

**WEBB RANCH ACRES, A PLATTED SUBDIVISION - NO IMPROVEMENTS**  
**IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 21 EAST,**  
**HILLSBOROUGH COUNTY, FLORIDA**

PLAT BOOK 94 PAGE 4-1

**Legal Description:**

THE WEST 12 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**Plat Notes:**

1. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of the plat may or may not be subject to flooding. The Hillsborough County Building Department 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.

**E.P.C. Note:**

The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County, Florida, 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 setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.

**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: Janifer F. Swanson  
Florida Professional Surveyor and Mapper, License # 6038  
County Surveying Division, Real Estate Department, Hillsborough County

**Board Of County Commissioners:**

This plat has been approved for recordation.

Pat Frank 9/26/02  
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 and complies with all of the survey requirements of Chapter 177, Part 1, Florida State Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (P.R.M.s) were set on the 13th day of February, 2002, 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, have been set.

BY: Daniel F. Brooks 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

**Clerk of the Circuit Court:** County of Hillsborough, State of Florida

I hereby certify that this Platted Subdivision has been filed for the record this 26 day of SEPT, 20 02 in Plat Book 94 Page 4 of the Public Records of Hillsborough County, Florida.

BY: Richard AKE BY: Cynthia Bice  
Clerk of the Circuit Court Deputy Clerk

Clerk File Number: 2002329633 This 26 day of September,  
20 02 Time: 11:18 AM Number: 2002329633

**Dedication:**

The undersigned hereby certifies that he/she is the owner or mortgagee of the tract of land described hereon as WEBB RANCH ACRES, A Platted Subdivision-No Improvements and that this plat represents its intention to subdivide the property located in Section 2 Township 28 South, Range 21 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 East boundary of Lots 2 and 3 and entitled hereon as Webb Ranch Lane is to provide ingress, egress and utilities for Lots 3 and 4 and is not intended to be dedicated to Hillsborough County or the public, but shall be maintained and repaired by the owners of Lots 3 and 4.

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

**Acknowledgement:**

County of Hillsborough, State of Florida

The foregoing instrument was acknowledged before me this 13TH day of SEPTEMBER, 20 02, by William L. Webb, 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

**Acknowledgement:**

County of Hillsborough, State of Florida

The foregoing instrument was acknowledged before me this 13TH day of SEPTEMBER, 20 02, by Norma L. Webb, 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

**Acknowledgement:**

County of Hillsborough, State of Florida

The foregoing instrument was acknowledged before me this 13TH day of SEPTEMBER, 20 02, by Gerald A. Webb, 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

# WEBB RANCH ACRES, A PLATTED SUBDIVISION - NO IMPROVEMENTS

PLAT BOOK 94 PAGE 4-2

IN THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 21 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

NORTHWEST CORNER  
SE 1/4 - NW 1/4  
SECTION 2-28-21

(EAST) X- 597,023.075 FT.  
(NORTH) Y-1,361,784.171 FT.  
N 89°53'47"E

1334.34'

UNPLATTED

LANDS

P.R.M.

N 89°53'47" E 392.41'

P.R.M.

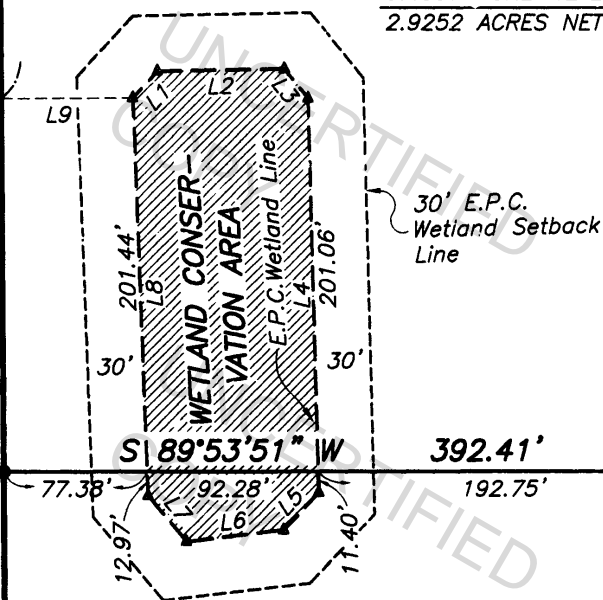
North Boundary - Southeast 1/4 - Northwest 1/4 - Section 2 - Township 28 South - Range 21 East

(EAST) X- 597,415.462 FT.  
(NORTH) Y-1,361,784.881 FT.

NORTHEAST CORNER  
SE 1/4 - NW 1/4  
SECTION 2-28-21

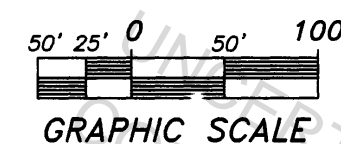
**LOT 4**

3.3849 ACRES TOTAL  
0.4597 ACRE WETLAND  
2.9252 ACRES NET



LINE	LENGTH	BEARING
L1	19.56'	N42°47'34"E
L2	68.56'	N88°54'24"E
L3	20.31'	S38°58'35"E
L4	212.46'	S01°32'33"E
L5	27.65'	S43°07'36"W
L6	52.78'	S83°14'37"W
L7	32.24'	N40°07'08"W
L8	214.41'	N02°12'03"W
L9	70.99'	S89°36'56"W

ORIGINAL SCALE: ONE INCH = ONE HUNDRED FEET



GRAPHIC SCALE

NOTE:

REFERENCE BEARING OF S.89°53'51"W. ALONG THE SOUTH BOUNDARY OF THE SE 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 28 SOUTH, RANGE 21 EAST, AND X-Y COORDINATES SHOWN HEREON WERE DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALLES PUBLISHED FOR HILLSBOROUGH COUNTY HORIZONTAL CONTROL STATIONS "CK-H" AND "CK-I", PURSUANT TO FLORIDA STATUTE 177.151. COORDINATE VALUES ARE IN GRID FEET.

**LOT 3**

2.7115 ACRES TOTAL  
0.2073 ACRE I.E.&U ESMT.  
2.5042 ACRES NET  
0.0630 ACRE WETLAND  
2.4412 ACRES UPLANDS,  
EXCLUDING I.E.&U ESMT.

S 89°53'51" W 392.41'

150.41' 242.00'

100' Corpor

O.R. Book 1627, Pg. 97

**LOT 2**

3.0687 ACRES TOTAL  
0.4344 ACRE I.E.&U ESMT.  
2.6343 ACRES NET

S 89°53'51" W

62.00'

**LOT 1**

2.6125 ACRES TOTAL

S 89°54'51" W 392.41'

212.41' 180.00'

24.39'

W. KNIGHTS - GRIFFIN ROAD

S 89°53'51" W REFERENCE BEARING

1343.62'

South Boundary - Southeast 1/4 - Northwest 1/4 - Section 2 - Township 28 South - Range 21 East

## LEGEND

- P.R.M. PERMANENT REFERENCE MONUMENT-SET 4"x4"x30" CONCRETE MONUMENT AND DISK STAMPED "BROOKS LAND SURVEYING-PRM-LB 7077"
- or SET 5/8"x18" IRON ROD WITH PLASTIC CAP STAMPED "BROOKS LAND SURVEYING-LB 7077"
- LB LICENSED BUSINESS
- O.R. OFFICIAL RECORD
- PG. PAGE
- I.E.&U INGRESS, EGRESS AND UTILITIES
- T. U.S. SURVEY FEET
- E.P.C. ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
- E.P.C. WETLAND POINT
- E.P.C. WETLAND CONSERVATION AREA

SOUTHEAST CORNER  
SE 1/4 - NW 1/4  
SECTION 2-28-21

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

SHEET 2 OF 2