

NORTHTON GROVES SUBDIVISION
BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY, FLORIDA

P.B. 99 PG. 60
SHEET 1 OF 2

LEGAL DESCRIPTION:

The South 800 feet of the East 840 feet of the West ½ of the Northwest ¼ of Section 35, Township 27 South, Range 17 East, Hillsborough County, Florida, less platted portion of FARMINGTON Subdivision as recorded in Plat Book 60, Page 32, of the Public Records of Hillsborough County, Florida, and less the right of way for Gunn Highway, all lying in and being in Hillsborough County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the West ½ of the Northwest ¼ of Section 35, Township 27 South, Range 17 East; thence S. 88° 58' 40" E. a distance of 503.02 feet to the Point of Beginning; thence N. 00° 12' 45" W. along a portion of the Easterly boundary of FARMINGTON Subdivision as recorded in Plat Book 60, Page 32 of the Public Records of Hillsborough County Florida, a distance of 698.90 feet; thence S. 89° 05' 15" E. along a portion of the south boundary of said FARMINGTON Subdivision a distance of 797.56 feet to a point on the maintained west right of way line of Gunn Highway; thence S. 01° 34' 26" E. along said right of way a distance of 700.98 feet; thence N. 88° 58' 40" W. along the South boundary of the West ½ of the Northwest ¼ of said Section 35 a distance of 814.25 feet to the Point of Beginning.

Parcel contains 12.942 acres, (563,744 sq. ft.) more or less.

DEDICATION:

The undersigned as owner, mortgagee, or other person, corporation, or entity having a record interest in the lands subdivided and platted into the subdivision of NORTHTON GROVES SUBDIVISION, hereby dedicates all roads, streets and rights-of-way for public use, for utility and drainage purposes, and other purposes incidental thereto, and hereby grant to all providers of street lights, telephone utilities, electric utilities, cable television utilities and other public utilities as selected by the owner, a nonexclusive easement for utility purposes and access over the areas marked on this plat as "5.00' Utility Easement" and "10.00' Utility Easement". Legal title to Tracts "B" and "C", as shown on this plat, shall be conveyed to the NORTHTON GROVES HOMEOWNERS ASSOCIATION, INC., as part of the common areas of NORTHTON GROVES SUBDIVISION. By acceptance of such conveyance, the NORTHTON GROVES HOMEOWNERS ASSOCIATION, INC. agrees to maintain these Tracts as dedicated for the use and benefit of lot owners within. Tract "A" is dedicated to Hillsborough County as additional Right-of Way for Gunn Highway. Hillsborough County is granted the drainage easements for drainage purposes. The 5.00' Wall and Landscape Easements and the Monument Easements are granted to the NORTHTON GROVES HOMEOWNERS ASSOCIATION, INC.

THOMAS DEVELOPMENT INC., A FLORIDA CORPORATION, OWNER

THOMAS SANDRIDGE, PRESIDENT

Bret Krasman
Witness

Bret Krasman
(Print Name)

Dorothy G. Leon
Witness

DOROTHY G. LEON
(Print Name)

ACKNOWLEDGMENT:

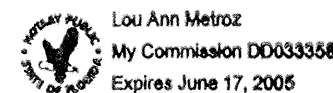
State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, THOMAS SANDRIDGE, PRESIDENT, of THOMAS DEVELOPMENT INC., A FLORIDA CORPORATION, to me known to be the person described in and who executed the following dedication.

Witness my hand and official seal this 5 day of January, 2004.

Lou Ann Metroz
Notary Public, State of Florida at Large

My commission expires 6/17/05



RESOLUTION FILED
DATE: 1-26-04
OR BK 16045 PG 1040
BY [Signature]
DEPUTY CLERK

HOMEOWNERS ASSOCIATION:

NORTHTON GROVES HOMEOWNERS ASSOCIATION, INC.,

THOMAS SANDRIDGE, PRESIDENT

Bret Krasman
Witness

Bret Krasman
(Print Name)

Dorothy G. Leon
Witness

DOROTHY G. LEON
(Print Name)

ACKNOWLEDGMENT:

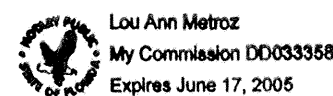
State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, THOMAS SANDRIDGE, PRESIDENT, of NORTHTON GROVES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, to me known to be the person described in and who executed the following dedication.

Witness my hand and official seal this 5 day of January, 2004.

Lou Ann Metroz
Notary Public, State of Florida at Large

My commission expires 6/17/05



MORTGAGEE:

The undersigned, as a holder of a certain mortgage encumbering all or a portion of the within described parcel of land hereby platted as NORTHTON GROVES SUBDIVISION, do hereby join in and ratify the plat and all dedications and reservations described herein.

AMSOUTH BANK, an Alabama State chartered bank

Fred Behnke
Fred Behnke, Vice President

Karen Perry
Witness

KAREN PERRY
(Print Name)

Sharon Tracy
Witness

SHARON TRACY
(Print Name)

ACKNOWLEDGMENT:

State of Florida
County of Hillsborough

Personally appeared before me, the undersigned, Fred Behnke, Vice President, of AMSOUTH BANK, an Alabama State chartered bank, to me known to be the person described in and who executed the following dedication.

Witness my hand and official seal this 2nd day of January, 2004.

Kathleen A Whitaker
Notary Public, State of Florida at Large

My commission expires October 14, 2006



NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PLAT APPROVAL

This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: [Signature]

Florida Professional Surveyor and Mapper, License # 3840
County Surveying Division, Real Estate Department, Hillsborough County.

BOARD OF COUNTY COMMISSIONERS:

This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

[Signature]
Chairman

1/27/04
Date

CLERK OF CIRCUIT COURT:

State of Florida, County of Hillsborough, I certify that the plat shown hereon complies in form with all the requirements of Chapter 177, Part 1 of the Florida Statutes. Filed in Plat Book 99, Page 60, of the Public Records of Hillsborough County, Florida.

By Richard Ake
Clerk of the Circuit Court

By Cynthia Bui
Deputy Clerk

This 28 Day of JANUARY, 2004 Time 10:37 AM
Clerk file number 2004033603

PLAT NOTES:

- Bearings are based on the southerly boundary of the plat of Farmington, as recorded in Plat Book 60, Page 32 of the Public Records of Hillsborough County, Florida, being a grid bearing of S89°05'15"E, based on Geodetic Control points WESTON and DOWNS A and reflect the 1983 North American Datum (1990 Re-adjustment).
- Coordinates, in feet, shown hereon refer to the Transverse Mercator Grid System for the West Zone of the State of Florida and reflect the 1983 North American Datum (1990 Re-adjustment) and are based on Geodetic Control points WESTON and DOWNS A.
- 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, hedges and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the land development code. This note shall appear on each affected deed.
- The Wetland Conservation Areas shall be retained in a natural state pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act; 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 Hillsborough County Land Development Code.
- 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.
- The westerly maintained Right-of-Way, as depicted on Sheet 2 of this plat, was located by Lenny Campbell and Ken Cameron of the Hillsborough County West Maintenance Division on 2-20-03 and confirmed in the field on 12-23-03 by Lenny Campbell.

SURVEYOR'S CERTIFICATE:

I hereby certify that this plat shown hereon was prepared under my direction and supervision and that it complies with all of the surveying requirements of Chapter 177, Part 1 of the Florida Statutes, and the Hillsborough County Land Development Code, and that the P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177, Part 1 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

BURCAW & ASSOCIATES ENGINEERING, INC. LB No. 6890

Jeffrey L. Kohler
JEFFREY L. KOHLER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. 6201

01/05/04
DATE

BURCAW
& Associates, Inc.
LB #6890

Engineers • Surveyors • Planners
• Environmental Services •
6402 W. Linebaugh Ave., Suite A
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NORTHTON GROVES SUBDIVISION
BEING A SUBDIVISION OF LAND LYING WITHIN SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST,
HILLSBOROUGH COUNTY, FLORIDA

P.B. 99 PG. 61
SHEET 2 OF 2

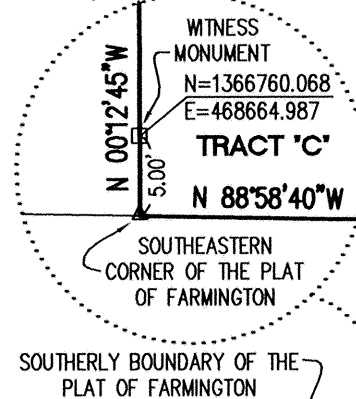
60 30 0 60
SCALE IN FEET
1" = 60'

RESOLUTION FILED
DATE: 1-26-06
OR BK 16045 PG 1000
BY: [Signature]
DEPUTY CLERK

FARMINGTON
PLAT BOOK 60, PAGE 32

CURVE TABLE									
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING	EPC	WETLAND	LINE
C1	90°00'00"	50.00	78.54	70.71	50.00	N 45°54'45"E			
C2	8°37'37"	1300.00	195.74	195.55	98.05	S 05°13'33"W			
C3	90°00'00"	50.00	78.54	70.71	50.00	N 44°05'15"W			
C4	7°11'26"	75.00	9.41	9.41	4.71	N 87°19'02"E			
C5	42°50'59"	75.00	56.09	54.79	29.43	N 62°17'49"E			
C6	39°57'34"	75.00	52.31	51.25	27.27	N 20°53'32"E			
C7	128°03'	1275.00	32.66	32.66	16.33	S 01°38'46"W			
C8	120°27'	1275.00	29.84	29.84	14.92	S 03°03'01"W			
C9	11°39'51"	200.00	40.72	40.65	20.43	S 09°33'10"W			
C10	19°27'21"	200.00	67.91	67.59	34.29	S 25°06'46"W			
C11	9°57'21"	55.00	9.56	9.54	4.79	N 29°51'46"E			
C12	114°45'52"	55.00	110.17	92.65	85.94	N 32°29'50"W			
C13	108°10'01"	55.00	103.83	89.09	75.93	S 36°02'13"W			
C14	3°01'35"	55.00	2.91	2.90	1.45	S 19°33'35"E			
C15	25°19'54"	200.00	86.42	87.71	44.95	N 08°24'25"W			
C16	02°34'46"	200.00	1.38	1.38	0.69	N 04°27'24"E			
C17	2°58'12"	1325.00	68.68	68.67	34.35	S 03°10'11"W			
C18	04°46'21"	1325.00	17.86	17.86	8.93	S 01°17'55"W			
C19	90°00'00"	25.00	39.27	35.36	25.00	N 45°54'45"E			
C20	90°00'00"	25.00	39.27	35.36	25.00	S 44°05'15"E			
C21	14°48'35"	75.00	19.39	19.33	9.75	N 06°29'33"W			
C22	40°48'17"	75.00	53.41	52.29	27.90	N 34°17'58"W			
C23	34°23'08"	75.00	45.01	44.34	23.21	N 71°53'41"W			
C24	90°47'31"	55.00	87.15	78.32	55.77	S 45°30'59"W			
C25	119°21'13"	55.00	114.57	94.95	94.03	S 59°33'23"E			
C26	9°58'25"	55.00	9.57	9.56	4.80	N 55°46'48"E			
C27	20°38'21"	200.00	72.04	71.65	36.42	S 61°06'46"W			
C28	19°28'48"	200.00	68.00	67.67	34.33	S 81°10'21"W			
C29	90°00'00"	25.00	39.27	35.36	25.00	N 44°05'15"E			
C30	90°00'00"	25.00	39.27	35.36	25.00	N 45°54'45"E			

DETAIL
(NOT TO SCALE)



POINT OF COMMENCEMENT
SOUTHWEST CORNER OF WEST 1/4
OF NORTHWEST 1/4 SECTION
35-27-17

POINT OF BEGINNING
SOUTHEASTERN
CORNER OF THE PLAT
OF FARMINGTON

LEGEND:

- (NR) Indicates Non-Radial line
- (R) Indicates Radial line
- O/A Indicates Overall Dimension
- L Indicates Line Number (see line table)
- C Indicates Curve Number (see curve table)
- ESM'T Indicates Easement
- (TYP) Indicates Typical
- Δ Indicates Unable to Set Monument at Corner
- LB Indicates Licensed Business
- Indicates Permanent Reference Monument 4" X 4" Concrete Monument "PRM LB6890" Set
- FCM Indicates Permanent Reference Monument 4" x 4" Concrete Monument (PRM) Found, Number as noted

LEGEND:

- Indicates Permanent Control Point Parker Kaylon Nail & Disk LB6890 (PCP) to be set after construction is complete
- Indicates Lot Corner, Set 5/8" Iron Rod and Cap LB 6890 to be set after construction is complete
- ⓑ Indicates Block Designation
- ℄ Indicates Centerline
- O.R.B. Indicates Official Record Book
- PB,PG Indicates Plat Book, Page

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LB #6890

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• Environmental Services •
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