

CROSS CREEK PARCEL "I"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION: Engle Homes/Gulf Coast, Inc., (Developer), is the fee simple owner of all land referred to as CROSS CREEK PARCEL "I", as described in the legal description which is a part of this plat, hereby dedicate the non-exclusive utility easements as shown hereon for the installation and maintenance of electric, telephone, cable television, and other public utilities as selected by the Developer.

The Developer further dedicates to the public a utility easement over TRACT "A", along with the right of ingress and egress thereto for the purposes of operating, maintaining, repairing and replacing the water and sanitary sewer facilities within TRACT "A", and further dedicates to the public an easement of ingress and egress for use by emergency and service vehicles over said TRACT "A".

The rights-of-way designated as TRACT "A" and the Private Landscape/Wall Easement shall remain privately owned and maintained and are not dedicated to the Public in general but are reserved for the use and benefit of the Cross Creek Parcel "I" Homeowners Association, Inc. and the Developer and its assigns.

The areas designated as TRACTS "B", "C", and "D", shall remain privately owned and maintained and are not dedicated to the Public in general, but are reserved for the use and benefit of the Cross Creek II Master Association, Inc., or the Cross Creek Parcel "I" Homeowners Association, Inc., or the Developer and its assigns for purposes incidental thereto.

The Private Drainage Easements shall be dedicated to the Cross Creek II Master Association, Inc., or the Cross Creek Parcel "I" Homeowners Association, Inc., or the Developer and its assigns, for the installation, maintenance, repair and replacement of drainage facilities.

DESCRIPTION: A parcel of land lying in Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of said Section 8, run thence along the North boundary of said Section 8, N.89°50'46"W., 602.48 feet; thence S.00°09'14"W., 60.00 feet to the POINT OF BEGINNING; thence continue, S.00°09'14"W., 5.00 feet to the Northwest corner of KINNAN STREET PHASE 3, as recorded in Official Record Book 8796, Page 684, Public Records of Hillsborough County, Florida; thence along the Westerly right-of-way line of said KINNAN STREET PHASE 3, the following three (3) courses: 1) S.00°09'14"W., 15.26 feet a point of curvature; 2) Southerly, 818.39 feet along the arc of a curve to the right having a radius of 1060.00 feet and a central angle of 44°14'10" (chord bearing S.22°16'19"W., 798.21 feet) to a point of tangency; 3) S.44°23'24"W., 556.20 feet to the Northwest corner of KINNAN STREET PHASE 2, as recorded in Official Record Book 8796, Page 684, Public Records of Hillsborough County, Florida; thence along the Westerly right-of-way line of said KINNAN STREET PHASE 2, the following two (2) courses: 1) S.44°23'24"W., 311.80 feet a point of curvature; 2) Southwesterly, 154.93 feet along the arc of a curve to the left having a radius of 1140.00 feet and a central angle of 07°47'11" (chord bearing S.40°29'48"W., 154.81 feet); thence N.43°40'50"W., 0.62 feet; thence N.69°35'36"W., 18.38 feet; thence N.17°31'30"W., 22.75 feet; thence N.51°09'49"W., 25.09 feet; thence S.76°40'50"W., 56.40 feet; thence S.79°17'53"W., 112.34 feet; thence N.89°18'38"W., 71.66 feet; thence S.87°57'38"W., 55.52 feet; thence S.65°10'29"W., 35.00 feet; thence S.64°27'33"W., 49.86 feet; thence S.58°32'59"W., 26.05 feet; thence S.56°09'16"W., 22.15 feet; thence S.19°27'10"E., 69.97 feet; thence S.50°27'49"W., 53.58 feet; thence S.70°37'33"W., 49.87 feet; thence N.73°13'02"W., 44.72 feet; thence N.78°46'20"W., 44.14 feet; thence N.72°06'50"W., 40.27 feet; thence S.77°16'21"W., 55.52 feet; thence N.01°21'38"W., 21.87 feet; thence N.82°07'35"E., 38.92 feet; thence N.13°56'36"E., 22.95 feet; thence N.46°29'36"W., 70.70 feet; thence N.61°03'08"W., 31.43 feet; thence N.67°17'08"W., 20.50 feet; thence N.65°10'01"W., 57.18 feet; thence N.74°20'03"W., 143.61 feet to a point on the Easterly boundary of CROSS CREEK PARCEL "H" PHASE 1, according to the plat thereof as recorded in the Plat Book 72, Page 37, Public Records of Hillsborough County, Florida; thence along said Easterly boundary, NORTH, 368.77 feet to the Southeast corner of CROSS CREEK PARCEL "H" PHASE 2, according to the plat thereof as recorded in the Plat Book 74, Page 26, Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said CROSS CREEK PARCEL "H" PHASE 2, the following two (2) courses: 1) continue NORTH, 159.32 feet; 2) N.35°00'00"E., 1142.68 feet; thence along a line lying 60.00 feet South of and parallel with the aforesaid North boundary of Section 8, S.89°50'46"E., 1296.71 feet to the POINT OF BEGINNING.

Containing 48.046 acres, more or less.

ENGLE HOMES/GULF COAST, INC., a Florida corporation - OWNER

Joseph Matarazzo
Joseph Matarazzo, President

Catherine R. Fountas
Witness, Catherine R. Fountas

Maria R. Barbosa
Witness, Maria R. Barbosa

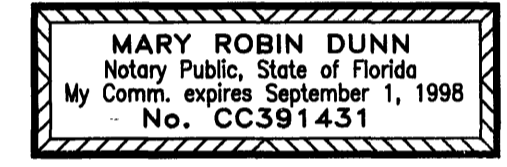


ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

Personally appeared before me the undersigned authority Joseph Matarazzo, President, of Engle Homes/Gulf Coast Inc., a Florida corporation to me well known and known to me to be the person described in who executed the foregoing instrument and 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 this 6TH day of OCTOBER, 1997

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



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

1/16/98
Date
Donald Scott
Chairman

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 82, Page 65, of the Public Records of Hillsborough County, Florida.

1/20/98
Date
RICHARD AXE
Clerk of the Circuit Court

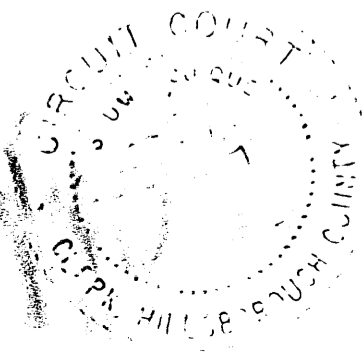
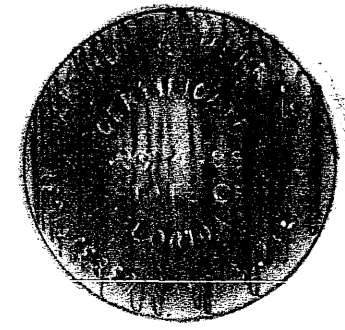
1/20/98
Date
Broddie S. Burnett
Deputy Clerk

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.

HEIDT & ASSOCIATES, INC.
Arthur W. Merritt
Arthur W. Merritt, No. LS4498
Florida Professional Surveyor and Mapper

January 12, 1998
Date



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

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

CROSS CREEK PARCEL "I"

SECTION 8, TOWNSHIP 27 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

Table with 7 columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, BEARING. Contains 62 rows of curve data.

CURVE DATA TABLE

Table with 7 columns: NO., RADIUS, DELTA, ARC, TANGENT, CHORD, BEARING. Contains 50 rows of curve data.

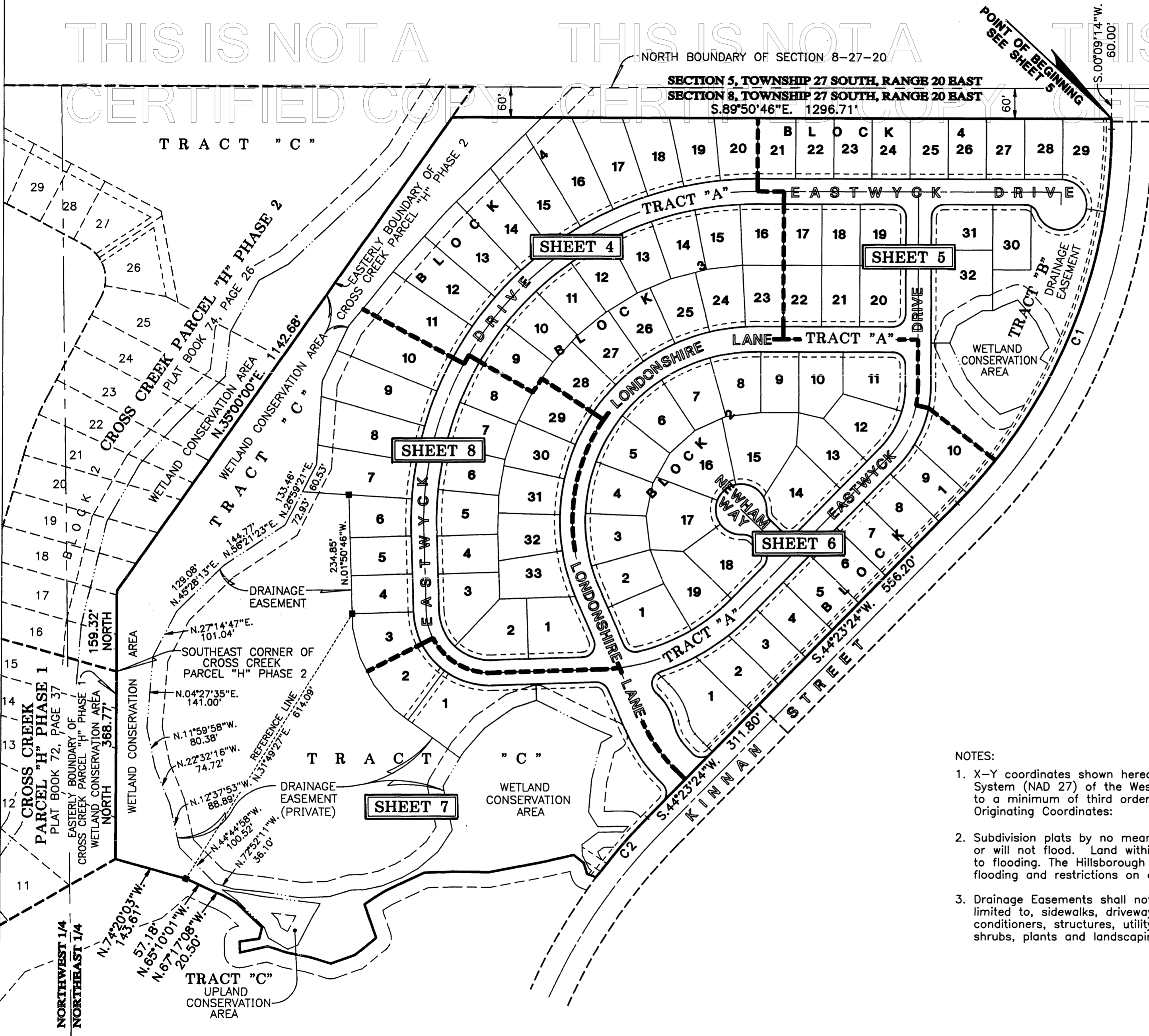
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HEIDT & ASSOCIATES, INC. CIVIL ENGINEERING LAND SURVEYING. 2212 SWANN AVENUE TAMPA, FLORIDA 33606 (813) 253-5311

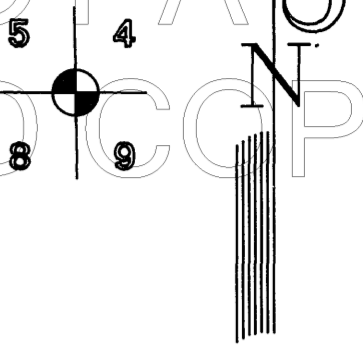
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N.89°50'46"W. 602.48'



SEE NOTE ON SHEET 5 OF 8 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 8 FOR CURVE DATA TABLES

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:
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. 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 \blacksquare indicates (P.R.M.) Permanent Reference Monuments No. 4498, unless otherwise noted.
 2. Symbol \bullet indicates (P.C.P.) Permanent Control Points
 3. (R) indicates radial line
 4. (NR) indicates non-radial line
 5. RB - Reference Bearing
 6. E.P.C.H.C. - Hillsborough County Environmental Protection Commission
 7. E.P.E. = Electric Power Easement

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.

KEY SHEET

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

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SECTION 5-27-20
SECTION 8-27-20
NORTH BOUNDARY OF SECTION 8-27-20

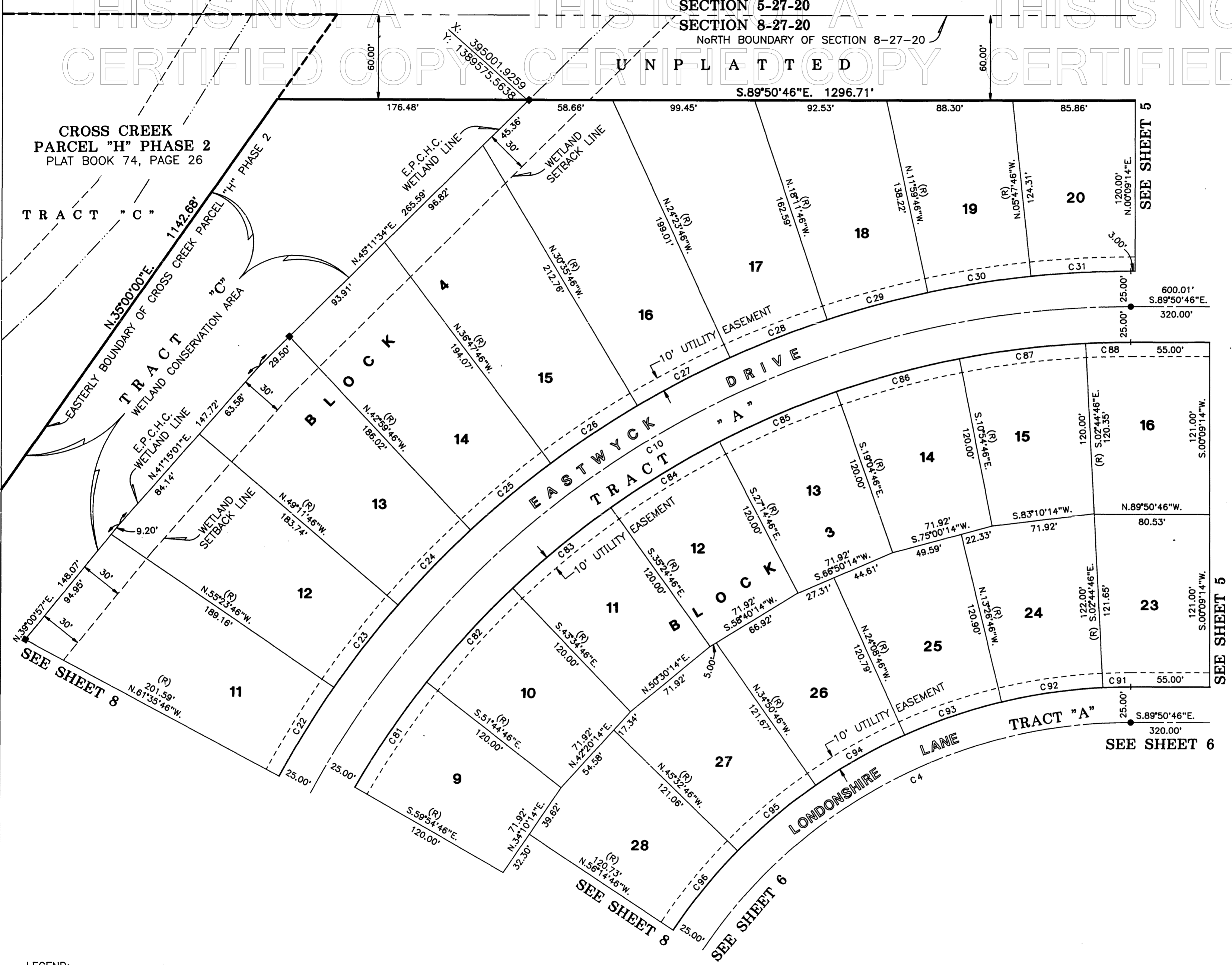
U N P L A T T E D



SCALE 1" = 50'
0 25 50 100
SCALE IN FEET

SEE NOTE ON SHEET 5 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR CURVE DATA TABLES



CROSS CREEK PARCEL "H" PHASE 2
PLAT BOOK 74, PAGE 26

TRACT "C"

SEE SHEET 5

SEE SHEET 5

SEE SHEET 6

SEE SHEET 8

SEE SHEET 8

SEE SHEET 6

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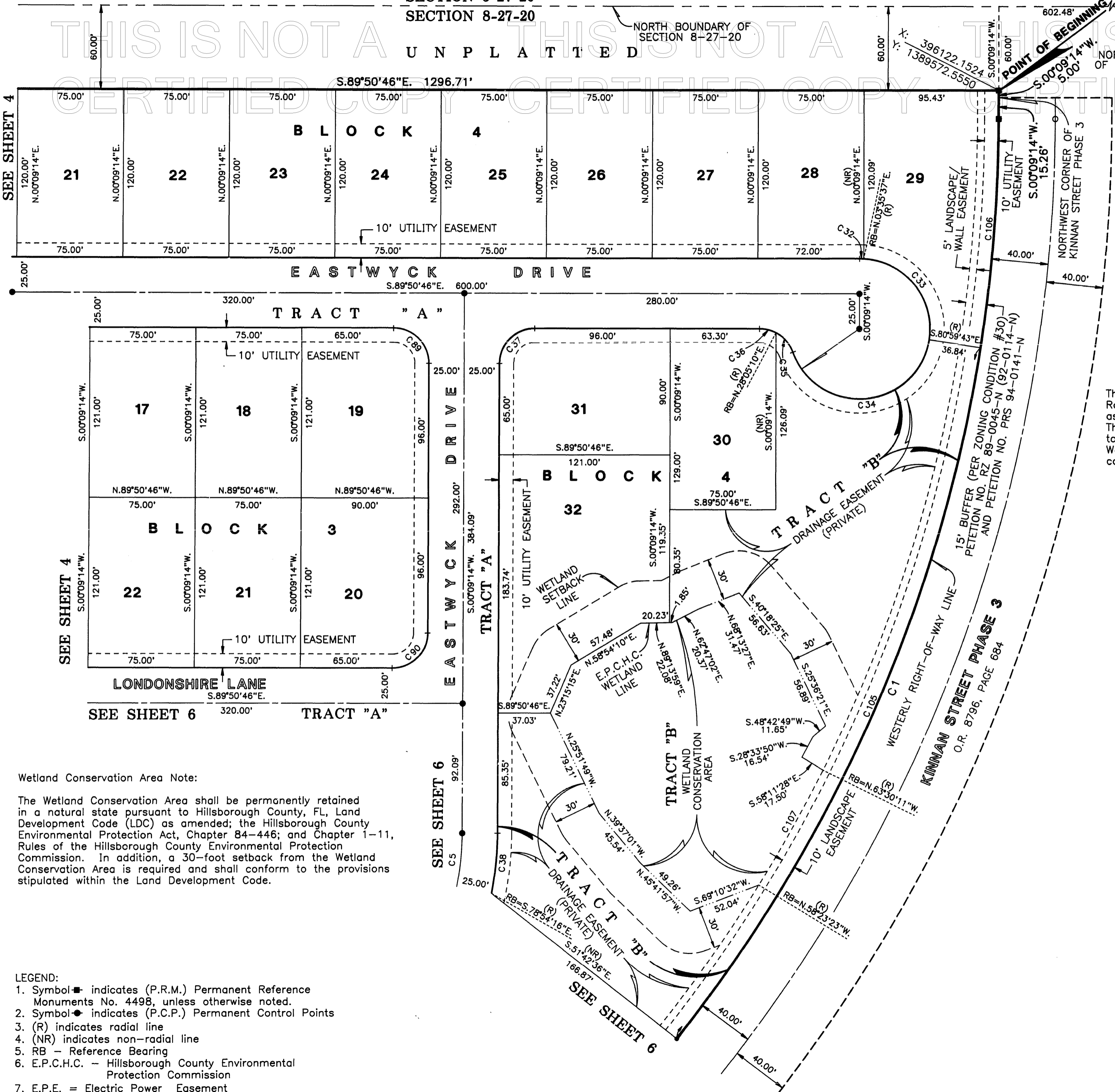
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SECTION 5-27-20
SECTION 8-27-20



5 4
8 9

N.89°50'46"W.

NORTHEAST CORNER OF SECTION 8-27-20

602.48'

396.122.1524
Y: 1389572.5550

POINT OF BEGINNING

S.00°09'14"W. 5.00'

10' UTILITY EASEMENT

S.00°09'14"W. 15.26'

NORTHWEST CORNER OF KINNAN STREET PHASE 3

SCALE 1" = 50'

0 25 50 100

SCALE IN FEET

SEE SHEET 2 OF 8 FOR CURVE DATA TABLES

BASIS OF BEARINGS

The North boundary of Section 8, Township 27 South, Range 20 East, Hillsborough County, Florida, is assumed to have a Grid bearing of N.89°50'46"W. The Grid bearings and coordinates shown herein refer to the State Plane Coordinate System (NAD 27) of the West Zone of Florida, as established from horizontal control monuments of Hillsborough County, Florida.

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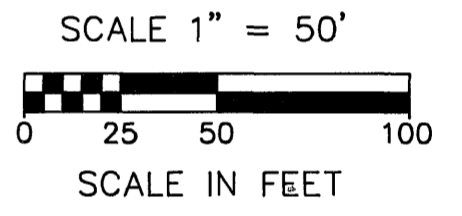
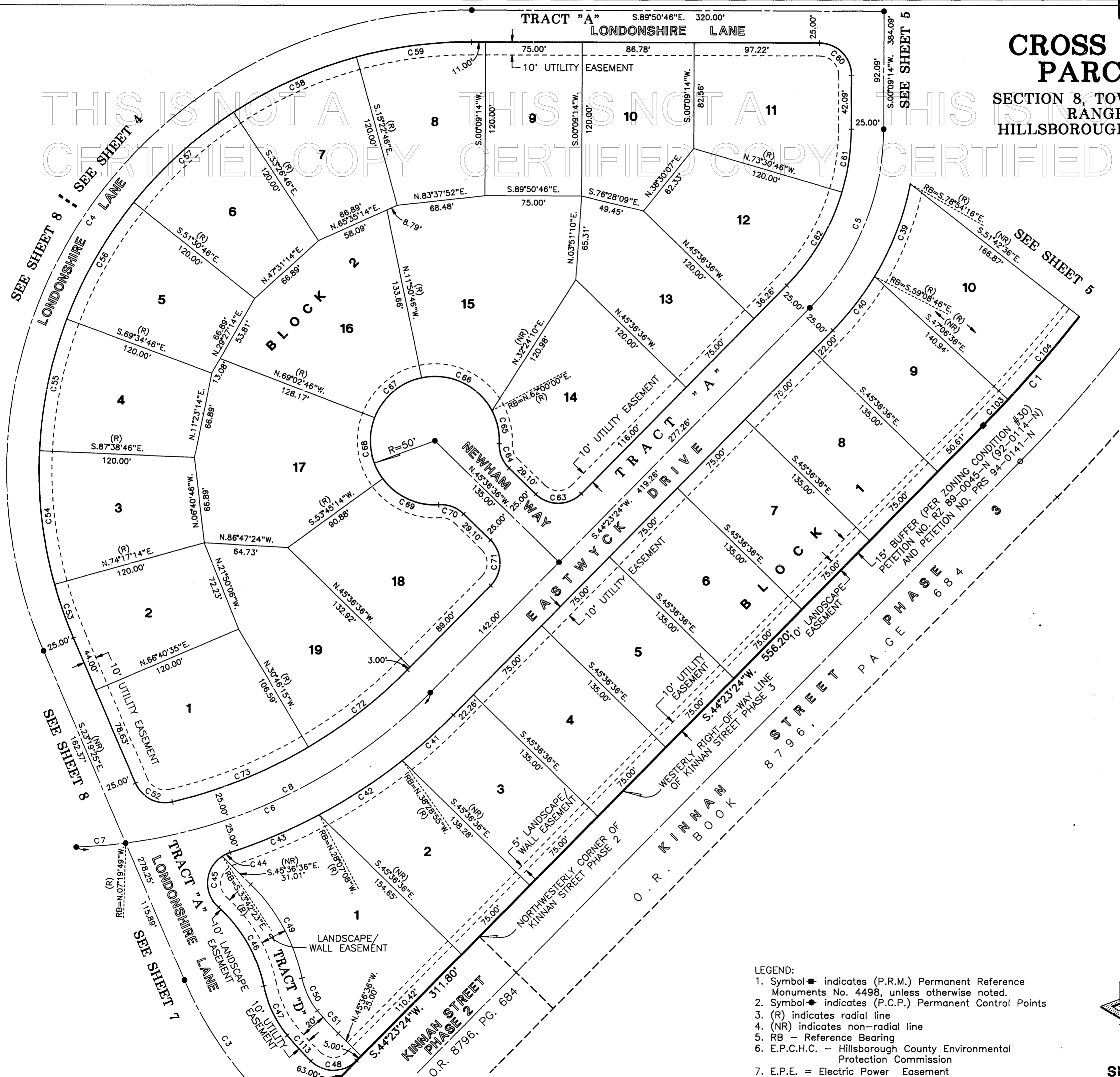
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SECTION 8, TOWNSHIP 27 SOUTH,
RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

TRACT "A" S.89°50'46"E. 320.00'
LONDONSHIRE LANE



SEE NOTE ON SHEET 5 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR CURVE DATA TABLES

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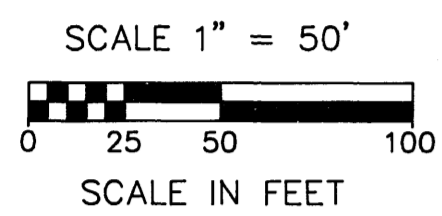
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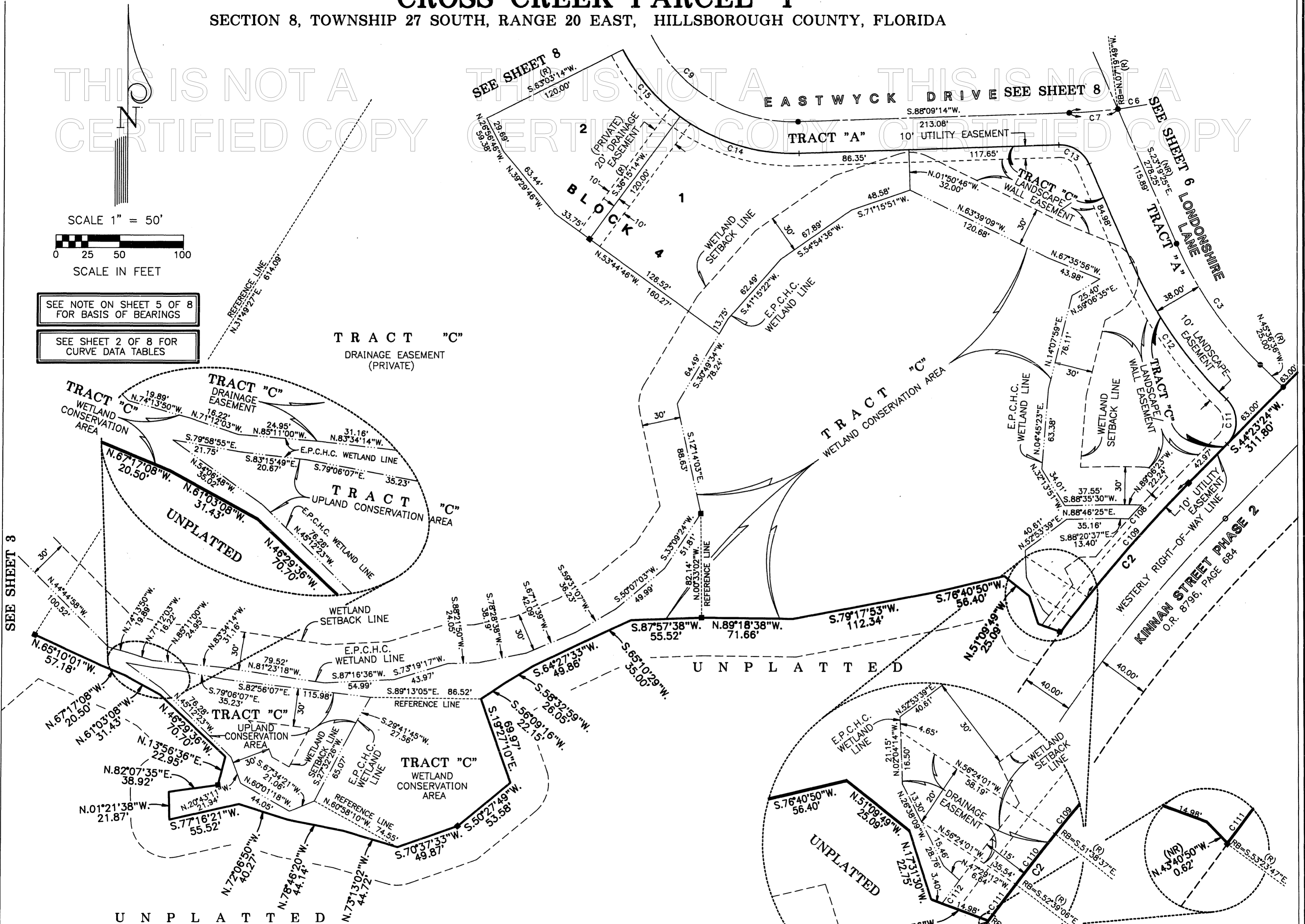
SEE NOTE ON SHEET 5 OF 8 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 8 FOR CURVE DATA TABLES

SEE SHEET 3

SEE SHEET 8

SEE SHEET 8

SEE SHEET 6 LONDONSHIRE LANE TRACT "A"



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Wetland Conservation Area Note:

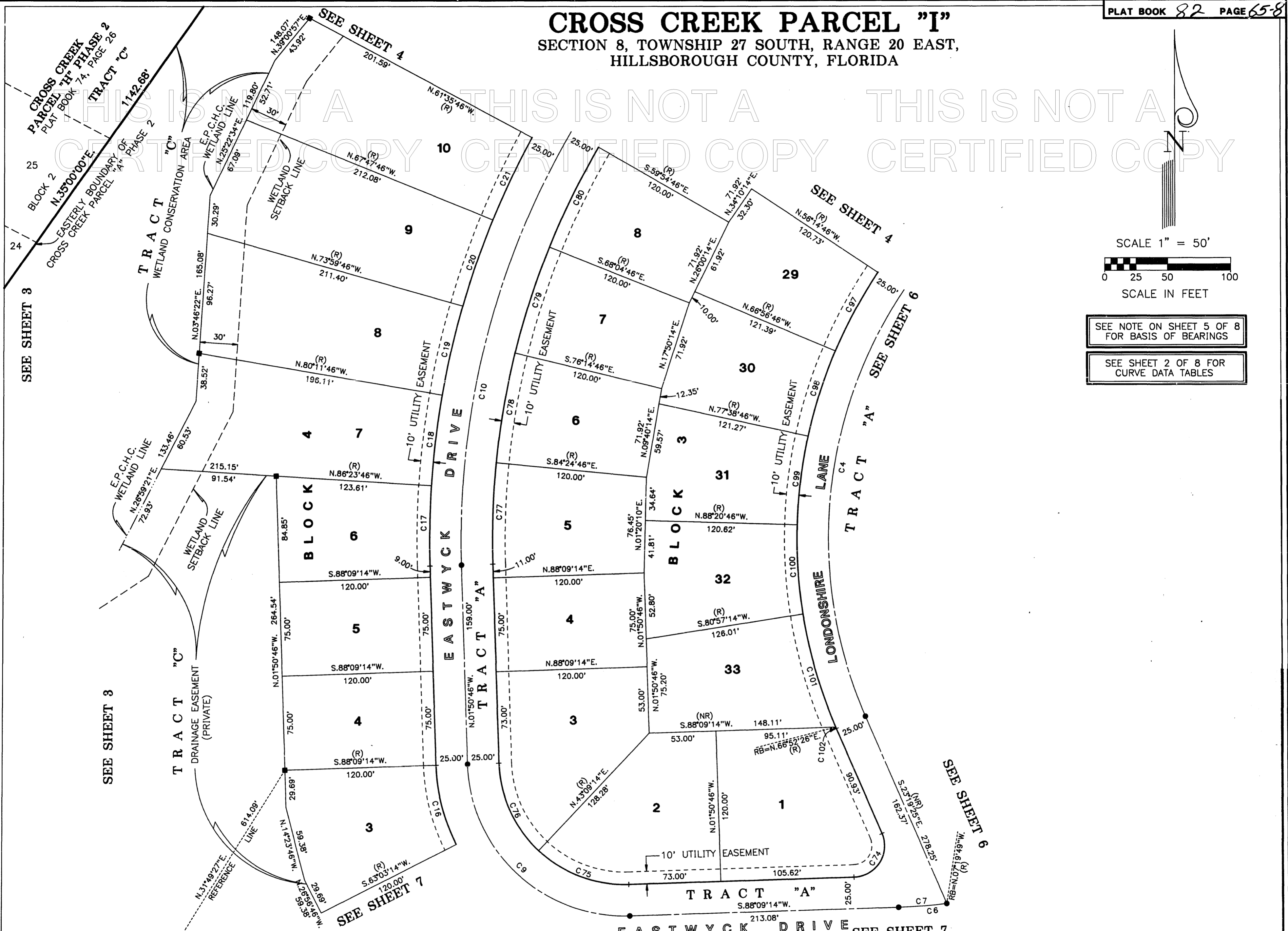
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HILLSBOROUGH COUNTY, FLORIDA



SCALE 1" = 50'
 0 25 50 100
 SCALE IN FEET

SEE NOTE ON SHEET 5 OF 8
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 8 FOR
CURVE DATA TABLES

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