

BLOOMINGDALE SECTION "AA/GG" UNIT 1 PHASE 2

SECTION 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of said Section 13, run thence along the East boundary of said Section 13, S.00°03'55"W., 1456.81 feet to a point on the Northerly boundary of BLOOMINGDALE "AA/GG" UNIT 1 PHASE 1, according to the plat thereof as recorded in Plat Book 75, Page 29, Public Records of Hillsborough County, Florida; thence along said Northerly boundary of BLOOMINGDALE "AA/GG" UNIT 1 PHASE 1, the following three (3) courses: 1) S.80°22'08"W., 10.76 feet; 2) N.86°29'44"W., 410.41 feet; 3) N.82°42'26"W., 347.92 feet to the Northwest corner of said BLOOMINGDALE "AA/GG" UNIT 1 PHASE 1, also being the POINT OF BEGINNING; thence along the Westerly boundary of said BLOOMINGDALE SECTION "AA/GG" UNIT 1 PHASE 1, the following two (2) courses: 1) S.07°17'34"W., 469.03 feet; 2) S.18°03'25"E., 297.52 feet to a point on a curve on the Northeasterly right-of-way line of NATURES WAY BOULEVARD, as recorded in Official Record Book 4910, Page 1910, Public Records of Hillsborough County, Florida; thence along said Northeasterly right-of-way line, Westerly, 25.90 feet along the arc of a curve to the right having a radius of 570.00 feet and a central angle of 02°36'13" (chord bearing N.85°25'29"W., 25.90 feet) to the Southeast corner of NATURES WAY BOULEVARD 3RD EXTENSION LIFT STATION SITE NO. 5, as recorded in Official Record Book 4815, Page 0814, Public Records of Hillsborough County, Florida; thence along the Easterly, Northerly and Westerly boundaries of said NATURES WAY BOULEVARD 3RD EXTENSION LIFT STATION SITE NO. 5, the following three courses: 1) N.07°05'00"E., 20.02 feet; 2) N.82°55'00"W., 25.00 feet; 3) S.07°05'00"W., 20.00 feet to a point on a curve on said Northeasterly right-of-way line of NATURES WAY BOULEVARD; thence along said Northeasterly right-of-way line, the following five (5) courses: 1) Westerly, 263.53 feet along the arc of said curve to the right having a radius of 570.00 feet and a central angle of 26°29'22" (chord bearing N.68°21'54"W., 261.19 feet) to a point of tangency; 2) N.55°07'13"W., 128.89 feet; 3) N.49°46'42"W., 128.89 feet; 4) N.55°07'13"W., 522.28 feet to a point of curvature; 5) Westerly, 240.69 feet along the arc of a curve to the left having a radius of 542.00 feet and a central angle of 25°26'36" (chord bearing N.67°50'31"W., 238.71 feet); thence N.09°26'10"E., 30.18 feet; thence N.73°16'56"E., 79.85 feet; thence N.19°32'28"E., 7.46 feet to a point of curvature; thence Northeasterly, 69.86 feet along the arc of a curve to the right having a radius of 126.00 feet and a central angle of 31°46'02" (chord bearing N.35°25'29"E., 68.97 feet) to a point of tangency; thence N.51°18'30"E., 113.65 feet to a point of curvature; thence Northeasterly, 30.62 feet along the arc of a curve to the left having a radius of 86.00 feet and a central angle of 20°24'00" (chord bearing N.41°06'30"E., 30.46 feet) to a point of tangency; thence N.30°54'30"E., 10.83 feet to a point of curvature; thence Northeasterly, 18.06 feet along the arc of a curve to the left having a radius of 130.00 feet and a central angle of 07°57'34" (chord bearing N.26°55'43"E., 18.05 feet); thence S.67°03'04"E., 26.50 feet to a point on a curve; thence Southeasterly, 51.36 feet along the arc of a curve to the left having a radius of 20.00 feet and a central angle of 14°08'56" (chord bearing S.50°37'32"E., 38.37 feet) to a point of tangency; thence N.55°48'00"E., 5.30 feet; thence S.34°12'00"E., 67.95 feet; thence N.55°48'00"E., 398.50 feet; thence S.44°35'28"E., 422.28 feet; thence S.67°55'59"E., 75.69 feet; thence S.44°35'28"E., 242.74 feet; thence S.64°29'00"E., 169.93 feet; thence S.82°42'26"E., 290.37 feet; thence S.07°17'34"W., 30.00 feet to the POINT OF BEGINNING.

Containing 21.548 acres, more or less.

DEDICATION: Sungreene Incorporated, a Florida corporation ("Sungreene"), is the fee simple owner of all lands referred to as TRACT "A-1", described in the legal description which is a part of this plat.

Brandon Properties Partners, Ltd., a Florida limited partnership ("Developer"), is the fee simple owner of all lands referred to as TRACT "A-2", described in the legal description which is a part of this plat.

The entrance and rights-of-way designated as TRACT "A-1" shall remain privately owned and maintained and are not dedicated to the public in general but are reserved for the non-exclusive use and benefit of Sungreene Incorporated, doing business as Bloomingdale Golfers Club. Sungreene grants to the Developer, its assigns, the Homeowner's Association, and to all owners of lots within this subdivision, a non-exclusive easement for ingress, egress, and utilities across TRACT "A-1".

The rights-of-way designated as TRACT "A-2" shall remain privately owned and maintained and are not dedicated to the public in general but are reserved for the non-exclusive use and benefit of the Developer, its assigns, the Homeowner's Association, and all owners of lots within this subdivision.

The private drainage easements shown on this plat are not dedicated to the public in general, but are reserved for the use and benefit of the Homeowner's Association, the Developer, Sungreene and their respective assigns.

The Developer and it assigns reserves the right to convey TRACT "A-2" to the Homeowner's Association. The Association shall maintain the rights-of-way in TRACT "A-2" and shall jointly maintain the rights-of-way in TRACT "A-1" with Sungreene. Nothing herein is intended to be dedicated to the public, except as may be herein noted. The improvement facilities described in this paragraph shall only be accepted as public facilities upon the consent of the Board of County Commissioners of Hillsborough County.

The use and benefit shall extend and enure to the benefit of all local, state and federal governments, their agencies and departments selected by the Developer, for their use in performing and discharging their official duties and obligations to provide governmental and utility services, including without limitation, use by emergency vehicles. There is granted to the foregoing entities a right of ingress and egress over TRACT "A-1" and TRACT "A-2", for the purposes referred to in this paragraph.

The Developer dedicates a non-exclusive 10.00 foot wide utility easement as shown herein for the installation and maintenance of electric, telephone, cable television and other public utilities as selected by the Developer and its assigns.

There is dedicated to the Homeowner's Association a 5.00 foot wall easement as shown herein for the maintenance and repair of the wall.

SHIMBERG-CROSS COMPANY

General Partners for Brandon Properties Partners, LTD., A Florida Limited Partnership - OWNER

Glen Cross
Glen Cross, President

Arthur W. Merritt
Witness, Arthur W. Merritt

Vicky B. Robinson
Witness, Vicky B. Robinson

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority Glen Cross, President of Shimberg-Cross Company, General Partners for Brandon Properties Partners, LTD., a Florida Limited Partnership, Owner, to me well known and known by me to be the personally described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed, and did not take an oath.

Witness my hand and official seal on this 10th day of January 1996.

Mary Robin Dunn
Notary Public, State of Florida at Large
Mary Robin Dunn

My Commission expires: Sept. 1, 1998
Commission Number: CC391431

MARY ROBIN DUNN
Notary Public, State of Florida
My comm. expires September 1, 1998
No. CC391431

SUNGREENE INCORPORATED, A Florida Corporation - OWNER

Vito J. Saputo
Vito J. Saputo, President

Arthur W. Merritt
Witness, Arthur W. Merritt

Vicky B. Robinson
Witness, Vicky B. Robinson

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority Vito J. Saputo, as President of Sungreene Incorporated, a Florida Corporation, Owner, to me well known and known by me to be the personally described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed, and did not take an oath.

Witness my hand and official seal on this 10th day of January 1996.

Mary Robin Dunn
Notary Public, State of Florida at Large
Mary Robin Dunn

My Commission expires: Sept. 1, 1998
Commission Number: CC391431

MARY ROBIN DUNN
Notary Public, State of Florida
My comm. expires September 1, 1998
No. CC391431

FIRST UNION NATIONAL BANK OF FLORIDA - MORTGAGEE

Craig H. Carrier
Craig H. Carrier, Vice President

Galen Custard
Witness, Galen Custard

Kay A. Bernasek
Witness, Kay A. Bernasek

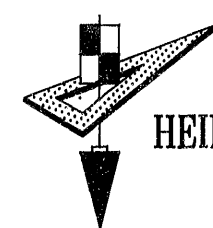
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority Craig H. Carrier, Vice President of First Union National Bank of Florida, Mortgagee, to me well known and known by me to be the personally described in and who executed the foregoing instrument and who acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes herein expressed, and did not take an oath.

Witness my hand and official seal on this 10th day of January 1996.

Janice K. Tice
Notary Public, State of Florida at Large
Janice K. Tice

My Commission expires: April 26, 1997
Commission Number: CC 280085



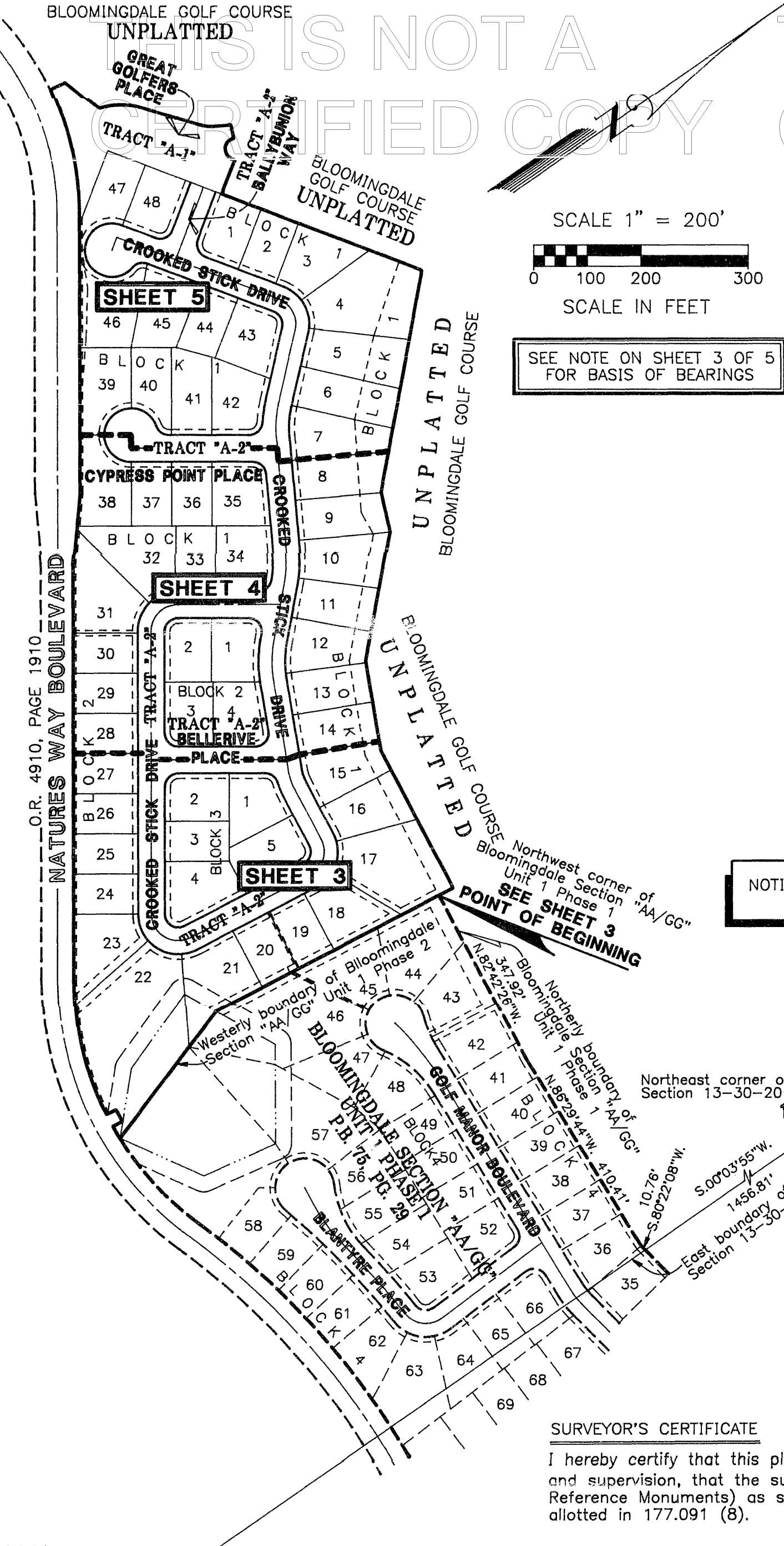
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(813) 253-5311

HEIDT & ASSOCIATES, INC.

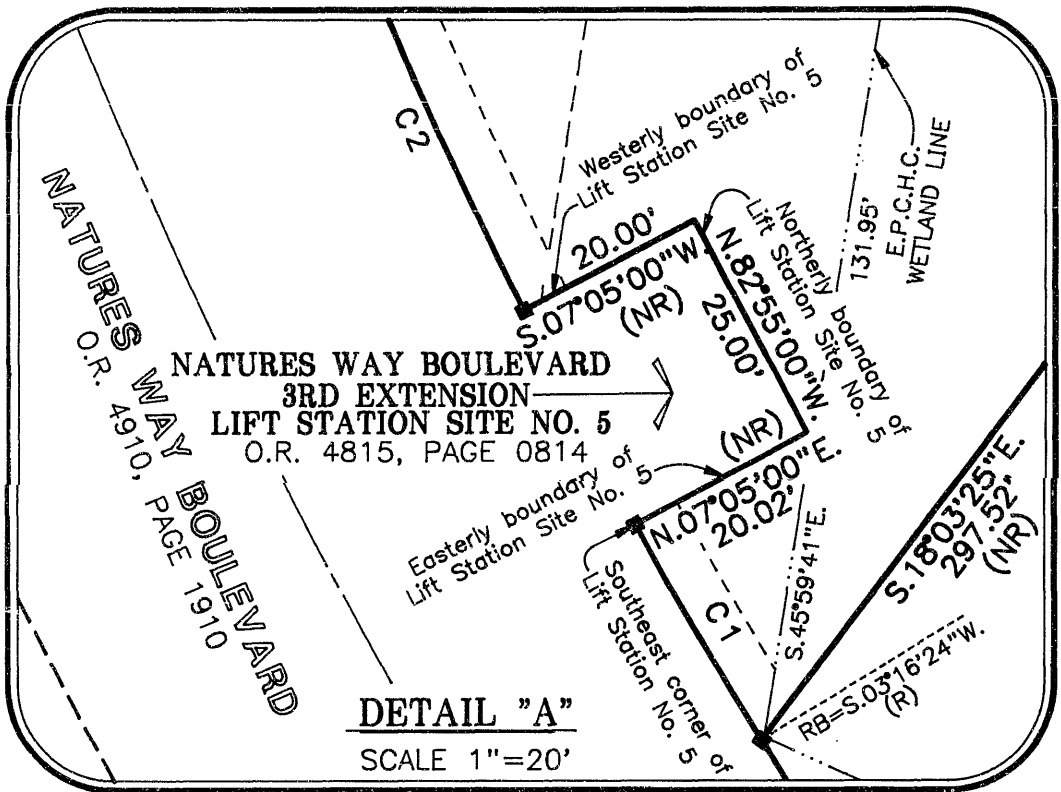
CIVIL ENGINEERING
LAND SURVEYING

SHEET 1 OF 5 SHEETS

BLOOMINGDALE SECTION "AA/GG" UNIT 1 PHASE 2
SECTION 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



Wetland Conservation Area Note:
The Wetland Conservation Area shall be permanently retained in a natural state pursuant to Hillsborough County, FL, 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.



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	570.00	02°36'13"	25.90	12.95	25.90	N.85°25'29\"/>
2	570.00	26°29'22"	263.53	134.16	261.19	N.68°21'54\"/>
3	542.00	25°26'36"	240.69	122.36	238.71	N.67°50'31\"/>
4	126.00	31°46'02"	69.86	35.85	68.97	N.35°25'29\"/>
5	86.00	20°24'00"	30.62	15.47	30.46	N.41°06'30\"/>
6	130.00	07°57'34"	18.06	9.04	18.05	N.26°55'43\"/>
7	20.00	147°08'56"	51.36	67.84	38.37	S.50°37'32\"/>
11	50.00	82°00'00"	71.56	43.46	65.61	S.83°12'00\"/>
12	200.00	18°00'00"	62.83	31.68	62.57	S.51°12'00\"/>
13	200.00	15°36'32"	54.49	27.41	54.32	S.52°23'44\"/>
14	200.00	19°53'32"	69.44	35.07	69.09	S.54°32'14\"/>
15	50.00	90°00'00"	78.54	50.00	70.71	S.10°07'13\"/>
16	100.00	18°13'26"	31.81	16.04	31.67	S.7°35'43\"/>
17	50.00	90°00'00"	78.54	50.00	70.71	S.37°42'26\"/>
18	50.00	117°35'13"	102.61	82.54	85.53	S.66°05'10\"/>
19	25.00	90°00'00"	39.27	25.00	35.36	S.10°48'00\"/>
20	50.00	110°55'13"	96.80	72.64	72.64	S.00°20'23\"/>
21	50.00	139°36'31"	121.83	135.93	93.85	N.55°04'32\"/>
22	25.00	70°31'44"	30.77	17.68	28.87	N.20°32'08\"/>
23	25.00	82°00'00"	35.78	21.73	32.80	S.83°12'00\"/>
24	225.00	10°20'48"	40.63	20.37	40.58	S.47°22'24\"/>
25	25.00	87°25'35"	38.15	23.90	34.55	S.08°50'01\"/>
26	25.00	70°31'44"	30.77	17.68	28.87	S.70°08'39\"/>
27	50.00	70°31'44"	61.55	35.36	57.74	S.70°08'39\"/>
28	50.00	90°00'00"	78.54	50.00	70.71	S.10°07'13\"/>
29	50.00	90°00'00"	78.54	50.00	70.71	N.79°52'47\"/>
30	25.00	84°55'13"	37.05	22.88	33.75	N.77°20'23\"/>
31	175.00	15°36'32"	47.67	23.99	47.53	S.52°23'44\"/>
32	25.00	79°28'15"	34.68	20.78	31.96	S.04°51'20\"/>
33	75.00	03°49'21"	5.00	2.50	5.00	S.32°58'06\"/>
34	75.00	41°10'39"	53.90	28.17	52.75	S.10°28'06\"/>
35	75.00	45°00'00"	58.90	31.07	57.40	S.32°37'13\"/>
36	75.00	41°40'00"	54.54	28.54	53.35	S.75°57'13\"/>
37	75.00	52°27'09"	68.66	36.95	68.29	N.56°59'12\"/>
38	75.00	23°28'04"	30.72	15.58	30.50	N.19°01'36\"/>
39	75.00	30°50'00"	40.36	20.68	39.88	N.08°07'26\"/>
40	75.00	46°40'00"	61.09	32.35	59.41	N.46°52'26\"/>
41	75.00	12°30'00"	16.36	8.21	16.33	N.76°27'26\"/>
42	75.00	18°13'26"	23.86	12.03	23.75	N.73°35'43\"/>
43	175.00	01°53'24"	5.77	2.89	5.77	N.63°32'18\"/>
44	175.00	18°00'08"	54.98	27.72	54.76	N.53°35'32\"/>
45	225.00	03°10'00"	12.44	6.22	12.43	N.46°10'28\"/>
46	225.00	12°26'32"	48.86	24.53	48.76	N.53°58'44\"/>
47	175.00	18°00'00"	54.98	27.72	54.75	N.51°12'00\"/>
48	75.00	06°30'00"	8.51	4.26	8.50	N.45°27'00\"/>
49	75.00	42°40'00"	55.85	29.29	54.57	N.70°02'00\"/>
50	75.00	32°50'00"	42.98	22.10	42.99	S.72°13'00\"/>
51	25.00	90°00'00"	39.27	25.00	35.36	N.79°12'00\"/>
52	25.00	100°31'45"	43.86	30.07	38.45	N.85°08'40\"/>
53	225.00	19°53'32"	78.12	39.46	77.73	S.54°32'14\"/>
54	25.00	99°21'47"	43.36	29.46	38.12	S.14°48'06\"/>
55	25.00	90°00'00"	39.27	25.00	35.36	S.79°52'47\"/>
56	25.00	90°00'00"	39.27	25.00	35.36	N.10°07'13\"/>
57	25.00	73°36'00"	32.11	18.70	29.95	N.71°40'47\"/>
58	125.00	11°11'13"	24.41	12.24	24.37	S.77°06'50\"/>
59	25.00	90°00'00"	39.27	25.00	35.36	S.37°42'26\"/>
60	25.00	117°35'13"	51.31	41.27	42.77	S.66°05'10\"/>
61	25.00	90°00'00"	39.27	25.00	35.36	N.10°07'13\"/>
64	570.00	21°33'49"	214.52	108.55	213.26	N.70°49'41\"/>
65	570.00	04°55'34"	49.01	24.52	48.09	N.57°35'00\"/>

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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 77, Page 21, of the Public Records of Hillsborough County, Florida.

JANUARY 26, 1996 Date
96019470
196 JAN 26 PM 2:00
Richard Ake Clerk of the Circuit Court
By: Audrey M. Kaur Deputy Clerk

BOARD OF COUNTY COMMISSIONERS: This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

1/25/96 Date
Chairman

SURVEYOR'S CERTIFICATE

I hereby certify that this plat is a true and correct representation of the lands surveyed, that the survey was made under my responsible direction and supervision, that the survey data complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that P.C.P.'s (Permanent Control Points) as shown hereon will be set within the time allotted in 177.091 (8).

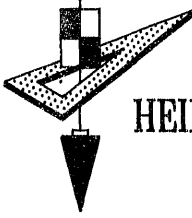
HEIDT & ASSOCIATES, INC.

January 4, 1996 Date

Arthur W. Merritt
Fla. Registered Land Surveyor No. 4498

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.



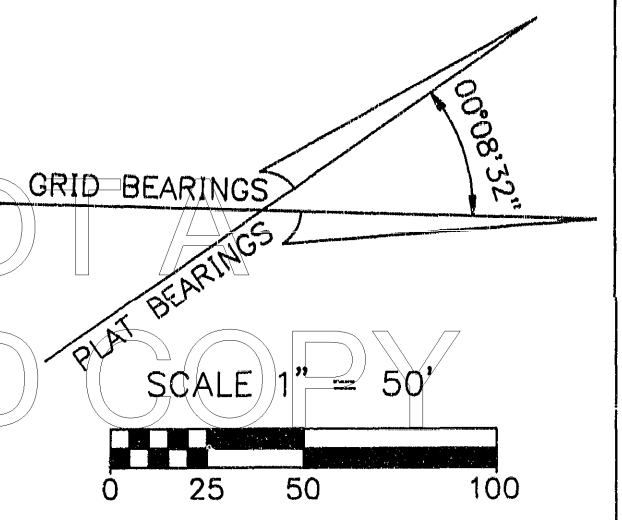
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TAMPA, FLORIDA 33606
(813) 253-5311

- LEGEND:
- 1. Symbol indicates (P.R.M.) Permanent Reference Monuments No. 4498, unless otherwise noted.
 - 2. Symbol indicates (P.C.P.) Permanent Control Points
 - 3. (R) indicates radial line
 - 4. (NR) indicates non-radial line
 - 5. RB - Reference Bearing

BLOOMINGDALE SECTION "AA/GG" UNIT 1 PHASE 2

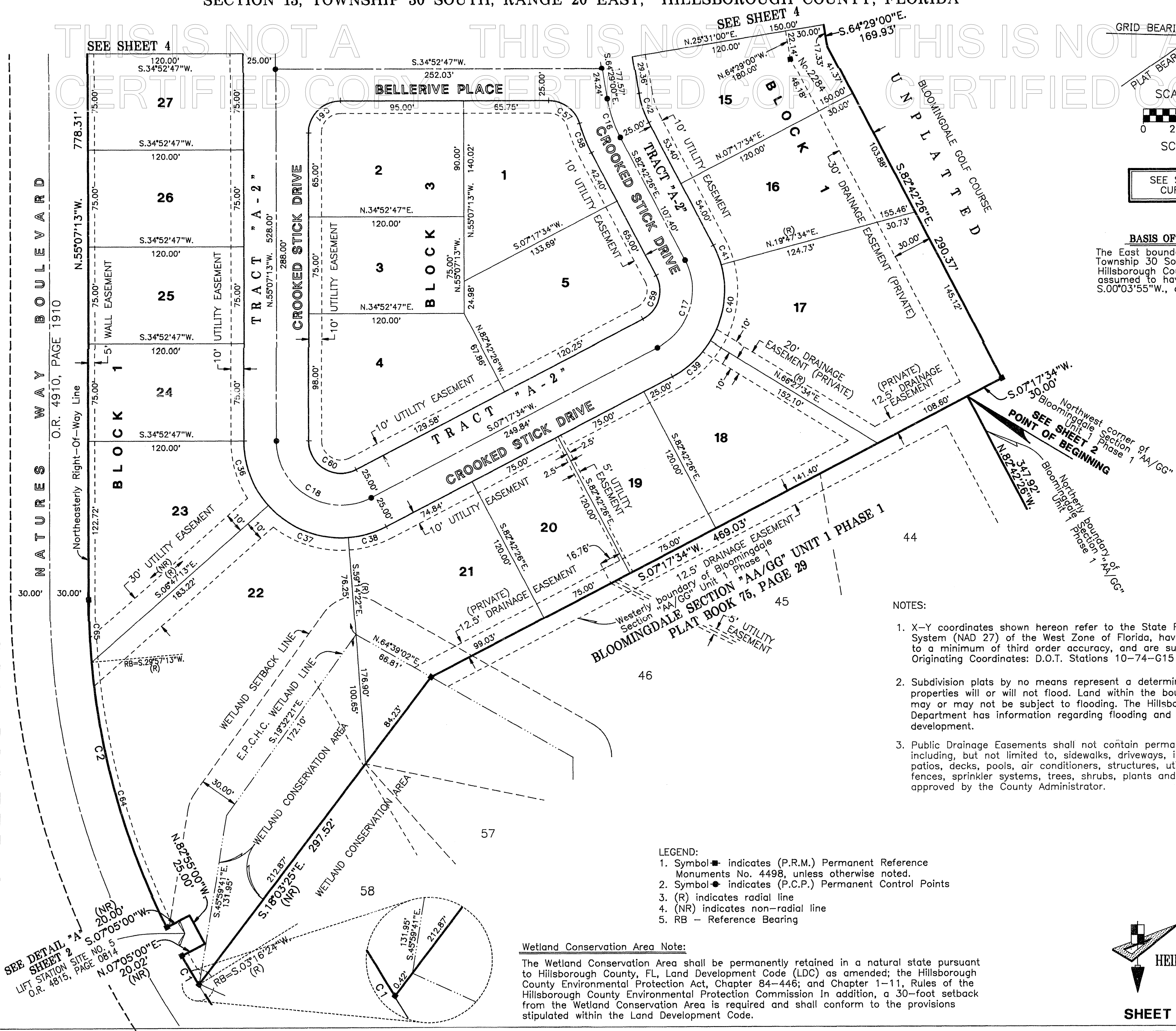
SECTION 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 2 OF 5 FOR CURVE DATA TABLES

BASIS OF BEARINGS

The East boundary of Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida, is assumed to have a bearing of S.00°03'55"W., on an assumed datum.



NOTES:

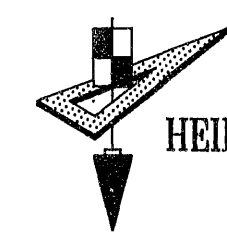
1. X-Y coordinates shown hereon refer to the State Plane Coordinate System (NAD 27) of the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Originating Coordinates: D.O.T. Stations 10-74-G15 & 10-74-G17
2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of the plat may or may not be subject to flooding. The Hillsborough County Building Department has information regarding flooding and restrictions on development.
3. Public 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, plants and landscaping except as approved by the County Administrator.

LEGEND:

1. Symbol ■ indicates (P.R.M.) Permanent Reference Monuments No. 4498, unless otherwise noted.
2. Symbol ● indicates (P.C.P.) Permanent Control Points
3. (R) indicates radial line
4. (NR) indicates non-radial line
5. RB - Reference Bearing

Wetland Conservation Area Note:

The Wetland Conservation Area shall be permanently retained in a natural state pursuant to Hillsborough County, FL, 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.



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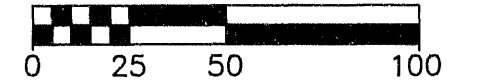
CIVIL ENGINEERING
LAND SURVEYING

BLOOMINGDALE SECTION "AA/GG" UNIT 1 PHASE 2

SECTION 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY

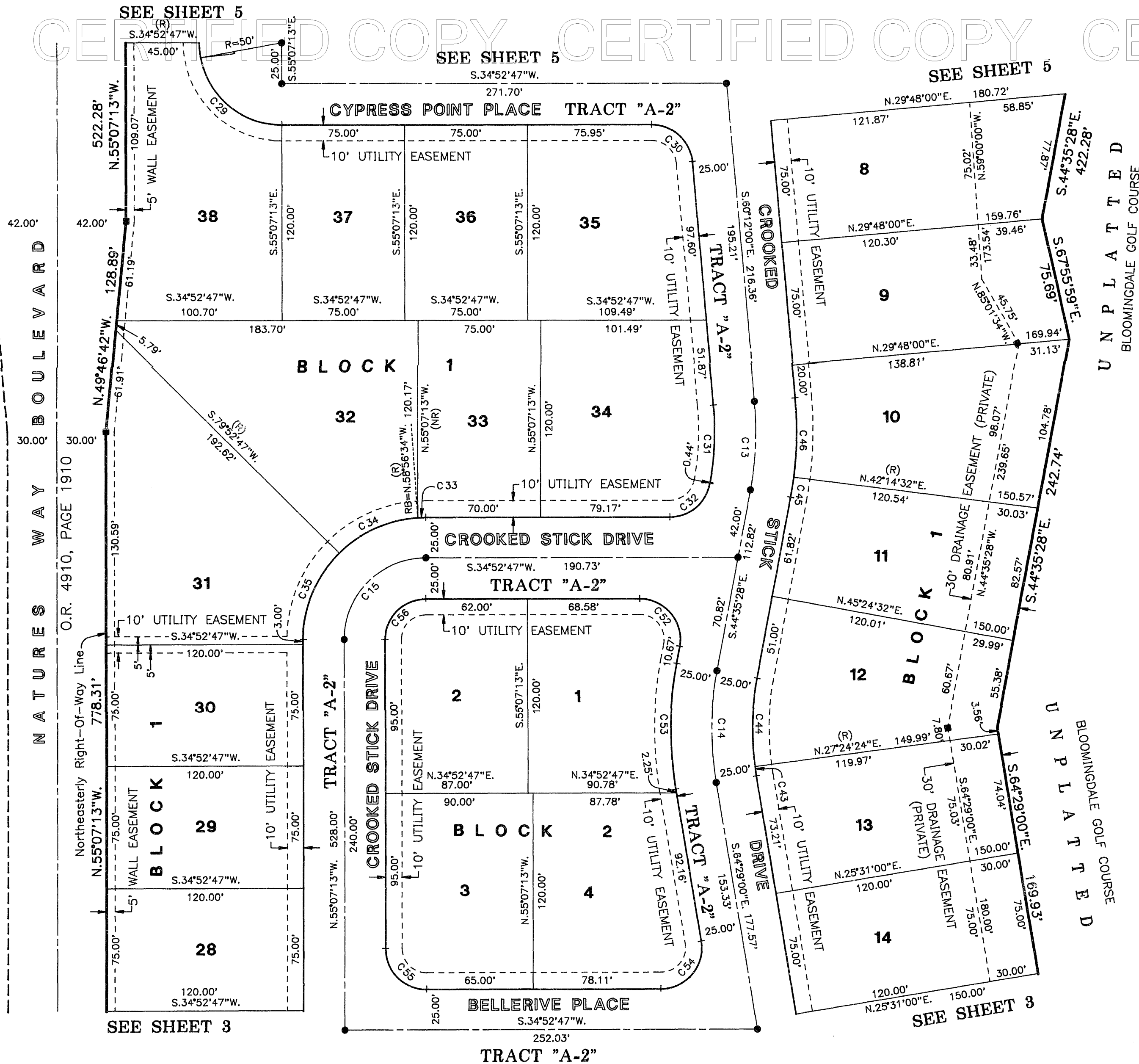
SCALE 1" = 50'



SCALE IN FEET

SEE NOTE ON SHEET 3 OF 5 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 5 FOR CURVE DATA TABLES

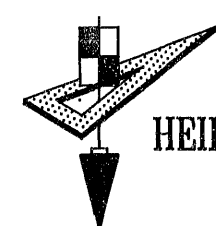


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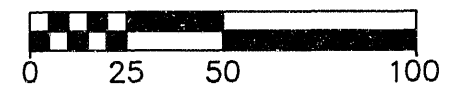
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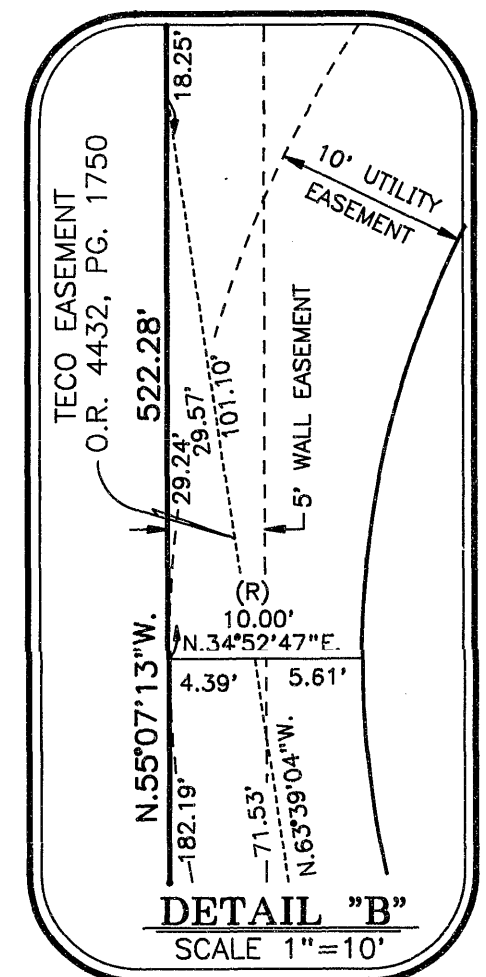
SCALE 1" = 50'



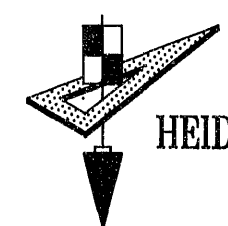
SCALE IN FEET

SEE NOTE ON SHEET 3 OF 5
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 5 FOR
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SHEET 5 OF 5 SHEETS

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