LARISCY ACRES

MINOR SUBDIVISION

BEING A REPLAT OF LOT 3 OF PORTER ACRES, PLAT BOOK 98, PAGE 26 IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 118 PAGE 184

Legal Description:

LOT 3 OF PORTER ACRES AS RECORED IN PLAT BOOK 98, PAGE 26 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
CONTAINS 6.534 ACRES.

Plat Notes:

1. 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. Development Services Division has information regarding flooding and restrictions on development.
2. 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 Hillsborough County, Florida.

Fire Protection Note:

Any residential structure not exceeding 5,000 square feet and One Hundred (100) feet between structures may be authorized for Fire Department tank supply. Any out-building Six Hundred (600) square feet or less may be located within One Hundred (100) feet of the main structure.

E.P.C. Note:

The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County, Florida, 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 Hillsborough County Land Development Code.

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: J. Fletcher Swanson
Florida Professional Surveyor and Mapper, License # 6038
County Surveying Division, Real Estate Department, Hillsborough County

Surveyor's Certification:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (P.R.M.'s) and all other monumentation of lot corners, points of intersection and changes in direction of lines within the subdivision as required by Chapter 177, Florida Statutes, were set on the 4th day of March, 2011.

BY: Daniel F. Brooks P.S.M.# 3583
Surveyor; Daniel F. Brooks

DANIEL F. BROOKS CERTIFICATE No. 3583 STATE OF FLORIDA REGISTERED LAND SURVEYOR

BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY

BROOKS LAND SURVEYING, INC.
Certificate No. LB-7077
115 S. Palmer Street Plant City, Fla. 33563
Phone: (813) 754-6620 Fax (813) 719-1504

Dedication:

The undersigned hereby certifies that he/she is the owner of the tract of land described hereon as LARISCY ACRES, A Minor Subdivision and that this plat represents its intention to subdivide the property located in Section 20, Township 29 South, Range 22 East, Hillsborough County, Florida, as described in the legal description and does hereby dedicate this plat for record.

The undersigned hereby confirms the limits of the public right of way as shown hereon.

Owner: Josephine Lightsey
Josephine Lightsey, as Surviving Spouse and Successor Trustee, of the Russell L. Lightsey and Josephine D. Lightsey Revocable Inter Vivos Trust Agreement dated August 21, 1990 as to the Fee Simple and Josephine D. Lightsey, Surviving Spouse of Russell L. Lightsey as to a Life Estate Interest.

Witness: Edson Davies
Witness: Daniel F. Brooks

Acknowledgement:

County of Hillsborough, State of Florida
The foregoing instrument was acknowledged before me this 19th day of APRIL, 20 11, by Josephine Lightsey a/k/a Josephine D. Lightsey who is personally known to me or who has produced _____ _____ as identification and who did not take an oath.

NOTARY PUBLIC: (Seal)
Sign: Carol Ann Brooks
Print: Carol Ann Brooks
Title: Notary
Serial Number: DD0901694
Commission Expires: 10/09/2013

CAROL ANN BROOKS
Comm# DD0901694
Expires 10/9/2013
Florida Notary Assn., Inc

Board Of County Commissioners:

This plat has been approved for recordation.

Chairman 4-27-2011 Date

Clerk of Circuit Court:

County of Hillsborough, State of Florida

I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part I of Florida Statutes, and has been filed for record in Plat Book 118, Page 184, of the Public Records of Hillsborough County, Florida.

BY: Pat Frank Clerk of Circuit Court
BY: Michele Griffith Deputy Clerk
This 5th day of May, 20 11, Time 10:22 AM
Clerk File Number: 2011149117

CIRCUIT COURT CLERK OF HILLSBOROUGH COUNTY, FLORIDA

100222.dwg

PLAT BK 118 PG 185

LARISCY ACRES

MINOR SUBDIVISION

BEING A REPLAT OF LOT 3 OF PORTER ACRES, PLAT BOOK 98, PAGE 26 IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA

SCALE: ONE INCH = FIFTY FEET

NORTH

GRAPHIC SCALE

25' 0 25' 50'

BEARING BASIS:
REFERENCE BEARING OF S00°51'00"E ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALUES PUBLISHED FOR HILLSBOROUGH COUNTY CONTROL STATIONS "HP-I" AND "HP-J", PURSUANT TO FLORIDA STATUTE 177-151. COORDINATE VALUES ARE IN GRID FEET.

LEGEND

- P.R.M. ■ — PERMANENT REFERENCE MONUMENT-SET. 4"X4"X24" CONCRETE MONUMENT AND DISK STAMPED "BROOKS LAND SURVEYING-PRM-LB 7077" UNLESS OTHERWISE NOTED.
- or — SET 5/8"X18" IRON ROD WITH PLASTIC CAP STAMPED "BROOKS LAND SURVEYING-LB 7077"
- LB — LICENSED BUSINESS
- E.P.C. — ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
- △ — E.P.C. WETLAND POINT
- E.P.C. WETLAND CONSERVATION AREA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N04°22'43"E	29.87'
L2	N19°33'53"W	42.27'
L3	N10°43'37"W	66.49'
L4	N32°08'32"W	68.38'

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	60.13'	20°32'33"	21.56'	21.44'	N20°34'42"E
C2	60.13'	10°54'52"	11.45'	11.45'	N04°50'51"E

P.R.M. Found 4"X4"Concrete Monument"PRM LB#5285" Northwest Corner Lot 3 Plat Book 98, Page 26

NORTH (Y)=1314064.525
EAST (X)= 615078.698

UNPLATTED LANDS

North Boundary – Southwest 1/4 – Northeast 1/4 – Section 20 – Township 29 South – Range 22 East

N 89°32'03" E 644.72'

NORTH (Y)=1314069.766
EAST (X)= 615723.363

NORTHEAST CORNER
SW 1/4 – NE 1/4
SECTION 20-29-22

P.R.M. Found 4"X4"Concrete Monument"PRM LB#7077"

443.76'

N 01°01'29" W

UNPLATTED LANDS

LOT 2
5.451 ACRES TOTAL
0.174 ACRES WETLAND
5.277 ACRES UPLAND

N89°26'00"E 15.00'

S00°51'00"E 50.00'

S00°51'00"E 50.00'

N 89°26'00" E 183.91'

N 89°26'00" E 111.08'

211.36'

341.36'

S 00°51'00" E 1332.60'

20.00' TAMPA ELECTRIC COMPANY EASEMENT (OFFICIAL RECORD BOOK 3575, PAGE 352)

East Boundary – Southwest 1/4 – Northeast 1/4 – Section 20 – Township 29 South – Range 22 East

CAREY GROVES (Plat Book 84, Page 28)

LOT 1
1.083 ACRES

S 00°51'00" E 150.00'

130.00'

S 00°51'00" E REFERENCE BEARING

P.R.M. Found 4"X4"Concrete Monument"PRM LB#7077"

S 89°26'00" W 302.16'

C-1

C-2

8.97'

S00°36'32"E 69.87'

9.26'

P.R.M. Found 4"X4"Concrete Monument"PRM LB#7077"

KARPPE ROAD
RIGHT OF WAY WIDTH VARIES
PLAT BOOK 98, PAGE 26

Wetland Conservation Area Line

30.00' Wetland Conservation Area Setback Line

WETLAND CONSERVATION AREA "A"

193.43'

L4 L3 L2 L1

57.17'

P.R.M.

378.36'

S 89°26'00" W

P.R.M. Found 4"X4"Concrete Monument"PRM LB#7077"

634.10'

255.74'

P.R.M. Found 4"X4"Concrete Monument"PRM LB#7077"

890.00'

LOT 2
PORTER ACRES
(Plat Book 98, Page 26)

South Boundary – Lot 3 – Plat Book 98, Page 26

UNPLATTED LANDS

SOUTHEAST CORNER
SW 1/4 – NE 1/4
SECTION 20-29-22

Found 5/8"Iron Rod No Identification

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Certificate No. LB-7077
115 S. Palmer Street Plant City, Fla. 33563
Phone: (813) 754-6620 Fax (813) 719-1504

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SHEET 2 OF 2

UNCERTIFIED COPY