

# BLOOMINGDALE SECTION "N-1"

SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Sections 12 & 13, Township 30 South, Range 20 East, Hillsborough County, Florida, said Parcel being more particularly described as follows:

From the Northwest corner of said Section 13, run thence along the North boundary of said Section 13, N.89°56'50"E., 1993.22 feet to the POINT OF BEGINNING, on the East boundary of BLOOMINGDALE SECTION "N", according to the plat thereof as recorded in Plat Book 57, Page 16, Public Records of Hillsborough County, Florida; thence along said East boundary, N.44°56'50"E., 56.13 feet; thence S.3°00'00"E., 295.00 feet; thence S.80°06'20"E., 643.04 feet; thence S.36°54'00"E., 400.00 feet; thence S.0°28'10"W., 271.33 feet to a point on a curve, on the Northerly right-of-way line of NATURES WAY BOULEVARD, as recorded in Official Record Book 4301, Page 764, Public Records of Hillsborough County, Florida; thence along said Northerly right-of-way line of NATURES WAY BOULEVARD, the following four (4) courses: 1) Westerly, 250.71 feet along the arc of a curve to the left having a radius of 542.00 feet and a central angle of 26°30'10" (chord bearing S.89°11'05"W., 248.48 feet) to a point of tangency; 2) S.72°56'00"W., 237.90 feet to a point of curvature; 3) Westerly, 1095.58 feet along the arc of a curve to the right having a radius of 958.00 feet and a central angle of 65°31'26" (chord bearing N.74°18'17"W., 1036.84 feet) to a point of compound curvature; 4) Northwesterly, 424.07 feet along the arc of a curve to the right having a radius of 1958.00 feet and a central angle of 1°22'43" (chord bearing N.35°20'17"W., 423.24 feet) to the Southeastery corner of the aforesaid BLOOMINGDALE SECTION "N"; thence along the Southerly and Easterly boundaries of said BLOOMINGDALE SECTION "N", the following seven (7) courses: 1) N.84°49'12"E., 173.49 feet; 2) S.66°52'26"E., 73.50 feet; 3) S.87°00'47"E., 107.05 feet; 4) N.65°02'11"E., 136.53 feet; 5) N.00°00'04"W., 261.95 feet; 6) N.89°59'56"E., 93.11 feet; 7) N.44°56'50"E., 306.51 feet to the POINT OF BEGINNING.

Containing 29.221 acres, more or less.

DEDICATION: Brandon Properties Partnership, Ltd., a Florida limited partnership (Brandon), the fee simple owner of the land included within this subdivision plat, BLOOMINGDALE SECTION "N-1", hereby makes the dedication and grants set forth below:

Brandon dedicated perpetual non-exclusive easements for vehicular and pedestrian ingress and egress over Tract "A", portrayed on this plat to the owners of the lots within the plat, and to their guest and invitees. Tract "A", shall be conveyed by Brandon to the Homeowners' Association created pursuant to the covenants, conditions and restrictions imposed (or to be imposed) by the undersigned as to the land included in this plat. This dedication does not constitute a dedication to the general public or to Hillsborough County, and no obligation is imposed upon Hillsborough County or other public agency having jurisdiction for maintenance of or improvements to Tract "A". The Homeowners' Association shall have the responsibility for maintenance and improvements of Tract "A".

Brandon grants a perpetual non-exclusive easement along, under and through the drainage and utility easements for the maintenance of public utilities and over Tracts "A" for ingress and egress purposes to public agencies and utility companies and their officers and agents for proper and lawful purposes including, but not limited to, law enforcement, fire protection, health and emergency services, school bus and postal services, and such other similar services as may be provided, now or in the future, by a constituted authority for the health, safety, welfare and benefit of the owners of the lots within the subdivision.

Brandon reserves a perpetual easement for the construction and maintenance of a wall upon the wall easement along Nature's Way Boulevard in the area designated on the plat. Brandon also reserves a perpetual non-exclusive easement for the construction, maintenance, and operation of security gates and related facilities on Golf Meadow Boulevard at that street's intersection with Nature's Way Boulevard. Both reserved easements will be conveyed by Brandon to the Homeowners' Association, who shall have the responsibility for the maintenance and operation of the wall and security gate facilities.

SHIMBERG-CROSS COMPANY - OWNER  
General Partners for Brandon Properties Partnership

Glen Cross Notary Public, State of Florida at Large  
Caryn G. Steves Witness, Caryn G. Steves  
Mary Robin Dunn Witness, Mary Robin Dunn

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 Partnership, Inc., 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 that he affixed hereto the seal of said corporation, and did not take an oath.

Witness my hand and official seal on this 17th day of August 1994.

Elizabeth L. Nevel  
 Elizabeth L. Nevel  
 Notary Public, State of Florida at Large  
 My Commission expires June 9, 1996  
 No. CC207527

My Commission expires: June 09, 1996  
 Commission Number: CC 207527

FIRST UNION NATIONAL BANK OF FLORIDA - MORTGAGEE

Craig H. Carrier Notary Public, State of Florida at Large  
 Craig H. Carrier, Vice President  
Caryn G. Steves Witness, Caryn G. Steves  
Kay A. Snyder Witness, Kay A. Snyder

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 7th day of September 1994.

Janice K. Tice  
 Janice K. Tice  
 Notary Public, State of Florida at Large  
 My Commission expires: April 26, 1997  
 Commission Number: CC 280085

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 3, of the Public Records of Hillsborough County, Florida.

10-3-94 Date  
9:42:55 PM TIME  
RICHARD RAY Clerk of the Circuit Court  
10-3-94 Date  
Beakie S. Buerett 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, 9/21/94

Date 10/3/94  
Arthur W. Merritt  
 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).

Date September 12, 1994  
Arthur W. Merritt  
 Arthur W. Merritt  
 Fla. Registered Land Surveyor No. 4498

HEIDT & ASSOCIATES, INC.  
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

# BLOOMINGDALE SECTION "N-1"

SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

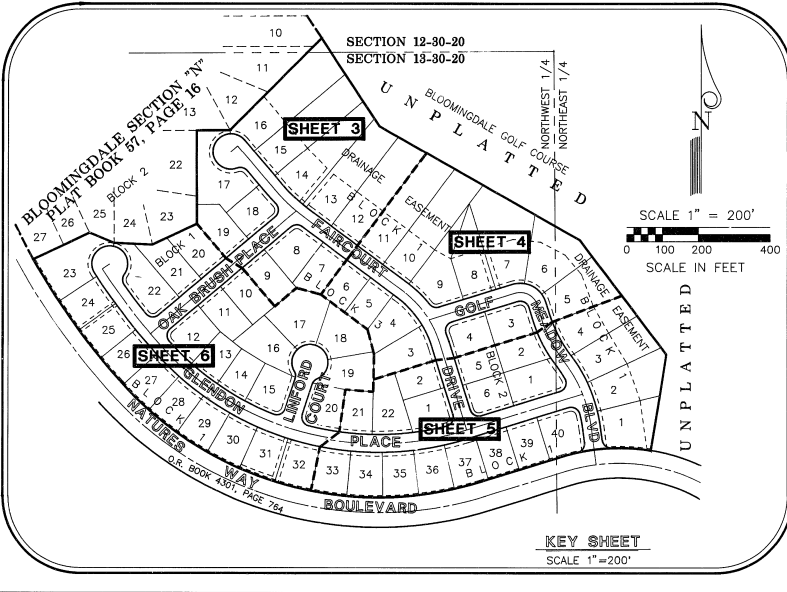
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	542.00	26°30'10"	250.71	127.64	248.48	S.88°11'05"W
2	958.00	65°31'26"	1095.58	616.49	1036.84	N.74°18'17"W
3	1958.00	12°24'33"	424.07	212.87	423.24	N.35°20'17"W
4	420.00	22°44'59"	207.69	106.24	205.37	S.22°07'29"E
5	400.00	14°29'20"	101.15	50.85	100.88	S.14°29'40"E
6	400.00	15°15'39"	106.54	53.59	106.23	S.29°22'10"E
7	808.00	65°31'26"	924.04	519.96	874.50	N.74°18'17"W
8	808.00	35°23'00"	488.98	257.74	491.09	N.89°22'30"W
9	808.00	30°08'26"	425.65	217.57	420.17	N.56°36'47"W
10	1808.00	08°41'34"	274.30	137.42	274.04	N.37°11'47"W
11	1808.00	01°32'34"	48.68	24.34	48.68	N.49°45'17"W
12	1808.00	07°09'00"	225.62	112.96	225.48	N.38°25'30"W
13	500.00	13°00'00"	113.45	56.97	113.20	N.46°30'00"W
14	500.00	03°02'25"	26.55	13.27	26.53	N.51°28'46"W
15	500.00	09°57'35"	86.92	43.57	86.81	N.44°58'48"W
16	300.00	35°56'00"	188.15	97.28	185.08	S.35°02'00"E
17	300.00	21°26'36"	112.28	56.80	111.62	S.42°16'42"E
18	300.00	14°29'24"	75.67	38.14	75.67	S.24°18'42"E
19	50.00	90°00'00"	78.54	50.00	70.71	S.62°04'00"E
20	400.00	19°55'59"	139.18	70.29	138.46	S.27°01'59"E
25	25.00	82°51'09"	40.51	26.28	36.22	S.60°38'26"E
26	375.00	06°52'11"	45.58	22.82	45.45	S.10°43'06"E
27	25.00	84°56'27"	37.06	22.88	33.76	S.35°13'14"W
28	542.00	04°43'27"	46.00	22.52	44.99	N.78°18'44"E
29	958.00	04°28'30"	74.27	37.15	74.25	S.75°09'15"W
30	958.00	06°01'00"	100.60	50.35	100.55	S.80°23'00"W
31	958.00	06°01'00"	100.60	50.35	100.55	S.86°24'00"W
32	958.00	06°01'00"	100.60	50.35	100.55	N.87°35'00"W
33	958.00	06°01'00"	100.60	50.35	100.55	N.81°44'00"W
34	958.00	06°16'00"	104.78	52.44	104.73	N.69°09'30"W
35	958.00	06°16'00"	104.78	52.44	104.73	N.69°09'30"W
36	958.00	06°01'00"	100.60	50.35	100.55	N.63°01'00"W
37	958.00	06°01'00"	100.60	50.35	100.55	N.57°00'00"W
38	958.00	06°01'00"	100.60	50.35	100.55	N.50°59'00"W
39	958.00	06°01'00"	100.60	50.35	100.55	N.44°58'00"W
40	958.00	02°24'54"	6.95	3.47	6.85	N.41°45'02"W
41	1958.00	02°38'34"	90.31	45.16	90.30	N.40°13'17"W
42	1958.00	02°32'40"	98.34	49.18	98.33	N.37°27'40"W
43	1958.00	02°52'40"	98.34	49.18	98.33	N.34°35'00"W
44	1958.00	04°00'39"	137.07	68.56	137.04	N.31°08'20"W
45	833.00	04°26'30"	64.58	32.30	64.56	S.75°09'15"W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
46	833.00	06°01'00"	87.47	43.78	87.43	S.80°23'00"W
47	833.00	06°01'00"	87.47	43.78	87.43	S.86°24'00"W
48	833.00	06°01'00"	87.47	43.78	87.43	N.87°35'00"W
49	833.00	06°01'00"	87.47	43.78	87.43	N.81°44'00"W
50	833.00	06°16'00"	91.11	45.60	91.06	N.75°25'30"W
51	833.00	06°16'00"	91.11	45.60	91.06	N.69°09'30"W
52	833.00	06°01'00"	87.47	43.78	87.43	N.63°01'00"W
53	833.00	06°01'00"	87.47	43.78	87.43	N.57°00'00"W
54	833.00	06°01'00"	87.47	43.78	87.43	N.50°59'00"W
55	833.00	06°01'00"	87.47	43.78	87.43	N.44°58'00"W
56	833.00	02°24'56"	6.04	3.02	6.04	N.41°45'02"W
57	1833.00	02°38'34"	84.58	42.28	84.54	N.40°13'17"W
58	1833.00	02°52'40"	92.07	46.04	92.06	N.37°27'40"W
59	1833.00	02°52'40"	92.07	46.04	92.06	N.34°35'00"W
60	1833.00	04°00'39"	94.92	47.71	94.92	N.31°08'20"W
61	50.00	134°33'10"	117.42	119.39	92.24	N.34°25'35"E
62	50.00	114°50'09"	100.21	78.24	84.28	S.20°52'46"E
63	25.00	71°40'37"	31.28	18.06	29.28	N.00°42'00"W
64	1783.00	03°13'54"	100.57	50.30	100.55	N.36°45'16"W
65	25.00	91°37'47"	39.86	25.72	36.85	N.84°11'06"W
66	25.00	93°48'10"	40.93	26.72	36.51	S.03°05'55"W
67	325.00	03°48'10"	34.85	17.43	34.84	N.43°44'02"W
68	25.00	70°31'44"	30.77	17.68	28.87	S.78°15'52"E
69	50.00	99°18'36"	86.66	58.86	76.22	N.60°52'26"W
70	50.00	51°54'32"	45.30	24.34	43.77	S.65°57'16"E
71	475.00	10°13'00"	84.70	42.46	84.59	N.45°06'30"W
72	475.00	02°47'00"	23.07	11.64	23.07	N.51°36'30"W
73	325.00	00°47'23"	4.48	2.24	4.48	S.52°36'19"E
74	325.00	14°12'26"	80.59	40.50	80.39	S.45°06'23"E
75	25.00	69°03'51"	30.13	17.20	28.34	N.72°32'05"W
76	75.00	29°00'00"	34.03	17.32	33.74	N.69°56'00"E
77	75.00	44°30'00"	58.29	30.68	56.80	S.58°49'00"E
78	75.00	19°30'00"	25.53	12.89	25.40	S.26°49'00"E
79	375.00	03°28'00"	22.69	11.35	22.69	N.16°48'00"W
80	375.00	16°27'59"	107.77	54.26	107.40	N.28°45'59"W
81	425.00	11°50'59"	87.90	44.11	87.74	S.31°04'29"E
82	425.00	11°28'00"	84.81	42.55	84.67	S.19°28'00"E
83	425.00	08°28'00"	47.97	24.01	47.94	S.10°29'00"E
84	25.00	84°56'27"	37.06	22.88	33.76	N.49°43'14"W
85	542.00	11°37'36"	109.89	56.19	109.80	S.86°22'40"E
86	783.00	06°26'04"	87.93	44.01	87.89	N.64°41'02"W
87	783.00	06°40'00"	91.11	45.60	91.05	N.58°08'00"W
88	783.00	06°40'00"	91.11	45.60	91.05	N.51°28'00"W
89	783.00	06°23'19"	87.31	43.70	87.26	N.44°58'20"W
90	25.00	91°44'41"	40.03	25.77	36.89	N.04°07'40"E
91	25.00	77°00'00"	33.80	19.89	31.13	N.86°30'00"E
92	275.00	22°00'00"	105.99	53.45	104.94	S.42°00'00"E
93	275.00	13°56'00"	66.88	33.80	66.71	S.24°02'00"E
94	25.00	93°12'51"	40.67	26.44	36.33	S.29°32'26"W
95	783.00	06°35'56"	94.29	47.20	94.23	S.79°35'11"W
96	783.00	06°23'10"	87.40	43.70	87.35	N.58°14'25"W
97	783.00	06°40'00"	91.11	45.60	91.05	N.85°14'00"W
98	783.00	06°26'04"	87.93	44.01	87.89	N.78°40'58"W
99	25.00	93°48'10"	40.92	26.71	36.50	N.26°34'28"W
100	25.00	09°51'33"	4.30	2.16	4.30	N.23°14'46"E
101	25.00	39°19'50"	16.72	8.69	16.41	N.47°20'28"E
102	50.00	76°11'23"	66.49	39.20	61.70	N.26°24'14"E
103	50.00	62°00'00"	54.11	30.04	51.50	N.40°41'00"W
104	50.00	62°00'00"	54.11	30.04	51.50	S.77°19'00"W
105	50.00	76°11'23"	66.49	39.20	61.70	S.06°13'19"W
106	25.00	39°19'50"	16.72	8.69	16.41	S.10°42'28"E
107	25.00	09°51'33"	4.30	2.16	4.30	S.13°23'14"W
108	25.00	93°48'56"	40.92	26.71	36.50	S.69°12'28"W
109	25.00	90°00'00"	39.27	25.00	35.38	N.62°04'00"W
110	325.00	04°06'23"	23.29	11.85	23.29	S.19°07'12"E
111	25.00	94°06'23"	41.06	26.88	36.60	N.25°52'48"E
112	25.00	90°00'00"	39.27	25.00	35.38	S.62°04'00"E
113	425.00	05°04'59"	37.70	18.86	37.69	N.19°36'29"W
114	425.00	10°59'18"	81.51	40.88	81.38	N.27°38'38"W
115	425.00	03°51'42"	28.64	14.33	28.64	N.39°04'08"W
116	375.00	06°17'06"	41.14	20.59	41.12	S.33°51'28"E
117	25.00	103°38'52"	45.22	31.80	39.31	S.21°08'54"W
118	50.00	99°18'36"	86.66	58.86	76.22	N.38°26'10"E
119	542.00	05°03'33"	47.86	23.94	47.84	N.80°13'14"E
120	542.00	05°03'33"	47.86	23.94	47.84	N.85°16'46"E
121	542.00	10°34'31"	100.34	50.16	99.90	S.86°54'12"E
122	542.00	01°02'11"	9.80	12.25	9.80	N.81°51'32"E

NOTES:

- X-Y coordinates shown herein 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
- 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.
- 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.



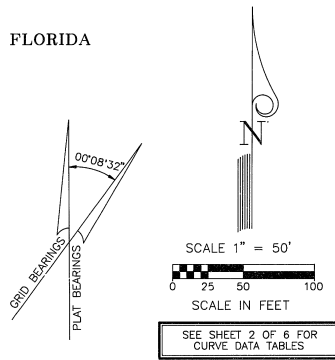
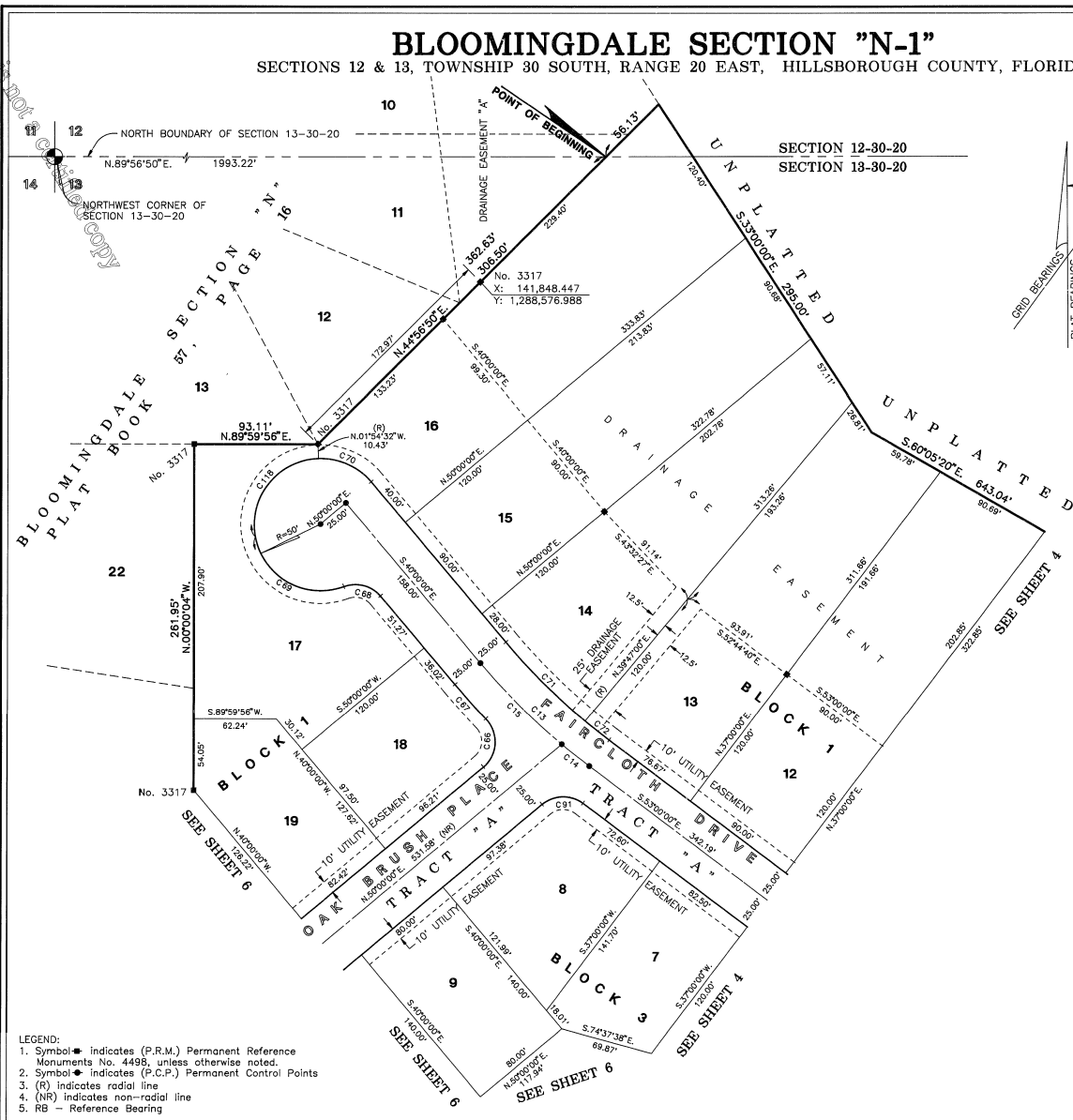
2212 SWANN AVENUE  
TAMPA, FLORIDA 33606  
(813) 253-5311

HEIDT & ASSOCIATES, INC.  
CIVIL ENGINEERING  
LAND SURVEYING

SHEET 2 OF 6 SHEETS

# BLOOMINGDALE SECTION "N-1"

SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



NOTE: The North boundary of Section 13, Township 30 South, Range 20 East, Hillsborough County, Florida, is assumed to have a bearing of N.89°56'50"E. on an assumed data.

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

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**HEIDT & ASSOCIATES, INC.**  
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BLOOMINGDALE PLAT BOOK 97 SECTION "N-1" PAGE 23

# BLOOMINGDALE SECTION "N-1"

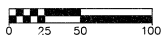
SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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N



SCALE 1" = 50'



SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 6 FOR CURVE DATA TABLES



- 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
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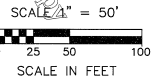
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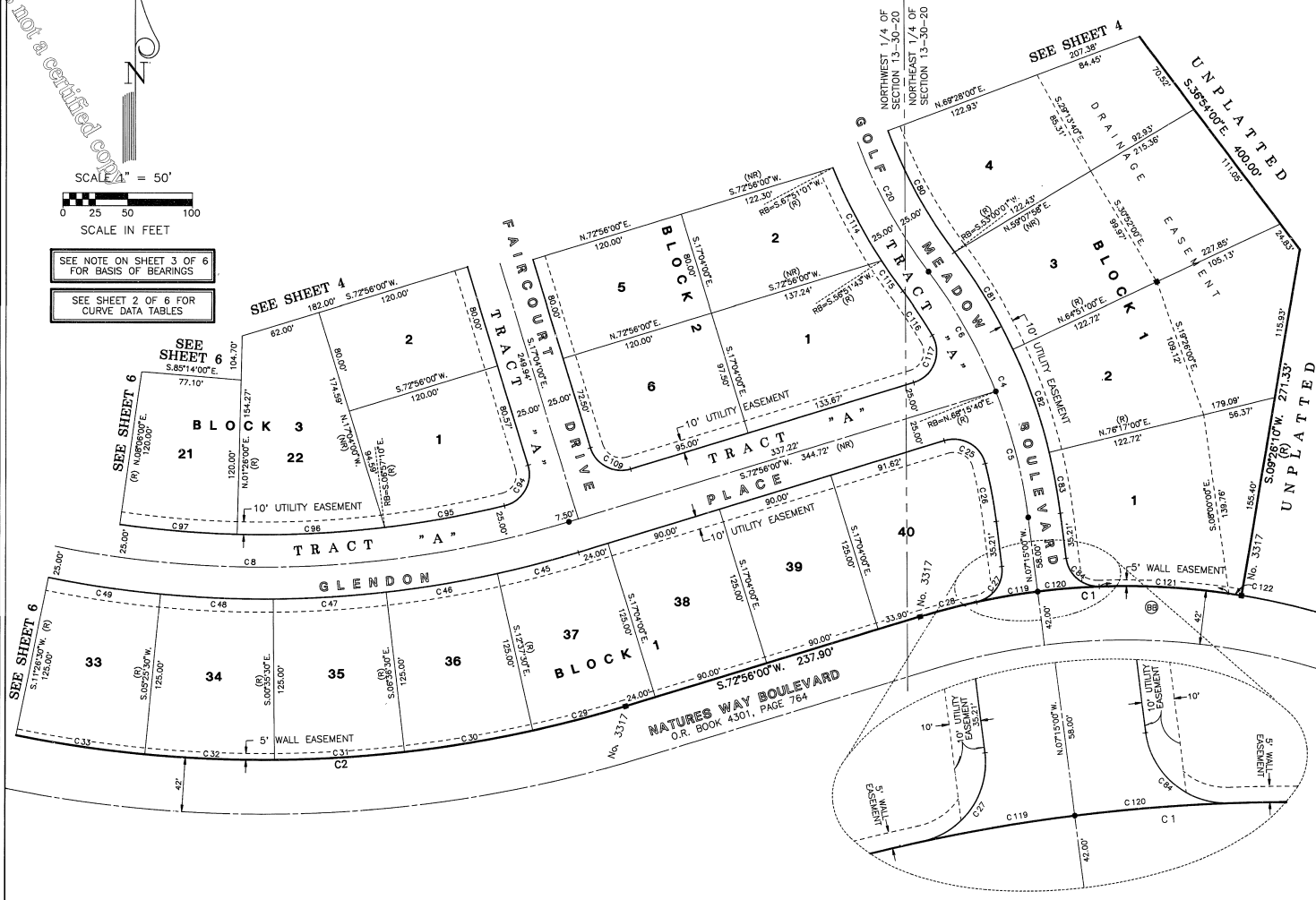
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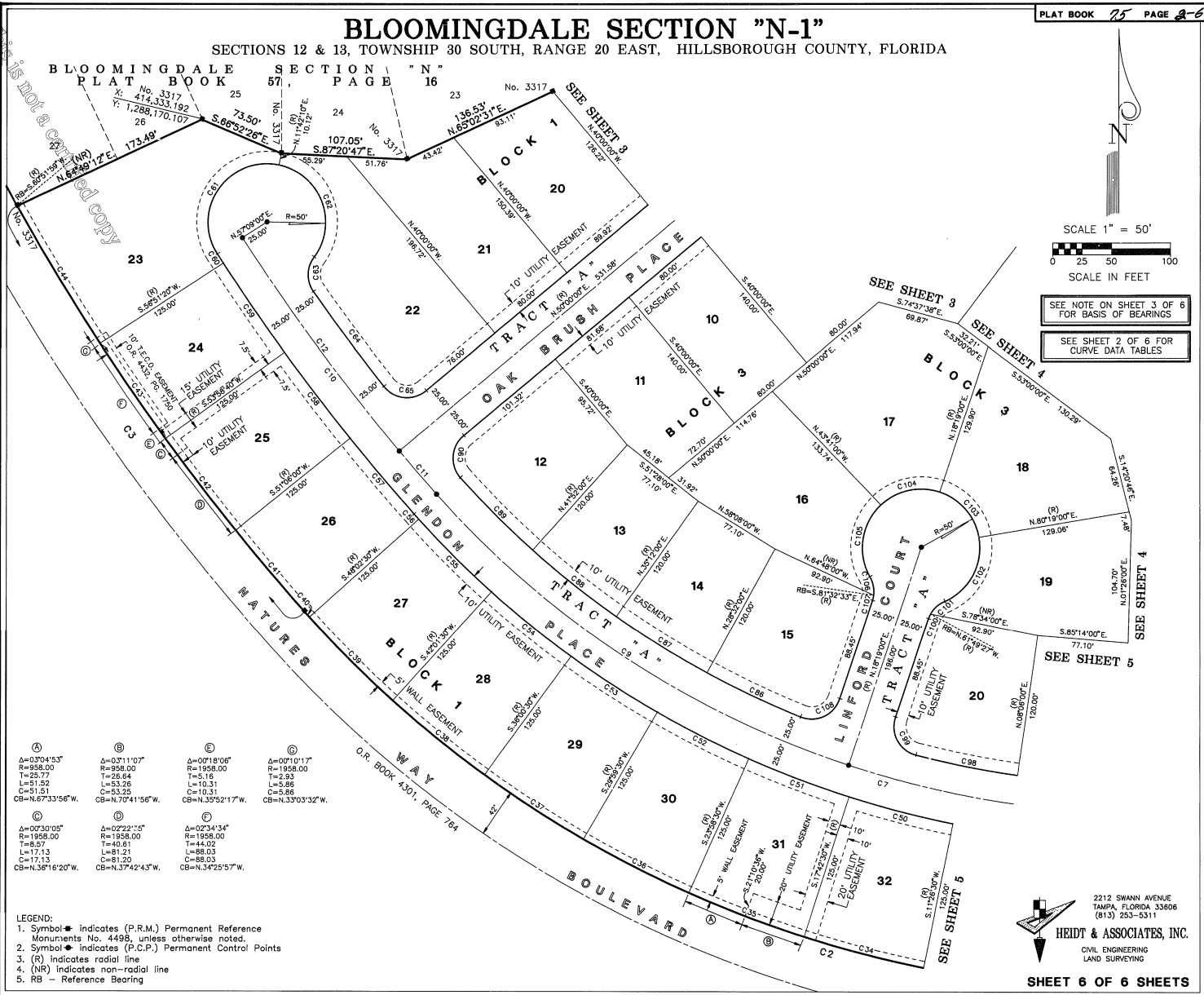
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TAMPA, FLORIDA 33606  
(813) 253-5311

# BLOOMINGDALE SECTION "N-1"

SECTIONS 12 & 13, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

BLOOMINGDALE SECTION "N"  
PLAT BOOK 571 PAGE 16



SCALE 1" = 50'

0 25 50 100

SCALE IN FEET

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 6 FOR CURVE DATA TABLES

<p>Ⓐ</p> <p>Δ=0°30'45.3"</p> <p>R=958.00</p> <p>T=25.77</p> <p>L=51.52</p> <p>C=51.51</p> <p>CB=N.67°33'56\"W.</p>	<p>Ⓑ</p> <p>Δ=0°31'10.7"</p> <p>R=958.00</p> <p>T=26.84</p> <p>L=53.26</p> <p>C=53.25</p> <p>CB=N.70°41'56\"W.</p>	<p>Ⓒ</p> <p>Δ=0°18'06"</p> <p>R=1958.00</p> <p>T=15.16</p> <p>L=10.31</p> <p>C=10.31</p> <p>CB=N.35°52'17\"W.</p>	<p>Ⓓ</p> <p>Δ=0°11'17"</p> <p>R=1958.00</p> <p>T=8.83</p> <p>L=5.86</p> <p>C=5.86</p> <p>CB=N.33°03'32\"W.</p>
<p>Ⓔ</p> <p>Δ=0°30'05"</p> <p>R=1958.00</p> <p>T=40.61</p> <p>L=17.13</p> <p>CB=N.36°16'20\"W.</p>	<p>Ⓜ</p> <p>Δ=0°22'22.5"</p> <p>R=1958.00</p> <p>T=44.02</p> <p>L=18.21</p> <p>CB=N.37°42'43\"W.</p>	<p>Ⓝ</p> <p>Δ=0°23'34"</p> <p>R=1958.00</p> <p>T=44.02</p> <p>L=18.03</p> <p>CB=N.34°25'57\"W.</p>	

LEGEND:

- Symbol  $\blacktriangle$  indicates (P.R.M.) Permanent Reference Monuments No. 4498, unless otherwise noted.
- Symbol  $\bullet$  indicates (P.C.P.) Permanent Control Points
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing

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**HEIDT & ASSOCIATES, INC.**  
CIVIL ENGINEERING  
LAND SURVEYING

SHEET 6 OF 6 SHEETS