

REPLAT OF A PORTION OF BLOCK 12 OF
TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT No 2
 A PORTION OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

DESCRIPTION.

A REPLAT OF A PORTION OF BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT NO 2, AS RECORDED IN PLAT BOOK 32, PAGE 71 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERN MOST CORNER OF STATED BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION UNIT NO 2, SAID CORNER BEING ON THE SOUTHEASTERN RIGHT-OF-WAY LINE OF BELLEMEADE AVENUE AND THE SOUTHWESTERN RIGHT-OF-WAY LINE OF RIVER DRIVE (D); THENCE ON AN ARC (DE) TO THE LEFT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 333.60 FEET WITH A RADIUS OF 725.00 FT. SUBTENDED BY A CHORD OF 330.66 FT.; CHORD BEARING S49°53'-22"E TO A POINT ON CURVE FOR A POINT OF BEGINNING (E)

THENCE CONTINUE ON AN ARC (EF) TO THE LEFT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 106.75 FEET WITH A RADIUS OF 725.00 FEET SUBTENDED BY A CHORD OF 106.65 FEET; CHORD BEARING S67°18'-05"E TO A POINT OF COMPOUND CURVATURE (F); THENCE ON AN ARC (FG) TO THE LEFT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 288.23 FEET WITH A RADIUS OF 2405.0 FEET SUBTENDED BY A CHORD OF 288.06 FEET; CHORD BEARING S74°57'-53"E TO A POINT OF TANGENCY (G); THENCE S78°25'-00"E ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 100.0 FEET TO A POINT OF CURVATURE (H); THENCE ON AN ARC (HI) TO THE LEFT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 430.93 FEET WITH A RADIUS OF 2086.50 FEET SUBTENDED BY A CHORD OF 430.16 FEET; CHORD BEARING S84°20'-00"E TO A POINT OF TANGENCY (I); THENCE N89°45'-00"E ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 131.81 FEET TO A POINT OF CURVATURE (J); THENCE ON AN ARC (JK) TO THE LEFT ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 908.17 FEET WITH A RADIUS OF 1981.0 FEET SUBTENDED BY A CHORD OF 900.23 FEET; CHORD BEARING N76°37'-00"E TO A POINT OF COMPOUND CURVATURE (K); THENCE ON AN ARC (KM) TO THE LEFT ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 311.54 FEET WITH A RADIUS OF 300.0 FEET SUBTENDED BY A CHORD OF 297.73 FEET; CHORD BEARING N33°44'-00"E TO A POINT OF TANGENCY (M); THENCE N03°59'-00"E ALONG THE EASTERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 470.32 FEET TO A POINT OF CURVATURE (N); THENCE ON AN ARC (NO) TO THE LEFT ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 180.15 FEET WITH A RADIUS OF 148.59 FEET SUBTENDED BY A CHORD OF 169.32 FEET; CHORD BEARING N30°44'-57"W TO A POINT ON CURVE (O); SAID POINT BEING THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 11 OF THE AFOREMENTIONED TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT NO. 2; THENCE N22°30'-03"E ALONG THE EAST LINE OF STATED LOT 1 A DISTANCE OF 132.06 FEET TO THE NORTHEAST CORNER OF STATED LOT 1 AND THE NORTH BOUNDARY OF THE AFOREMENTIONED TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT NO. 2; THENCE N89°46'-00"E ALONG THE NORTH BOUNDARY OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT NO. 2 A DISTANCE OF 72.0 FEET TO A WITNESS CORNER; THENCE CONTINUE N89°46'-00"E ALONG THE NORTH BOUNDARY OF TEMPLE TERRACE RIVERSIDE SUBDIVISION, UNIT NO. 2 TO THE WATERS EDGE OF THE HILLSBOROUGH RIVER (P); THENCE MEANDER ALONG THE WATERS EDGE OF THE HILLSBOROUGH RIVER IN A SOUTHERLY DIRECTION A DISTANCE OF 320 FEET MORE OR LESS TO A POINT (Q) WHICH IS S86°01'-00"E OF A WITNESS CORNER; THENCE N86°01'-00"W TO SAID WITNESS CORNER; THENCE CONTINUE N86°01'-00"W ALONG THE SOUTH BOUNDARY OF PROPOSED LOT 23 A DISTANCE OF 100.0 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF RIVER DRIVE; THENCE S03°59'-00"W ALONG THE EASTERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 105.15 FEET; THENCE S86°01'-00"E ALONG THE NORTH BOUNDARY OF PROPOSED LOT 22 A DISTANCE OF 100.0 FEET TO A WITNESS CORNER; THENCE CONTINUE S86°01'-00"E TO THE WATERS EDGE OF THE HILLSBOROUGH RIVER (R); THENCE MEANDER ALONG THE WATERS EDGE OF THE HILLSBOROUGH RIVER IN A SOUTHERLY DIRECTION A DISTANCE OF 490 FEET MORE OR LESS TO A POINT ON AN EXISTING SEAWALL (S); THENCE N63°42'-46"W A DISTANCE OF 93.25 FEET (PER SURVEY BY J.R. CLARK, INC. DATED SEPTEMBER 7, 1971 AND SIGNED BY ROBERT P. WATERS) TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF RIVER DRIVE AND A POINT ON CURVE (L); THENCE ON AN ARC (LK) TO THE RIGHT ALONG THE EASTERN RIGHT-OF-WAY LINE OF RIVER DRIVE A DISTANCE OF 200.0 FEET WITH A RADIUS OF 300.0 FEET SUBTENDED BY A CHORD OF 196.32 FEET; CHORD BEARING S44°23'-05"W TO A POINT ON CURVE AND POINT OF COMPOUND CURVATURE (K); THENCE S26°31'-00"E A DISTANCE OF 110.75 FEET (PER THE AFOREMENTIONED SURVEY BY J.R. CLARK, INC.); THENCE CONTINUE S26°31'-00"E TO THE WATERS EDGE OF THE HILLSBOROUGH RIVER (T); THENCE MEANDER ALONG THE WATERS EDGE OF THE HILLSBOROUGH RIVER IN A SOUTHWESTERLY AND WESTERLY DIRECTION A DISTANCE OF 2115 FEET MORE OR LESS TO A POINT (U) WHICH IS S01°04'-55"W OF A WITNESS CORNER; THENCE N01°04'-55"E ALONG THE WEST BOUNDARY OF PROPOSED LOT 1 TO A WITNESS CORNER; THENCE N26°55'-43"E ALONG THE WEST BOUNDARY OF PROPOSED LOT 1 A DISTANCE OF 199.30 FEET TO THE POINT OF BEGINNING (E).

SURVEYORS CERTIFICATE

I CERTIFY THAT THIS PLAT WAS DRAWN FROM A SURVEY MADE BY US IN July 1980 A.D. AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS PLATTED AND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177 OF THE STATE OF FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS SHALL BE SET AS PRESCRIBED BY LAW

BAY AREA ENGINEERING CO., INC.

D.B. Anderson
 FLORIDA REGISTERED SURVEYOR NO 2012
 D.B. ANDERSON

DEDICATION

THE UNDERSIGNED AS OWNERS OF THE FEE SIMPLE TITLE TO OR OF ALL MORTGAGE LEINS ON AS INDICATED, THE LANDS ABOVE DESCRIBED WHICH ARE BEING SUBDIVIDED AND PLATTED INTO A SUBDIVISION OF TEMPLE TERRACE RIVERSIDE SUBDIVISION UNIT No 2 AND THAT SAID OWNERS DEDICATE TO THE PUBLIC ALL ROADS, STREETS, ALLEYS, DRAINAGE EASEMENTS FOR PUBLIC UTILITIES, AS SHOWN ON SAID PLAT FOR PUBLIC ROAD AND STREET PURPOSES, INSTALLATION OF PUBLIC UTILITIES AND STORM SEWER LINES, DRAINAGE FACILITIES AND OTHER PURPOSES INCIDENTAL THERETO.

WITNESSES
P.J. Collins H. H. L. I Z Kessler
P.J. Collins H. H. L. Theresa Kessler
P.J. Collins H. H. L. Walter H Kessler
P.J. Collins H. H. L. Manhattan Properties, Ltd. Walter H. Kessler GENERAL PARTNER
 Richard K. Wittcoff
 WF Home Builders, Inc Richard K. Wittcoff PRES.

CITY OF TEMPLE TERRACE

THIS PLAT WAS APPROVED AND THE FOREGOING DEDICATION WAS ACCEPTED AND APPROVED BY THE MAYOR, CITY COUNCIL, AND CITY ENGINEER OF TEMPLE TERRACE, FLORIDA ON THIS 9th DAY OF October 1980.

J. L. Rinkhardt Jr. Patricia A. Jones Paul Tomasino
 MAYOR CITY CLERK CITY ENGINEER

ACKNOWLEDGEMENT

COUNTY OF HILLSBOROUGH
 STATE OF FLORIDA

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY I. Z. Kessler, Theresa Kessler, Walter H. Properties, L.P., and Richard K. Wittcoff, President TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEPARATELY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR USES AND PURPOSES HEREIN EXPRESSED. WITNESS MY HAND AND OFFICIAL SEAL ON THIS THE 23rd DAY OF July 1980 A.D.

Mark Branson March 10, 1982
 NOTARY PUBLIC, STATE OF FLORIDA MY COMMISSION EXPIRES

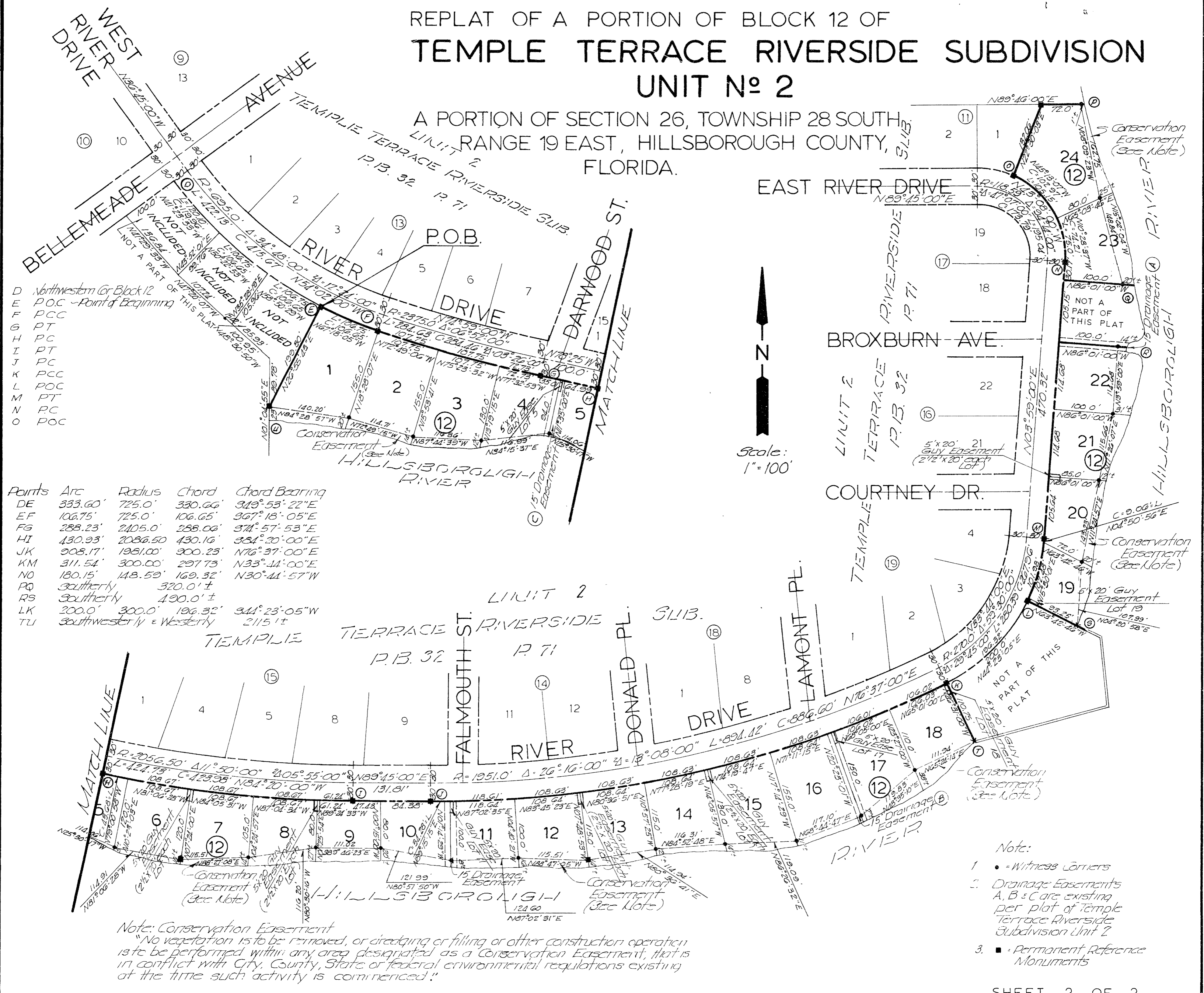
CLERK OF CIRCUIT COURT
 COUNTY OF HILLSBOROUGH
 STATE OF FLORIDA

I CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES FILED FOR RECORD ON THIS THE 14th DAY OF November 1980 A.D. IN PLAT BOOK 52 PAGE 9 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

JAMES F. TAYLOR, JR. Victoria Casellas
 CLERK OF CIRCUIT COURT 2:09 PM 14 NOV 80 DEPUTY CLERK
 52322A

REPLAT OF A PORTION OF BLOCK 12 OF TEMPLE TERRACE RIVERSIDE SUBDIVISION UNIT No 2

A PORTION OF SECTION 26, TOWNSHIP 28 SOUTH,
RANGE 19 EAST, HILLSBOROUGH COUNTY,
FLORIDA.



- D Northwest Corner Block 12
- E P.O.C. - Point of Beginning
- F PCC
- G PT
- H PC
- I PT
- J PC
- K PCC
- L POC
- M PT
- N PC
- O POC

Points	Arc	Radius	Chord	Chord Bearing
DE	333.60'	725.0'	330.66'	313° 53' 22" E
EF	106.75'	725.0'	106.65'	367° 18' 05" E
FG	288.23'	2405.0'	288.06'	374° 57' 53" E
HI	430.93'	2086.50'	430.16'	384° 20' 00" E
JK	908.17'	1981.00'	900.23'	N76° 37' 00" E
KM	311.54'	300.00'	297.73'	N33° 14' 00" E
NO	180.15'	148.59'	169.32'	N30° 44' 57" W
PQ	Southerly	320.0' ±		
RS	Southerly	490.0' ±		
LK	200.0'	300.0'	196.32'	S41° 23' 05" W
TU	Southwesterly & Westerly	2115' ±		

- Note:
1. • - Witness Corners
 2. Drainage Easements A, B & C are existing per plat of Temple Terrace Riverside Subdivision Unit 2
 3. ■ - Permanent Reference Monuments

Note: Conservation Easement
 "No vegetation is to be removed, or dredging or filling or other construction operation is to be performed within any area designated as a Conservation Easement, that is in conflict with City, County, State or Federal environmental regulations existing at the time such activity is commenced."