

# BERKFORD PLACE

A SUBDIVISION LYING IN THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

The S.W. 1/4 of the S.W. 1/4 of the S.E. 1/4 and that part of the S.E. 1/4 of the S.W. 1/4 of the S.E. 1/4 in Section 35, Township 27 South, Range 17 East, lying Southwesterly of the right of way for railroad and road, all lying and being in Hillsborough County, Florida.

Containing 19.47 acres, more or less.

**DEDICATION:**

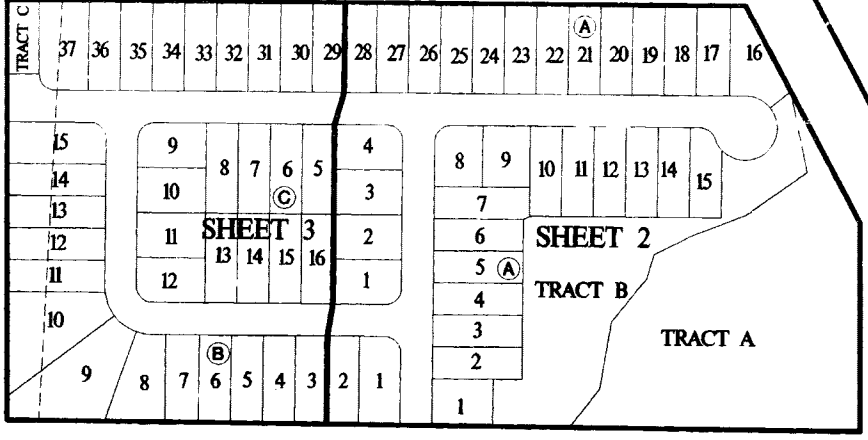
The undersigned as owner, mortgagee, or other person, corporation, or entity having a record interest in the lands subdivided and platted into the subdivision of BERKFORD PLACE, hereby dedicates all roads, streets and rights-of-way for public use, for utility and drainage purposes, and other purposes incidental thereto, and dedicate all utility easements shown thereon for utility purposes thereto. The 34' by 52' utility easement in Tract "B" is hereby dedicated to Hillsborough County. Legal title to Tracts "A", "B", "C" and "D" as shown on this plat shall be conveyed to the Berkford Place Homeowners Association, Inc., as part of the common areas of BERKFORD PLACE. By acceptance of such conveyance, the Berkford Place Homeowners Association, Inc. shall agree to maintain these Tracts as dedicated for the use and benefit of lot owners within. Hillsborough County is granted access to the drainage easements for purposes incidental to the maintenance of public streets and roads.

Spring Park Group of Pinellas Inc., a Florida Corporation, Owner

By: *Ross A. Puzitiello*  
 Ross A. Puzitiello, Vice President

*Pamela Tenney*  
 Witness (Print Name)  
 Pamela Tenney

*Donald C. Clark*  
 Witness (Print Name)  
 DONALD C. CLARK



**KEY MAP**  
 SCALE 1" = 300'

**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.

Viewed by: *Ken Browning*  
 Florida Professional Surveyor and Mapper, License # 5355  
 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.

*Pat Frank* 9/5/2001  
 Chairman 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 of the Florida Statutes. Filed in Plat Book 91, Page 20, of the Public Records of Hillsborough County, Florida.

*Richard Ake* 9-24-2001  
 Clerk of the Circuit Court Date

*Cynthia Bice* 9-24-2001  
 Deputy Date  
2001307963  
TIME: 2:43 PM

**NOTES:**

1. Tracts A, B, C and D shall be owned and maintained by the Berkford Place Homeowners Association. Tract A is a wetland conservation area. Tract B is a drainage easement. Tract C is an access easement for ingress/egress purposes. Tract D is common open space and an access easement.
2. Bearings are based on the South line of the S.W. 1/4 of the S.E.1/4 of Section 35, Township 27 South, Range 17 East assumed to be N 89°11'42" W.
3. 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). Coordinates are based on geodetic control points "Downs" and "Weston".
4. 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.
5. 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, hedges and landscaping plants other than grass, except as approved by the County Administrator.
6. 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 Hillsborough County Building Department has information regarding flooding and restrictions on development.
7. Notice: This plat, as recorded in its graphical 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 the plat that may be found in the public records of this county.

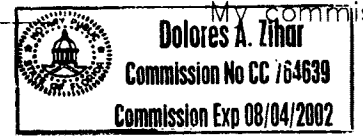
**AFFIDAVIT FILED**  
 DATE: 11-2-2001  
 OR BK 11177 PG 1127  
 BY Dana Smith  
 DEPUTY CLERK

**ACKNOWLEDGMENT:**

State of Florida  
 County of Hillsborough

Personally appeared before me, the undersigned, Ross A. Puzitiello, Vice President of Spring Park Group of Pinellas, Inc., Inc., to me known to be the person described in and who executed the following dedication.

Witness my hand and official seal this 25th day of June, 2001.

*Dolores A. Zihar* My commission expires 8/4/02  
 Notary Public, State of Florida at Large  


**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 BERKFORD PLACE, do hereby join in and ratify the plat and all dedications and reservations described herein.

Ohio Savings Bank, a federal savings bank

By: *David B. Smith*  
 David B. Smith, Vice President

*Marie A. Mack*  
 Marie A. Mack  
 Witness (Print Name)

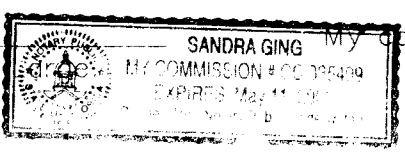
*Deborah Puzitiello*  
 Witness (Print Name)  
 DEBORAH PUZZITIELLO

**ACKNOWLEDGMENT:**

State of Florida  
 County of Hillsborough

Personally appeared before me, the undersigned, David B. Smith, 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 July, 2001.

*Sandra Ging* My commission expires 5/11/03  
 Notary Public, State of Florida at  


**SURVEYOR'S CERTIFICATE:**

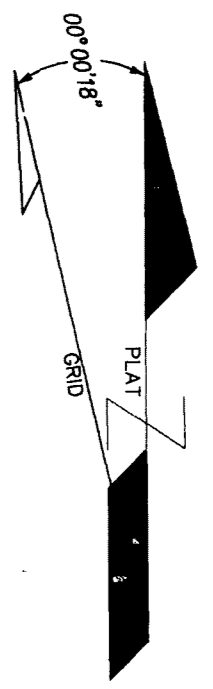
I hereby certify that this plat shown hereon was prepared under my direction and supervision and that it complies with all of the surveying requirements of Chapter 177, Part 1 of the Florida Statutes, and that the P.R.M.'s (Permanent Reference Monuments) as shown hereon have been set, and that the P.C.P.'s (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 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

*Thomas S. Clancy*  
 Thomas S. Clancy  
 Florida Professional Surveyor and Mapper, License # 5355

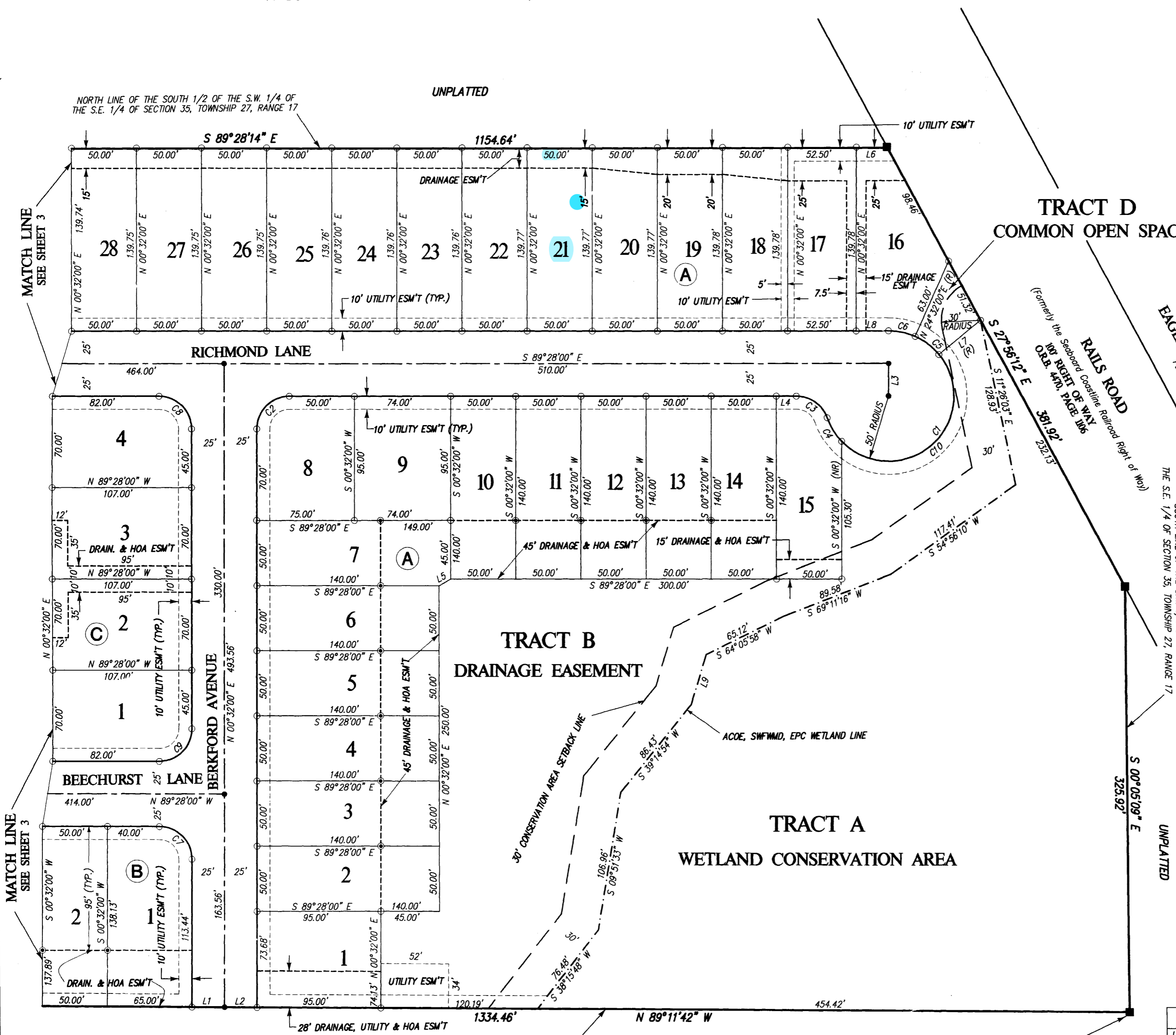
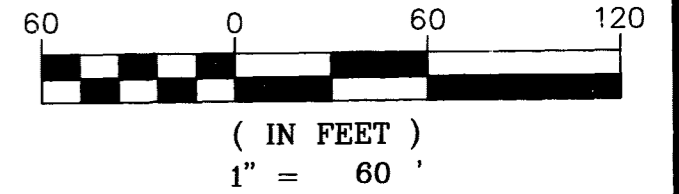
PREPARED BY:  
 Bureau & Associates Engineering, Inc.  
 ENGINEERING, PLANNING, SURVEYING  
 6500 MILLON ROAD TAMPA, FL 33636  
 PHONE 813/887-4815 FAX 813/887-4808  
 TX 76890

# BERKFORD PLACE

A SUBDIVISION LYING IN THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA



GRAPHIC SCALE



- LEGEND:**
- P.O.C. = Point of Commencement
  - P.O.B. = Point of Beginning
  - Δ = Arc Delta Angle
  - (R) = Radial
  - (NR) = Non Radial
  - L = Line Number (see line table)
  - C = Curve Number (see curve table)
  - CB = Chord Bearing
  - CH = Chord Distance
  - DRAIN. = Drainage
  - PB = Plat Book
  - O.R.B. = Official Records Book
  - PG = Page
  - EPC = Hillsborough County Environmental Protection Commission
  - SWFWMD = Southwest Florida Water Management District
  - ACOE = Army Corps of Engineers
  - HOA = Home Owners' Association
  - TECO = Tampa Electric Company
  - SPC = State Plane Coordinate Value
  - ESM'T = Easement
  - TYP. = Typical
  - (B) = Block Letter
  - = Permanent Reference Monument LB6890 (PRM) Set
  - = Permanent Control Point LB6890 (PCP) to be set after construction is complete
  - = Lot Corner, Set Iron Rod and Cap LB 6890
  - ◉ = Witness Lot Corner, Set Iron Rod and Cap LB 6890
  - PSM = Professional Surveyor Mapper
  - PLS = Professional Land Surveyor
  - N.T.S. = Not to Scale
  - C.C.R. = Certified Corner Record
  - R/W = Right of Way

**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 89°11'42" E | 25.00    |
| L2   | S 89°11'42" E | 25.00    |
| L3   | S 00°32'00" W | 25.00    |
| L4   | S 89°28'00" E | 15.29    |
| L5   | S 61°28'43" W | 10.30    |
| L6   | S 89°28'14" E | 23.85    |
| L7   | N 51°00'24" E | 41.31    |
| L8   | N 89°28'00" W | 24.82    |
| L9   | S 17°21'00" W | 39.98    |

**CURVE TABLE**

| CURVE | ARC    | DELTA      | RADIUS | CHORD | CHORD BEARING |
|-------|--------|------------|--------|-------|---------------|
| C1    | 218.63 | 250°31'44" | 50.00  | 81.65 | N 35°47'52" E |
| C2    | 39.27  | 90°00'00"  | 25.00  | 35.36 | N 45°32'00" E |
| C3    | 30.77  | 70°31'44"  | 25.00  | 28.87 | S 54°12'08" E |
| C4    | 21.36  | 24°28'27"  | 50.00  | 21.20 | S 31°10'30" E |
| C5    | 23.10  | 26°28'24"  | 50.00  | 22.90 | N 52°13'48" W |
| C6    | 20.94  | 24°00'00"  | 50.00  | 20.79 | N 77°28'00" W |
| C7    | 39.27  | 90°00'00"  | 25.00  | 35.36 | S 44°28'00" E |
| C8    | 39.27  | 90°00'00"  | 25.00  | 35.36 | S 44°28'00" E |
| C9    | 39.27  | 90°00'00"  | 25.00  | 35.36 | S 45°32'00" W |
| C10   | 153.22 | 175°34'52" | 50.00  | 99.93 | N 48°47'50" E |

75' PLATTED RIGHT OF WAY UNIMPROVED

SOUTH LINE OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27, RANGE 17

SOUTHEAST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27, RANGE 17

BERKFORD AVENUE 60' R/W (P)

MAP OF THE TOWN OF CITRUS PARK  
PB. 1, PG. 130

SPIVEY ROAD 60' R/W (P)

BLOCK 5

NOTE:

HOA easements are to be used for access, maintenance, landscaping, privacy walls and other purposes incidental to the maintenance of ponds, landscaping and common open areas.

PREPARED BY:  
**Burcaw & Associates Engineering, Inc.**  
ENGINEERING - PLANNING - SURVEYING  
10840 SHELDON ROAD TAMPA, FL 33626  
PHONE 813 882-4815 FAX 813 882-3808  
LB #6890

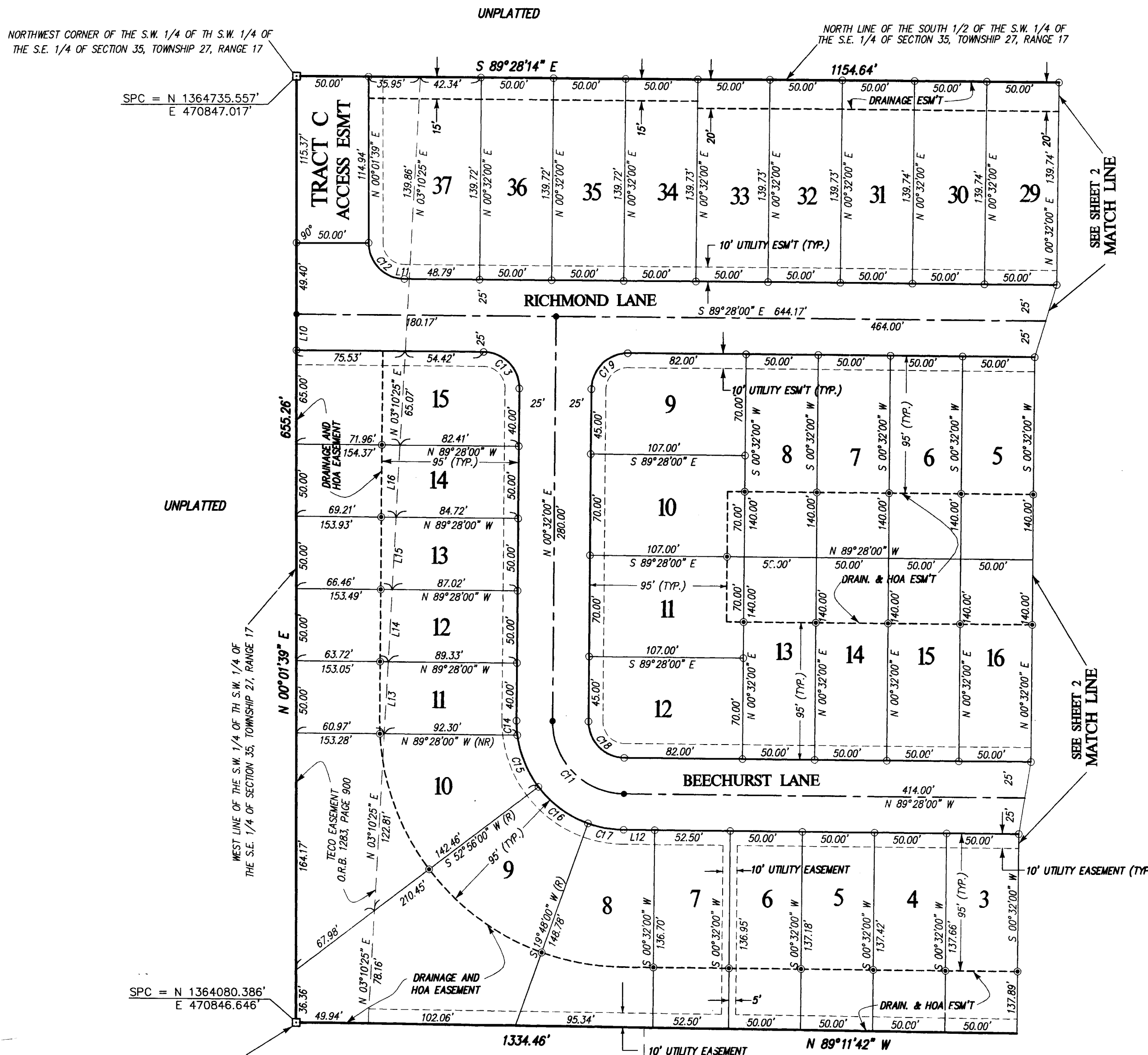
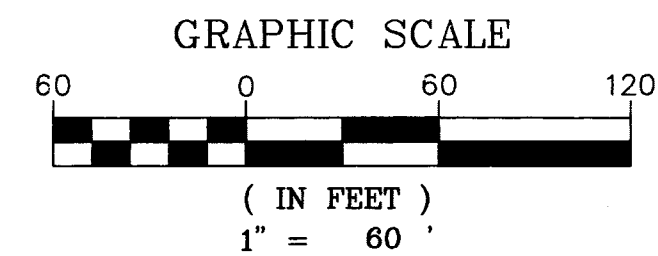
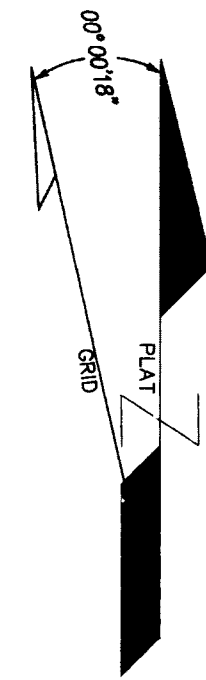
# BERKFORD PLACE

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NORTHWEST CORNER OF THE S.W. 1/4 OF TH S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27, RANGE 17

SPC = N 1364735.557'  
E 470847.017'

NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27, RANGE 17



**LEGEND:**

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- P.O.B. = Point of Beginning
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- = Permanent Control Point LB6890 (PCP) to be set after construction is complete
- = Lot Corner, Set Iron Rod and Cap LB 6890
- = Witness Lot Corner, Set Iron Rod and Cap LB 6890
- ⊠ = Denotes Found 4" X 4" "TECO" Concrete Monument
- PSM = Professional Surveyor Mapper
- PLS = Professional Land Surveyor
- N.T.S. = Not to Scale
- C.C.R. = Certified Corner Record
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| CURVE TABLE |       |           |        |                     |
|-------------|-------|-----------|--------|---------------------|
| CURVE       | ARC   | DELTA     | RADIUS | CHORD BEARING       |
| C11         | 78.54 | 90°00'00" | 50.00  | 70.71 N 44°28'00" W |
| C12         | 39.05 | 89°29'39" | 25.00  | 35.20 N 44°43'11" W |
| C13         | 39.27 | 90°00'00" | 25.00  | 35.36 S 44°28'00" E |
| C14         | 10.03 | 07°39'44" | 75.00  | 10.02 S 03°17'52" E |
| C15         | 39.19 | 29°56'16" | 75.00  | 38.74 S 22°05'52" E |
| C16         | 43.37 | 33°08'00" | 75.00  | 42.77 S 53°38'00" E |
| C17         | 25.22 | 19°16'00" | 75.00  | 25.10 S 79°50'00" E |
| C18         | 39.27 | 90°00'00" | 25.00  | 35.36 N 44°28'00" W |
| C19         | 39.27 | 90°00'00" | 25.00  | 35.36 N 45°32'00" E |

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L10        | S 00°01'39" W | 25.00    |
| L11        | N 89°28'00" W | 3.49     |
| L12        | S 89°28'00" E | 21.50    |
| L13        | N 03°10'25" E | 50.05    |
| L14        | N 03°10'25" E | 50.05    |
| L15        | N 03°10'25" E | 50.05    |
| L16        | N 03°10'25" E | 50.05    |

SOUTHWEST CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 35, TOWNSHIP 27, RANGE 17

SPC = N 1364080.386'  
E 470846.646'

NOTE:  
HOA easements are to be used for access, maintenance, landscaping, privacy walls and other purposes incidental to the maintenance of ponds, landscaping and common open areas.

UNPLATTED  
BLOCK 7  
MAP OF THE TOWN OF CITRUS PARK  
PB. 1, PG. 130

UNPLATTED  
BLOCK 6  
BERKFORD AVENUE  
60' R/W (P)

PREPARED BY:  
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