

ISABEL ESTATES

PLAT BOOK 99 PAGE 266

A PLATTED SUBDIVISION—NO IMPROVEMENTS
IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 22 EAST,
HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A
CERTIFIED COPY

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Legal Description:

The SE 1/4 of the SW 1/4, LESS the North 1/2 of the SE 1/4 of the SW 1/4 thereof, and LESS the West 1/4 of the South 1/2 of the SE 1/4 of the SW 1/4, and LESS the North 80.56 feet of the East 3/4 of the South 1/2 of the SE 1/4 of the SW 1/4, LESS the East 330 feet thereof, and LESS the East 330 feet of the South 1/2 of the SE 1/4 of the SW 1/4, all in Section 8, Township 29 South, Range 22 East, Hillsborough County, Florida, LESS existing road Right-of-way for Trapnell Road.

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; the 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 this county.

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.

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 and Mapper, License # 3840
County Surveying Division, Real Estate Department, Hillsborough County

Board Of County Commissioners:

This plat has been approved for recordation.

[Signature] 3/11/04
Chairman Date

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) as shown hereon, 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 16th day of December, 2003.

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

BROOKS LAND SURVEYING
Certificate No. LB-7077
1008 State Road 574/MLK Blvd. W. Seffner, Fla. 33584
Phone: (813) 681-6620 Fax (813) 654-8262

Dedication:

The undersigned hereby certifies that he/she is the owner or mortgagee of the tract of land described hereon as ISABEL ESTATES, A Platted Subdivision—No Improvements and that this plat represents its intention to subdivide the property located in Section 8, Township 29 South, Range 22 East, Hillsborough County, Florida, as described in the legal description and does hereby dedicate this plat for record.

It is the intent of the subdivider that a private easement for ingress, egress and utilities being 30.00 feet wide, along the West 30.00 feet of Lots 4 and 5 and the West 30.00 feet of the South 30.00 feet of Lot 3 and entitled hereon as BELL FARMS DRIVE is hereby created for the use and benefit of Lots 2, 3 and 4 to provide ingress, egress and utilities and is not intended to be dedicated to Hillsborough County or the public, but shall be maintained and repaired by the owners of Lots 2, 3 and 4, and further that the lands beneath said 30 foot wide easement is owned by the owner of the lot beneath which the easement lies.

It is also the intent of the subdivider that a private easement for ingress, egress and utilities being the South 30.00 feet of the West 30.00 feet of Lot 5 at the North right of way line of and contiguous thereto of West Trapnell Road, and being a portion of the private easement entitled hereon as BELL FARMS DRIVE, is hereby created for the use and benefit of Lots 1 and 5 to provide ingress, egress and utilities and is not intended to be dedicated to Hillsborough County or the public, but shall be maintained and repaired by the owners of Lots 1 and 5 in conjunction with the owners of Lots 2, 3 and 4, and further that the lands beneath said 30 foot by 30 foot easement is owned by the owner of the Lot beneath which the easement lies, this 30 foot by 30 foot easement is to be the only access for Lots 1 and 5 per Hillsborough County Planning and Growth Management regulations.

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

Elizabeth Cannon Witness: [Signature]
Owner Elizabeth Cannon Witness: [Signature]

Acknowledgement:

County of Hillsborough, State of Florida
The foregoing instrument was acknowledged before me this 2nd day of MARCH, 20 04, by Elizabeth Cannon, who is personally known to me or who has produced _____ as identification and who did not take an oath.

NOTARY PUBLIC: (Seal)

Sign: Carol Brooks

Print: Carol Brooks

Title: Notary

Serial Number: DD 063913

Commission Expires: 10/9/05

Carol Brooks
Notary Public State of Florida
My Comm. Exp. 10/9/05
No. DD 063913

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 99, Page 266, of the Public Records of Hillsborough County, Florida.

BY: Richard Ace BY: [Signature]
Clerk of Circuit Court Deputy Clerk

This 11th day of march, 20 04, Time 4:28 PM

Clerk File Number: 2004099360

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IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 22 EAST,
HILLSBOROUGH COUNTY, FLORIDA

LEGEND

P.R.M.

PERMANENT REFERENCE MONUMENT—SET
4"x4"x30" CONCRETE MONUMENT AND DISK
STAMPED "BROOKS LAND SURVEYING—PRM—LB 7077"

LB

SET 5/8"x18" IRON ROD WITH PLASTIC
CAP STAMPED "BROOKS LAND SURVEYING—LB 7077"

I.E&U

LICENSED BUSINESS
INGRESS, EGRESS & UTILITIES EASEMENT

1" Iron
Pipe

BROOKS LAND SURVEYING
Certificate No. LB-7077
1008 MLK Blvd. W./State Road 574 Seffner, Fla. 33584
Phone: (813) 681-6620 Fax (813) 654-8262

North Boundary — SE 1/4 — SW 1/4 — Section 8, Township 29 South, Range 22 East

NORTHEAST CORNER
SE1/4 — SW1/4
SECTION 8—29—22

South Boundary — North 1/2 — SE 1/4 — SW 1/4 — Section 8, Township 29 South, Range 22 East

N 89°46'54" E

1295.20'

Northing = 1321285.0667
Easting = 613408.6920

Northing = 1321287.5124
Easting = 614050.4691

— UNPLATTED —

LANDS —

N 89°46'54" E

641.82'

2
1.493 ACRES TOTAL

20.00 FOOT WIDE TAMPA ELECTRIC
COMPANY EASEMENT OFFICIAL
RECORD BOOK 2630, PAGE 231

3
1.154 ACRES TOTAL
0.021 ACRE I.E&U
1.133 ACRES NET

S 89°45'05" W

Cross-Hatching
Indicates A Private
30.00 Ft. Wide Ingress,
Egress And Utilities
Easement.

4
1.157 ACRES TOTAL
0.124 ACRE I.E&U
1.033 ACRES NET

1
2.971 ACRES TOTAL

Maintained Right Of Way Line—As
Pointed Out By Phil Walters Of The
Hillsborough County East Service
Maintenance Unit—At 25 Feet From
Center-Line Of Pavement.

5
1.152 ACRES TOTAL
0.123 ACRE I.E&U
1.029 ACRES NET

This 30.00x30.00 Foot Area
Is Reserved As A Private
Ingress, Egress And Utilities
Easement For Lots 1 And 5
ONLY.

W. TRAPNELL ROAD

Right-of-Way 642.14' Width Varies

South Boundary — SE 1/4 — SW 1/4 — Section 8, Township 29 South, Range 22 East

S 89°45'05" W — Bearing Basis —

1296.18'

ORIGINAL SCALE: ONE INCH = SIXTY FEET
NORTH

GRAPHIC SCALE
30' 15' 0 30' 60'

NOTE:

REFERENCE BEARING OF S.89°45'05"W. ALONG THE
SOUTH BOUNDARY OF THE SE1/4 OF THE SW1/4
OF SECTION 8, TOWNSHIP 29 SOUTH, RANGE 22
EAST, AND X-Y COORDINATES SHOWN HEREON
WERE DERIVED FROM THE FLORIDA STATE PLANE
COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST
ZONE, NORTH AMERICAN DATUM 1983, ADJUST-
MENT OF 1990, ORIGINATING FROM VALUES
PUBLISHED FOR HILLSBOROUGH COUNTY HORIZ-
ONTAL CONTROL STATIONS "TL-K" AND "TL-L",
PURSUANT TO FLORIDA STATUTE 177.151.
COORDINATE VALUES ARE IN GRID FEET.

SOUTHEAST CORNER
SE1/4 — SW1/4
SECTION 8—29—22

Found
Railroad
Spike

SHEET 2 OF 2