

PLAT NOTES:

- UNLESS OTHERWISE NOTED A 5/8" IRON ROD AND CAP "LB-7454" MONUMENTATION SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINE WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 25 HAVING A GRID BEARING OF N89°30'47"E BETWEEN FIELD MONUMENTATION AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990 AS ESTABLISHED FROM POLK COUNTY CONTROL POINTS "K03" AND "K04".
- 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.
- ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL 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 WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

PLANTATION OAKS

SECTION 25, TOWNSHIP 29 SOUTH, RANGE 22 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 111 PAGE 41
SHEET 1 OF 3

LEGEND:

- ▲ FOUND POINT AS NOTED
- SET PERMANENT CONTROL POINT
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP "PRM LB-7454"
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- & = AND
- O.R. = OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FL
- CL = CENTERLINE
- W92 = WETLANDS COURSE (SEE CHART)
- I.D. = IDENTIFICATION (NR) = NON-RADIAL AC. = ACRE
- R/W = RIGHT OF WAY
- N&D = NAIL AND DISK
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- (RAD) = RADIAL
- PKN&D = PK NAIL & DISK
- FIR = FOUND 5/8" IRON ROD
- EPC/SWFWMD = ENVIRONMENTAL PROTECTION COMMISSION/SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NE 1/4, LESS RIGHT-OF-WAY FOR COUNTY LINE ROAD, OF SECTION 25, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA.

CONTAINING: 80.49 ACRES, MORE OR LESS.

NOTICE:

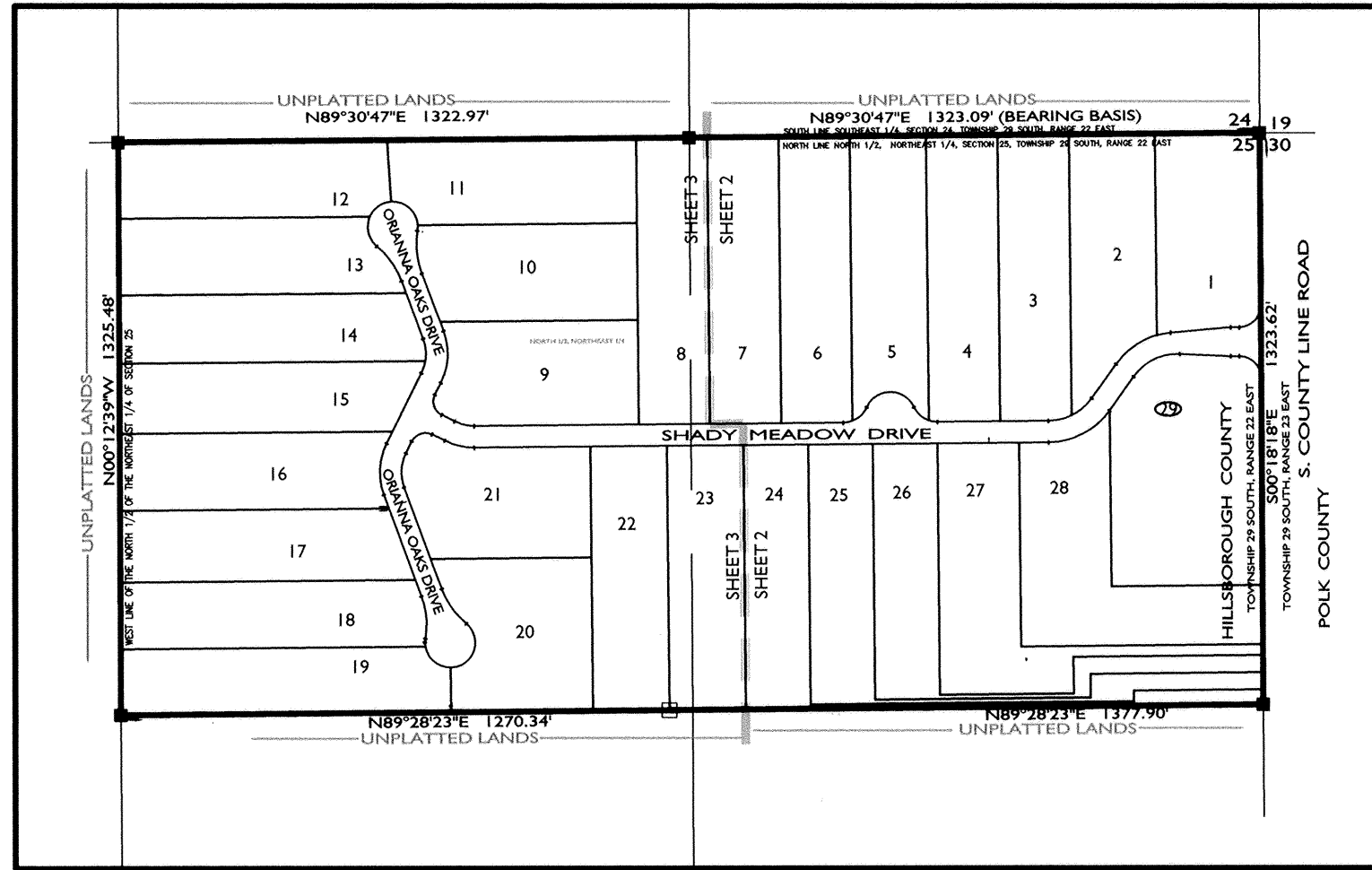
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DRAINAGE AND DRAINAGE/RETENTION EASEMENTS NOTE:

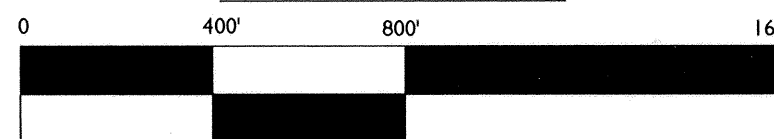
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WETLAND CONSERVATION NOTE:

"THE WETLAND CONSERVATION AREA SHALL BE 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."



KEY MAP



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: Peter E. Cassidy
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 6290
COUNTY SURVEYING DIVISION, REAL ESTATE DEPARTMENT
HILLSBOROUGH COUNTY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN: Jim DeMunn DATE: 11/30/06

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

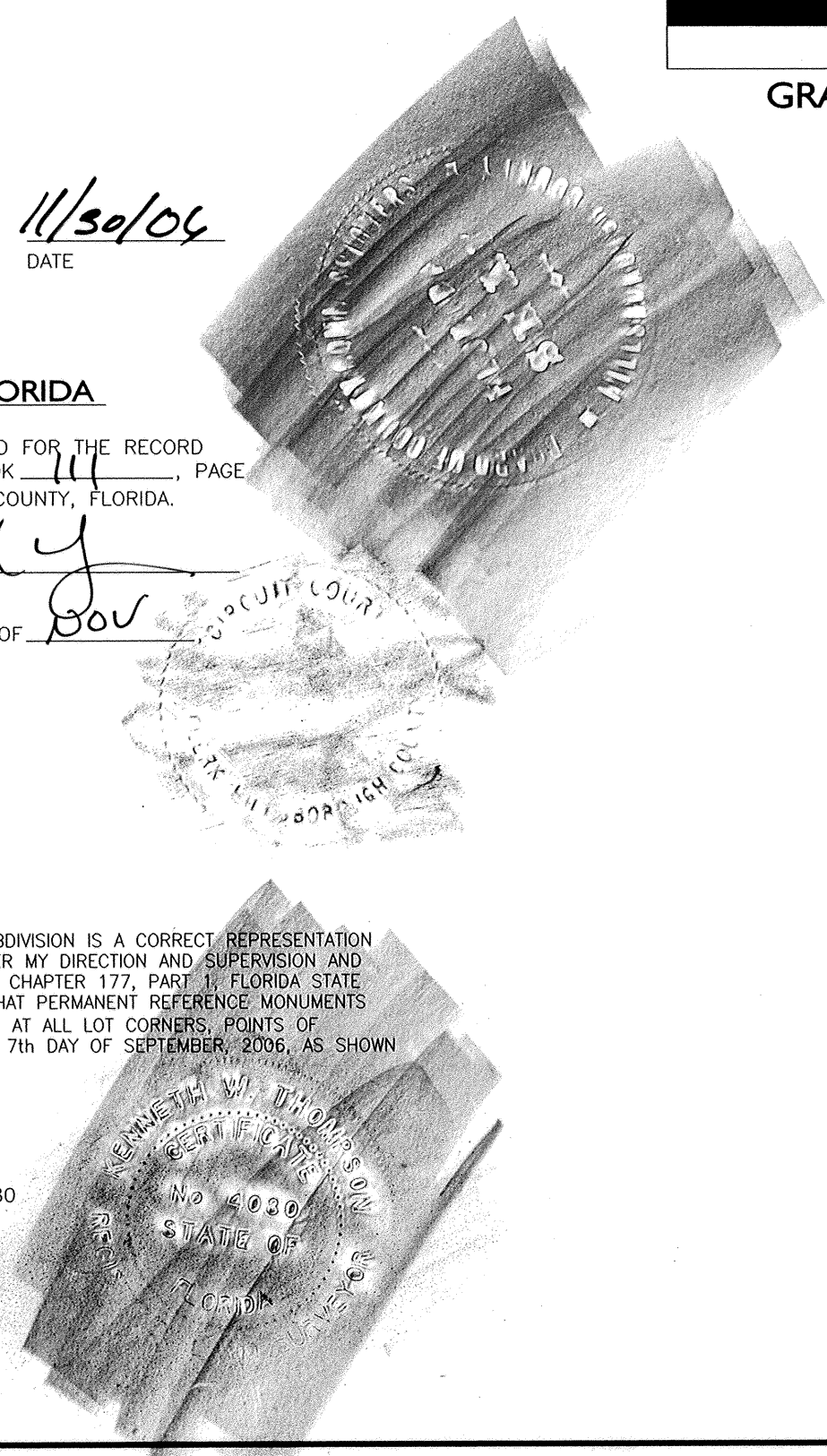
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FILED FOR THE RECORD THIS 30th DAY OF NOV, 2006, IN PLAT BOOK 111, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: PAT FRANK DEPUTY CLERK
CLERK FILE NUMBER 2006559665 THIS 30th DAY OF NOV, 2006, TIME 3:34 PM NUMBER 30

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED SURVEYOR, HEREBY STATE THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATE STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTATION AT ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGE OF DIRECTION OF LINES WERE SET ON THE 7th DAY OF SEPTEMBER, 2006, AS SHOWN HEREON.

BY: Kenneth W. Thompson PLS# 4080
KENNETH W. THOMPSON, PLS
FLORIDA SURVEYOR AND MAPPER NO. 4080
McVAY-WOOD ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FLORIDA 33801
(863) 686-0544
SURVEYING AND MAPPING BUSINESS
CERTIFICATE OF AUTHORIZATION - LB 7454



DEDICATION:

THE UNDERSIGNED, AS OWNER AND MORTGAGE HOLDER OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF "PLANTATION OAKS" FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE THE ROAD RIGHTS-OF-WAY DEPICTED AS SHADY MEADOW DRIVE AND ORIANNA OAKS DRIVE FOR THE USE AND BENEFIT OF THE LOT OWNERS OF THIS SUBDIVISION.

THE DRAINAGE, SIDEWALK, WALL, FENCE, LANDSCAPE AND ACCESS FOR MAINTENANCE EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RESORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION.

THE PRIVATE ROADS AND RIGHTS OF WAY SHOWN HEREON AS SHADY MEADOW DRIVE AND ORIANNA OAKS DRIVE ARE NOT DEDICATED TO THE PUBLIC, BUT ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF THE LOT OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS, AND THEIR GUESTS AND INVITEES.

THE OWNER HEREBY DEDICATES TO HILLSBOROUGH COUNTY GOVERNMENT AND ALL PROVIDERS OF FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND RIGHTS OF WAY SHOWN HEREON AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES.

OWNER: TERRANOVA HOLDINGS, INC., A FLORIDA CORPORATION

BY: Peter E. Cassidy
PRINTED NAME: Peter E. Cassidy

WITNESS: [Signature]
WITNESS: [Signature]

ACKNOWLEDGMENT:

COUNTY OF POLK
STATE OF FLORIDA,

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF October, 2006, BY Peter E. Cassidy, (TITLE) President OF TERRANOVA HOLDINGS, INC., FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND WHO DID NOT TAKE AND OATH.

NOTARY PUBLIC

SIGN: Phyllis Gail Allen
PRINT: Phyllis Gail Allen
TITLE: Notary Public
SERIAL NUMBER DD 197207
COMMISSION EXPIRES: 7/27/07



MORTGAGEE: CITRUS AND CHEMICAL BANK

BY: Matt Butz
PRINTED NAME: Matt Butz
TITLE: FVP

WITNESS: Linda E. Mizelle
WITNESS: Kim Carlton

ACKNOWLEDGMENT:

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STATE OF FLORIDA,

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NOTARY PUBLIC

SIGN: Linda E. Mizelle
PRINT: Linda E. Mizelle
TITLE: LINDA E. MIZELLE
SERIAL NUMBER Notary Public, State of Florida
COMMISSION EXPIRES: My comm. exp. Sept. 6, 2009
Comm. No. DD 468705



STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 7454
KENNETH W. THOMPSON
REGISTRATION NO. 4080

PLANTATION OAKS

SECTION 25, TOWNSHIP 29 SOUTH, RANGE 22 EAST

HILLSBOROUGH COUNTY, FLORIDA

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WETLANDS CONSERVATION NOTE:

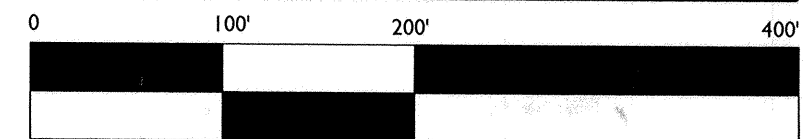
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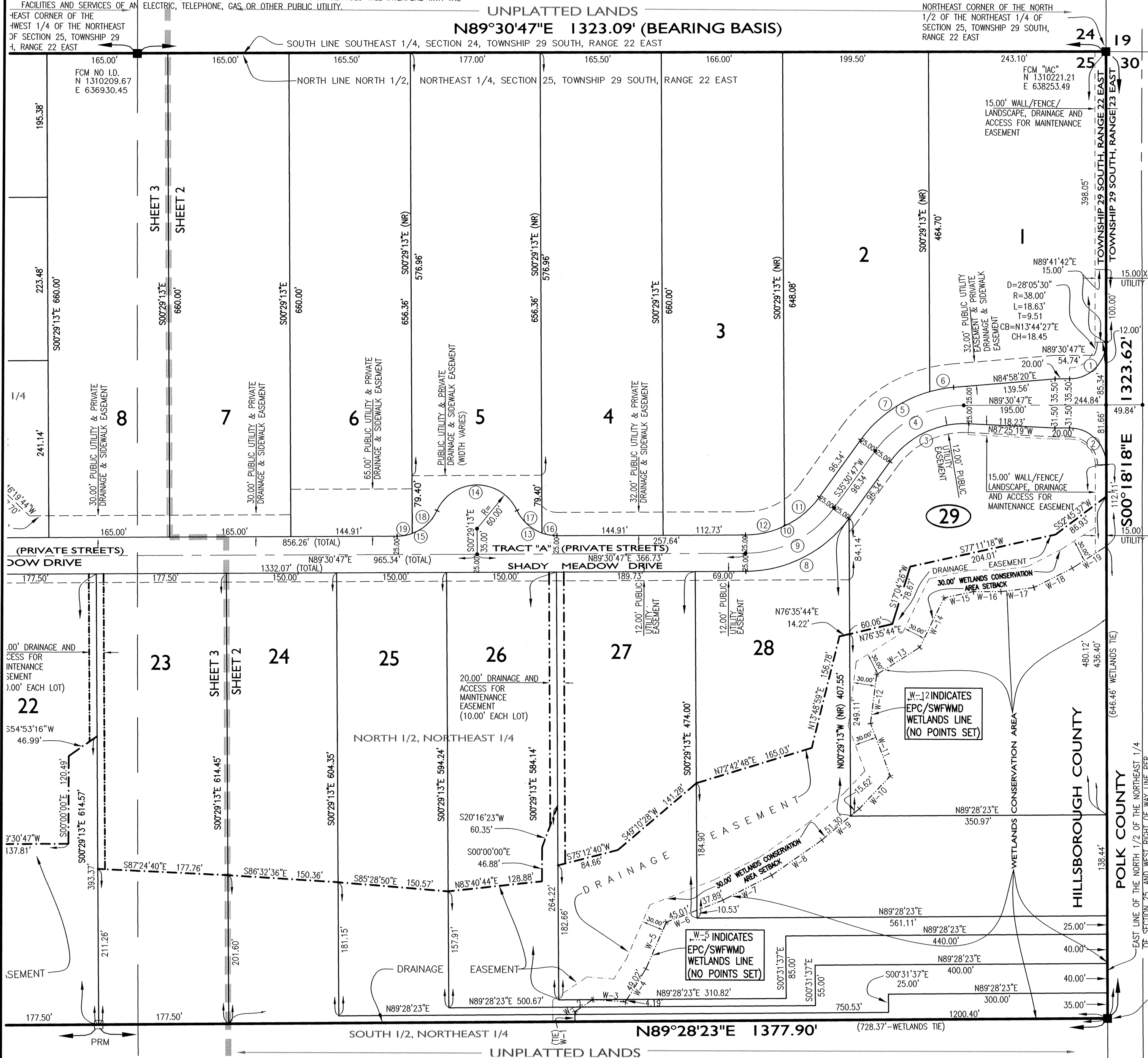


WETLANDS LOCATION COURSE TABLE

LINE	LENGTH	BEARING
W-1	13.66'	N00°31'37"W
W-2	29.66'	N55°58'00"E
W-3	44.47'	S85°55'24"E
W-4	53.22'	N31°59'42"E
W-5	69.20'	N23°22'44"E
W-6	82.90'	N68°44'34"E
W-7	74.62'	N62°56'01"E
W-8	84.27'	N54°28'20"E
W-9	66.92'	N49°42'33"E
W-10	61.94'	N43°06'49"E
W-11	77.01'	N20°46'01"W
W-12	66.95'	N07°00'23"E
W-13	69.89'	N57°30'47"E
W-14	75.17'	N25°56'51"E
W-15	40.85'	N77°42'01"E
W-16	37.89'	N89°39'19"E
W-17	45.46'	N82°45'07"E
W-18	59.28'	N62°44'44"E
W-19	55.58'	N56°41'08"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH BEARING
1	89°49'05"	50.00'	78.38'	49.84'	70.60'	N44°36'15"E
2	90°10'55"	50.00'	78.70'	50.16'	70.82'	N45°23'45"W
3	57°03'54"	125.00'	124.50'	67.96'	119.41'	S64°02'44"W
4	54°00'00"	150.00'	141.37'	76.43'	136.20'	S62°30'47"W
5	49°27'33"	175.00'	151.06'	80.60'	146.42'	S60°14'33"W
6	10°53'25"	175.00'	33.26'	16.68'	33.21'	S79°31'37"W
7	38°34'08"	175.00'	117.80'	61.23'	115.59'	S54°47'51"W
8	54°00'00"	175.00'	164.93'	89.17'	158.90'	N62°30'47"E
9	54°00'00"	150.00'	141.37'	76.43'	136.20'	N62°30'47"E
10	54°00'00"	125.00'	117.81'	63.69'	113.50'	N62°30'47"E
11	28°46'32"	125.00'	62.78'	32.07'	62.12'	N49°54'03"E
12	25°13'28"	125.00'	55.03'	27.97'	54.59'	N76°54'03"E
13	65°22'32"	60.00'	68.46'	38.50'	64.81'	S57°47'57"E
14	130°45'05"	60.00'	136.92'	130.90'	109.09'	S89°30'47"W
15	65°22'32"	60.00'	68.46'	38.50'	64.81'	N56°49'31"E
16	20°04'01"	60.00'	21.01'	10.62'	20.91'	S80°27'12"E
17	45°18'31"	60.00'	47.45'	25.04'	46.22'	S47°45'56"E
18	45°18'31"	60.00'	47.45'	25.04'	46.22'	N46°47'30"E
19	20°04'01"	60.00'	21.01'	10.62'	20.91'	N79°28'46"E



S. COUNTY LINE ROAD
100' RIGHT OF WAY (RIGHT OF WAY BY DEED EXCLUSION FROM PROPERTY TO EAST - POLK COUNTY UNABLE TO PROVIDE DOCUMENTATION)

POLK COUNTY
EAST LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, AND WEST RIGHT OF WAY LINE PER POLK COUNTY TRANSPORTATION ENGINEERING DIVISION

McVAY-WOOD & ENGINEERING, LLC
1925 BARTOW ROAD
LAKELAND, FLORIDA 33801
(863) 486-0544
FAX: (863) 680-1434
projects@mcvaywood.com

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KENNETH W. THOMPSON
REGISTRATION NO. 4080

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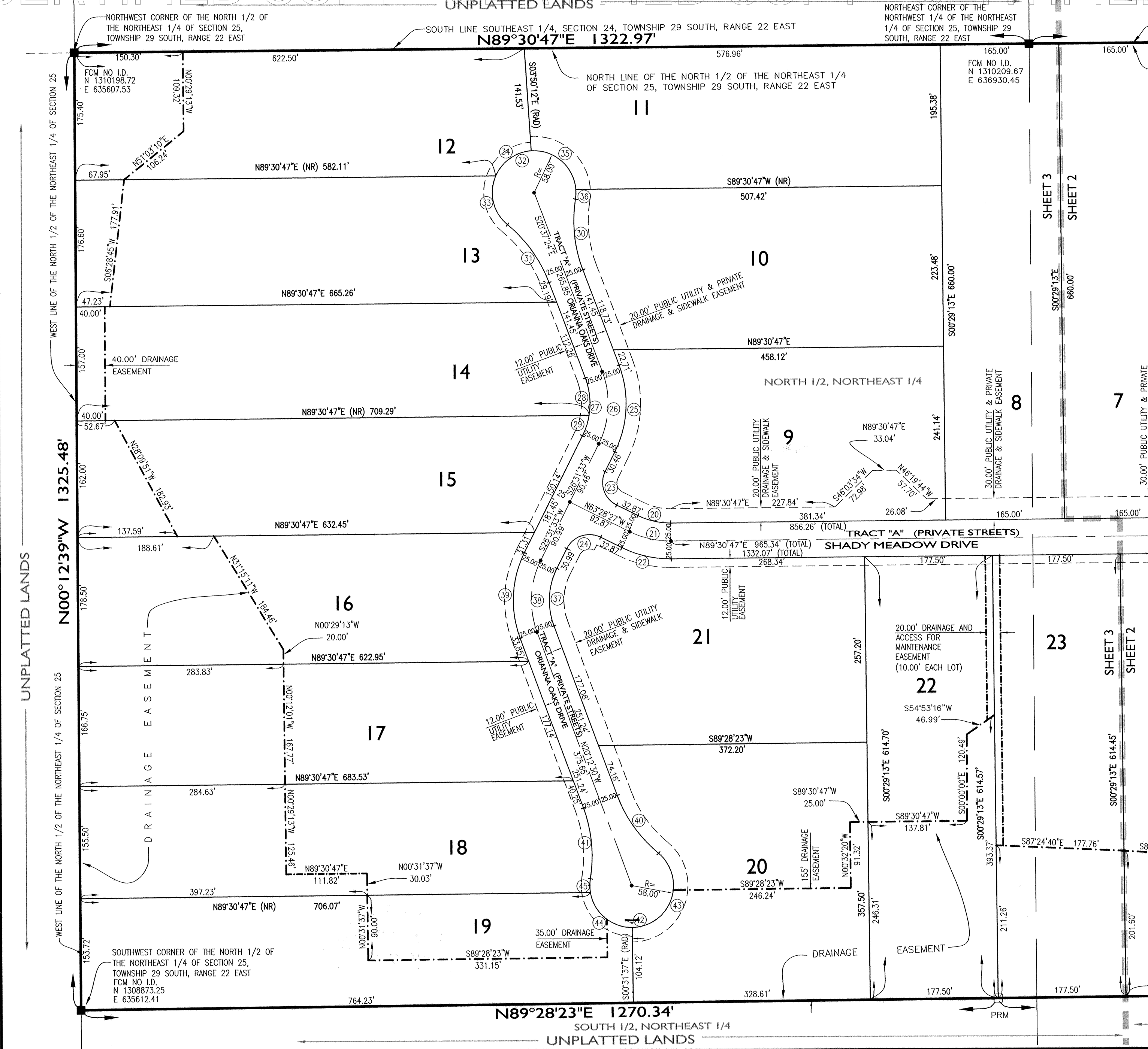
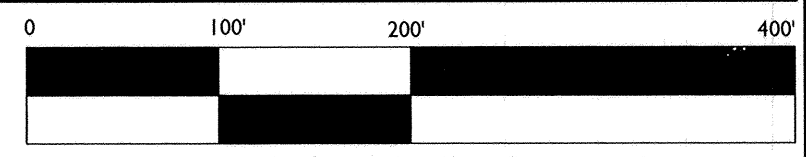
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CURVE TABLE

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21	27°00'46"	125.00'	58.93'	30.02'	58.39'	S76°58'50"E
22	27°00'46"	150.00'	70.72'	36.03'	70.07'	S76°58'50"E
23	90°00'00"	35.00'	54.98'	35.00'	49.50'	S18°28'27"W
24	90°00'00"	35.00'	54.98'	35.00'	49.50'	S71°31'33"W
25	47°08'56"	150.00'	123.44'	65.45'	119.98'	N02°57'04"E
26	47°08'56"	125.00'	102.86'	54.54'	99.99'	N02°57'04"E
27	47°08'57"	100.00'	82.29'	43.64'	79.99'	N02°57'04"E
28	30°01'42"	100.00'	52.41'	26.82'	51.81'	N05°36'33"W
29	17°07'15"	100.00'	29.88'	15.05'	29.77'	N17°57'55"W
30	29°42'44"	193.00'	100.09'	51.20'	98.97'	S05°46'02"E
31	29°42'44"	193.00'	100.09'	51.20'	98.97'	N35°28'46"W
32	239°25'28"	58.00'	242.37'	101.63'	100.75'	S69°22'36"W
33	74°03'39"	58.00'	74.97'	43.75'	69.86'	S13°18'18"W
34	62°26'16"	58.00'	63.21'	35.15'	60.12'	S54°56'40"W
35	89°35'10"	58.00'	90.69'	57.58'	81.73'	N49°02'37"W
36	13°20'22"	58.00'	13.50'	6.78'	13.47'	N02°25'09"E
37	46°44'03"	100.00'	81.57'	43.21'	79.32'	S03°09'31"W
38	46°44'03"	125.00'	101.96'	54.01'	99.16'	S03°09'31"W
39	46°44'03"	150.00'	122.35'	64.81'	118.99'	S03°09'31"W
40	29°42'44"	193.00'	100.09'	51.20'	98.97'	S35°03'52"E
41	29°42'44"	193.00'	100.09'	51.20'	98.97'	N05°21'08"W
42	239°25'28"	58.00'	242.37'	101.63'	100.75'	N69°47'30"E
43	139°23'25"	58.00'	141.10'	156.76'	108.79'	N19°46'34"E
44	81°10'44"	58.00'	82.18'	49.69'	75.47'	S49°56'15"E
45	18°51'07"	58.00'	19.08'	9.63'	19.00'	S00°04'40"W

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STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING BUSINESS - LB 7454
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REGISTRATION NO. 4080