

**KEENE ESTATES**PLAT BOOK 128 PAGE 288

A MINOR SUBDIVISION  
IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 22 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

**Legal Description:**

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, THENCE PROCEED N.00°17'00"E. (BEARING DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990) ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13 FOR A DISTANCE OF 25.00 FEET; THENCE S.89°24'54"W. FOR A DISTANCE OF 21.86 FEET TO A POINT OF INTERSECTION OF THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF OLD MULBERRY ROAD WITH THE NORTH RIGHT OF WAY LINE OF EAST MERRIN ROAD, SAID POINT BEING THE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL; THENCE S.89°24'54"W. ALONG THE NORTH RIGHT OF WAY LINE OF EAST MERRIN ROAD FOR A DISTANCE OF 1311.58 FEET TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 13; THENCE N.00°10'47"W. ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF SOUTHWEST 1/4 FOR A DISTANCE OF 306.32 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE N.89°24'04"E. ALONG SAID NORTH BOUNDARY FOR A DISTANCE OF 1315.21 FEET TO THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF OLD MULBERRY ROAD; THENCE ALONG SAID WESTERLY MAINTAINED RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1. S.00°34'45"E. FOR A DISTANCE OF 18.53 FEET; 2. S.86°37'59"W. FOR A DISTANCE OF 9.30 FEET; 3. S.01°16'56"E. FOR A DISTANCE OF 287.67 FEET TO THE POINT OF BEGINNING. CONTAINS 9.20 ACRES.

**Wetland Conservation Area 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 Hillsborough County Land Development Code.

**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 the 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  
Geomatics Section, Public Works 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 (P.R.M.'s) 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 15th day of September, 2016.

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



**BROOKS LAND SURVEYING, INC.**  
Certificate No. LB-7077  
110 W. Ball Street Plant City, Fla. 33563  
Phone: (813) 754-6620

**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. 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 Hillsborough County, Florida.

**Dedication:**

The Undersigned, as Owner of the lands platted herein does hereby dedicate this plat of KEENE ESTATES, A Minor Subdivision for record.

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

Owner: N.R. Keene Groves, Inc.

BY: Shirley Loyd  
Shirley Loyd, President

Witness: Kimberly  
Witness: Shirley

**Acknowledgement:**

County of Hillsborough, State of Florida  
The foregoing instrument was acknowledged before me this 2nd day of February, 20 17, by Shirley Loyd, President, N.R. Keene Groves, Inc., a Florida Corporation on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC: \_\_\_\_\_ (Seal)

Sign: Carol Ann Brooks  
Print: Carol Ann Brooks  
Title: Notary  
Serial Number: FF051817  
Commission Expires: 10/9/2017

**Board Of County Commissioners:**

This plat has been approved for recordation.

BY: John R. White  
Chairman

2/13/2017  
Date

**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 128, Page 288, of the Public Records of Hillsborough County, Florida.

BY: PAT FRANK BY: Kymasha Jany  
Clerk of Circuit Court Deputy Clerk  
This 28 day of February, 20 17, Time 10:59 AM  
Clerk File Number: 2017074000

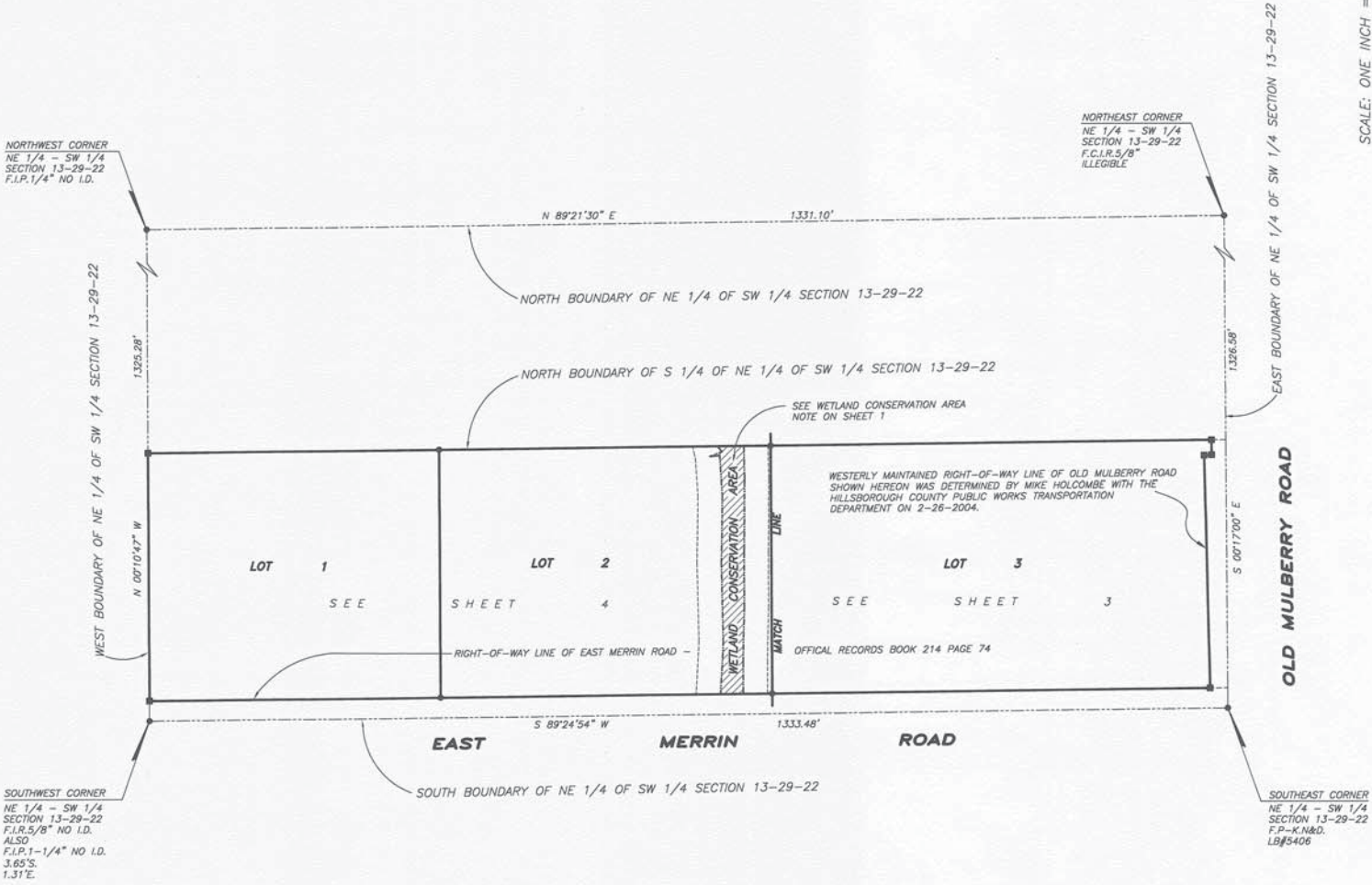


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HILLSBOROUGH COUNTY, FLORIDA

**KEY SHEET**

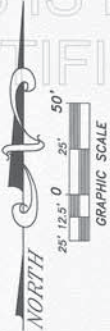
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IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 22 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

SCALE: ONE INCH = FIFTY FEET



**BEARING BASIS:**

REFERENCE BEARING OF S00°17'00"E ALONG THE EAST BOUNDARY OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990, ORIGINATING FROM VALUES PUBLISHED FOR HILLSBOROUGH COUNTY CONTROL STATIONS "HP-A" AND "TL-1", PURSUANT TO FLORIDA STATUTE 177-151.

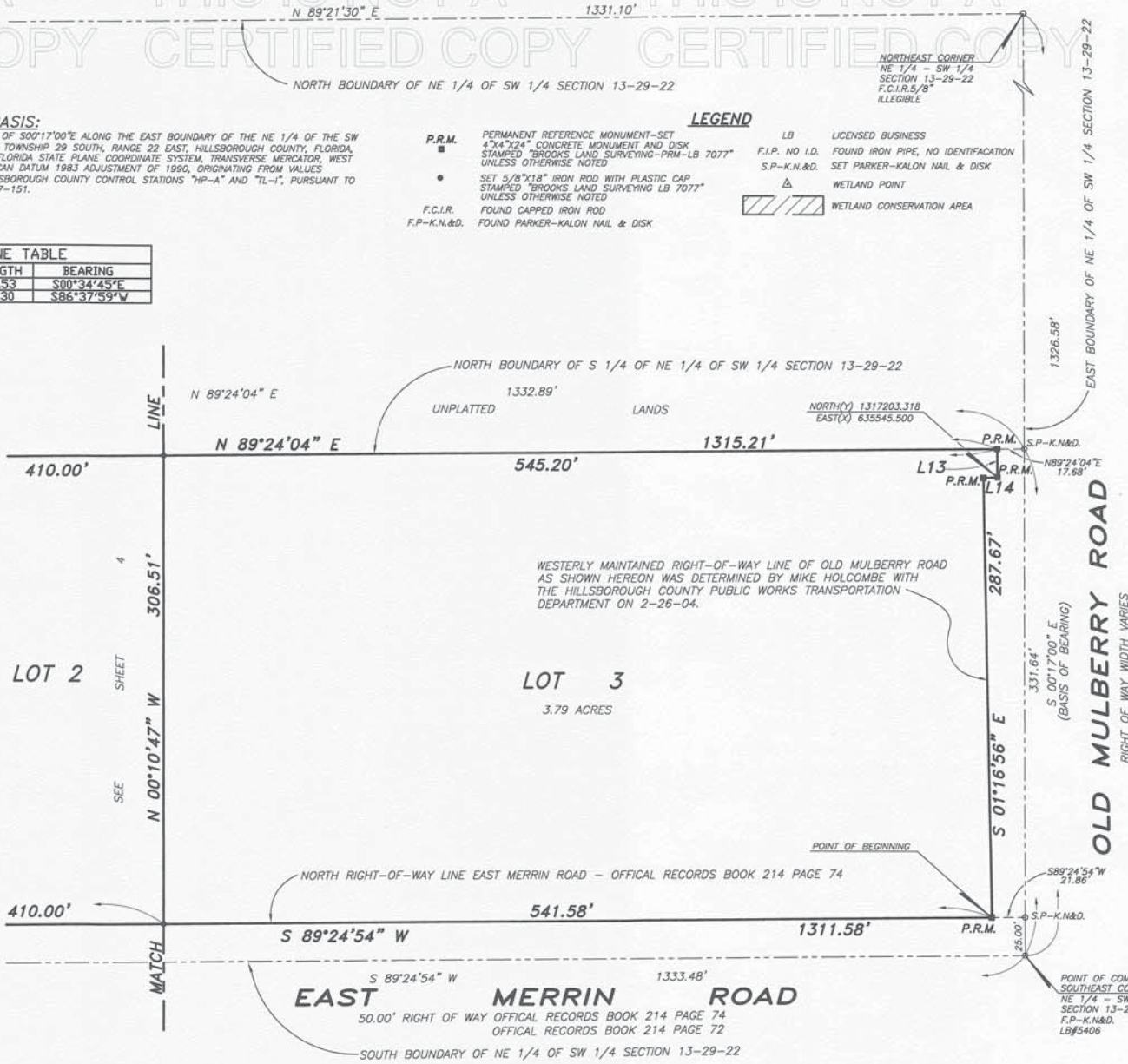
LINE TABLE		
LINE	LENGTH	BEARING
L13	18.53	S00°34'45"E
L14	9.30	S86°37'59"W

**P.R.M.**

- PERMANENT REFERENCE MONUMENT-SET 4"x4"x24" CONCRETE MONUMENT AND DISK STAMPED "BROOKS LAND SURVEYING-PRM-LB 7077" UNLESS OTHERWISE NOTED
- SET 5/8"x18" IRON ROD WITH PLASTIC CAP STAMPED "BROOKS LAND SURVEYING LB 7077" UNLESS OTHERWISE NOTED
- F.C.I.R. FOUND CAPPED IRON ROD
- F.P.-K.N.&D. FOUND PARKER-KALON NAIL & DISK

**LEGEND**

- LB LICENSED BUSINESS
- F.I.P. NO I.D. FOUND IRON PIPE, NO IDENTIFICATION
- S.P.-K.N.&D. SET PARKER-KALON NAIL & DISK
- WETLAND POINT
- WETLAND CONSERVATION AREA



**BROOKS LAND SURVEYING, INC.**  
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NORTHWEST CORNER  
NE 1/4 - SW 1/4  
SECTION 13-29-22  
F.I.P. 1/4" NO I.D.

N 89°21'30" E 1331.10'

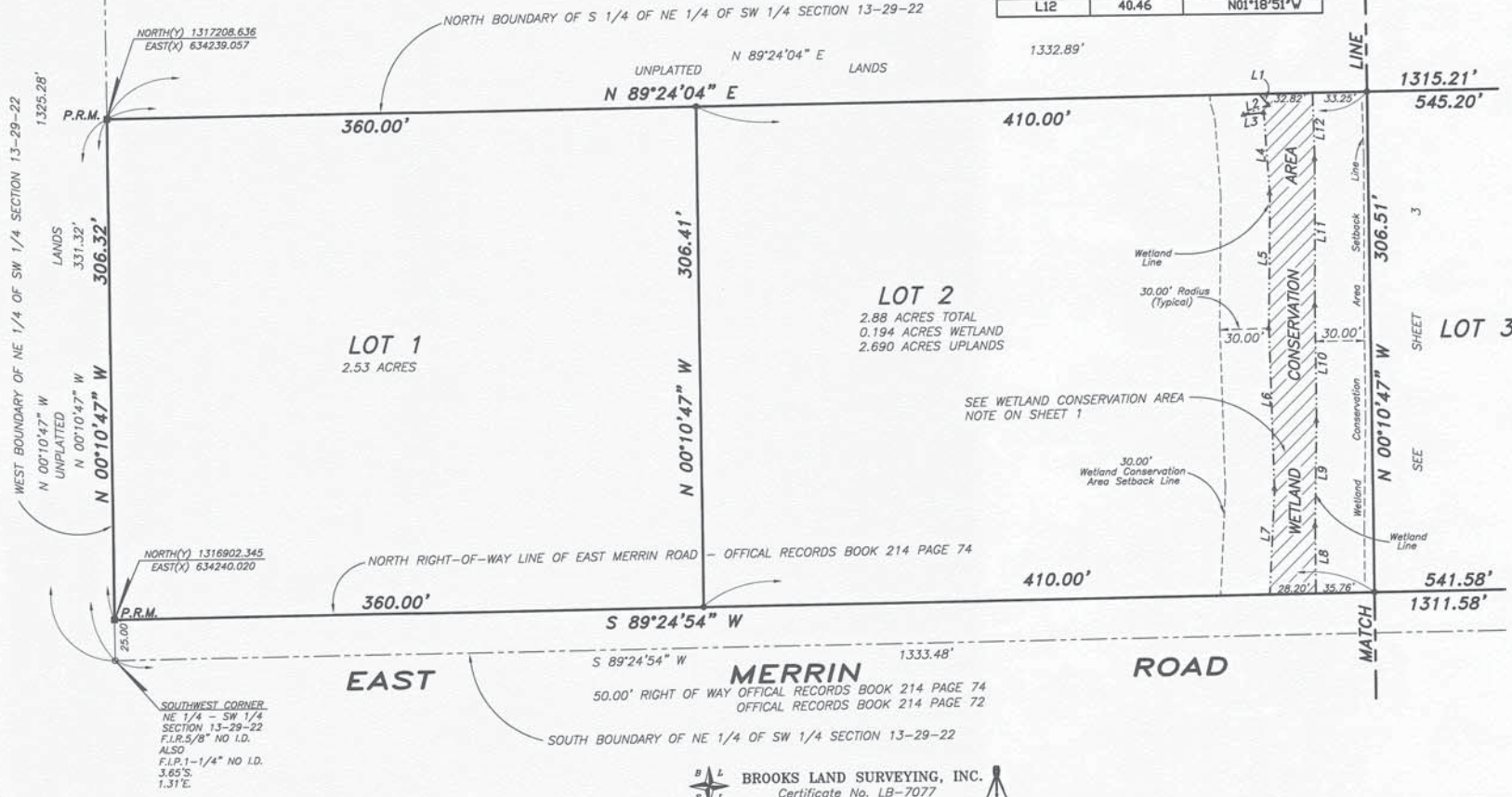
NORTH BOUNDARY OF NE 1/4 OF SW 1/4 SECTION 13-29-22

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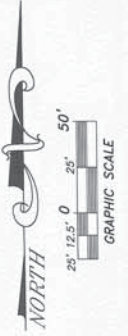
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- F.I.R.-NO I.D. FOUND IRON ROD - NO IDENTIFICATION
- LB LICENSED BUSINESS
- F.I.P.-NO I.D. FOUND IRON PIPE - NO IDENTIFICATION
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- WETLAND POINT
- WETLAND CONSERVATION AREA

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.97	S39°39'37"E
L2	16.28	S68°56'49"W
L3	12.40	N84°34'45"E
L4	49.50	S03°42'53"E
L5	82.59	S01°05'02"W
L6	98.19	S01°16'12"E
L7	64.86	S03°12'14"W
L8	41.44	N00°03'28"W
L9	64.24	N01°30'37"E
L10	70.50	N00°06'21"W
L11	89.92	N00°36'41"E
L12	40.46	N01°18'51"W



SCALE: ONE INCH = FIFTY FEET



LOT 2  
2.88 ACRES TOTAL  
0.194 ACRES WETLAND  
2.690 ACRES UPLANDS

LOT 1  
2.53 ACRES

LOT 3

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