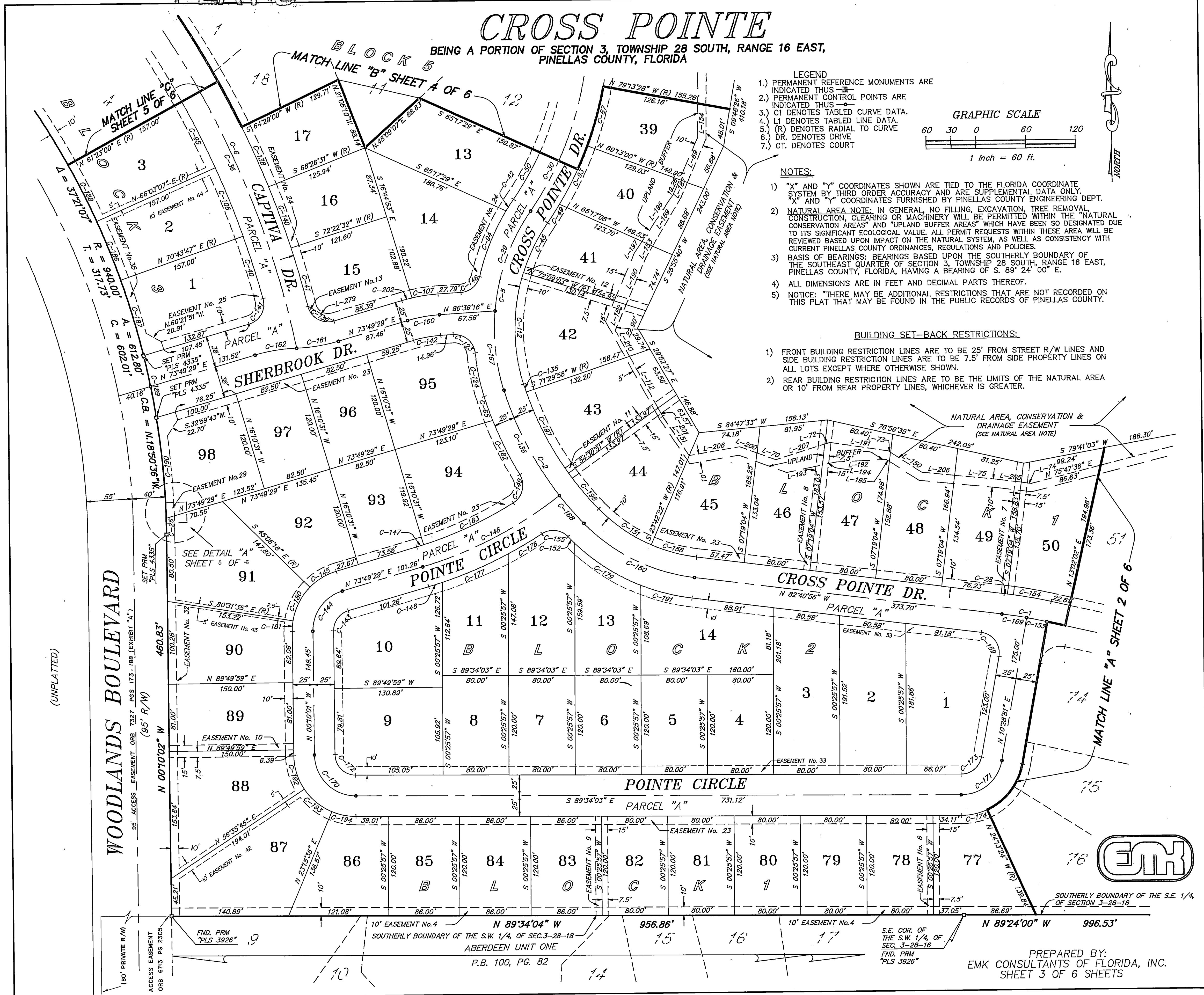
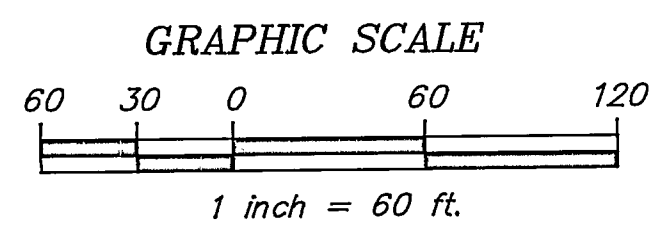


CROSS POINTE

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



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



- 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.

(UNPLATED)

WOODLANDS BOULEVARD

(95' R/W)

N 0070'02" W

460.83'

95' ACCESS EASEMENT ORB 7327 PGS 173-188 (EXHIBIT "A")

100 PRIVATE R/W

ACCESS EASEMENT ORB 6713 PG 2305

FND. PRM "PLS 3926"

10' EASEMENT No. 4

N 89°34'04" W

SOUTHERLY BOUNDARY OF THE S.W. 1/4, OF SEC. 3-28-18

ABERDEEN UNIT ONE

P.B. 100, PG. 82

956.86'

15'

10' EASEMENT No. 4

16'

10' EASEMENT No. 4

17'

S.E. COR. OF THE S.W. 1/4, OF SEC. 3-28-16

FND. PRM "PLS 3926"

N 89°24'00" W

996.53'

SOUTHERLY BOUNDARY OF THE S.E. 1/4, OF SECTION 3-28-18

EMK

PREPARED BY:

EMK CONSULTANTS OF FLORIDA, INC.

SHEET 3 OF 6 SHEETS

MATCH LINE "A" SHEET 2 OF 6

MATCH LINE "B" SHEET 4 OF 6

MATCH LINE "C" SHEET 5 OF 6

BLOCK 5

CROSS POINTE DR.

PARCEL "A"

PARCEL "A"

UPLAND

NATURAL AREA CONSERVATION & DRAINAGE EASEMENT (SEE NATURAL AREA NOTE)

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