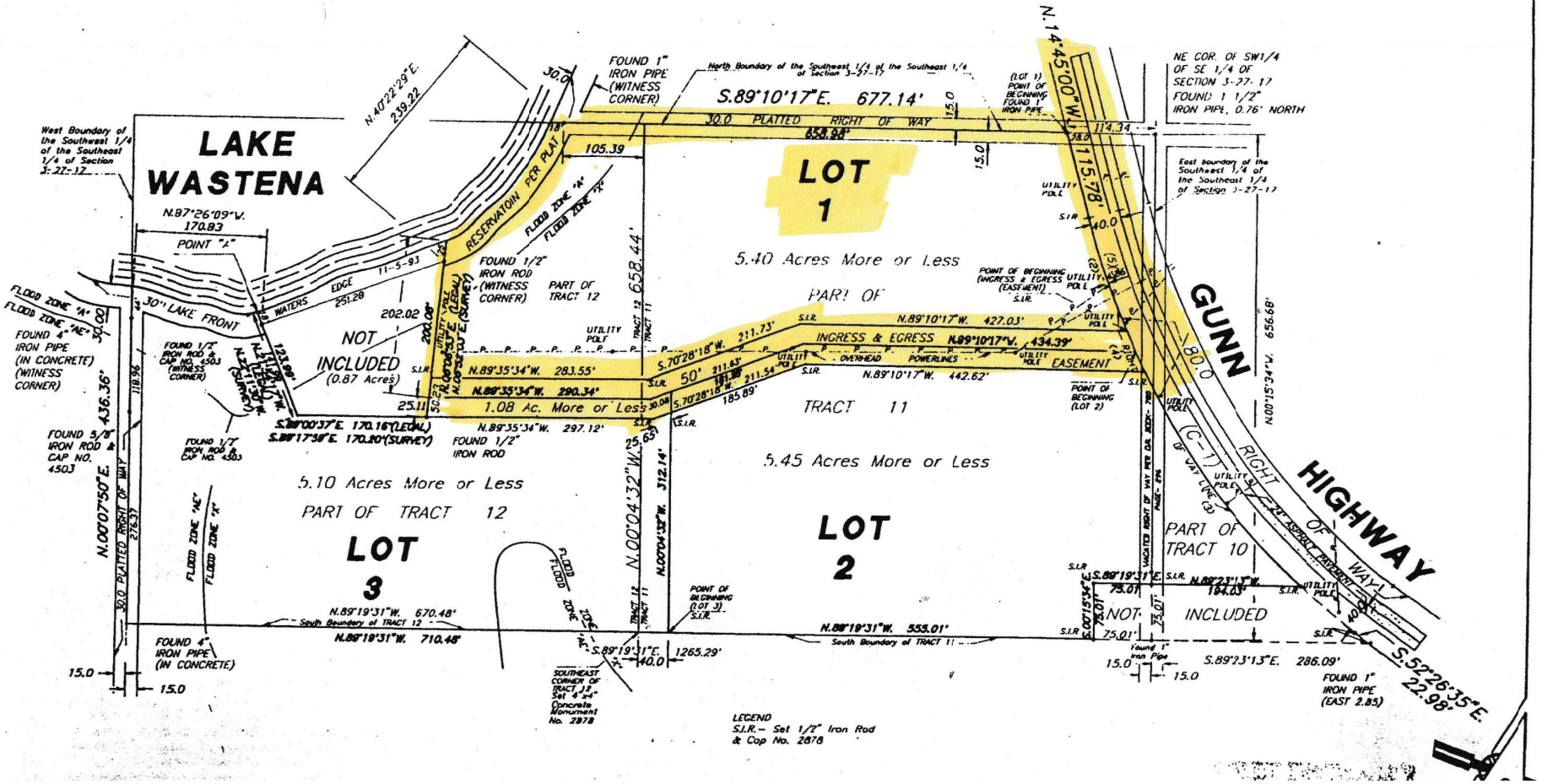
(OVER-ALL)
CURVE DATA:(C-1)
RADIUS-994.93
DELTA-37°41'35"
ARC-654.53
TANGENT-339.60
CHORD-642.79
CHORD BEARING-
N33°35'48"W

Curve number 2
Radius= 994.93
Delta= 10°34'59"
Arc= 183.77
Tangent= 92.15
Chord= 183.51
Chord Brg. N.20°02'30"W.

Curve number 3
Radius= 994.93
Delta= 21°35'30"
Arc= 374.93
Tangent= 189.72
Chord= 372.72
Chord Brg. N.36°07'44"W.

Curve number 4
Radius= 994.93
Delta= 03°12'32"
Arc= 55.72
Tangent= 27.87
Chord= 55.71
Chord Brg. S.25°20'39"E

Curve number 5
Radius= 994.93
Delta= 08°59'23"
Arc= 156.11
Tangent= 78.21
Chord= 155.95
Chord Brg. S.19°14'42"E.



A RESUBDIVISION OF A PORTION OF TRACTS 10, 11 AND 12, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, PLAT BOOK 5, PAGE 62, HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION OF LOT 1:

A PART OF TRACT 11 AND TRACT 12, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°10'17" W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 114.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF GUNN HIGHWAY; THENCE S 14°45'00" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 115.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 183.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.94 FEET, A CENTRAL ANGLE OF 10°34'59" AND A CHORD BEARING AND DISTANCE OF S 20°02'30" E, 183.51 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, N 89°10'17" W, A DISTANCE OF 434.39 FEET; THENCE S 70°28'18" W, A DISTANCE 211.63 FEET; THENCE N 89°35'34" W, A DISTANCE OF 290.34 FEET; THENCE N 05°52'03" E, A DISTANCE OF 202.52 FEET MORE OR LESS TO THE WATERS EDGE OF LAKE WASTENA; THENCE NORTHEASTERLY ALONG SAID WATERS EDGE A DISTANCE OF 239.00 FEET MORE OR LESS TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE S 89°10'17" E, ALONG SAID NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, OF SAID SECTION 3, A DISTANCE OF 677.14 FEET TO THE POINT OF BEGINNING.
THE SOUTHERLY 25.0 FEET SUBJECT TO INGRESS AND EGRESS EASEMENT.
CONTAINING 5.4 ACRES MORE OR LESS

DESCRIPTION OF LOT 2:

A PART OF TRACT 10 AND TRACT 11, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°10'17" W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 114.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GUNN HIGHWAY; THENCE S 14°45'00" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 115.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 183.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 10°34'59" AND A CHORD BEARING AND DISTANCE OF S 20°02'30" E, 183.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE, 374.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 21°35'30", AND A CHORD BEARING AND DISTANCE OF S 36°07'44"E, 372.72; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N 89°23'13"W, A DISTANCE OF 194.03 FEET, TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°19'31" W, A DISTANCE OF 75.01 FEET; THENCE S 00°15'34" E, A DISTANCE OF 75.01 FEET, TO THE SOUTH BOUNDARY OF SAID TRACT 11; THENCE N 89°19'31" W, ALONG SAID SOUTH BOUNDARY OF TRACT 11, A DISTANCE OF 555.01 FEET, THENCE N 00°04'32" W, A DISTANCE OF 312.14 FEET; THENCE N 70°28'18"E A DISTANCE OF 181.55 FEET, THENCE S 89°10'17"E, A DISTANCE OF 434.39 FEET TO THE POINT OF BEGINNING.
THE NORTHERLY 25.0 FEET SUBJECT TO INGRESS AND EGRESS EASEMENT.
CONTAINING 5.45 ACRES MORE OR LESS.

GENERAL NOTES:

1. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries may or may not be subject to flooding. The Hillsborough County Building Department has information regarding Flooding and Restrictions on Development.
2. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
3. Visible Encroachments, if any, are as shown hereon.

DESCRIPTION OF LOT 3:

A PART OF TRACT 11 AND TRACT 12, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°10'17" W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 114.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GUNN HIGHWAY; THENCE S 14°45'00" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 115.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 654.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 37°41'35" AND A CHORD BEARING AND DISTANCE OF S 33°35'48" E, 642.79 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE OF GUNN HIGHWAY, S 52°26'35" E, A DISTANCE OF 22.98 FEET, TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT 10; THENCE N 89°23'13" W, ALONG SAID SOUTH BOUNDARY OF TRACT 10, AND A WESTERLY PROJECTION THEREOF; A DISTANCE OF 286.09; THENCE N 89°19'31" W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 11, AND A EASTERLY PROJECTION THEREOF, A DISTANCE OF 630.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°19'31" W, ALONG THE SOUTH BOUNDARY OF SAID TRACT 11 AND TRACT 12, AND A WESTERLY PROJECTION THEREOF TO THE WEST BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; A DISTANCE OF 710.48 FEET; THENCE N 00°07'50" E, ALONG THE WEST BOUNDARY OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 436.36 FEET TO THE WATERS EDGE OF LAKE WASTENA, THENCE SOUTHEASTERLY ALONG SAID WATERS EDGE, A DISTANCE OF 171.0 FEET MORE OR LESS TO A POINT CALLED "A"; THENCE S 22°11'30"E, A DISTANCE 141.99 FEET; THENCE S 89°17'59" E, A DISTANCE OF 170.20 FEET; THENCE N 05°52'03" E, A DISTANCE OF 25.11 FEET; THENCE S 89°35'34" E, A DISTANCE OF 290.34 FEET, THENCE N 70°28'18" E, A DISTANCE OF 30.08 FEET; THENCE S 00°04'32" E, A DISTANCE OF 312.14 FEET TO THE POINT OF BEGINNING.
THE NORTHERLY 25.0 FEET OF THE EASTERLY 321.29 FEET SUBJECT TO INGRESS & EGRESS.
CONTAINING 5.10 ACRES MORE OR LESS

DESCRIPTION OF 50' INGRESS AND EGRESS EASEMENT:

A PART OF TRACT 11 AND TRACT 12, IN THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 17 EAST, OF FIRST ADDITION TO KEYSTONE PARK COLONY SUBDIVISION, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3; THENCE N 89°10'17" W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, A DISTANCE OF 114.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF GUNN HIGHWAY; THENCE S 14°45'00" E, ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 115.78 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 156.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.94 FEET, A CENTRAL ANGLE OF 08°59'23" AND A CHORD BEARING AND DISTANCE OF S 19°14'42" E, 155.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, 55.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 994.93 FEET, A CENTRAL ANGLE OF 03°12'32", AND A CHORD BEARING AND DISTANCE OF S 25°20'39" E, 55.71 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, N 89°10'17" W, A DISTANCE OF 442.62 FEET, THENCE S 70°28'18"W, A DISTANCE OF 211.54 FEET; THENCE N 89°35'34" W, A DISTANCE OF 297.12 FEET; THENCE N 05°52'03" E, A DISTANCE OF 50.23 FEET; THENCE S 89°35'34" E, A DISTANCE OF 283.55 FEET; THENCE N 70°28'18" E, A DISTANCE OF 211.73 FEET; THENCE S 89°10'17" E, A DISTANCE OF 427.03 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.08 ACRES MORE OR LESS.

CLERK OF THE CIRCUIT COURT:
County of Hillsborough, State of Florida

I hereby certify that this survey for "HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS" has been filed for the record this _____day of _____19___, in Minor Subdivision .Survey Book _____Page ___ of the Public Records of Hillsborough County, Florida.

By:_____ By:_____
Clerk of the Circuit Court Deputy Clerk

Clerk File Number:_____ This___day of_____
19___. Time:_____ Number:_____

Acknowledgement: County of Hillsborough, State of Florida
the forgoing instrument was acknowledged before me this _____day of _____,19___, by Kevin Howell Jr. who is personally known to me or has produced _____
as identification and who did take an oath.

NOTARY PUBLIC:_____
sign:_____(seal)
print:_____
Title or Rank:_____
Serial Number, if any_____

SURVEYOR'S CERTIFICATE:
I, the undersigned surveyor, hereby certify that this survey for "HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS" is a correct for representation of the land being subdivided; that this survey is a "SPECIAL PURPOSE SURVEY" and complies with the applicable requirements of Chapter 21 HH-6, Florida Administrative Code and the Hillsborough County Subdivision Regulations; that permanent reference monuments (P.R.M.'s) were set on the__ day of _____, 19__, as shown hereon.

By:_____

William Kemp Morris P.L.S.
Florida Registered Land Surveyor
Registration Number 2878

PLANNING AND DEVELOPMENT MANAGEMENT DEPARTMENT.
I hereby certify that "HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS" is a correct representation of the land being subdivided. This survey for "HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS" complies with the Hillsborough County Subdivision regulations and has been approved by all reviewing agencies on _____,19

By:_____
County Administator's Designee

Date:_____

SUBDIVIDER:
The undersigned hereby certifies that he is the owner of the tract of land described hereon as " HOWELL'S SURVEY FOR A MINOR SUBDIVISION WITH NO IMPROVEMENTS" and that this survey represents its intention to subdivide the property located in Section 23, Township 27, and Range 17, Hillsborough County, Florida, as described in the legal description.

By:_____ Witness:_____
TRUSTEE Kevin Howell, Jr.

MORRIS
SURVEYING, INC.

P566FP12.DWG