

ABERDEEN CREEK

SECTION 21, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR MCMULLEN LOOP ROAD TO THE NORTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; RUN THENCE SOUTH 00°08'34" EAST, ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, 25.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY MAINTAINED RIGHT-OF-WAY LINE OF MCMULLEN LOOP ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 89°53'03" EAST, 660.01 FEET TO A POINT OF INTERSECTION WITH THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE ALONG SAID EAST BOUNDARY, SOUTH 00°09'23" EAST, 1301.34 TO THE SOUTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, NORTH 89°48'04" WEST, 660.32 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, NORTH 00°08'34" WEST, 1300.39 FEET TO THE POINT OF BEGINNING

TRACT CONTAINS 19.71 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 00°10'13" EAST FOR THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIED TO THE FLORIDA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, ADJUSTED 1990.
- X-Y COORDINATES SHOWN HEREON ARE IN FEET AND REFER TO THE FLORIDA COORDINATE SYSTEM (WEST ZONE, NAD 1983, ADJUSTED 1990). COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY CONTROL STATIONS 10-74-G05 AND 10-74-G03.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE HILLSBOROUGH COUNTY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS FOR DEVELOPMENT.
- 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.
- DRAINAGE EASEMENT DISCLOSURE STATEMENT: 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 AS APPROVED BY THE COUNTY ADMINISTRATOR.
- THE WETLAND CONSERVATION AREA SHALL BE 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 SET-BACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

SUBDIVIDER/DEDICATION:

THE UNDERSIGNED AS OWNER, MORTGAGEE, OR OTHER PERSON, CORPORATION OR ENTITY HAVING A RECORD INTEREST IN THE LANDS HEREIN DESCRIBED WHICH ARE TO BE SUBDIVIDED AND PLATTED INTO THE SUBDIVISION OF "ABERDEEN CREEK" HEREBY DEDICATES THIS PLAT FOR RECORD.

LANDSCAPE PARCELS A, B, C AND D, PARCEL E (RETENTION POND), AND THE 5.0 FOOT FENCE EASEMENT ARE HEREBY DEDICATED TO THE ABERDEEN CREEK HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE, SUBJECT TO ANY AND ALL EASEMENTS DEDICATED FOR PUBLIC USE AS INDICATED ON THIS PLAT.

RIGHT-OF-WAY FOR ABERDEEN CREEK CIRCLE AND AN ADDITIONAL 11.0 FEET OF RIGHT-OF-WAY FOR MCMULLEN LOOP ROAD ARE HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR PUBLIC USE. FURTHERMORE, ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

HAYDON-RUBIN DEVELOPMENT, INC., A FLORIDA CORPORATION - OWNER

[Signature]
ROGERS K. HAYDON, JR., PRESIDENT

[Signature]
WITNESS

[Signature]
WITNESS

ACKNOWLEDGEMENT:

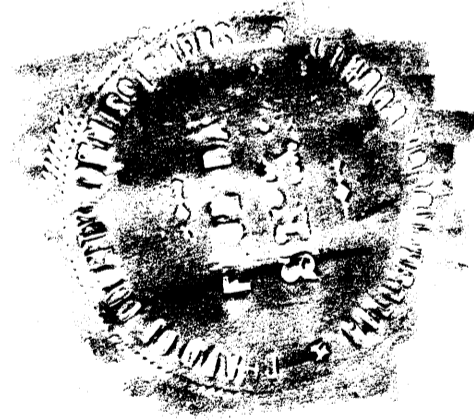
COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF APRIL, 2001, BY ROGERS K. HAYDON, JR., PRESIDENT, HAYDON-RUBIN DEVELOPMENT, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED PERSONAL IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC:

SIGN Ann G. Kendall
 PRINT Ann G. Kendall
 TITLE Secretary
 SERIAL NUMBER CC 782931
 COMMISSION EXPIRES October 14, 2002

SEAL



BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

[Signature]
CHAIRMAN

5/16/2001
DATE

CLERK OF CIRCUIT COURT:

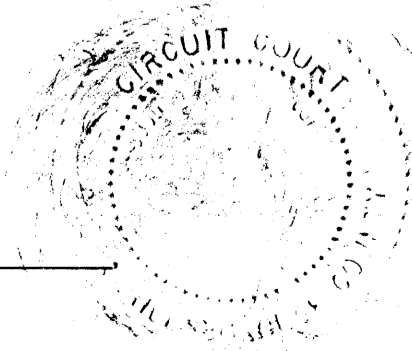
COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION HAS BEEN FILED FOR THE RECORD THIS 22 DAY OF May, 2001, IN PLAT BOOK 90 PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY Richard Ake
CLERK OF CIRCUIT COURT

BY Cynthia Bice
DEPUTY CLERK

CLERK FILE NUMBER 2001163799 THIS 22 DAY OF MAY
 2001 TIME 3:05 PM. NUMBER 2001163799



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: [Signature]
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # 5355
 COUNTY SURVEYING DIVISION, REAL ESTATE DEPARTMENT
 HILLSBOROUGH COUNTY

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S), ALL LOT CORNERS, POINTS OF INTERSECTION AND CHANGES OF DIRECTION SHALL BE SET WITHIN ONE YEAR OF RECORDING AND THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES.

BY [Signature]
WALTER C. SHERRILL, JR. PSM #4803

BROOKS AND AMADEN, INC. (LB #5221)

BROOKS AND AMADEN, INC
 205 RIDGEWOOD AVENUE · BRANDON, FLORIDA 33510
 (813) 653-1125 · FAX (813) 653-1679

Civil and Environmental Engineering · Land Surveying and Planning

PATH: P:\ENGINEERING\814-01\DWG\PLAT\81401-PLAT-PC1.DWG PLOT DATE: 3-26-01

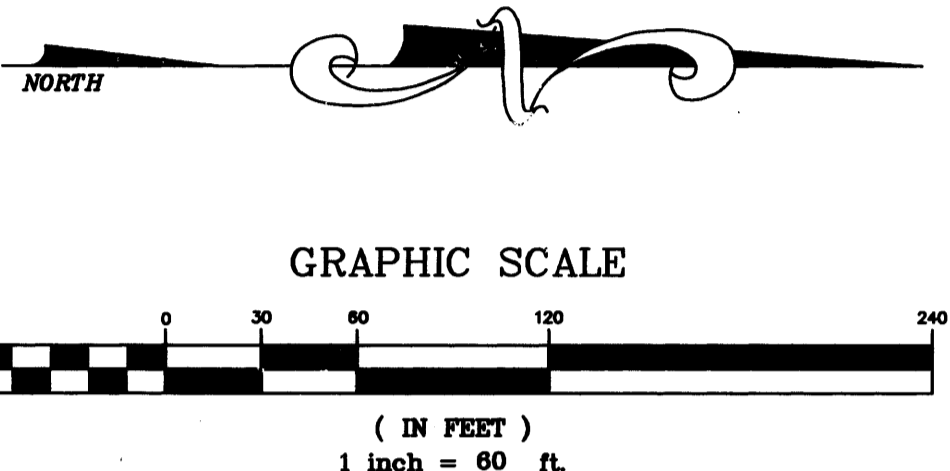
ABERDEEN CREEK

SECTION 21, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LINE	LENGTH	BEARING
L4	19.75'	S00°08'34"E
L5	6.06'	N89°51'26"E
L6	3.94'	S89°51'26"W
L7	32.64'	N00°08'34"W
L8	21.91'	S00°08'34"E
L14	27.73'	S39°58'40"E

FD 4"x4" CM, LS #850
SW CORNER OF NE 1/4 OF
NE 1/4 OF SEC 21-30-20
X = 557,189.5027
Y = 1,282,247.5857
(FCS)

MELLOWOOD CREEK UNIT NO. 1
(PLAT BOOK 47, PAGE 9)
LOT 1, BLOCK 3
MELLOWOOD DRIVE
7/2 R/W BY PLAT
WEST BOUNDARY OF NE 1/4 OF NE 1/4 OF SEC 21-30-20
LOT 7, BLOCK 4



LEGEND

- P.R.M. PERMANENT REFERENCE MONUMENT FOUND
- P.R.M. PERMANENT REFERENCE MONUMENT SET - LB #5221
- FD FOUND
- CM CONCRETE MONUMENT
- R/W RIGHT-OF-WAY
- Rad RADIUS
- (Typ) TYPICAL
- (R) RADIAL
- (NR) NON-RADIAL
- FCS FLORIDA COORDINATE SYSTEM
- HCEPC HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION
- SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- PCP PERMANENT CONTROL POINT SET, LB #5221
- LOT CORNER, SET 1/2"
- IRON ROD, LB #5221
- ▲ WETLAND POINT
- ◆ SECTION CORNER
- 30 LOT NUMBER
- ① BLOCK NUMBER

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C4	69.53'	100.00'	39°50'06"	36.23'	68.13'	N20°03'37"W
C5	78.54'	50.00'	90°00'00"	50.00'	70.71'	N44°51'26"E
C6	78.54'	50.00'	90°00'00"	50.00'	70.71'	S45°08'34"E
C17	34.53'	75.00'	26°22'38"	17.58'	34.22'	S13°19'53"E
C18	38.26'	75.00'	29°13'48"	19.56'	37.85'	S41°08'07"E
C19	45.02'	75.00'	34°23'33"	23.21'	44.35'	S72°56'47"E
C20	46.63'	75.00'	35°37'15"	24.09'	45.88'	N72°02'48"E
C21	42.26'	75.00'	32°16'53"	21.71'	41.70'	N38°05'45"E
C22	28.93'	75.00'	22°05'52"	14.64'	28.75'	N10°54'22"E
C23	40.81'	125.00'	18°42'28"	20.59'	40.63'	N09°29'48"W
C39	39.27'	25.00'	90°00'00"	25.00'	35.36'	S45°08'34"E
C40	39.27'	25.00'	90°00'00"	25.00'	35.36'	N44°51'26"E
C41	52.14'	75.00'	39°50'06"	27.18'	51.10'	N20°03'37"W

UNPLATTED LANDS

SOUTH BOUNDARY OF NE 1/4 OF NE 1/4 OF SEC 21-30-20

FD 4"x4" CM, BROKEN
SE CORNER OF W 1/2
OF NE 1/4 OF NE 1/4
OF SECTION 21-30-20
X = 557,849.8213
Y = 1,282,245.2931
(FCS)

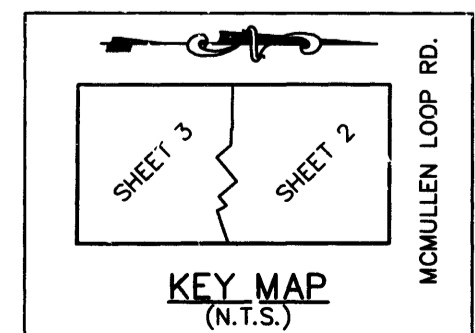
SE CORNER OF
NE 1/4 OF NE 1/4
OF SEC 21-30-20

EAST BOUNDARY OF NE 1/4 OF SEC 21-30-20

S00°10'13"E 1327.30'

S00°10'13"E 1327.30'

S00°10'13"E (BASIS OF BEARINGS) 2654.61'



SE CORNER OF NE 1/4 OF SEC 21-30-20

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MATCHLINE - SEE SHEET 2 OF 3

MATCHLINE - SEE SHEET 2 OF 3