

FAWN RIDGE VILLAGE "X"

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 10, Township 28 South, Range 17 East, Hillsborough County, Florida, and being more particularly described as follows:

From the Northeast corner of the Southeast 1/4 of said Section 10, run thence along the North Boundary of said Southeast 1/4 of Section 10, N.89°06'20"W., 91.11 feet to a point on a curve on the Westerly right-of-way line of Sheldon Road as recorded in Official Record Book 6690, Page 1557, Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way line, Northerly, 15.00 feet along the arc of a curve to the right having a radius of 13,968.47 feet and a central angle of 00°03'42" (chord bearing N.00°10'44"W., 15.00 feet) to a point on the Northerly boundary of a 30.00 feet wide Houston Texas Gas Company Ingress-Egress Easement, as recorded in Official Record Book 256, Page 173, Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along said Northerly boundary of the 30.00 feet wide Houston Texas Gas Company Ingress-Egress Easement, N.89°06'20"W., 453.50 feet to a point on the Easterly right-of-way line of Fawn Ridge Boulevard as shown on the plat of FAWN RIDGE VILLAGE "B", according to the plat thereof as recorded in Plat Book 61, Page 3, Public Records of Hillsborough County, Florida; thence along said Easterly right-of-way lines of Fawn Ridge Boulevard the following two (2) courses: 1) Northwesterly, 182.62 feet along the arc of a curve to the right having a radius of 382.00 feet and a central angle of 27°23'29" (chord bearing N.12°51'35"W., 180.89 feet) to a point of tangency; 3) N.00°50'10"E., 330.78 feet to the Southwest corner of the property referred to as "PARCEL 100", as recorded in Official Records Book 7354, Page 963, Public Records of Hillsborough County, Florida; thence along the South boundary of said "PARCEL 100", N.78°27'10"E., 502.26 feet to a point on the aforesaid Westerly right-of-way line of Sheldon Road; thence along said Westerly right-of-way line the following five (5) courses: 1) S.00°44'03"W., 91.54 feet; 2) S.89°15'57"E., 15.00 feet; 3) S.00°44'03"W., 308.08 feet; 4) N.89°15'57"W., 12.00 feet to a point on a curve; 5) Southerly, 215.10 feet along the arc of a curve to the left having a radius of 13,968.47 feet and a central angle of 00°52'56" (chord bearing S.00°17'35"W., 215.08 feet) to the POINT OF BEGINNING.

Containing 6.388 acres, more or less.

DEDICATION: The undersigned, as owner of the herein described lands which are being platted into a subdivision of FAWN RIDGE VILLAGE "X", hereby dedicate all roads, streets and rights-of-way shown thereon to public use, for utility and drainage purposes and other purposes incidental thereto, and further dedicate all easements shown thereon for drainage and utility purposes and other purposes incidental thereto,

Fawn Ridge Homeowner's Association, shall maintain the Landscape and Wall Easement for the uses and benefit of the members of the association.

CENTEX REAL ESTATE CORPORATION,
Tampa Division - Owner

Mikell A. McElroy
Mikell A. McElroy
Division President

Marcia Pomp
Witness
Marcia Pomp

Peter Pascucci
Witness
Peter Pascucci

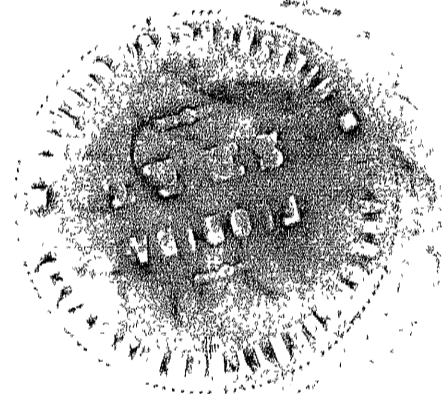
ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

Personally appeared before me, the undersigned authority, Mikell A. McElroy, Division President, respectively of Centex Real Estate Corporation, Tampa Division, Owner, to me well known and known to me to be the person 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 that he affixed the seal of said corporation, and has not taken an oath.

Witness my hand and official seal on this 9th day of August, 1994

Patti Raczkowski
Notary Public, State of Florida at Large
Patti Raczkowski

My Commission Expires: January 1, 1995
Commission Number: CC069213



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

10/13/94
Date

Joe Williams Jr.
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 25, Page 5, of the Public Records of Hillsborough County, Florida.

10-14-94
Date

RICHARD AKE
Clerk of the Circuit Court

94255501
TIME PM 11:41

10-14-94
Date

Bredie L. Bennett
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, 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.

September 9, 1994
Date

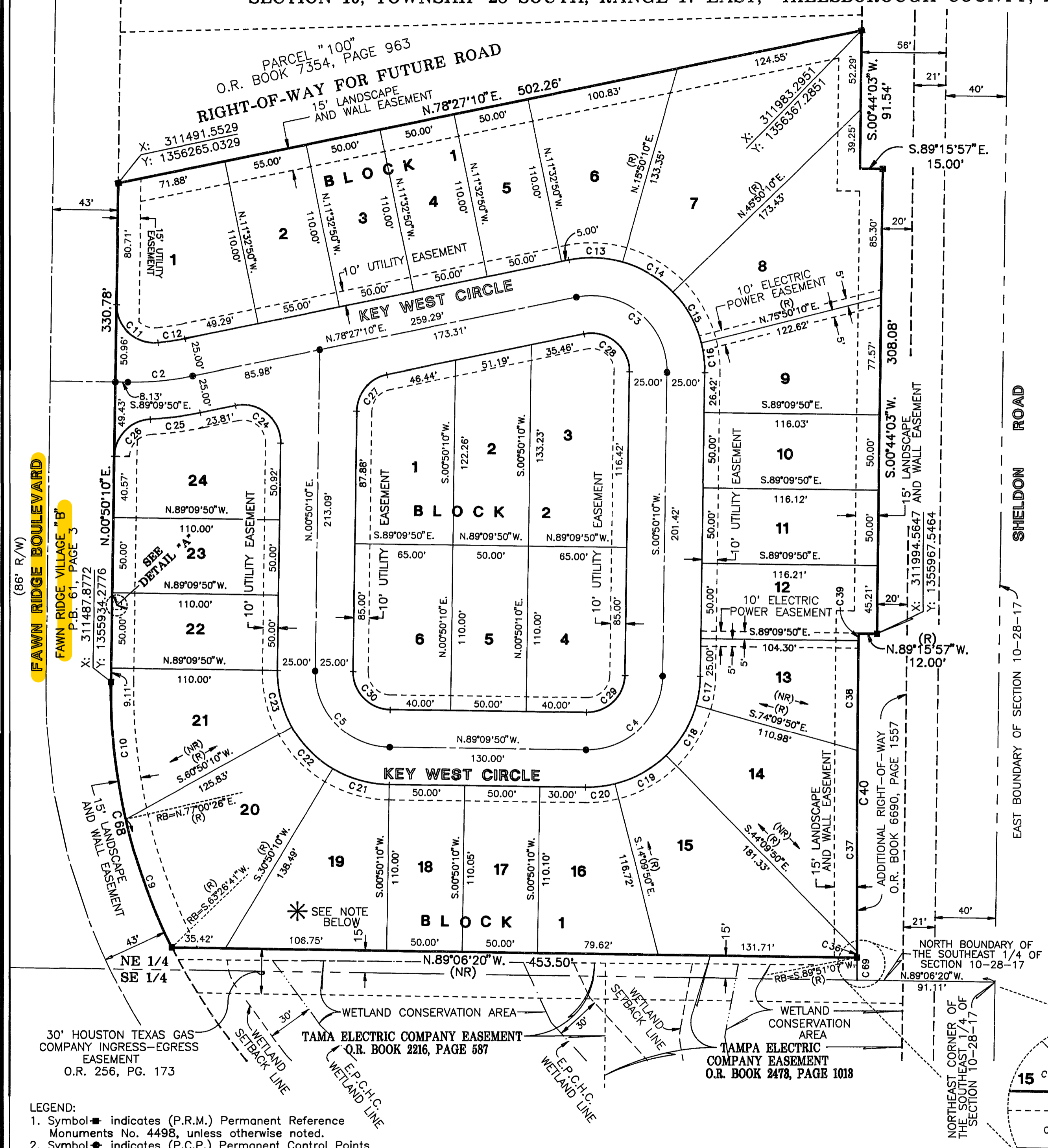
Arthur W. Merritt
Arthur W. Merritt, Fla. Registered Land Surveyor No. 4498

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

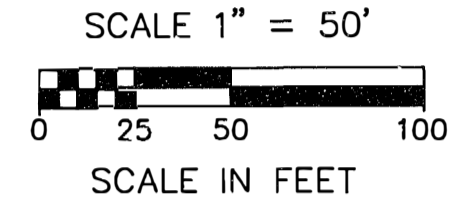
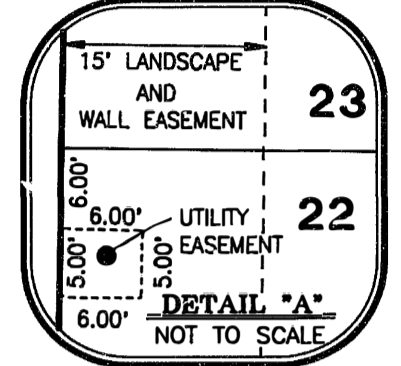
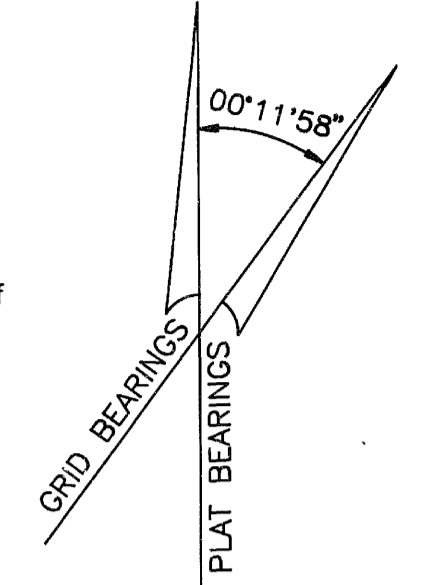
2212 SWANN AVENUE
TAMPA, FLORIDA 33606
(813) 253-5311
HEIDT & ASSOCIATES, INC.
CIVIL ENGINEERING
LAND SURVEYING

FAWN RIDGE VILLAGE "X"

SECTION 10, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



BASIS OF BEARINGS
 The North boundary of the Southeast 1/4 of Section 10, Township 28 South, Range 17 East, Hillsborough County, Florida, has a Bearing of N.89°06'20"W., on an assumed datum.



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
2	200.00	12°23'00"	43.23	21.70	43.14	N.84°38'40"E.
3	50.00	102°23'00"	89.35	62.17	77.92	S.50°21'20"E.
4	50.00	90°00'00"	78.54	50.00	70.71	S.45°50'10"W.
5	50.00	90°00'00"	78.54	50.00	70.71	N.44°09'50"W.
9	382.00	13°33'45"	90.42	45.42	90.21	N.19°46'27"W.
10	382.00	13°49'44"	92.20	46.33	91.98	N.06°04'42"W.
11	25.00	96°27'24"	42.09	27.99	37.29	N.47°23'32"W.
12	175.00	05°55'36"	18.10	9.06	18.09	S.81°24'58"W.
13	75.00	27°23'00"	35.84	18.27	35.50	S.87°51'20"E.
14	75.00	30°00'00"	39.27	20.10	38.82	S.59°09'50"E.
15	75.00	30°00'00"	39.27	20.10	38.82	S.29°09'50"E.
16	75.00	15°00'00"	19.63	9.87	19.58	S.06°39'50"E.
17	75.00	15°00'00"	19.63	9.87	19.58	S.08°20'10"W.
18	75.00	30°00'00"	39.27	20.10	38.82	S.30°50'10"W.
19	75.00	30°00'00"	39.27	20.10	38.82	S.60°50'10"W.
20	75.00	15°00'00"	19.63	9.87	19.58	S.83°20'10"W.
21	75.00	30°00'00"	39.27	20.10	38.82	N.74°09'50"W.
22	75.00	30°00'00"	39.27	20.10	38.82	N.44°09'50"W.
23	75.00	30°00'00"	39.27	20.10	38.82	N.14°09'50"W.
24	25.00	102°23'00"	44.67	31.08	38.96	S.50°21'20"E.
25	225.00	08°30'53"	33.44	16.75	33.41	S.82°42'36"W.
26	25.00	86°07'53"	37.58	23.37	34.14	S.43°54'06"W.
27	25.00	77°37'00"	33.87	20.11	31.34	N.39°38'40"E.
28	25.00	102°23'00"	44.67	31.08	38.96	S.50°21'20"E.
29	25.00	90°00'00"	39.27	25.00	35.36	S.45°50'10"W.
30	25.00	90°00'00"	39.27	25.00	35.36	N.44°09'50"W.
36	13968.47	00°01'00"	4.06	2.03	4.06	N.00°08'28"W.
37	13968.47	00°32'46"	133.13	66.57	133.13	N.00°08'30"E.
38	13968.47	00°18'00"	73.14	36.57	73.14	N.00°33'53"E.
39	13968.47	00°01'10"	4.77	2.38	4.77	N.00°43'28"E.
40	13968.47	00°52'56"	215.10	107.55	215.08	S.00°17'35"W.
55	13968.47	00°01'14"	5.03	2.51	5.03	S.00°09'30"E.
56	13968.47	00°02'27"	9.98	4.99	9.98	S.00°11'21"E.
65	382.00	18°52'41"	125.86	63.51	125.30	N.22°25'55"W.
66	13968.47	00°51'28"	209.12	104.56	209.12	N.00°33'37"W.
68	382.00	27°23'29"	182.62	93.09	180.89	N.12°51'35"W.
69	13968.47	00°03'42"	15.00	7.50	15.00	N.00°10'44"W.

- 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: FLA D.O.T. No. 10-71G11 and No. 10-71G12
 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.

FAWN RIDGE BOULEVARD
 (86' R/W)
 FAWN RIDGE VILLAGE "B"
 P.B. 61, PAGE 3
 X: 311487.8772
 Y: 1355934.2776

SHeldon ROAD
 EAST BOUNDARY OF SECTION 10-28-17

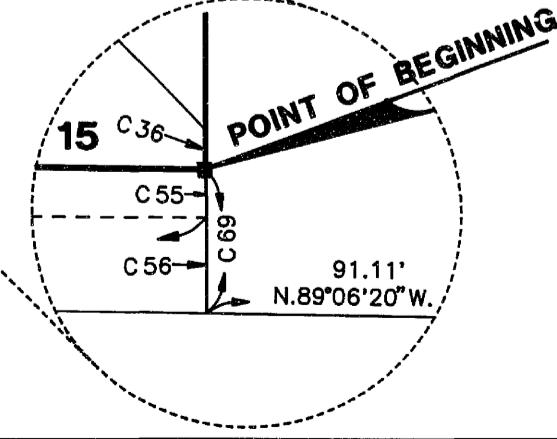
30' HOUSTON TEXAS GAS COMPANY INGRESS-EGRESS EASEMENT
 O.R. 256, PG. 173

TAMA ELECTRIC COMPANY EASEMENT
 O.R. BOOK 2216, PAGE 587

TAMA ELECTRIC COMPANY EASEMENT
 O.R. BOOK 2478, PAGE 1018

- 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

* NOTE: The 30 foot Wetland Setback not applicable on the North side of the power line easement due to previous wetland removal, associated mitigation and permitting.



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