

SUN CITY CENTER UNIT 52

SECTIONS 12 & 13, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 67 PAGE NO. 6-1

DESCRIPTION: A parcel of land lying in Section 13 and the South 1/2 of Section 12, all in Township 32 South, Range 19 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Southwest corner of lot 19 block 2 as shown on the Plat of SUN CITY CENTER UNIT 32B as recorded in Plat Book 63, Page 3, of the Public Records of Hillsborough County, Florida; run thence S. 49°10'32"W., 416.24 feet; thence S. 24°16'32"W., 363.64 feet; thence S. 14°15'28"E., 386.62 feet; thence S. 82°11'24"W., 684.06 feet; thence S. 67°31'42"W., 74.66 feet; thence N. 88°20'12"W., 75.26 feet; thence S. 27°26'42"W., 98.23 feet; thence S. 25°02'23"W., 85.39 feet; thence S. 78°56'41"W., 93.12 feet; thence N. 14°54'48"W., 140.75 feet; thence N. 16°54'41"W., 626.24 feet; thence N. 00°56'11"E., 61.90 feet to the Southeastern most corner of the Property described in Official Record Book 4822, Page 1975, and Official Record Book 5168, Page 1680 of the Public Records of Hillsborough County, Florida; thence along the Eastern boundary of said property the following seven (7) courses: 1) N. 16°11'41"E., 121.93 feet; 2) N. 31°02'50"E., 126.37 feet; 3) N. 37°12'51"E., 205.34 feet; 4) N. 33°08'40"E., 200.02 feet; 5) N. 38°20'19"E., 181.11 feet; 6) N. 23°51'12"E., 228.63 feet; 7) N. 21°24'42"E., 523.27 feet to a point on the Southwesterly boundary line of the property described in Official Record Book 3600, Page 1320 of the Public Records of Hillsborough County, Florida; thence along the said Southwesterly boundary line S. 66°49'05"E., 44.58 feet to the Western most corner of FAIRFIELD "A" CONDOMINIUM, as recorded in Condominium Book 2, Page 30 of the Public Records of Hillsborough County, Florida; thence along the Southern boundary of said FAIRFIELD "A" CONDOMINIUM the following eight (8) courses: 1) N. 61°05'42"E., 93.53 feet; 2) S. 58°54'18"E., 20.00 feet to a point of curvature; 3) Northeastly, 78.52 feet along the arc of a curve to the left having a radius of 64.27 feet and a central angle of 69°59'58" (chord bearing N. 86°05'43"E., 73.73 feet) to a point of reverse curvature; 4) Northeastly, 115.75 feet along the arc of a curve to the right having a radius of 102.03 feet and a central angle of 64°59'59" (chord bearing N. 83°35'44"E., 109.64 feet) to a point of compound curvature; 5) Southeastly, 135.36 feet along the arc of a curve to the right having a radius of 215.44 feet and a central angle of 36°00'00" (chord bearing S. 45°54'17"E., 133.15 feet) to a point of tangency; 6) S. 27°54'17"E., 50.00 feet to a point of curvature; 7) Southeastly, 187.14 feet along the arc of a curve to the left having a radius of 214.45 feet and a central angle of 50°00'00" (chord bearing S. 52°54'17"E., 181.26 feet) to a point of tangency; 8) following four (4) courses: 1) S. 03°30'53"W., 202.72 feet; 2) S. 07°16'15"E., 261.29 feet; 3) Northeastly, 39.00 feet along the arc of a curve to the right having a radius of 770.00 feet and a central angle of 02°54'08" (chord bearing N. 84°10'49"E., 39.00 feet); 4) S. 04°22'07"E., 201.41 feet to the POINT OF BEGINNING.

Containing 47.29 acres, more or less.

BOARD OF COUNTY COMMISSIONERS: Dedication of roads, streets, alleys, and other rights-of-way accepted and showing of the grades and elevations, on plat or by separate instrument waived by resolution of the Board of Commissioners adopted on October 5, 1988. Grades and elevations are shown by separate instrument filed in the County Engineer's Office. This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

Date October 13, 1988 W. C. G. [Signature]
Chairman

CLERK OF THE CIRCUIT COURT: State of Florida, County of Hillsborough. I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 63, Page 3 of the Public Records of Hillsborough County, Florida. 88322684

Date October 14, 1988 Russell Ake
Clerk of the Circuit Court
Date October 14, 1988 Finchley [Signature]
Deputy Clerk

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county

NOTE: 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.

DEDICATION: The undersigned, as owners or mortgagees of lands described in the foregoing caption to this plat of SUN CITY CENTER UNIT 52 do hereby dedicate all roads, streets, rights-of-way, pumping station site, utility easements and drainage easements shown hereon for public use. Unless indicated, an easement 7-1/2 feet wide at the rear of each lot and 7-1/2 feet wide at the sides of each lot is reserved to the SUN CITY CENTER CORP., its successors or assigns, for the installation and maintenance of utilities and drainage facilities with the following exceptions: side lot line lying adjacent to streets shall contain no easements, and where more than one lot is used as building site or where parts of one or more lots are used as a building site, the outside boundaries of said building site shall carry said easement. Easements reserved to SUN CITY CENTER CORP., are not intended for general utilities. The electric power utility easements dedicated herein are for installation and maintenance of underground utilities and shall not be deemed to prevent or interfere with the construction, maintenance and/or use of driveways over, across and through said easement area and damage done to any such driveway in connection with the use of the easement shall be repaired at the sole cost of the utility company using the easement.

SUN CITY CENTER CORP. - OWNER
[Signature]
Kim Frossell, Executive Vice President
Witness Richard J. Cleveland Mary Burgett
[Signature] [Signature]
Frank Kurchinski, Senior Vice President
Witness Edith [Signature] [Signature]

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
Personally appeared before me the undersigned authority, Kim Frossell, Executive Vice President, and Frank Kurchinski, Senior Vice President, of Sun City Center Corp., Owner, to me well known and known to me to be the persons described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes herein expressed and that they affixed the seal of said corporation.
Witness my hand and official seal on this 22 day of September, 1988.
Mary Burgett
Notary Public, State of Florida of Large
My Commission expires: 11/3/88

COUNTY ENGINEER: This plat is hereby approved for record by the County Engineer of Hillsborough County, Florida.
Date 10-11-88 [Signature]
County Engineer

ZONING DIRECTOR: This plat is hereby approved for record by the Zoning Director of Hillsborough County, Florida.
Date 10-13-88 [Signature]
Zoning Director

SURVEYOR'S CERTIFICATE
I certify that the within plat was drawn from survey made under my supervision, that said plat is a correct representation of the land plotted, and complies with all the requirements of Chapter 177 of the Florida Statutes, and that P.R.M.'s (Permanent Reference Monuments) have been set, and that P.C.P.'s (Permanent Control Points) will be set.

HEIDI & ASSOCIATES, INC.
[Signature]
Danny L. Polk, Reg. Registered Land Surveyor No. 3317
Date 9-27-88