

# BAYSIDE KEY - PHASE I

A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 17 EAST  
HILLSBOROUGH COUNTY, FLORIDA

## DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE S.88°59'42"E., ALONG THE NORTHERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, 279.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HILLSBOROUGH AVENUE (STATE ROAD 580); THENCE S.54°14'00"E., 1313.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF LONGBOAT BOULEVARD EAST; THENCE S.35°46'00"W., 232.51 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; THENCE S.54°14'00"E., 262.49 FEET; THENCE S.35°46'00"W., 237.00 FEET; THENCE S.54°14'00"E., 61.00 FEET; THENCE S.35°46'00"W., 78.00 FEET; THENCE S.54°14'00"E., 156.50 FEET; THENCE S.35°46'00"W., 184.07 FEET; THENCE S.00°46'56"W., 289.14 FEET; THENCE N.89°13'04"W., 8.10 FEET; THENCE S.75°45'45"W., 106.96 FEET; THENCE S.46°43'52"W., 69.83 FEET; THENCE S.18°15'56"W., 68.79 FEET; THENCE S. 08°52'11"E., 66.45 FEET; THENCE S.04°23'39"E., 61.28 FEET; THENCE S. 06°11'55"W., 74.49 FEET; THENCE S. 00°32'35"W., 65.22 FEET; THENCE S.12°21'29"E., 63.61 FEET; THENCE S.76°55'45"W., 21.12 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF LONGBOAT BOULEVARD EAST; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO(2) COURSES AND THREE(3) CURVES:

NORTHWESTERLY 154.57 FEET ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 609.16 FEET THROUGH A CENTRAL ANGLE OF 14°32'20" (CHORD BEARS N.20°20'27"W., 154.16 FEET); THENCE N.27°36'36"W., 100.04 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 505.17 FEET; THENCE NORTHWESTERLY 279.54 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°42'20" (CHORD BEARS N.11°45'27"W., 275.99 FEET); THENCE N.04°05'42"E., 362.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1078.16 FEET; THENCE NORTHEASTERLY 595.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°40'18" (CHORD BEARS N.19°55'51"E., 588.42 FEET); THENCE N.35°45'48"E., 35.49 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND (LIFT STATION) AS RECORDED IN O.R. BOK 3951, ON PAGE 199 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 34 AND RUN S.88°59'42"E., ALONG THE EAST / WEST CENTERLINE OF SAID SECTION 34, A DISTANCE OF 279.79 FEET TO A POINT INTERSECTING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HILLSBOROUGH AVENUE (STATE ROAD 580, 100.00 FEET RIGHT-OF-WAY); THENCE RUN S.54°14'00"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1313.86 FEET TO A POINT INTERSECTING THE EASTERLY RIGHT-OF-WAY LINE OF LONGBOAT BOULEVARD; LEAVING SAID RIGHT-OF-WAY LINE AND REMAINING WITH SAID RIGHT-OF-WAY LINE OF LONGBOAT BOULEVARD, RUN THE FOLLOWING COURSES:  
S.35°46'00"W., A DISTANCE OF 268.00 FEET TO THE P.C. OF A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 595.98 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 1078.16 FEET, A DELTA OF 31°40'18", A CHORD OF 588.42 FEET BEARING S.19°55'51"W.; THENCE RUN S.04°05'42"W., A DISTANCE OF 362.49 FEET TO THE P.C. OF A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, A DISTANCE OF 279.54 FEET TO THE P.T., SAID CURVE HAVING A RADIUS OF 505.17 FEET, A DELTA OF 31°42'18", A CHORD OF 275.99 FEET, BEARING S.11°45'27"E.; THENCE RUN S.27°36'38"E., A DISTANCE OF 100.04 FEET TO THE P.C. OF A CURVE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE SEGMENT TO THE RIGHT, A DISTANCE OF 125.01 FEET TO A P.O.C., SAID CURVE HAVING A RADIUS OF 609.16 FEET, A DELTA OF 11°45'29", A CHORD OF 124.79 FEET, BEARING S.21°43'52"E., SAID P.O.C. ALSO BEING THE POINT OF BEGINNING:

LEAVING SAID RIGHT-OF-WAY LINE, RUN N.72°40'20"E., A DISTANCE OF 10.56 FEET TO A POINT; THENCE RUN N.74°03'37"E., A DISTANCE OF 11.40 FEET TO A POINT; THENCE RUN S.15°19'21"E., A DISTANCE OF 29.32 FEET TO A POINT; THENCE RUN S.75°16'36"W., A DISTANCE OF 22.36 FEET TO A P.O.C. ON THE AFOREMENTIONED RIGHT-OF-WAY LINE; THENCE RUN NORTHERLY ALONG THE ARC OF A CURVE SEGMENT TO THE LEFT, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 28.60 FEET TO A P.O.C., SAID CURVE SEGMENT HAVING A RADIUS OF 609.16 FEET, A DELTA OF 02°41'25", A CHORD OF 28.60 FEET, BEARING N.14°30'25"W., SAID P.O.C. ALSO BEING THE POINT OF BEGINNING.

CONTAINING 7.93 ACRES, MORE OR LESS.

## BOARD OF COUNTY COMMISSIONERS:

DEDICATION OF STREETS, ROADS AND OTHER EASEMENTS ACCEPTED, AND SHOWING OF THE GRADES AND ELEVATIONS ON PLAT OR BY SEPARATE ATTACHED INSTRUMENT WAIVED BY RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS. GRADES AND ELEVATIONS ARE SHOWN ON A SEPARATE INSTRUMENT FILED IN THE COUNTY ENGINEER'S OFFICE. THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS, HILLSBOROUGH COUNTY, FLORIDA.

CHAIRMAN

DATE

## DEDICATION:

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS OWNER OF THE ABOVE DESCRIBED TRACT OF LAND PLATTED AS "BAYSIDE KEY - PHASE I" HEREBY DEDICATES TRACTS A, B, C AND D AND THE INGRESS/EGRESS EASEMENT TO THE BAYSIDE KEY HOMEOWNERS ASSOCIATION. THE UTILITY EASEMENT IS DEDICATED TO THE PUBLIC.

OWNER: PULTE HOME CORPORATION: A MICHIGAN CORPORATION

BY:

R. SCOTT GRIFFITH ATTORNEY-IN-FACT

Witness

Witness

BY:

LAWRENCE S. COMEGYS ATTORNEY-IN-FACT

Witness

Witness

## ACKNOWLEDGEMENTS:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF Sept., 1994, BY R. SCOTT GRIFFITH, ATTORNEY-IN-FACT AND LAWRENCE S. COMEGYS, ATTORNEY-IN-FACT, PULTE HOME CORPORATION, THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND DID TAKE AN OATH.

NOTARY PUBLIC:

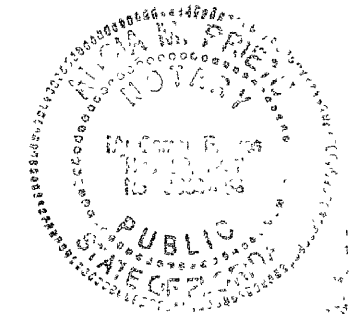
SIGN:

PRINT:

TITLE OR RANK:

SERIAL NUMBER, IF ANY:

MY COMMISSION EXPIRES: 12/20/97



## CLERK OF THE CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES. FILED FOR RECORD THIS 7 DAY OF OCTOBER, 1994. IN PLAT BOOK 25, PAGE NUMBER 4 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: RICHARD AKE  
CLERK OF CIRCUIT COURT

BY: Bonnie L. Bennett  
DEPUTY CLERK

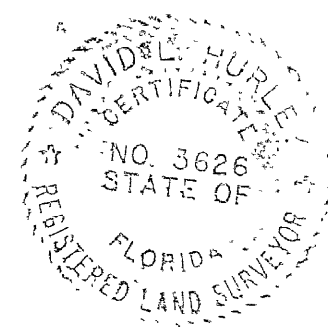
## CLERK FILE NUMBER:

THIS 7 DAY OF OCTOBER, 1994. TIME PM 8:5/NUMBER 94249889

NOTICE:  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LANDMARK ENGINEERING AND SURVEYING CORPORATION

DAVID L. HURLEY, P.S. #3626  
FLORIDA REGISTERED SURVEYOR



**LANDMARK**  
ENGINEERING & SURVEYING CORPORATION  
1911 US HWY 301 N, 200 Bldg.  
Tampa, Florida 33619  
Tampa (813)621-7841  
Fax (813)621-6761  
SHEET 1 OF 3

# BAYSIDE KEY - PHASE I

A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 17 EAST  
HILLSBOROUGH COUNTY, FLORIDA

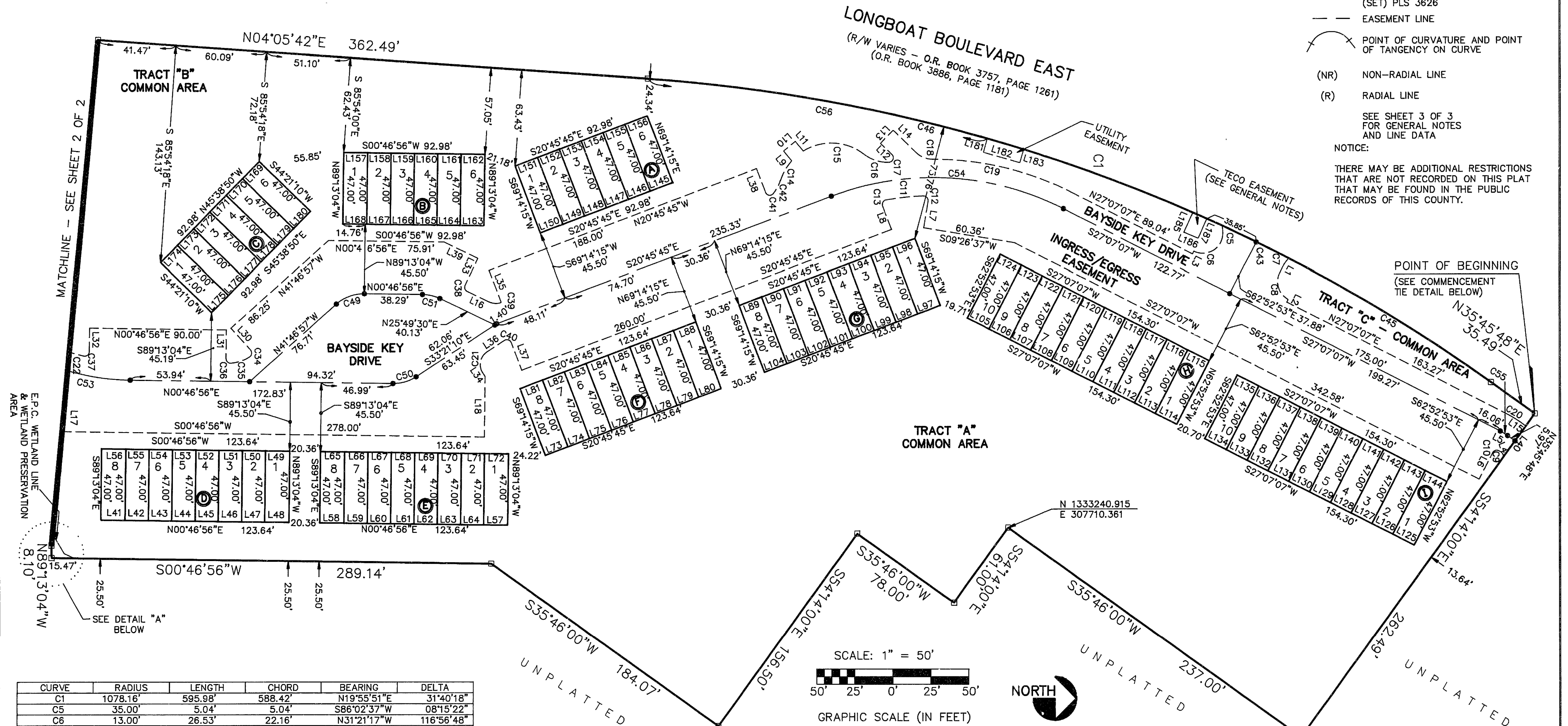
## LEGEND

- PERMANENT REFERENCE MONUMENT (SET) PRM PLS 3626
- PERMANENT REFERENCE MONUMENT (FOUND) PRM PLS 3626 UNLESS OTHERWISE NOTED.
- ⊙ BLOCK NUMBER
- PERMANENT CONTROL POINT (SET) PLS 3626
- EASEMENT LINE
- ⊙ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- (NR) NON-RADIAL LINE
- (R) RADIAL LINE

SEE SHEET 3 OF 3  
FOR GENERAL NOTES  
AND LINE DATA

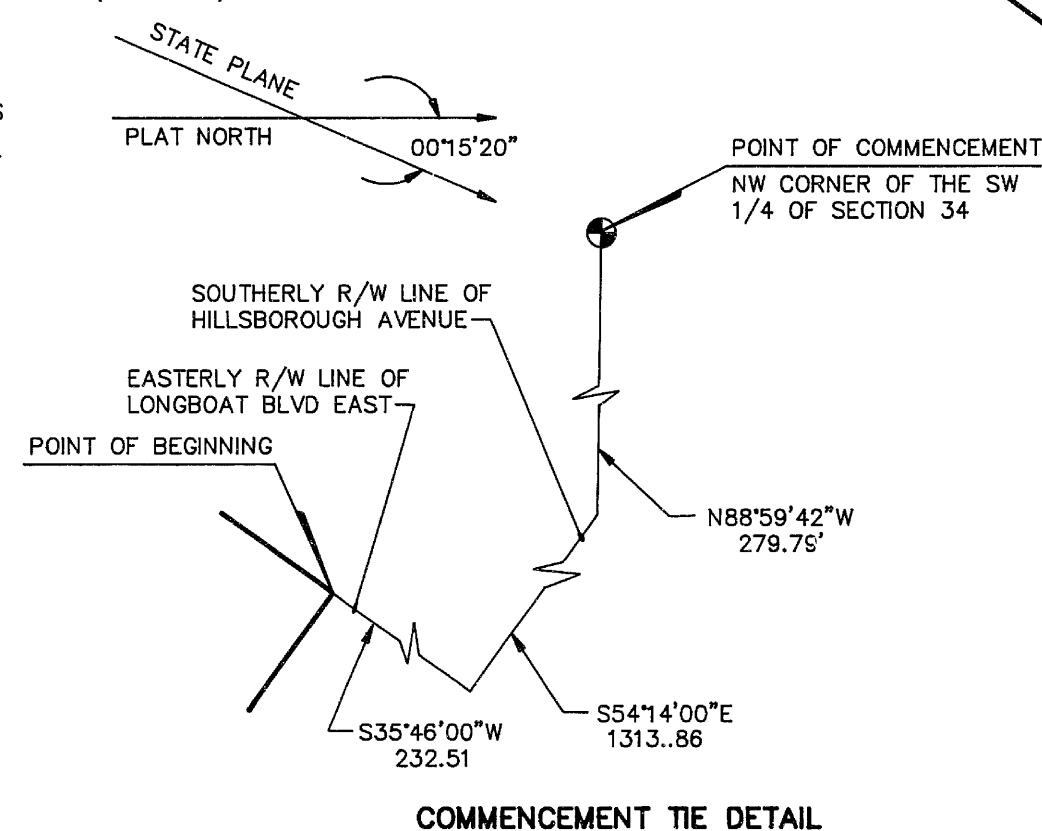
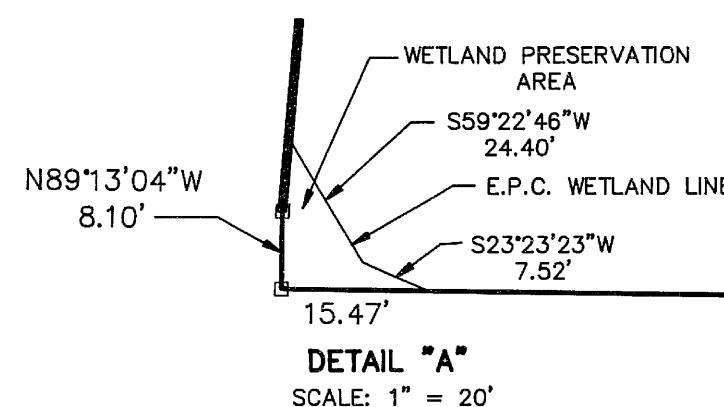
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THAT ARE NOT RECORDED ON THIS PLAT  
THAT MAY BE FOUND IN THE PUBLIC  
RECORDS OF THIS COUNTY.



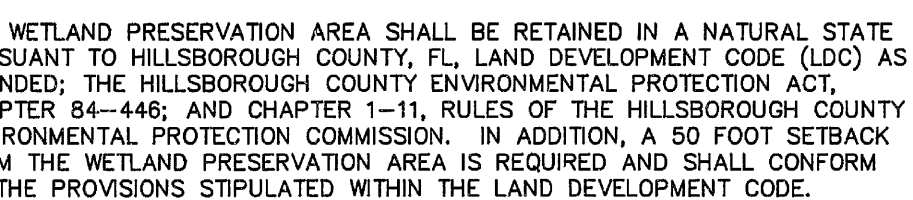
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1078.16'	595.98'	588.42'	N19°55'51"E	31°40'18"
C5	35.00'	35.00'	5.04'	S86°02'37"W	08°15'22"
C6	13.00'	26.53'	22.16'	N31°21'17"W	116°56'48"
C7	23.00'	6.76'	6.74'	S54°27'24"E	16°50'58"
C8	13.00'	20.42'	18.38'	N72°07'07"E	90°00'00"
C9	3.00'	2.24'	2.19'	S48°29'34"W	42°44'56"
C10	3.00'	4.71'	4.24'	S17°52'53"E	90°00'00"
C11	176.00'	24.60'	24.58'	S06°01'38"E	08°00'34"
C12	3.00'	5.31'	4.65'	S48°42'38"W	101°27'57"
C13	3.00'	5.27'	4.62'	S60°23'50"E	100°43'50"
C14	35.00'	14.98'	14.87'	S60°25'36"E	24°31'32"
C15	35.00'	42.63'	40.05'	S03°09'31"W	69°47'31"
C16	25.00'	17.40'	17.05'	N18°06'53"E	39°52'45"
C17	3.00'	7.02'	5.52'	N68°49'34"W	134°00'10"
C18	15.00'	11.58'	11.30'	N22°03'02"E	44°14'38"
C19	200.00'	94.91'	94.02'	S13°31'25"W	27°11'24"
C20	50.00'	7.54'	7.54'	S31°26'27"W	08°38'42"
C21	10.00'	15.71'	14.14'	S78°21'10"E	90°00'00"
C22	138.00'	35.36'	35.27'	N21°04'42"E	14°40'54"
C34	3.00'	5.12'	4.52'	N82°51'50"W	97°50'15"
C35	25.00'	13.29'	13.13'	N18°43'07"W	30°27'10"
C36	3.00'	4.94'	4.40'	N43°38'42"E	94°16'28"
C37	3.00'	5.39'	4.69'	N37°44'25"W	102°57'19"
C38	3.00'	4.71'	4.24'	N70°49'30"E	90°00'00"
C39	10.00'	8.13'	7.91'	N02°31'53"E	46°35'15"
C40	3.00'	5.37'	4.68'	S17°56'33"W	102°35'25"
C41	3.00'	6.24'	5.17'	N09°38'39"E	119°11'12"
C42	25.00'	9.92'	9.86'	N61°19'10"W	22°44'24"
C43	1078.16'	48.74'	48.73'	S26°11'46"W	02°35'24"
C45	1078.16'	155.73'	155.59'	S31°37'44"W	08°16'32"
C46	1078.16'	373.48'	371.62'	S14°01'08"W	19°50'52"
C49	27.00'	20.06'	19.60'	S20°30'01"E	42°33'53"
C50	27.00'	16.09'	15.85'	N16°17'07"W	34°08'06"
C51	27.00'	11.80'	11.71'	S13°18'13"W	25°02'34"
C53	150.00'	120.29'	117.10'	N23°45'24"E	45°56'56"
C54	188.00'	157.11'	152.58'	S03°10'41"W	47°52'52"
C55	38.00'	5.73'	5.73'	S31°26'27"W	08°38'42"

THE WETLAND PRESERVATION 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 50 FOOT SETBACK FROM THE WETLAND PRESERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

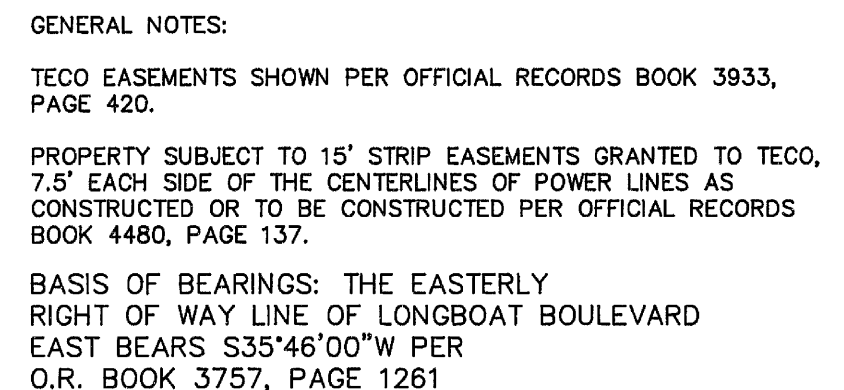


A SUBDIVISION OF A PORTION OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 17 EAST  
HILLSBOROUGH COUNTY, FLORIDA

LINE	DIRECTION	DISTANCE
L110	S27°07'07"W	15.33'
L111	S27°07'07"W	15.33'
L112	S27°07'07"W	15.33'
L113	S27°07'07"W	15.33'
L114	S27°07'07"W	15.83'
L115	S27°07' / "W	15.83'
L116	S27°07'07"W	15.33'
L117	S27°07'07"W	15.33'
L118	S27°07'07"W	15.33'
L119	S27°07'07"W	15.33'
L120	S27°07'07"W	15.33'
L121	S27°07'07"W	15.33'
L122	S27°07'07"W	15.33'
L123	S27°07'07"W	15.33'
L124	S27°07'07"W	15.83'
L125	S27°07'07"W	15.83'
L126	S27°07'07"W	15.33'
L127	S27°07'07"W	15.33'
L128	S27°07'07"W	15.33'
L129	S27°07'07"W	15.33'
L130	S27°07'07"W	15.33'
L131	S27°07'07"W	15.33'
L132	S27°07'07"W	15.33'
L133	S27°07'07"W	15.33'
L134	S27°07'07"W	15.83'
L135	S27°07'07"W	15.83'
L136	S27°07'07"W	15.33'
L137	S27°07'07"W	15.33'
L138	S27°07'07"W	15.33'
L139	S27°07'07"W	15.33'
L140	S27°07'07"W	15.33'
L141	S27°07'07"W	15.33'
L142	S27°07'07"W	15.33'
L143	S27°07'07"W	15.33'
L144	S27°07'07"W	15.83'
L145	S20°45'45"E	15.83'
L146	S20°45'45"E	15.33'
L147	S20°45'45"E	15.33'
L148	S20°45'45"E	15.33'
L149	S20°45'45"E	15.33'
L150	S20°45'45"E	15.83'
L151	S20°45'45"E	15.83'
L152	S20°45'45"E	15.33'
L153	S20°45'45"E	15.33'
L154	S20°45'45"E	15.33'
L155	S20°45'45"E	15.33'
L156	S20°45'45"E	15.83'
L157	S00°46'56"W	15.83'
L158	S00°46'56"W	15.33'
L159	S00°46'56"W	15.33'
L160	S00°46'56"W	15.33'
L161	S00°46'56"W	15.33'
L162	S00°46'56"W	15.83'
L163	S00°46'56"W	15.83'
L164	S00°46'56"W	15.33'
L165	S00°46'56"W	15.33'
L166	S00°46'56"W	15.33'
L167	S00°46'56"W	15.33'
L168	S00°46'56"W	15.83'
L169	S45°38'50"E	15.83'
L170	S45°38'50"E	15.33'
L171	S45°38'50"E	15.33'
L172	S45°38'50"E	15.33'
L173	S45°38'50"E	15.33'
L174	S45°38'50"E	15.83'
L175	S45°38'50"E	15.83'
L176	S45°38'50"E	15.33'
L177	S45°38'50"E	15.33'
L178	S45°38'50"E	15.33'
L179	S45°38'50"E	15.33'
L180	S45°38'50"E	15.83'
L181	S73°51'32"E	9.29'
L182	N16°08'28"E	25.00'
L183	N73°51'32"W	9.00'
L184	S80°49'32"W	10.38'









L185	N66°00'57"W	14.01'
L186	S23°59'03"W	10.00'
L187	S66°00'57"E	14.00'
L188	S73°12'53"W	12.87'
L189	S16°47'07"E	10.00'
L190	N73°12'53"E	13.15'



GEODETIC INFORMATION SHOWN HEREON REFERENCED  
TO HILLSBOROUGH COUNTY CONTROL STATIONS SHELDON  
AND SHELDON "A", NGVD 1929 DATUM, 3RD ORDER  
ACCURACY.

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.



- ### LEGEND
- |   |   |
|---|---|
|  | PERMANENT REFERENCE MONUMENT<br>(SET) PRM PLS 3626                              |
|  | PERMANENT REFERENCE MONUMENT<br>(FOUND) PRM PLS 3626 UNLESS<br>OTHERWISE NOTED. |
|  | BLOCK NUMBER  |
|  | PERMANENT CONTROL POINT<br>(SET) PLS 3626                                       |
|  | EASEMENT LINE   |
|  | POINT OF CURVATURE AND POINT<br>OF TANGENCY ON CURVE                            |
| (NR)  | NON-RADIAL LINE   |
| (R)   | RADIAL LINE   |

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS  
THAT ARE NOT RECORDED ON THIS PLAT  
THAT MAY BE FOUND IN THE PUBLIC  
RECORDS OF THIS COUNTY.

**LANDMARK**  
ENGINEERING & SURVEYING  
CORPORATION  
1911 US HWY 301 N., 200 Bldg.  
Tampa, Florida 33619  
Tampa (813)621-7841  
Fax (813)621-6761  
SHEET 3 OF 3