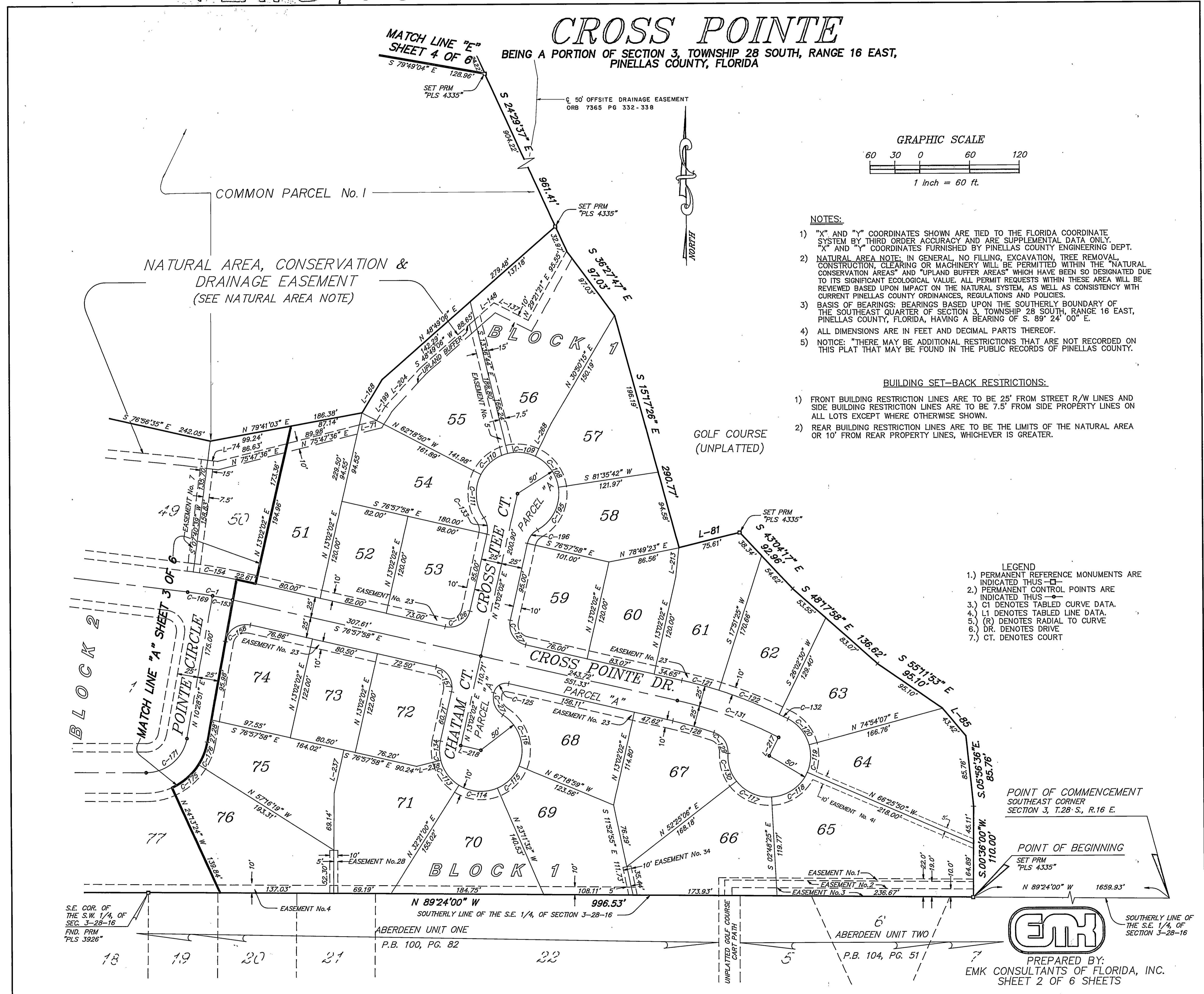
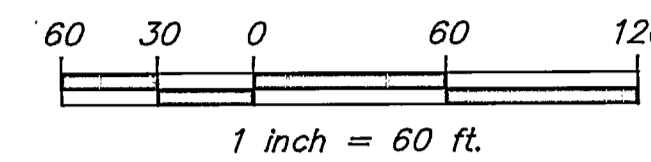


# CROSS POINTE

BEING A PORTION OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 16 EAST,  
PINELLAS COUNTY, FLORIDA



GRAPHIC SCALE



**NOTES:**

- 1) "X" AND "Y" COORDINATES SHOWN ARE TIED TO THE FLORIDA COORDINATE SYSTEM BY THIRD ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. "X" AND "Y" COORDINATES FURNISHED BY PINELLAS COUNTY ENGINEERING DEPT.
- 2) NATURAL AREA NOTE: IN GENERAL, NO FILLING, EXCAVATION, TREE REMOVAL, CONSTRUCTION, CLEARING OR MACHINERY WILL BE PERMITTED WITHIN THE "NATURAL CONSERVATION AREAS" AND "UPLAND BUFFER AREAS" WHICH HAVE BEEN SO DESIGNATED DUE TO ITS SIGNIFICANT ECOLOGICAL VALUE. ALL PERMIT REQUESTS WITHIN THESE AREA WILL BE REVIEWED BASED UPON IMPACT ON THE NATURAL SYSTEM, AS WELL AS CONSISTENCY WITH CURRENT PINELLAS COUNTY ORDINANCES, REGULATIONS AND POLICIES.
- 3) BASIS OF BEARINGS: BEARINGS BASED UPON THE SOUTHERLY BOUNDARY OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 28 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA, HAVING A BEARING OF S. 89° 24' 00" E.
- 4) ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- 5) NOTICE: "THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PINELLAS COUNTY."

**BUILDING SET-BACK RESTRICTIONS:**

- 1) FRONT BUILDING RESTRICTION LINES ARE TO BE 25' FROM STREET R/W LINES AND SIDE BUILDING RESTRICTION LINES ARE TO BE 7.5' FROM SIDE PROPERTY LINES ON ALL LOTS EXCEPT WHERE OTHERWISE SHOWN.
- 2) REAR BUILDING RESTRICTION LINES ARE TO BE THE LIMITS OF THE NATURAL AREA OR 10' FROM REAR PROPERTY LINES, WHICHEVER IS GREATER.

**LEGEND**

- 1.) PERMANENT REFERENCE MONUMENTS ARE INDICATED THUS —
- 2.) PERMANENT CONTROL POINTS ARE INDICATED THUS —
- 3.) C1 DENOTES TABBED CURVE DATA.
- 4.) L1 DENOTES TABBED LINE DATA.
- 5.) (R) DENOTES RADIAL TO CURVE.
- 6.) DR. DENOTES DRIVE
- 7.) CT. DENOTES COURT

POINT OF COMMENCEMENT  
SOUTHEAST CORNER  
SECTION 3, T.28 S., R.16 E.

POINT OF BEGINNING

SET PRM  
PLS 4335"

N 89°24'00" W 1659.93'



PREPARED BY:  
EMK CONSULTANTS OF FLORIDA, INC.  
SHEET 2 OF 6 SHEETS

S.E. COR. OF  
THE S.W. 1/4, OF  
SEC. 3-28-16  
FND. PRM  
PLS 3926"

ABERDEEN UNIT ONE  
P.B. 100, PG. 82

ABERDEEN UNIT TWO  
P.B. 104, PG. 51

SOUTHERLY LINE OF  
THE S.E. 1/4, OF  
SECTION 3-28-16