

# VALRI PARK PHASES 1 AND 2

BEING A REPLAT OF MESSMORE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 187 THROUGH 188, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

### DESCRIPTION

MESSMORE PLAT, according to the plat thereof, as recorded in Plat Book 135, Pages 187 through 188, inclusive, of the Public Records of Hillsborough County, Florida; Together with a portion of Section 24, Township 29 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of MESSMORE PLAT, run thence along the Easterly boundary of said MESSMORE PLAT, S.00°06'30"W., a distance of 1301.74 feet to the Southeast corner thereof, said point also being on the Westerly boundary of SOUTHERN OAKS GROVE, according to the plat thereof, as recorded in Plat Book 106, Pages 290 through 300, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary of SOUTHERN OAKS GROVE, S.00°07'13"W., a distance of 1048.36 feet to the Northerly maintained right-of-way of FRONT STREET; thence along said Northerly maintained right-of-way, S.76°39'30"W., a distance of 15.42 feet to a point on a line lying fifteen feet parallel and Westerly of aforesaid Westerly boundary of SOUTHERN OAKS GROVE; thence along said line, N.00°07'13"E., a distance of 563.66 feet to a point on the South boundary line of the North Five Acres of the West 1/3 of the Northeast 1/4 of the Southwest 1/4 of said Section 24; thence along said South boundary line, S.89°18'42"W., a distance of 350.86 feet to the Southeast corner of the lands described in that certain Quit Claim Deed recorded in Official Records Book 10846, Page 1172, of the Public Records of Hillsborough County, Florida; thence along the Easterly and Northerly boundary of said lands the following two (2) courses: 1) N.00°07'52"E., a distance of 188.53 feet; 2) S.89°18'42"W., a distance of 80.01 feet to the Northeast corner of Lot 3, Block D, W.E. & MARJORY B. HAMNER'S FREDONIA REYNOLDS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 31, Page 27, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said W.E. & MARJORY B. HAMNER'S FREDONIA REYNOLDS SUBDIVISION, N.00°07'49"E., a distance of 300.15 feet to the Southeast corner of RAVENWOOD SUBDIVISION, according to the plat thereof, as recorded in Plat Book 39, Page 39, of the Public Records of Hillsborough County, Florida, said point also being on the South boundary line of the Southeast 1/4 of the Northwest 1/4 of said Section 24; thence along said South boundary line, N.89°23'23"E., a distance of 40.00 feet to a point on the Westerly boundary of said MESSMORE PLAT; thence along said Westerly boundary, N.00°05'03"E., a distance of 138.65 feet; thence S.89°28'11"W., a distance of 40.00 feet to a point on the Easterly boundary of said RAVENWOOD SUBDIVISION; thence along said Easterly boundary, N.00°05'03"E., a distance of 31.30 feet; thence N.89°27'25"E., a distance of 40.00 feet to a point on aforesaid Westerly boundary of MESSMORE PLAT; thence along said Westerly boundary, N.00°05'03"E., a distance of 1132.34 feet to the Northwest corner of said MESSMORE PLAT; thence along the Northerly boundary of said MESSMORE PLAT, N.89°28'11"E., a distance of 406.31 feet to the POINT OF BEGINNING.

Containing 17.010 acres, more or less.

### CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

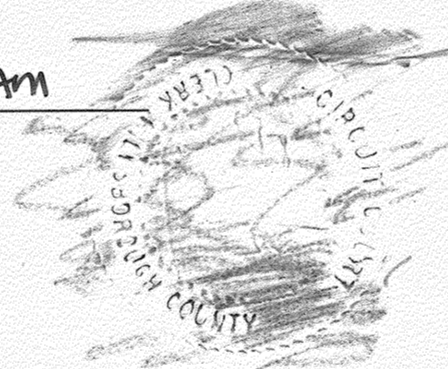
I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book 136, Page 167, of the Public Records of Hillsborough County, Florida.

BY Pat Frank  
Clerk of Circuit Court

BY Lucia M. Rivero  
Deputy Clerk

This 26 day of September, 2019.  
CLERK FILE NUMBER 2019420302

TIME 11:25 AM



### BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

[Signature]  
Chairman

9/28/19  
Date

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.

### 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: Daniel Joseph Sullivan  
Florida Professional Surveyor and Mapper, License # 5640

Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

### 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 (PRMs) were set on the 19 day of September of 2019, as shown hereon; and that permanent control points (PCPs) and lot corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: [Signature]  
Joseph G. Rager, (License No. LS7205)  
Florida Professional Surveyor and Mapper  
GeoPoint Surveying, Inc.  
213 Hobbs Street, Tampa, FL 33619  
Licensed Business Number LB 7768



### DEDICATION:

The undersigned, as Owners of the lands platted herein do hereby dedicate this plat of VALRI PARK PHASES 1 AND 2 for record. Further, the Owners do hereby dedicate to public use all streets, roads, rights of way, and easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in TRACT A (PARK & LANDSCAPE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT B (DRAINAGE & LANDSCAPE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT C (DRAINAGE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT D (DRAINAGE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT E (DRAINAGE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT F (DRAINAGE AREA & LANDSCAPE AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT G (OPEN SPACE), as shown hereon, is hereby reserved by the Owners. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT H (EMERGENCY ACCESS AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACT I (PARK AREA), as shown hereon, is hereby reserved by Owners for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tract is not dedicated to the public and will be privately maintained.

Said TRACTS A, B, C, D, E, F, G, H and I are subject to any and all Public and Private Easements, Right of Way and Tracts dedicated to public use.

The Private Drainage & Landscape Easements, Private Landscape Easements and Private Drainage Easements are hereby reserved by the Owners for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Owners do hereby grant to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across TRACT "H", as shown hereon for ingress and egress for the performance of their official duties.

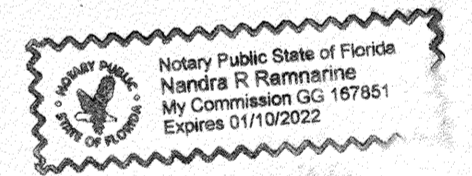
The maintenance of Owner-reserved tracts and areas and private easements reserved by the Owners will be the responsibility of the Owners, its assigns and its successors in title.

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

KB HOME TAMPA LLC., A DELAWARE LIMITED LIABILITY COMPANY - OWNER

[Signature]  
Fred Vandercook  
President

[Signature]  
Witness



ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me this 26 day of September, 2019 by Fred Vandercook, President of KB HOME TAMPA LLC., who is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public, State of Florida at Large  
NANDRA R. RAMNARINE  
(Printed Name of Notary)

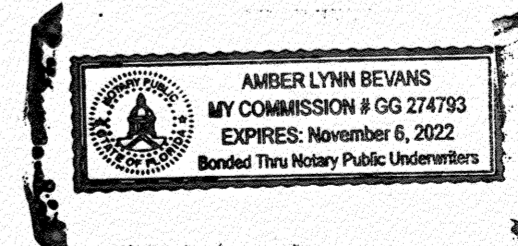
My Commission Expires: 1/10/22

Commission Number: GG167851

BILLRON INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY

[Signature]  
William Sullivan  
Manager

[Signature]  
Witness  
Nayara M. Vieira



ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me this 19 day of September, 2019 by William Sullivan, Manager of Billron Investments LLC, a Florida Limited Liability Company, who is personally known to me or produced license as identification.

[Signature]  
Notary Public, State of Florida at Large  
Amber L. Bevans  
(Printed Name of Notary)

My Commission Expires: November 6, 2022

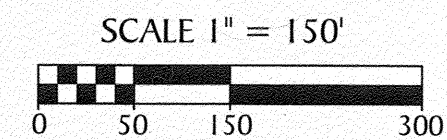
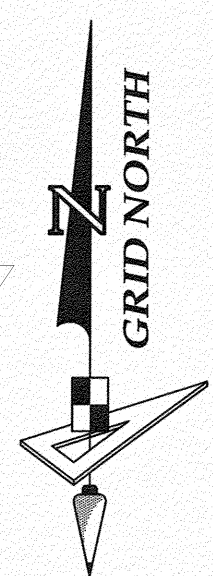
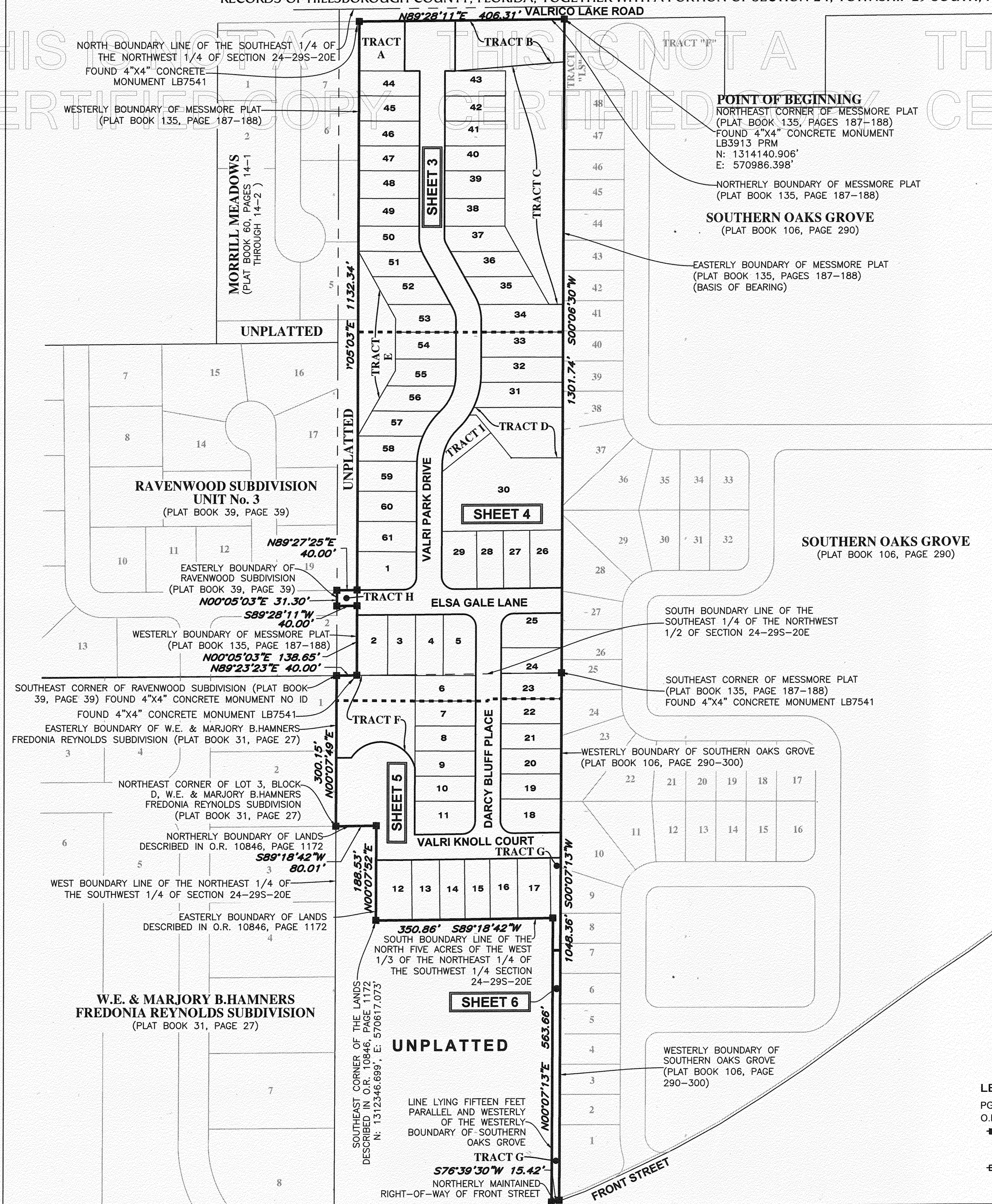
Commission Number: GG274793

**GeoPoint**  
Surveying, Inc.  
213 Hobbs Street  
Tampa, Florida 33619  
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Phone: (813) 248-8888  
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Licensed Business Number LB 7768  
**SHEET 1 OF 6 SHEETS**

# VALRI PARK PHASES 1 AND 2

BEING A REPLAT OF MESSMORE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 187 THROUGH 188, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS IS NOT A CERTIFIED COPY



**BASIS OF BEARINGS**  
 BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY BOUNDARY OF MESSMORE PLAT (PLAT BOOK 135, PAGES 187-188), SAID LINE HAS A GRID BEARING OF S00°06'30"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

- NOTES:**
- Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida, as established from National Geodetic Survey (NGS) Horizontal Control Monuments designated "BHI" (PID 8962).
  - 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 Review Division has information regarding flooding and restrictions on development.
  - 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, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.
  - All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
  - All lines intersecting a curve are Non-Radial (NR) unless otherwise noted.
  - Property is subject to and benefits from Tampa Electric Company Easement, recorded in Official Records Book 9629, Page 796, of the Public Records of Hillsborough County, Florida.
  - Rear yard swales along the back-property lines of lots 15 through 26; lots 30 through 34; and lots 50 through 55 shall be maintained by the individual lot owners according to the approved lot grading plan. This note shall appear on each affected deed.

## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



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 Tampa, Florida 33619 Fax: (813) 248-2266  
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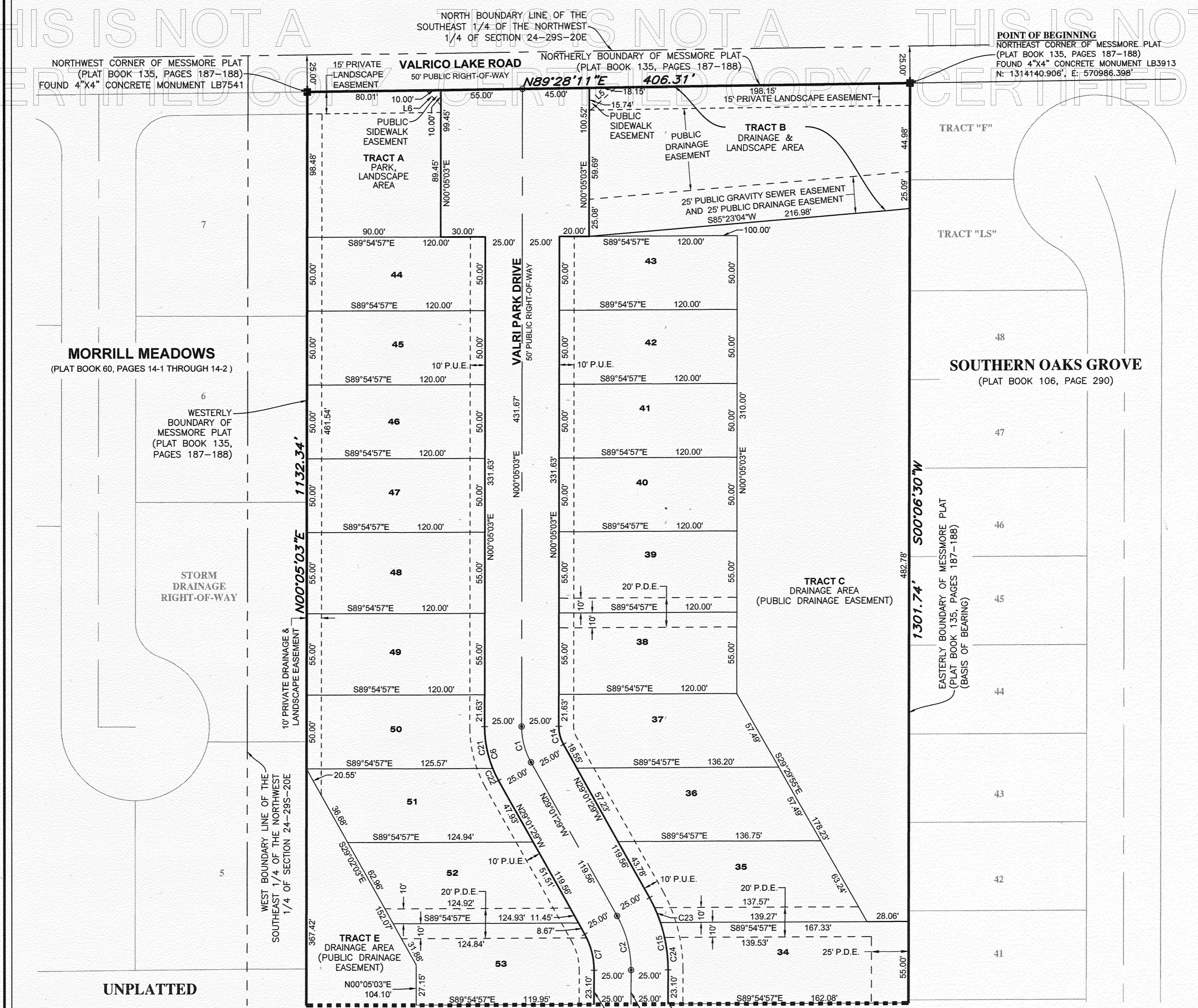
**SHEET 2 OF 6 SHEETS**

- LEGEND:**
- PG. ----- PAGE
  - O.R. ----- OFFICIAL RECORDS BOOK
  - ----- indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.
  - ⊕ ----- indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7768, unless otherwise noted.

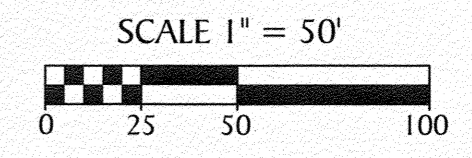
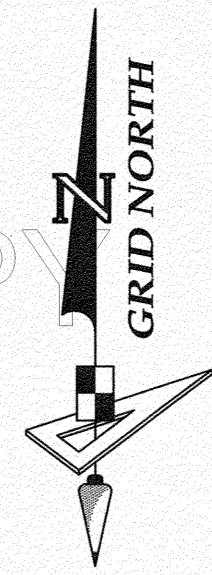
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**POINT OF BEGINNING**  
 NORTHEAST CORNER OF MESSMORE PLAT  
 (PLAT BOOK 135, PAGES 187-188)  
 FOUND 4"x4" CONCRETE MONUMENT LB3913  
 N: 1314140.906', E: 570986.398'



SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	N48°48'09"E	24.15'
L6	N45°13'23"W	14.07'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	50.00'	29°06'33"	25.40'	25.13'	N14°28'13"W
C2	75.00'	29°06'33"	38.10'	37.70'	N14°28'13"W
C6	75.00'	29°06'33"	38.10'	37.70'	N14°28'13"W
C7	50.00'	29°06'33"	25.40'	25.13'	N14°28'13"W
C14	25.00'	29°06'33"	12.70'	12.57'	N14°28'13"W
C15	100.00'	29°06'33"	50.81'	50.26'	N14°28'13"W
C21	75.00'	22°13'22"	29.09'	28.91'	S11°01'38"E
C22	75.00'	6°53'11"	9.01'	9.01'	S25°34'54"E
C23	100.00'	10°30'28"	18.34'	18.31'	N23°46'16"W
C24	100.00'	18°36'07"	32.47'	32.32'	N09°13'00"W

**PARALLEL OFFSET NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

**NOTE:**  
 Rear yard swales along the back-property lines of lots 15 through 26; lots 30 through 34; and lots 50 through 55 shall be maintained by the individual lot owners according to the approved lot grading plan. This note shall appear on each affected deed.

- LEGEND:**
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
  - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
  - PG. ----- PAGE
  - NR ----- NON-RADIAL LINE
  - O.R. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
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CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C3	125.00'	46°08'42"	100.67'	97.97'	N23°09'25"E
C4	125.00'	46°08'42"	100.67'	97.97'	N23°09'25"E
C8	100.00'	46°08'42"	80.54'	78.38'	N23°09'25"E
C9	150.00'	46°08'42"	120.81'	117.57'	N23°09'25"E
C10	25.00'	89°22'22"	39.00'	35.16'	N44°46'14"E
C11	25.00'	90°39'04"	39.55'	35.56'	N45°13'02"W
C16	150.00'	46°08'42"	120.81'	117.57'	N23°09'25"E
C17	100.00'	46°08'42"	80.54'	78.38'	N23°09'25"E
C18	25.00'	90°37'38"	39.54'	35.55'	N45°13'46"W
C19	25.00'	89°20'56"	38.99'	35.15'	N44°46'58"E
C25	100.00'	12°37'27"	22.03'	21.99'	N06°23'47"E
C26	150.00'	5°37'07"	14.71'	14.70'	N02°53'37"E
C27	100.00'	33°31'15"	58.50'	57.67'	N29°28'08"E
C28	150.00'	19°55'39"	52.17'	51.91'	N15°40'00"E
C29	150.00'	8°38'13"	22.61'	22.59'	N36°29'31"E
C30	150.00'	19°41'43"	51.56'	51.31'	S13°03'07"W
C31	150.00'	3°07'12"	8.17'	8.17'	S01°38'40"W
C32	150.00'	23°19'47"	61.08'	60.66'	S34°33'52"W
C33	150.00'	6°32'35"	17.13'	17.12'	N28°54'07"E
C34	150.00'	5°25'08"	14.19'	14.18'	N43°31'12"E
C35	100.00'	23°37'59"	41.25'	40.96'	S34°24'46"W
C36	100.00'	22°30'43"	39.29'	39.04'	S11°20'25"W

WESTERLY BOUNDARY OF MESSMORE PLAT (PLAT BOOK 135, PAGE 187-188)

WEST BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24-29S-20E

**RAVENWOOD SUBDIVISION UNIT No. 3**  
(PLAT BOOK 39, PAGE 39)

UNPLATTED

1132.34'  
N00°05'03"E

10' PRIVATE DRAINAGE & LANDSCAPE EASEMENT

WESTERLY BOUNDARY OF MESSMORE PLAT (PLAT BOOK 135, PAGE 187-188)

N89°27'25"E  
40.00'

EASTERLY BOUNDARY OF RAVENWOOD SUBDIVISION (PLAT BOOK 39, PAGE 39)

N00°05'03"E  
31.30'

S89°28'11"W  
40.00'

WESTERLY BOUNDARY OF MESSMORE PLAT (PLAT BOOK 135, PAGE 187-188)

FOUND 4"x4" CONCRETE MONUMENT LB7541  
SOUTHEAST CORNER OF RAVENWOOD SUBDIVISION (PLAT BOOK 39, PAGE 39)  
FOUND 4"x4" CONCRETE MONUMENT NO ID

UNPLATTED

138.65'  
N00°05'03"E

N00°07'49"E  
300.15'

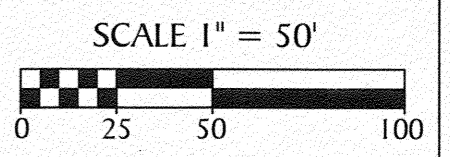
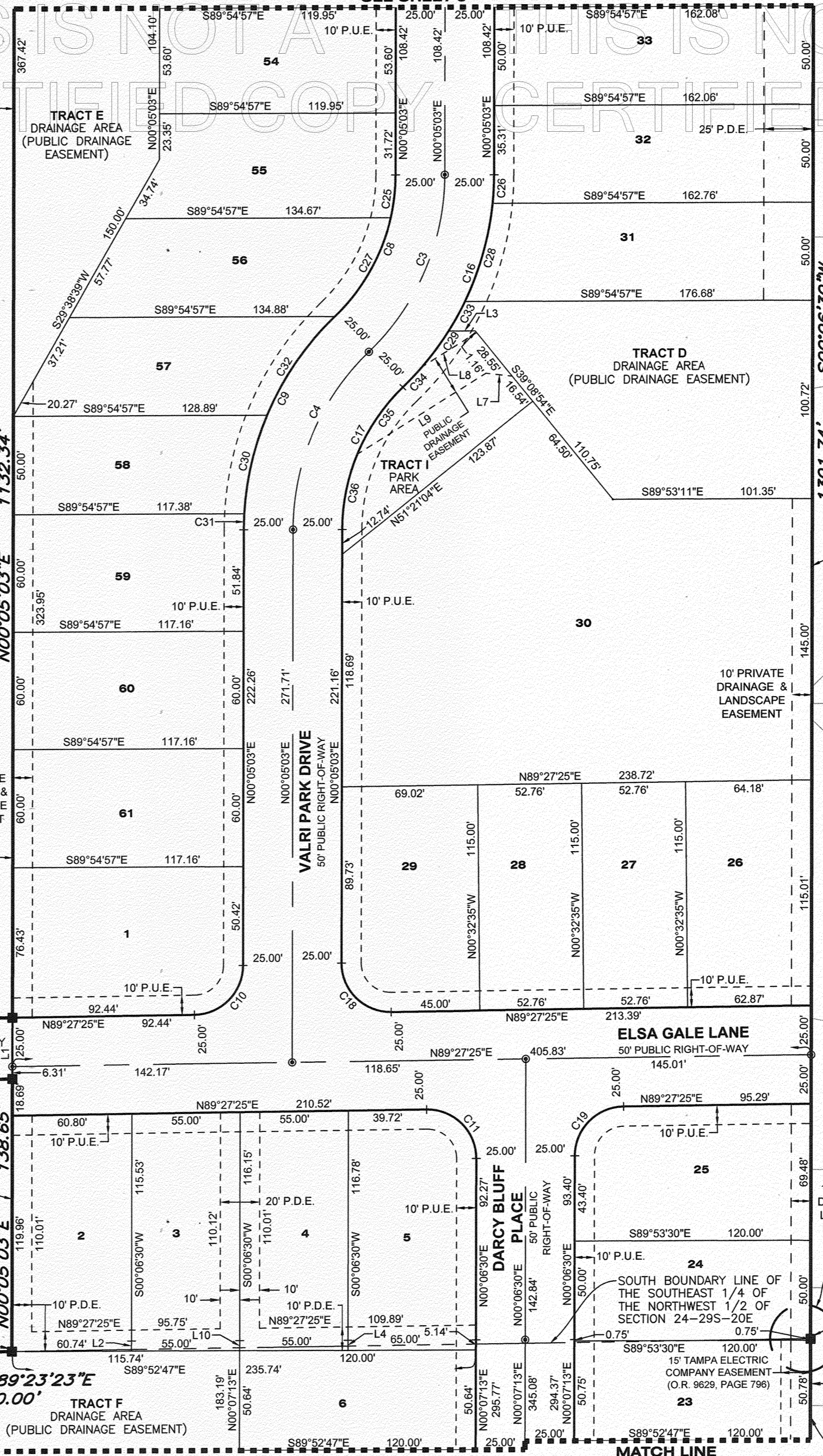
N89°23'23"E  
40.00'

EASTERLY BOUNDARY OF W.E. & MARJORY B. HAMMERS FREDONIA REYNOLDS SUBDIVISION (PLAT BOOK 31, PAGE 27)

WEST BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24-29S-20E

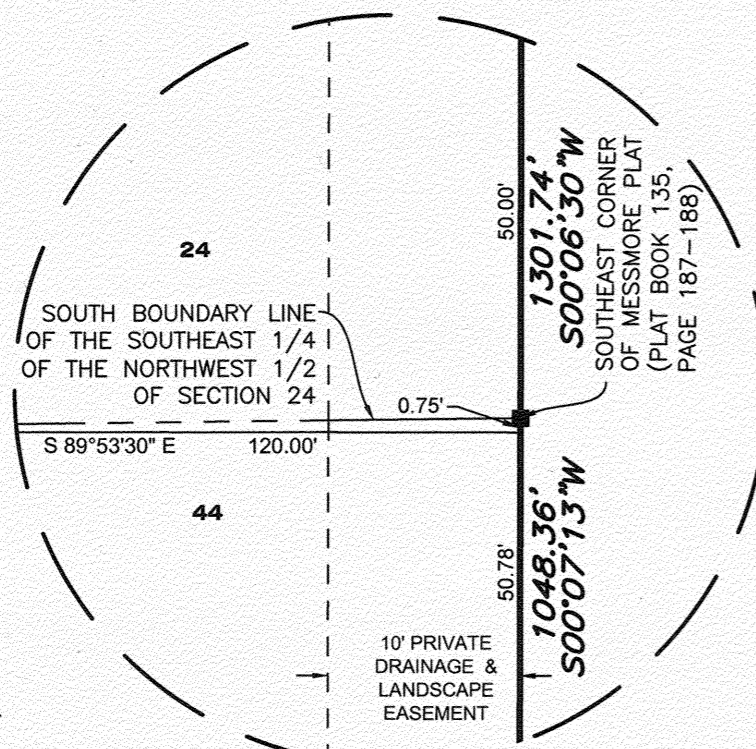
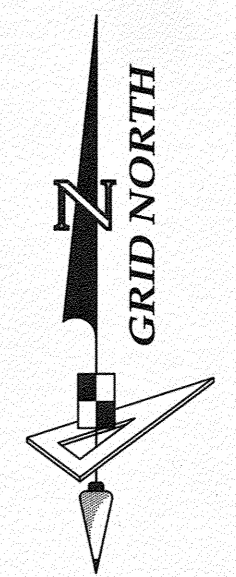
SOUTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24-29S-20E

MATCH LINE  
SEE SHEET 3



SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS

NOTE:  
Rear yard swales along the back-property lines of lots 15 through 26; lots 30 through 34; and lots 50 through 55 shall be maintained by the individual lot owners according to the approved lot grading plan. This note shall appear on each affected deed.

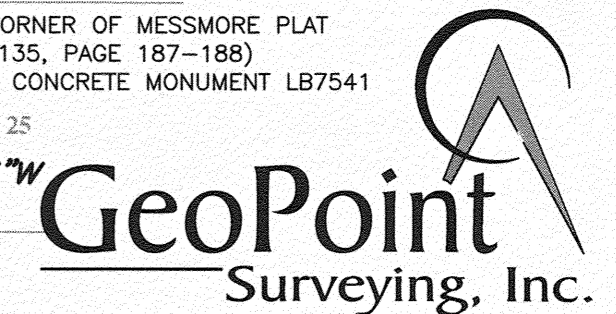


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  - P.D.E. - - - - - PRIVATE DRAINAGE EASEMENT
  - P.U.E. - - - - - PUBLIC UTILITY EASEMENT

**SOUTHERN OAKS GROVE**  
(PLAT BOOK 106, PAGE 290)

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N00°05'03"E	31.31'
L2	S00°07'13"W	5.14'
L3	S89°54'57"E	13.50'
L4	S00°07'13"W	5.16'
L7	N83°22'52"W	13.36'
L8	S58°04'25"W	32.59'
L9	S58°04'25"W	76.97'
L10	S00°07'13"W	5.15'



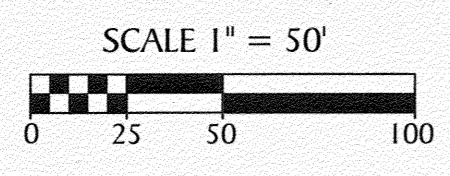
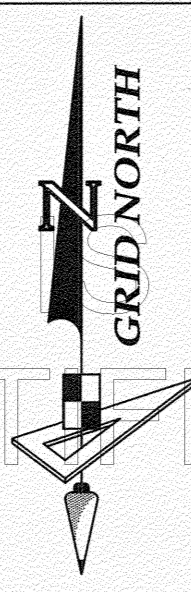
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Phone: (813) 248-8888  
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**SHEET 4 OF 6 SHEETS**

# VALRI PARK PHASES 1 AND 2

BEING A REPLAT OF MESSMORE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGES 187 THROUGH 188, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; TOGETHER WITH A PORTION OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS

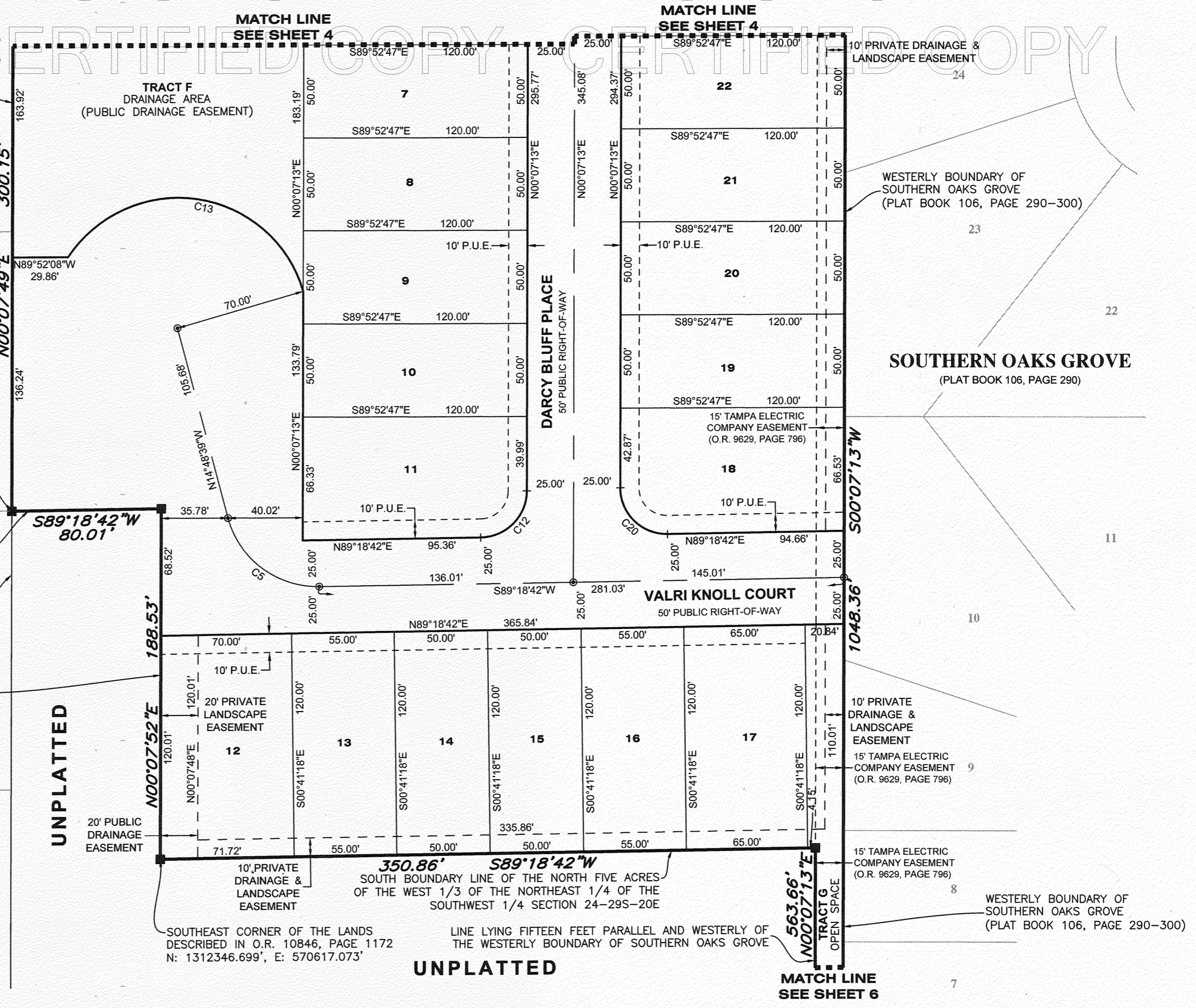
**W.E. & MARJORY B. HAMNERS  
FREDONIA REYNOLDS SUBDIVISION**  
(PLAT BOOK 31, PAGE 27)

NORTHEAST CORNER OF LOT 3, BLOCK D,  
W.E. & MARJORY B. HAMNERS  
FREDONIA REYNOLDS SUBDIVISION  
(PLAT BOOK 31, PAGE 27)

NORTHERLY BOUNDARY OF LANDS  
DESCRIBED IN O.R. 10846, PAGE 1172

WEST BOUNDARY LINE OF  
THE NORTHEAST 1/4 OF  
THE SOUTHWEST 1/4 OF  
SECTION 24-29S-20E

EASTERLY BOUNDARY OF  
LANDS DESCRIBED IN O.R.  
10846, PAGE 1172



**NOTE:**  
Rear yard swales along the back-property lines of lots 15 through 26; lots 30 through 34; and lots 50 through 55 shall be maintained by the individual lot owners according to the approved lot grading plan. This note shall appear on each affected deed.

- LEGEND:**
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
  - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
  - PG. ----- PAGE
  - NR ----- NON-RADIAL LINE
  - O.R. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
  - P.U.E. ----- PUBLIC UTILITY EASEMENT

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C5	50.00'	75°52'39"	66.22'	61.48'	N52°44'58"W
C12	25.00'	89°11'29"	38.92'	35.10'	N44°42'58"E
C13	70.00'	130°48'28"	159.81'	127.30'	N81°24'22"W
C20	25.00'	90°48'31"	39.62'	35.60'	N45°17'02"W

**PARALLEL OFFSET NOTE:** EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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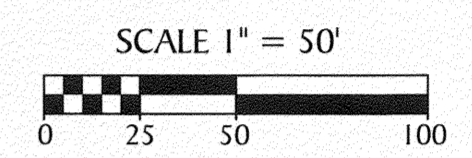
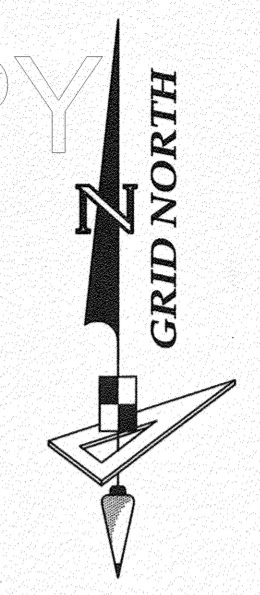
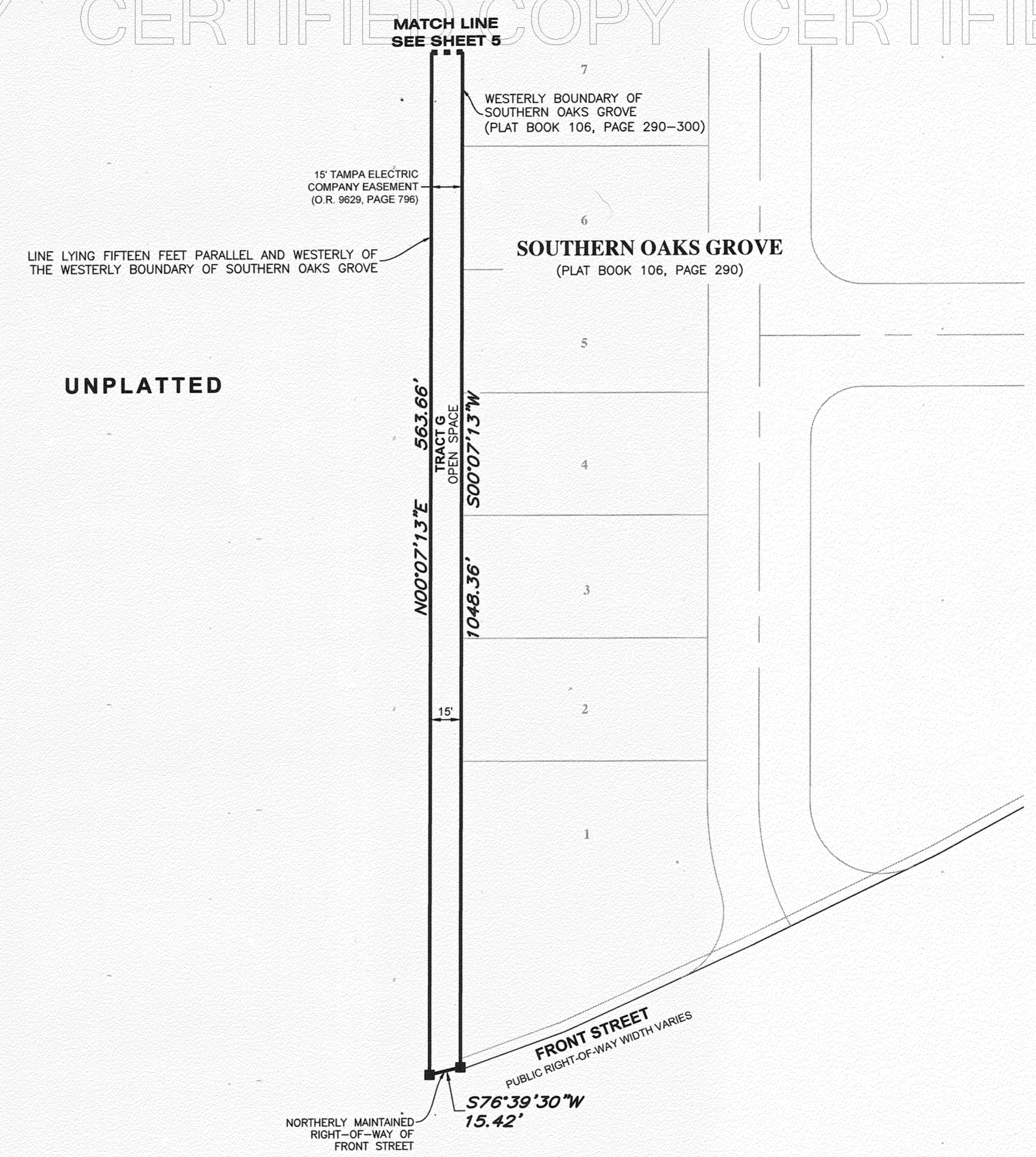
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**SHEET 5 OF 6 SHEETS**

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SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS

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**SHEET 6 OF 6 SHEETS**