

RESERVE AT PRADERA - PHASE 1B

BEING A PORTION OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

Plat Book: 124 Page No.: 190

Legal Description:

A parcel of land lying in the Southeast 1/4 of Section 10, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at a found 3 1/2" round concrete monument marking the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence S.89 degrees 55'26"W., on the North line of the Southeast 1/4 of said Section 10, a distance of 74.40 feet to the POINT OF BEGINNING; thence S.19 degrees 15'05"E., departing the North line of the Southeast 1/4 of said Section 10, a distance of 220.33 feet; thence S.19 degrees 00'37"W., a distance of 135.28 feet; thence S.57 degrees 16'11"W., a distance of 124.88 feet; thence S.89 degrees 59'15"W., a distance of 130.12 feet; thence N.58 degrees 53'23"W., a distance of 154.78 feet; thence S.89 degrees 59'16"W., a distance of 62.50 feet; thence S.00 degrees 00'44"E., a distance of 70.15 feet; thence S.05 degrees 00'44"E., a distance of 40.32 feet to a point of curvature of a curve to the left having a radius of 65.00 feet, a central angle of 11 degrees 48'47", a chord length of 13.38 feet and a chord bearing of S.10 degrees 55'08"E, thence on the arc of said curve, an arc length of 13.40 feet to the end of said curve; thence N.90 degrees 00'00"W., a distance of 80.14 feet; to the point of curvature of a curve to the left having a radius of 70.00 feet, a central angle of 19 degrees 42'14", a chord length of 23.95 feet and a chord bearing of N.09 degrees 50'23"E., thence on the arc of said curve, an arc length of 24.07 feet to the end of said curve; thence N.00 degrees 00'44"W., a distance of 11.83 feet; thence S.89 degrees 59'16"W., a distance of 105.84 feet; thence S.00 degrees 00'44"E., a distance of 110.00 feet; thence S.89 degrees 51'35"E., a distance of 35.02 feet to the point of curvature of a curve to the right having a radius of 74.00 feet, a central angle of 44 degrees 46'16", a chord length of 56.36 feet and a chord bearing of S.53 degrees 47'40"W, thence on the arc of said curve, an arc length of 57.82 feet to the end of said curve and a point of reverse curvature of a curve to the left having a radius of 1188.00 feet, a central angle of 34 degrees 50'50", a chord length of 711.46 feet and a chord bearing of S.58 degrees 45'23"W, thence on the arc of said curve arc length of 722.54 feet to the end of said curve; thence N.53 degrees 32'28"W., a distance of 123.86 feet; thence N.36 degrees 27'32"E., a distance of 109.06 feet; thence N.53 degrees 32'28"W., a distance of 170.00 feet; thence N.36 degrees 27'32"E., a distance of 9.94 feet; thence N.53 degrees 32'28"W., a distance of 582.53 feet; thence N.00 degrees 04'34"W., a distance of 120.00 feet; thence S.89 degrees 55'26"W., a distance of 38.85 feet; thence N.00 degrees 04'34"W., a distance of 185.00 feet to a point on the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 10; thence N.89 degrees 55'26"E on the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 10, a distance of 599.68 feet to the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10 also being the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence N.89 degrees 55'26"E., on the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 1269.87 feet to the POINT OF BEGINNING.

Parcel contains 23.62 acres, more or less.

Notice:

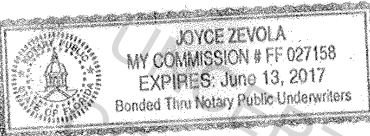
"This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

Clerk of The Circuit Court: County Of Hillsborough State Of Florida

I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of Florida Statutes, and has been filed for record in Plat Book 124, Page 190, of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
Clerk of the Circuit Court
By: Chakeya Bay
Deputy Clerk

This 22nd Day of January, 2016 Time 9:59 am
Clerk file number 2015027479



Acknowledgment:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 25 day of November, 2014, by Michael Southward as Division President of Beazer Homes Corp., a Tennessee corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification, and who did not take an oath.

Joyce Zevola
NOTARY PUBLIC, STATE OF FLORIDA
Name: Joyce Zevola
Commission Expires: 6/13/17
Commission No.: FF 027158

Owner:

Witnesses:

By: Susan Smith
Print Name: Susan Smith
By: Joyce Zevola
Print Name: Joyce Zevola

BEAZER HOMES CORP.,
a Tennessee corporation
By: Michael Southward
Name: Michael Southward
Title: Division President

Dedication:

KNOW ALL MEN BY THESE PRESENTS, BEAZER HOMES CORP., a Tennessee corporation, being the owner in fee simple of all the lands described in the foregoing caption to this Plat, hereby dedicates said Plat of Reserve at Pradera Phase 1B for record. Further, the owner does 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 Tracts "A-1", "A-2", "B-1", "C-1", "D-1" and "D-2" is hereby reserved by Owner for conveyance to a Community Development District, Homeowner's Association, or other custodial maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Owner does further grant to the general public, Hillsborough County, and to all providers of telephone, electric, cable television and cable data, water and sewer, and other providers of public and quasi-public utilities services, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under areas designated hereon as public utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes and other purposes incidental thereto, for the benefit of the lot owners herein.

This dedication for Reserve at Pradera-Phase 1B is subject to the terms and conditions of the Declaration of Covenants and Restrictions for Reserve at Pradera, to be recorded by separate instrument, which provides for certain easements, covenants, restrictions and conditions affecting Reserve at Pradera-Phase 1B and other phases. Public right of way and public easements are not subject to said declaration.

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: J. Fletcher Swanson
Florida Professional Surveyor and Mapper, License No.: 6038

Hillsborough County, Surveying and Mapping.

Board of County Commissioners:

This plat has been approved for recordation.
Jamie McLean Date: 12/15/14
Chairman

General Notes:

- (1) Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2007 adjustment, holding the North line of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 31 South, Range 20 East, Hillsborough County, Florida as being N89 degrees 55'26"E. Hillsborough County Control Station "DOWNS" was utilized in this process.
- (2) Subdivision plats by no means represent a determination of 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.
- (3) This subdivision plat lies within Flood Zone "X", according to Flood Insurance Rate Map 12057C0520H, prepared by the Federal Emergency Management Agency, last revised August 28, 2008.
- (4) There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Hillsborough County, Florida.
- (5) It is intended that a community development district will finance and possess certain public infrastructure until such time as the County accepts such infrastructure.
- (6) Drainage easements shall not contain any 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. This note shall appear on each affected deed.
- (7) The Wetland Conservation Areas shall be retained in their natural state pursuant to the Hillsborough County 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 will conform to the provisions stipulated within the Hillsborough County Land Development Code.
- (8) 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.
- (9) Lands platted herein are subject to an easement granted to the Tampa Electric Company as recorded in Official Records Book 22585 Page 873, of the Public Records of Hillsborough County, Florida.

Surveyor's Certificate:

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 1, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRM's), were set on the 25th day of November, 2014, as shown hereon; and that permanent control points (PCP's) and lot corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: Dennis J. Penham (Surveyor)
Professional Surveyor and Mapper No. 4697
State of Florida
Crosstown Surveyors, Inc.
Licensed Business No. 7243

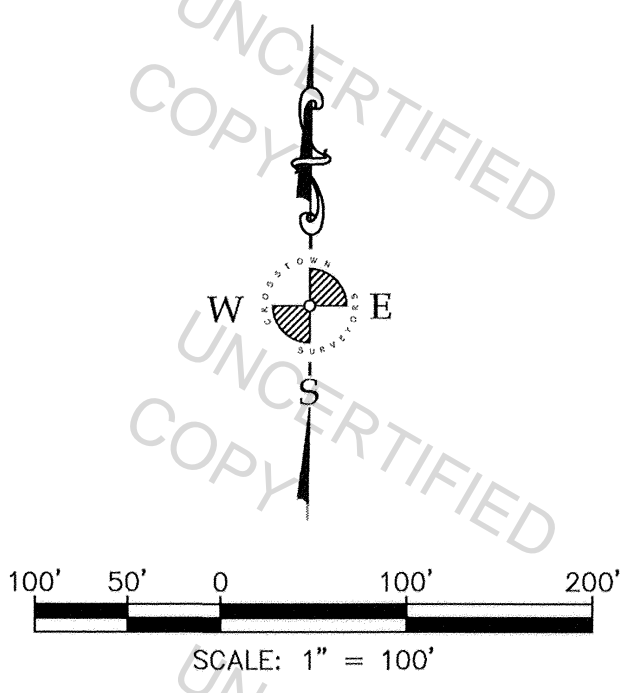


12441 Adventure Dr -- Riverview, Florida. 33579
Phone: 813.741.1555 -- Fax: 813.741.1553
LB # 7243
WWW.CROSTOWNSURVEYORS.COM

RESERVE AT PRADERA - PHASE 1B

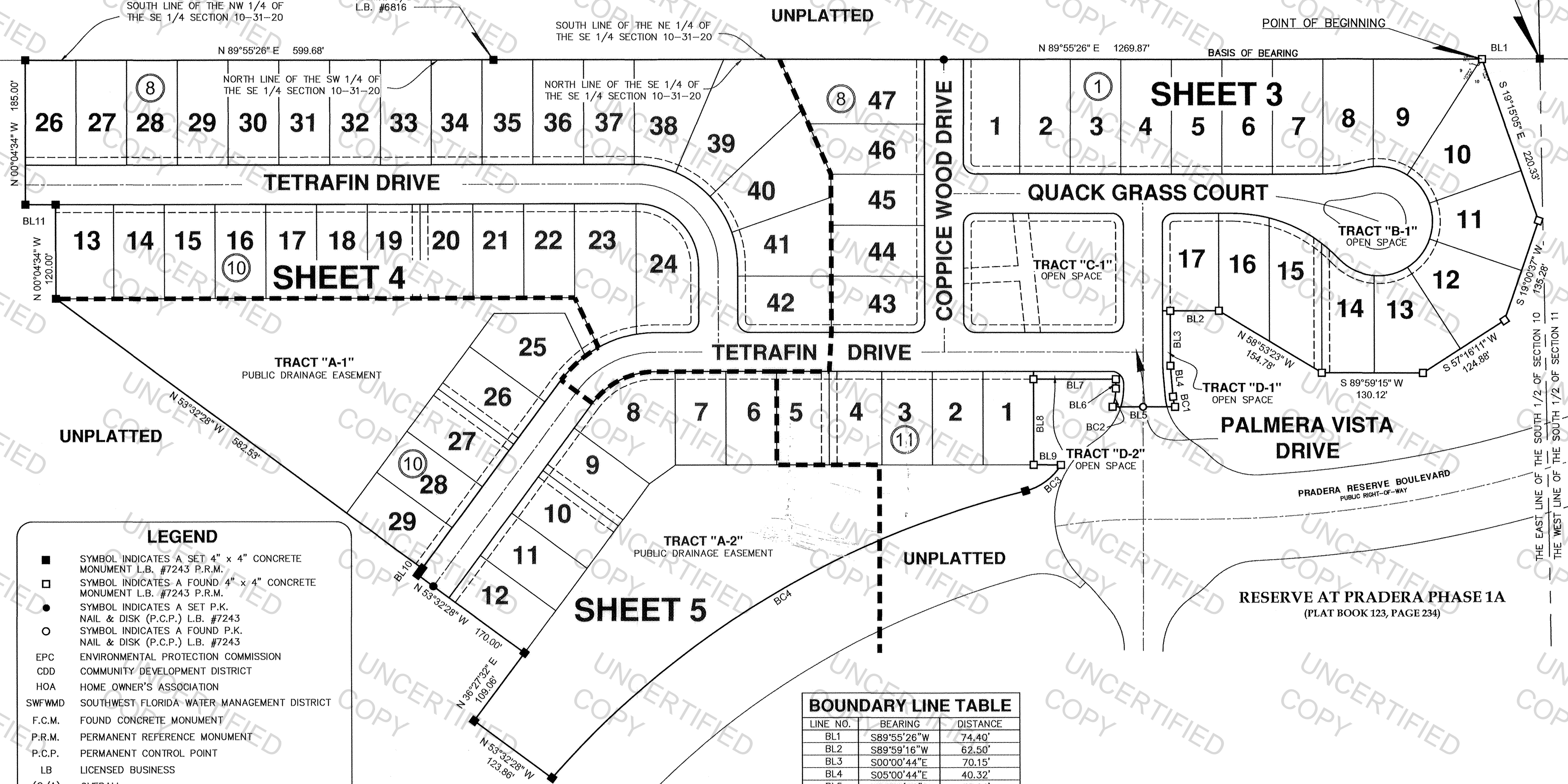
BEING A PORTION OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

Plat Book: 124 Page No.: 191



NORTHEAST CORNER OF THE SW 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING THE NORTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20 (D) F.C.I.R. 5/8" L.B. #6816

POINT OF COMMENCEMENT
NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 SECTION 11-31-20 FCM 3 1/2" ROUND N 1258582.3580 E 563919.3870



- LEGEND**
- SYMBOL INDICATES A SET 4" x 4" CONCRETE MONUMENT L.B. #7243 P.R.M.
 - SYMBOL INDICATES A FOUND 4" x 4" CONCRETE MONUMENT L.B. #7243 P.R.M.
 - SYMBOL INDICATES A SET P.K. NAIL & DISK (P.C.P.) L.B. #7243
 - SYMBOL INDICATES A FOUND P.K. NAIL & DISK (P.C.P.) L.B. #7243
 - EPC ENVIRONMENTAL PROTECTION COMMISSION
 - CDD COMMUNITY DEVELOPMENT DISTRICT
 - HOA HOME OWNER'S ASSOCIATION
 - SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - F.C.M. FOUND CONCRETE MONUMENT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - LB LICENSED BUSINESS
 - (O/A) OVERALL
 - (R) RADIAL
 - (NR) NOT RADIAL
 - P.K. PARKER KALON
 - WPA WETLAND PRESERVATION AREA
 - WCA WETLAND CONSERVATION AREA
 - S.C.M. SET CONCRETE MONUMENT
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - SW SOUTHWEST
 - (TYP) TYPICAL
 - L.E. LANDSCAPE EASEMENT
 - # NUMBER
 - 8 LOT NUMBER
 - 10 BLOCK NUMBER

BOUNDARY LINE TABLE

LINE NO.	BEARING	DISTANCE
BL1	S89°55'26"W	74.40'
BL2	S89°59'16"W	62.50'
BL3	S00°00'44"E	70.15'
BL4	S05°00'44"E	40.32'
BL5	N90°00'00"W	80.14'
BL6	N00°00'44"W	11.83'
BL7	S89°59'16"W	105.84'
BL8	S00°00'44"E	110.00'
BL9	S89°51'35"E	35.02'
BL10	N36°27'32"E	9.94'
BL11	S89°55'26"W	38.85'

BOUNDARY CURVE TABLE

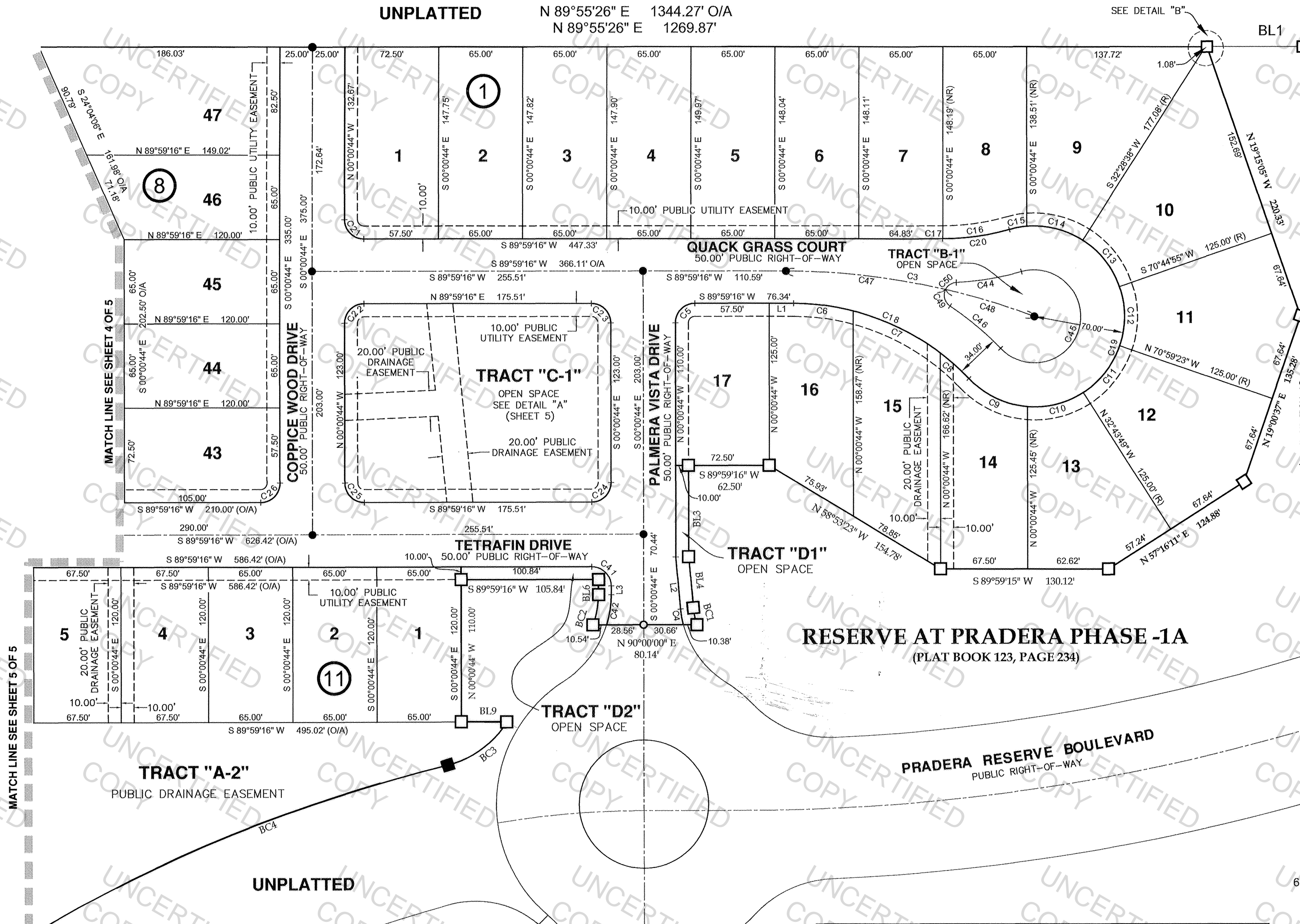
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
BC1	65.00'	11°48'47"	13.40'	13.38'	S10°55'08"E
BC2	70.00'	19°42'14"	24.07'	23.95'	N09°50'23"E
BC3	74.00'	44°46'16"	57.82'	56.36'	S53°47'40"W
BC4	1188.00'	34°50'50"	722.54'	711.46'	S58°45'23"W

CROSSTOWN SURVEYORS
 12441 Adventure Dr -- Ravenna, Florida, 33579
 Phone: 813.741.1555 -- Fax: 813.741.1553
 LB # 7243
 WWW.CROSSTOWNSURVEYORS.COM

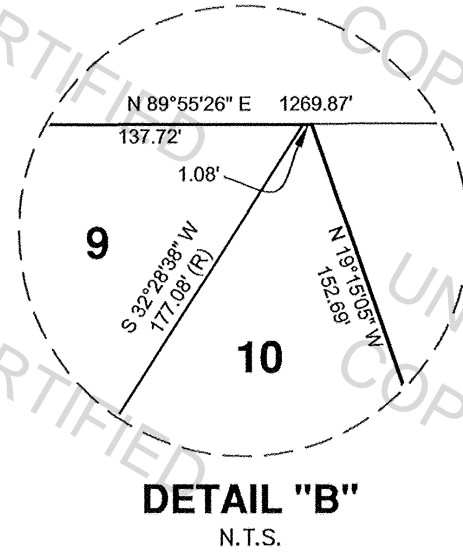
RESERVE AT PRADERA - PHASE 1B

BEING A PORTION OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

UNPLATTED N 89°55'26" E 1344.27' O/A
N 89°55'26" E 1269.87'



NORTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 SECTION 11-31-20 N 125°58'2.3580" E 563919.3870'

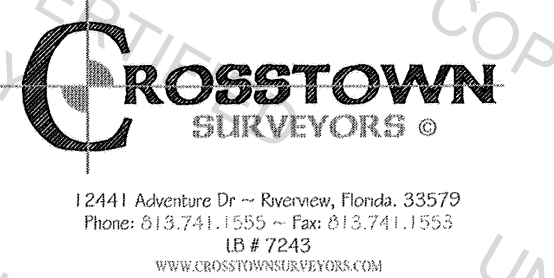


RESERVE AT PRADERA PHASE -1A (PLAT BOOK 123, PAGE 234)

CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
BC1	65.00'	11°48'47"	6.72	13.40'	13.38'	S10°55'08"E
BC2	70.00'	19°42'14"	12.16	24.07'	23.95'	N09°50'23"E
BC3	74.00'	44°46'16"	30.48	57.82'	56.36'	N53°47'40"E
BC4	1188.00'	34°50'50"	372.83	722.54'	711.46'	S85°45'23"W
C3	545.71'	20°37'55"	99.33	196.51'	195.45'	N79°41'47"W
C4	75.00'	9°30'58"	6.24	12.46'	12.44'	S09°46'13"E
C5	15.00'	90°00'00"	15.00	23.56'	21.21'	S44°59'16"W
C6	187.50'	14°15'12"	23.44	46.84'	46.52'	N82°53'08"W
C7	187.50'	23°03'45"	38.25	75.47'	74.96'	N64°13'40"W
C8	187.50'	9°06'28"	14.93	29.81'	29.77'	N48°08'33"W
C9	70.00'	42°00'46"	26.88	51.33'	50.19'	S64°35'42"E
C10	70.00'	37°07'44"	23.51	45.36'	44.57'	N75°50'03"E
C11	70.00'	38°15'34"	24.28	46.74'	45.88'	N38°08'24"E
C12	70.00'	38°15'42"	24.28	46.75'	45.88'	N00°07'14"W
C13	70.00'	38°16'17"	24.29	46.76'	45.89'	N38°23'13"W
C14	70.00'	37°19'12"	23.64	45.59'	44.79'	N76°10'57"W
C15	70.00'	11°11'23"	6.86	13.67'	13.65'	S79°33'45"W

LINE NO.	BEARING	DISTANCE
BL1	S89°55'26"W	74.40'
BL3	S00°00'44"E	70.15'
BL4	S05°00'44"E	40.32'
BL6	N00°00'44"W	11.83'
BL9	S89°51'35"E	35.02'
L1	N89°59'16"E	18.84'
L2	N05°00'44"W	40.76'
L3	N00°00'44"W	6.83'

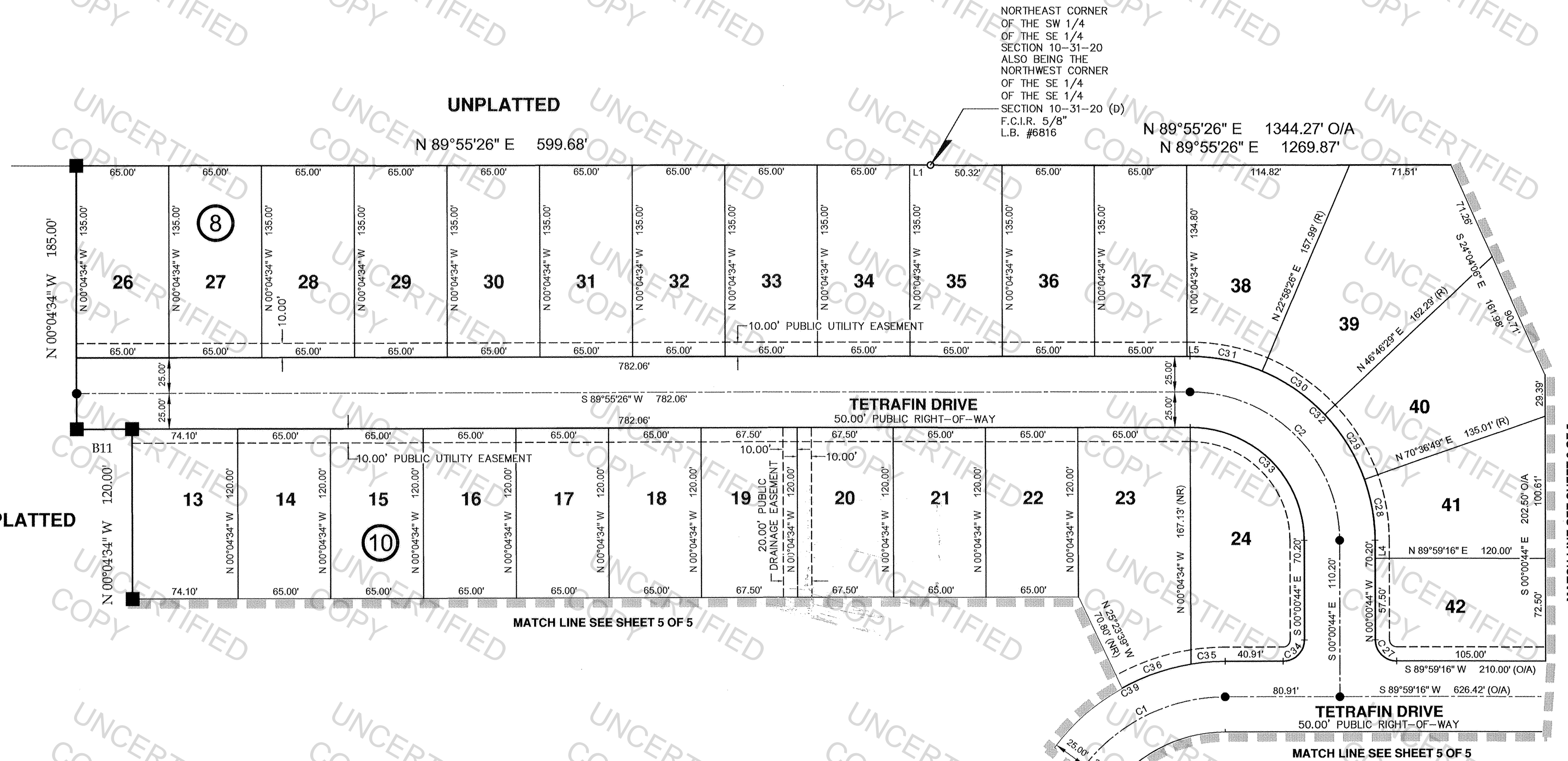
CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C16	187.50'	15°58'06"	26.30	52.26'	52.09'	N81°57'07"E
C17	187.50'	0°03'06"	0.08	0.17'	0.17'	N89°57'43"E
C18	187.50'	46°25'25"	80.41	151.92'	147.80'	N66°48'02"W
C19	70.00'	242°26'37"	115.48	296.20'	119.72'	N15°11'22"E
C20	187.50'	16°01'12"	26.38	52.43'	52.25'	N81°58'40"E
C21	15.00'	90°00'00"	15.00	23.56'	21.21'	S45°00'44"E
C22	15.00'	90°00'00"	15.00	23.56'	21.21'	S44°59'16"W
C23	15.00'	90°00'00"	15.00	23.56'	21.21'	N45°00'44"W
C24	15.00'	90°00'00"	15.00	23.56'	21.21'	N44°59'16"E
C25	15.00'	90°00'00"	15.00	23.56'	21.21'	S45°00'44"E
C26	15.00'	90°00'00"	15.00	23.56'	21.21'	N44°59'16"E
C41	15.00'	90°00'00"	15.00	23.56'	21.21'	N45°00'44"W
C42	80.00'	17°09'36"	12.07	23.96'	23.87'	N08°34'04"E
C44	221.50'	13°15'02"	25.73	51.23'	51.11'	N80°36'34"E
C45	36.00'	242°26'37"	59.39	152.33'	61.57'	N15°11'22"E
C46	221.50'	13°15'02"	25.73	51.23'	51.11'	N50°12'50"W
C47	545.71'	13°04'53"	62.57'	124.60'	124.23'	S83°28'18"E
C48	545.71'	07°33'01"	36.01'	71.91'	71.86'	S73°09'20"E
C49	10.00'	84°00'23"	9.01'	14.66'	13.38'	N14°50'10"W
C50	10.00'	60°03'04"	5.78'	10.48'	10.01'	N57°11'33"E



RESERVE AT PRADERA - PHASE 1B

BEING A PORTION OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

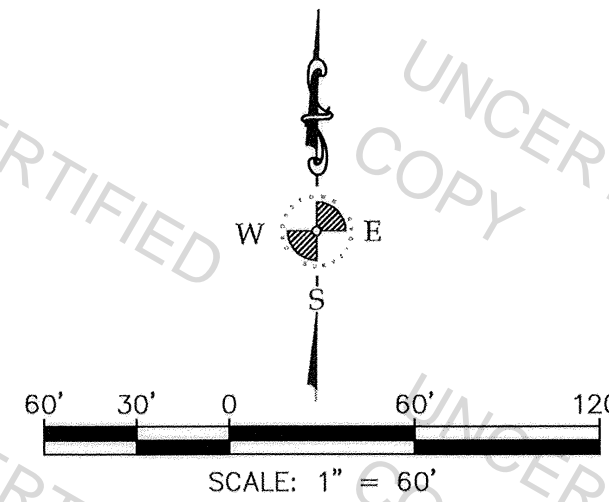
Plat Book: 124 Page No.: 193



NORTHEAST CORNER
OF THE SW 1/4
OF THE SE 1/4
SECTION 10-31-20
ALSO BEING THE
NORTHWEST CORNER
OF THE SE 1/4
OF THE SE 1/4
SECTION 10-31-20 (D)
F.C.I.R. 5/8"
L.B. #6816

LINE TABLE		
LINE NO.	BEARING	DISTANCE
BL11	S89°55'26"W	38.85'
L4	N00°00'44"W	12.70'
L5	S89°55'26"W	2.06'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C1	125.00'	53°31'44"	63.04'	116.78'	112.58'	S63°13'24"W
C2	105.00'	90°03'50"	105.12'	165.05'	148.58'	N45°02'39"W
C27	15.00'	90°00'00"	15.00'	23.56"	21.21'	S45°00'44"E
C28	130.00'	19°22'27"	22.19'	43.96'	43.75'	N09°41'58"W
C29	130.00'	23°50'20"	27.44'	54.09'	53.70'	N31°18'21"W
C30	130.00'	23°48'03"	27.40'	54.00'	53.61'	N55°07'32"W
C31	130.00'	23°03'00"	26.51'	52.30'	51.95'	N78°33'04"W
C32	130.00'	90°03'50"	130.14'	204.35'	183.95'	N45°02'39"W
C33	80.00'	90°03'50"	80.09'	125.75'	113.20'	N45°02'39"W
C34	15.00'	90°00'00"	15.00'	23.56"	21.21'	N44°59'16"E
C35	150.00'	09°12'13"	12.07'	24.09'	24.07'	S85°23'09"W
C36	150.00'	19°49'58"	26.22'	51.92'	51.66'	S70°52'04"W
C39	150.00'	53°31'44"	75.65'	140.14'	135.10'	S63°13'24"W

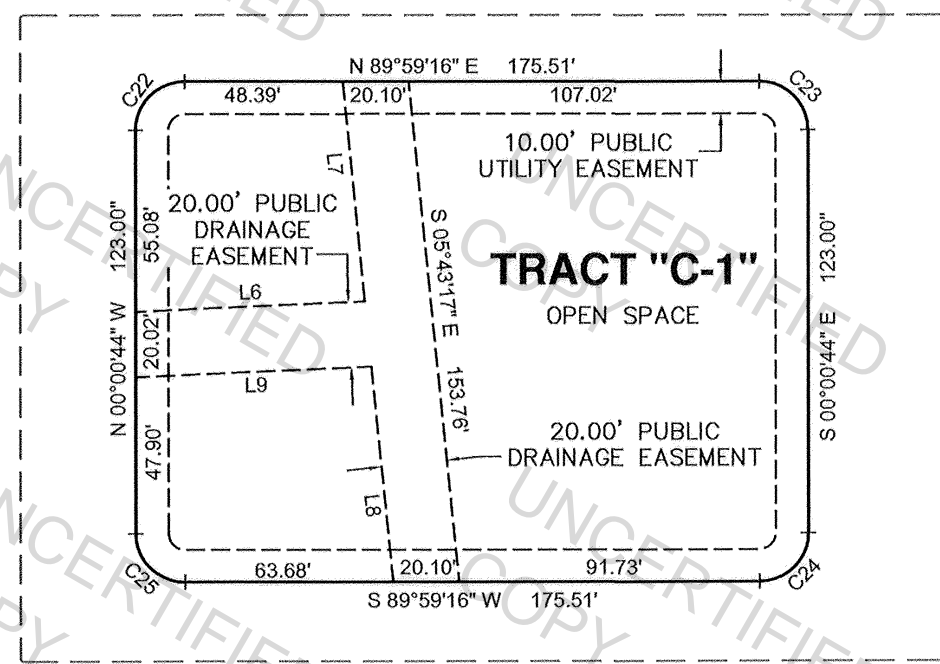
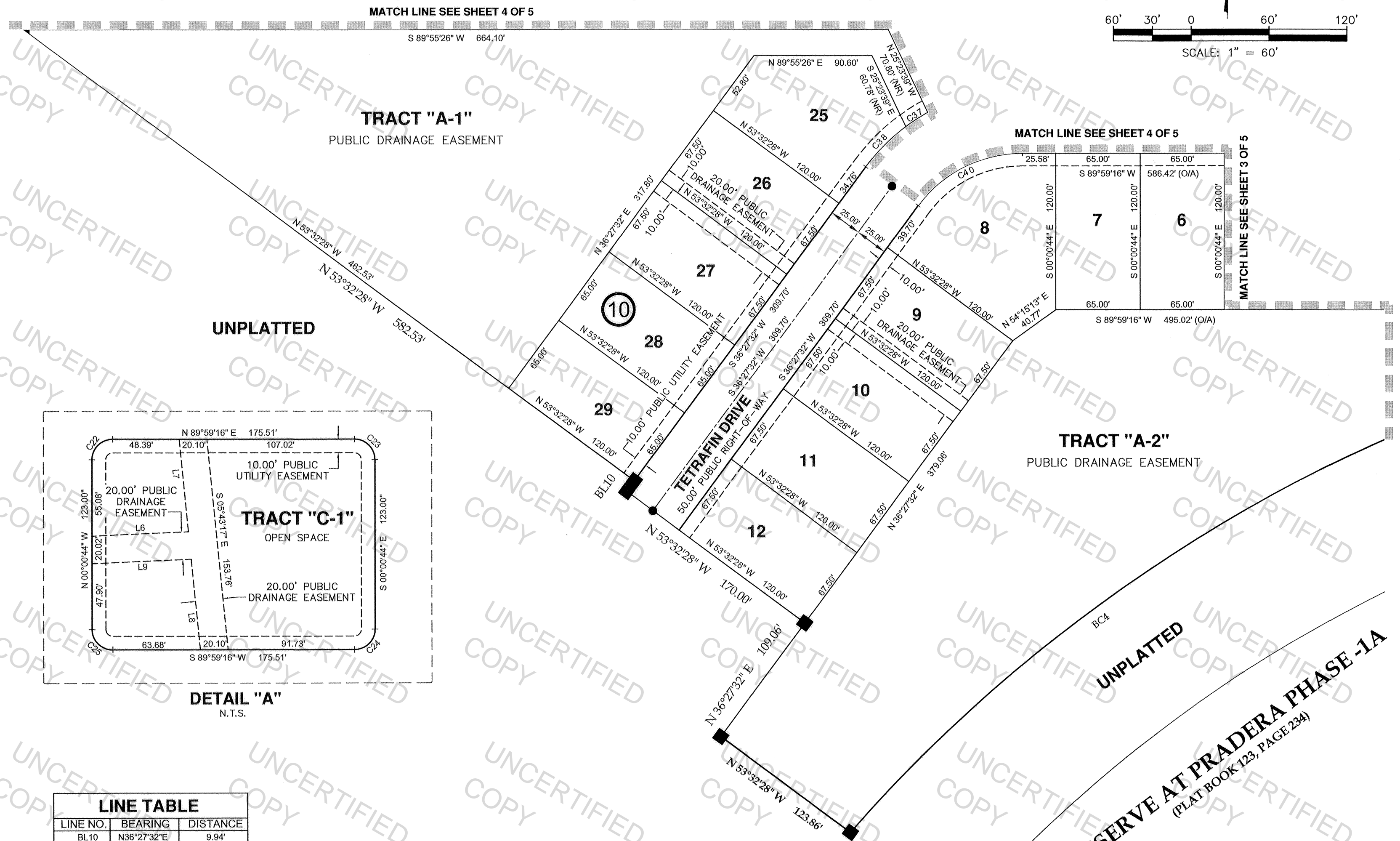
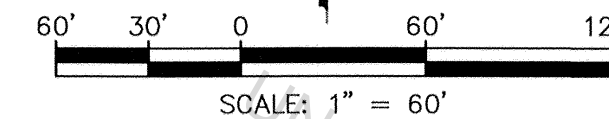


12441 Adventure Dr -- Riverview, Florida, 33579
Phone: 813.741.1555 -- Fax: 813.741.1553
LB # 7243
WWW.CROSSTOWNSURVEYORS.COM

RESERVE AT PRADERA - PHASE 1B

BEING A PORTION OF SECTION 10, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

Plat Book: 124 Page No.: 194



DETAIL "A"
N.T.S.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
BL10	N36°27'32"E	9.94'
L6	N87°27'21"E	70.15'
L7	N05°43'17"W	67.31'
L8	N05°43'17"W	66.42'
L9	S87°27'21"W	72.15'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
BC4	1188.00'	34°50'50"	372.83'	722.54'	711.46'	S85°45'23"W
C22	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°59'16"W
C23	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°00'44"W
C24	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°59'16"E
C25	15.00'	90°00'00"	15.00'	23.56'	21.21'	S45°00'44"E
C37	150.00'	07°42'41"	10.11'	20.19'	20.17'	S57°05'45"W
C38	150.00'	16°46'53"	22.13'	43.93'	43.78'	S44°50'58"W
C40	100.00'	53°31'44"	50.44'	93.43'	90.06'	S63°13'24"W

RESERVE AT PRADERA PHASE -1A
(PLAT BOOK 123, PAGE 234)



12441 Adventure Dr ~ Riverview, Florida, 33579
Phone: 813.741.1555 ~ Fax: 813.741.1553
LB # 7243
WWW.CROSSTOWNSURVEYORS.COM