

RESERVE AT PRADERA - PHASE 1A

Plat Book: 123 Page No.: 234

BEING A PORTION OF SECTION (S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

APPROVAL FILE
DATE: 10/29/2014
BY: Chalcy Boy
DEPUTY CLERK

Legal Description:

A parcel of land lying within Section(s) 10, 11 and 15, Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly describes as follows:

BEGIN at a found 3 1/2" diameter concrete monument marking the Southeast corner of said Section 10 also being the Southwest corner of said Section 11 and also being the Northeast corner of said Section 15; thence S.00 degrees 45'13"W., on the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 15 also being the West line of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 31 South, Range 20 East, Hillsborough County, Florida, a distance of 513.33 feet; thence N.89 degrees 14'47"W., departing the East line of the Northeast 1/4 of the Northeast 1/4 also being the West line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, a distance of 250.00 feet; thence S.00 degrees 45'13"W., a distance of 322.86 feet; thence N.89 degrees 14'47"W., a distance of 170.00 feet; thence N.00 degrees 45'13"E., a distance of 19.76 feet; thence N.89 degrees 14'47"W., a distance of 120.00 feet; thence N.00 degrees 45'13"E., a distance of 127.50 feet; thence S.89 degrees 14'47"E., a distance of 105.00 feet; thence N.06 degrees 27'51"E., a distance of 50.25 feet; thence N.00 degrees 45'13"E., a distance of 51.53 feet to the point of curvature of a curve to the left, thence on said curve to the left, having a radius of 290.00 feet, a central angle of 13 degrees 35'29", a chord length of 68.63 feet and a chord bearing of N.06 degrees 02'32"W., thence on the arc of said curve, an arc length of 68.79 feet to the end of said curve; thence N.89 degrees 14'47"W., a distance of 379.21 feet; thence S.60 degrees 01'07"W., a distance of 337.03 feet; thence S.76 degrees 55'49"W., a distance of 48.50 feet; thence N.89 degrees 58'53"W., a distance of 170.81 feet; thence S.56 degrees 57'41"W., a distance of 179.27 feet; thence N.00 degrees 00'00"W., a distance of 401.57 feet to the point of curvature of a curve to the right, thence on said curve to the right, having a radius of 1082.00 feet, a central angle of 37 degrees 26'45", a chord length of 694.63 feet and a chord bearing of N.18 degrees 43'23"E., thence on the arc of said curve, an arc length of 366.72 feet to a point of compound curvature, thence on said compound curve to the right, having a radius of 1082.00 feet, a central angle of 37 degrees 26'45", a chord length of 694.63 feet and a chord bearing of N.56 degrees 10'08"E., thence on the arc of said curve, an arc length of 366.72 feet to a point of compound curvature of a curve to the right; thence on said curve to the right, having a radius of 74.00 feet, a central angle of 56 degrees 14'43", a chord length of 69.76 feet and a chord bearing of S.76 degrees 59'08"E., thence on the arc of said curve, an arc length of 72.64 feet to the end of said curve; thence N.41 degrees 08'14"E., a distance of 10.00 feet to the point of curvature of a curve to the right, thence on said curve to the right, having a radius of 114.00 feet, a central angle of 80 degrees 16'18", a chord length of 146.97 feet and a chord bearing of N.08 degrees 43'37"W., thence on the arc of said curve, an arc length of 159.71 feet to the end of said curve; thence N.58 degrees 35'28"W., a distance of 10.00 feet; thence N.89 degrees 51'35"W., a distance of 35.02 feet; thence N.00 degrees 00'44"W., a distance 110.00 feet; thence N.89 degrees 59'16"E., a distance of 105.84 feet; thence S.00 degrees 00'44"E., a distance of 11.83 feet to a point of curvature of a curve to the left, thence on said 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 S.09 degrees 50'23"W., thence on the arc of said curve an arc length of 24.07 feet to the end of said curve; thence S.90 degrees 00'00"E., a distance of 80.14 feet to the point of curvature of a curve to the right, thence on said curve to the right, 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 N.10 degrees 55'08"W., thence on the arc of said curve, an arc length of 13.40 feet to the end of said curve; thence N.05 degrees 00'44"W., a distance of 40.32 feet; thence N.00 degrees 00'44"W., a distance of 70.15 feet; thence N.89 degrees 59'16"E., a distance of 62.50 feet; thence S.58 degrees 53'23"E., a distance of 154.78 feet; thence N.89 degrees 59'15"E., a distance of 130.12 feet; thence N.57 degrees 16'11"E., a distance of 124.88 feet; thence N.19 degrees 00'37"E., a distance of 135.28 feet; thence N.19 degrees 15'05"W., a distance of 220.33 feet to a point on the North line 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 74.40 feet to the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 10 also being the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 11; thence S.89 degrees 42'35"E., on the North line of the Southwest 1/4 of the Southwest 1/4 of said Section 11, a distance of 283.41 feet to a point on the Westerly right of way line of Balm Riverview Road (a 100' publicly dedicated right of way); thence S.29 degrees 34'41"E., on the Westerly right of way line of said Balm Riverview Road (a 100' publicly dedicated right of way), a distance of 1005.92 feet; thence S.25 degrees 18'27"E., continuing on the Westerly right of way line of said Balm Riverview Road (a 100' publicly dedicated right of way), a distance of 500.64 feet to a point on the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 11 also being the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence N.89 degrees 45'08"W., departing the Westerly right of way line of said Balm Riverview Road (a 100' publicly dedicated right of way) and on the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 11 also being the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 14, a distance of 970.08 feet to the POINT OF BEGINNING.

Parcel contains 62.56 acres, more or less

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 I of Florida Statutes, and has been filed for record in Plat Book 123, Page 234 of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
Clerk of the Circuit Court

By: Chalcy Boy
Deputy Clerk

This 15th Day of October, 2014 Time 10:05 am
Clerk file number 2014341399

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 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:

Tract "D-3" (Public Lift Station), is hereby dedicated to Hillsborough County, for the benefit of the public.

Fee interest in Tracts "A-1", "A-2", "A-3", "B-1", "B-2", "B-3", "B-4", "B-5", "B-6", "B-7", "C-2", "D-2" and private CDD/HOA landscape easement is hereby reserved by Owner for future 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.

Fee interest in Tracts "C-1", "D-1", and "E-1" is hereby reserved to the Owner, its assigns and its successors in title. Said tracts are not dedicated to the public and will be privately maintained.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner, its assigns and its successors in title.

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 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 1A 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 1A and future phases.

Owner:

Witnesses:

By: Joyce Zevola
Print Name: Joyce Zevola

By: Susan Smith
Print Name: Susan Smith

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

Acknowledgment:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23 day of September, 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.: FF027158

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".

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.
Chairman: Mark Sharpe Date: 7 OCT 14

General Notes:

- (1) Bearings and coordinates shown hereon are based on the Florida State Coordinate System, West Zone, 1983-2007 adjustment, Holding the East line of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 31 South, Range 20 East, Hillsborough County, Florida as being S.00 degrees 45'13"W. Hillsborough County Control Station "DIXON" 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) 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 storm water detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
- (6) 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.
- (7) 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.
- (8) It is intended that a community development district will finance and possess certain public infrastructure until such time as the County accepts such infrastructure.
- (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 I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRM's), were set on the 11th day of August, 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. Benham (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.crosstownsurveyors.com

RESERVE AT PRADERA - PHASE 1A

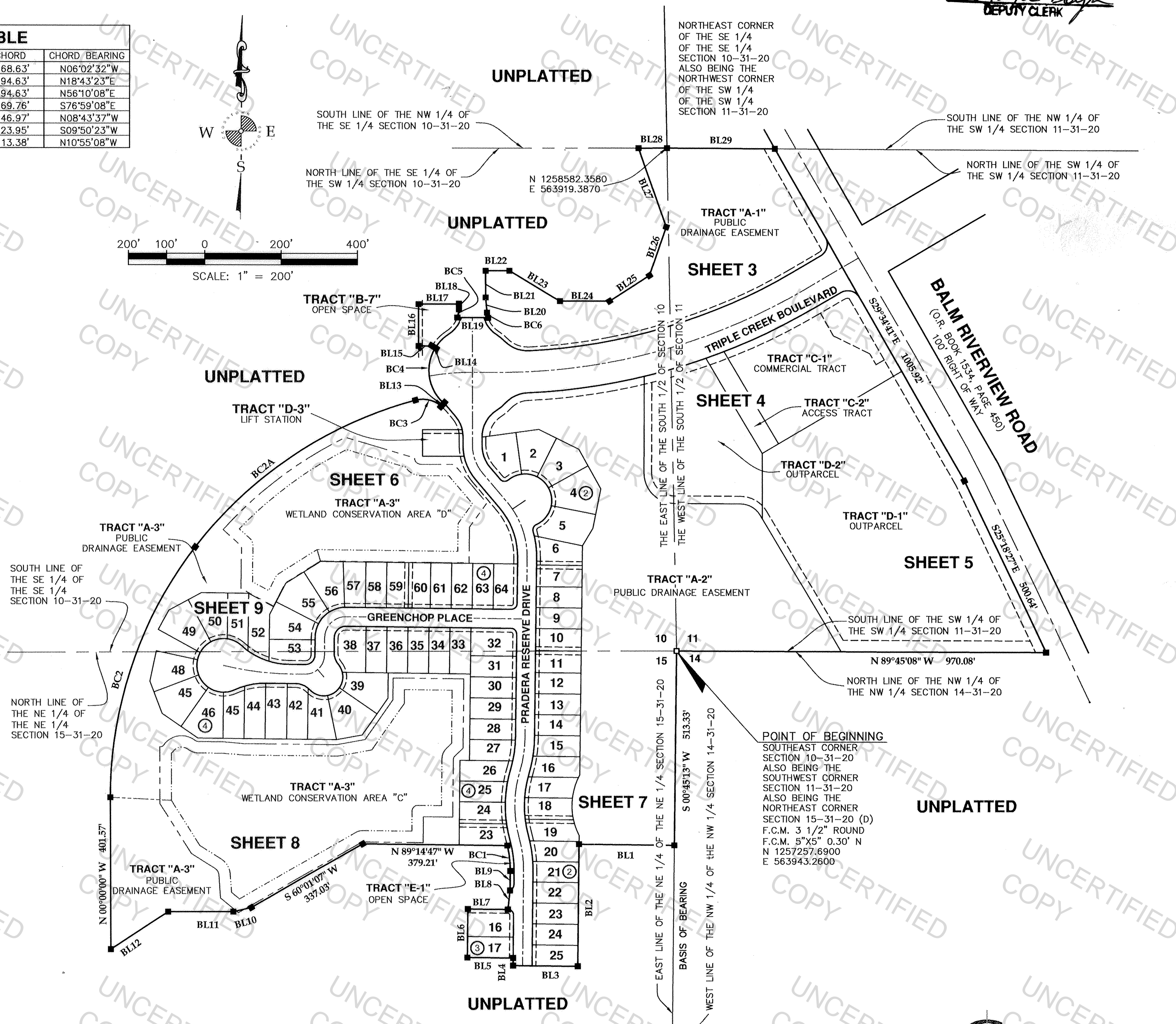
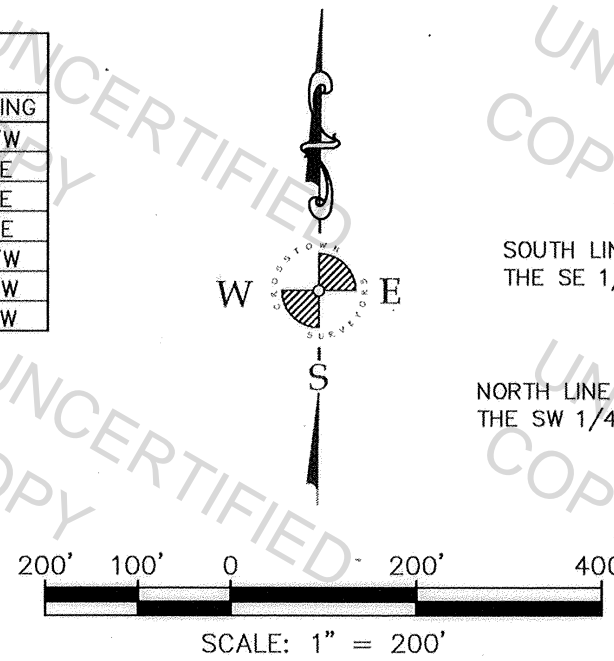
Plat Book: 123 Page No.: 235

BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 10/29/2014
OR BY: Chalya Boyd
DEPUTY CLERK

BOUNDARY CURVE TABLE					
CURVE NO.	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
BC1	290.00'	13°35'29"	68.79'	68.63'	N06°02'32"W
BC2	1082.00	37°26'45"	707.15'	694.63'	N18°43'23"E
BC2A	1082.00	37°26'45"	707.15'	694.63'	N56°10'08"E
BC3	74.00'	56°14'43"	72.64'	69.76'	S76°59'08"E
BC4	114.00'	80°16'18"	159.71'	146.97'	N08°43'37"W
BC5	70.00'	19°42'14"	24.07'	23.95'	S09°50'23"W
BC6	65.00'	11°48'47"	13.40'	13.38'	N10°55'08"W

BOUNDARY LINE TABLE		
LINE NO.	BEARING	DISTANCE
BL1	N89°14'47"W	250.00'
BL2	S00°45'13"W	322.86'
BL3	N89°14'47"W	170.00'
BL4	N00°45'13"E	19.76'
BL5	N89°14'47"W	120.00'
BL6	N00°45'13"E	127.50'
BL7	S89°14'47"E	105.00'
BL8	N06°27'51"E	50.25'
BL9	N00°45'13"E	51.53'
BL10	S76°55'49"W	48.50'
BL11	N89°58'53"W	170.81'
BL12	S56°57'41"W	179.27'
BL13	N41°08'14"E	10.00'
BL14	N58°35'28"W	10.00'
BL15	N89°51'35"W	35.02'
BL16	N00°00'44"W	110.00'
BL17	N89°59'16"E	105.84'
BL18	S00°00'44"E	11.83'
BL19	S90°00'00"E	80.14'
BL20	N05°00'44"W	40.32'
BL21	N00°00'44"W	70.15'
BL22	N89°59'16"E	62.50'
BL23	S58°53'23"E	154.78'
BL24	N89°59'15"E	130.12'
BL25	N57°16'11"E	124.88'
BL26	N19°00'37"E	135.28'
BL27	N19°15'05"W	220.33'
BL28	N89°55'26"E	74.40'
BL29	S89°42'35"E	283.41'



LEGEND	
■	SYMBOL INDICATES A SET 4" x 4" CONCRETE MONUMENT L.B. #7243 P.R.M.
□	SYMBOL INDICATES A FOUND MONUMENT (AS NOTED)
●	SYMBOL INDICATES A SET P.K. NAIL & DISK (P.C.P.) L.B. #7243
○	SYMBOL INDICATES A FOUND P.K. NAIL & DISK (AS NOTED)
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
WGA	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
④	BLOCK NUMBER

POINT OF BEGINNING
SOUTHEAST CORNER
SECTION 10-31-20
ALSO BEING THE
SOUTHWEST CORNER
SECTION 11-31-20
ALSO BEING THE
NORTHEAST CORNER
SECTION 15-31-20 (D)
F.C.M. 3 1/2" ROUND
F.C.M. 5"x5" 0.30" N
N 1257257.6900
E 563943.2600

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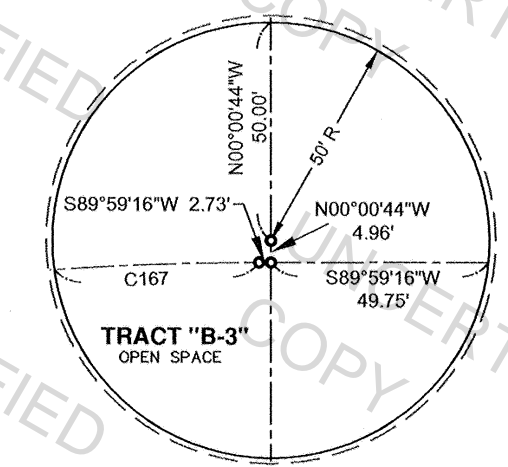
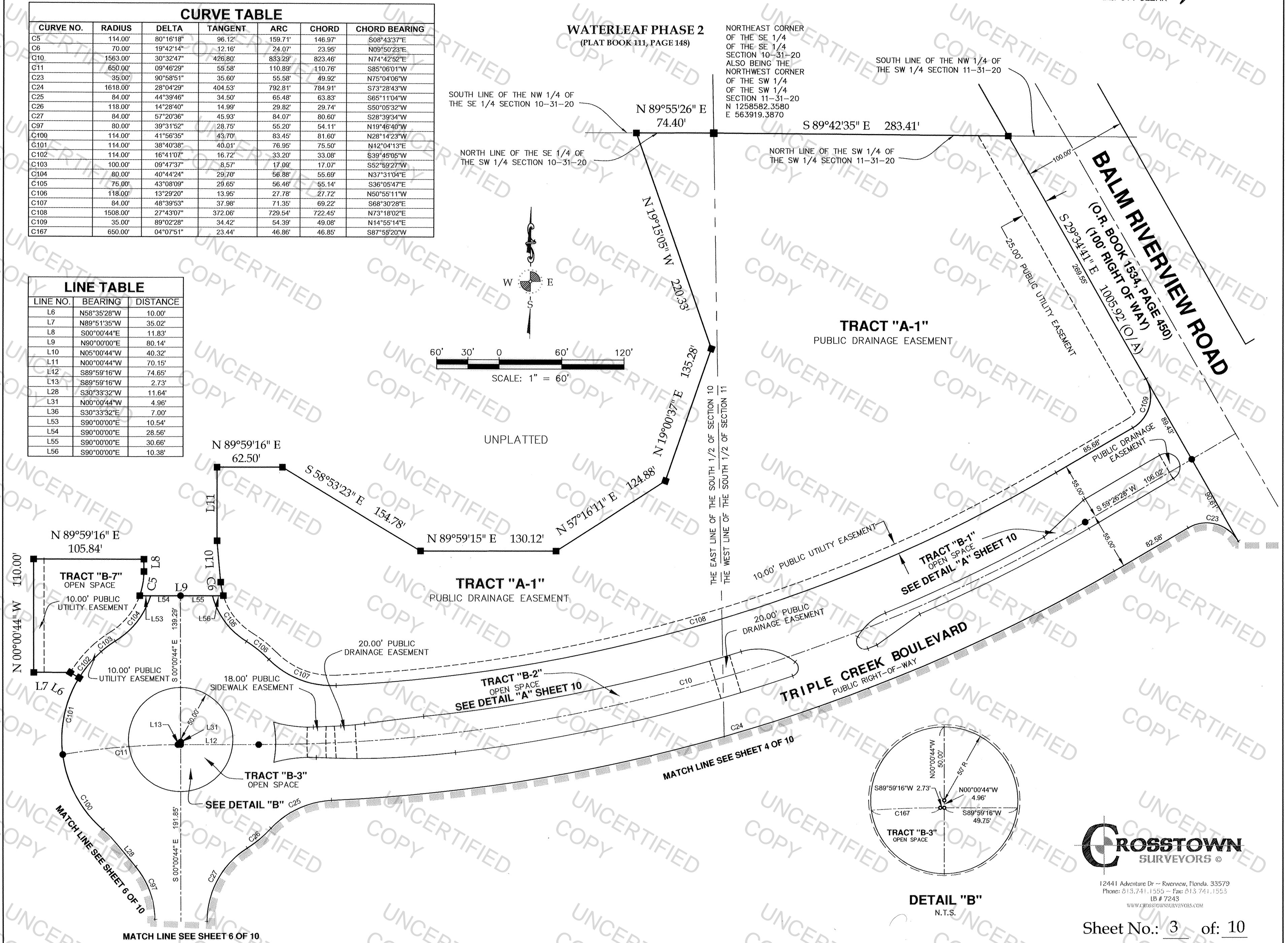
RESERVE AT PRADERA - PHASE 1A

BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 10/29/2014
OR BK: 22886 PG 92
BY: Chalyn Boyt
DEPUTY CLERK

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
C5	114.00'	80°16'18"	96.12'	159.71'	146.97'	S08°43'37"E
C6	70.00'	19°42'14"	12.16'	24.07'	23.95'	N09°50'23"E
C10	1563.00'	30°32'47"	426.80'	833.29'	823.46'	N74°42'52"E
C11	650.00'	09°46'29"	55.58'	110.89'	110.76'	S85°06'01"W
C23	35.00'	90°58'51"	35.60'	55.58'	49.92'	N75°04'06"W
C24	1618.00'	28°04'29"	404.53'	792.81'	784.91'	S73°28'43"W
C25	84.00'	44°39'46"	34.50'	65.48'	63.83'	S65°11'04"W
C26	118.00'	14°28'40"	14.99'	29.82'	29.74'	S50°05'32"W
C27	84.00'	57°20'36"	45.93'	84.07'	80.60'	S28°39'34"W
C97	80.00'	39°31'52"	28.75'	55.20'	54.11'	N19°46'40"W
C100	114.00'	41°56'35"	43.70'	83.45'	81.60'	N28°14'23"W
C101	114.00'	38°40'38"	40.01'	76.95'	75.50'	N12°04'13"E
C102	114.00'	16°41'07"	16.72'	33.20'	33.08'	S39°45'05"W
C103	100.00'	09°47'37"	8.57'	17.09'	17.07'	S52°59'27"W
C104	80.00'	40°44'24"	29.70'	56.88'	55.69'	N37°31'04"E
C105	75.00'	43°08'09"	29.65'	56.46'	55.14'	S36°05'47"E
C106	118.00'	13°29'20"	13.95'	27.78'	27.72'	N50°55'11"W
C107	84.00'	48°39'53"	37.98'	71.35'	69.22'	S68°30'28"E
C108	1508.00'	27°43'07"	372.06'	729.54'	722.45'	N73°18'02"E
C109	35.00'	89°02'28"	34.42'	54.39'	49.08'	N14°55'14"E
C167	650.00'	04°07'51"	23.44'	46.86'	46.85'	S87°55'20"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L6	N58°35'28"W	10.00'
L7	N89°51'35"W	35.02'
L8	S00°00'44"E	11.83'
L9	N90°00'00"E	80.14'
L10	N05°00'44"W	40.32'
L11	N00°00'44"W	70.15'
L12	S89°59'16"W	74.65'
L13	S89°59'16"W	2.73'
L28	S30°33'32"W	11.64'
L31	N00°00'44"W	4.96'
L36	S30°33'32"E	7.00'
L53	S90°00'00"E	10.54'
L54	S90°00'00"E	28.56'
L55	S90°00'00"E	30.66'
L56	S90°00'00"E	10.38'



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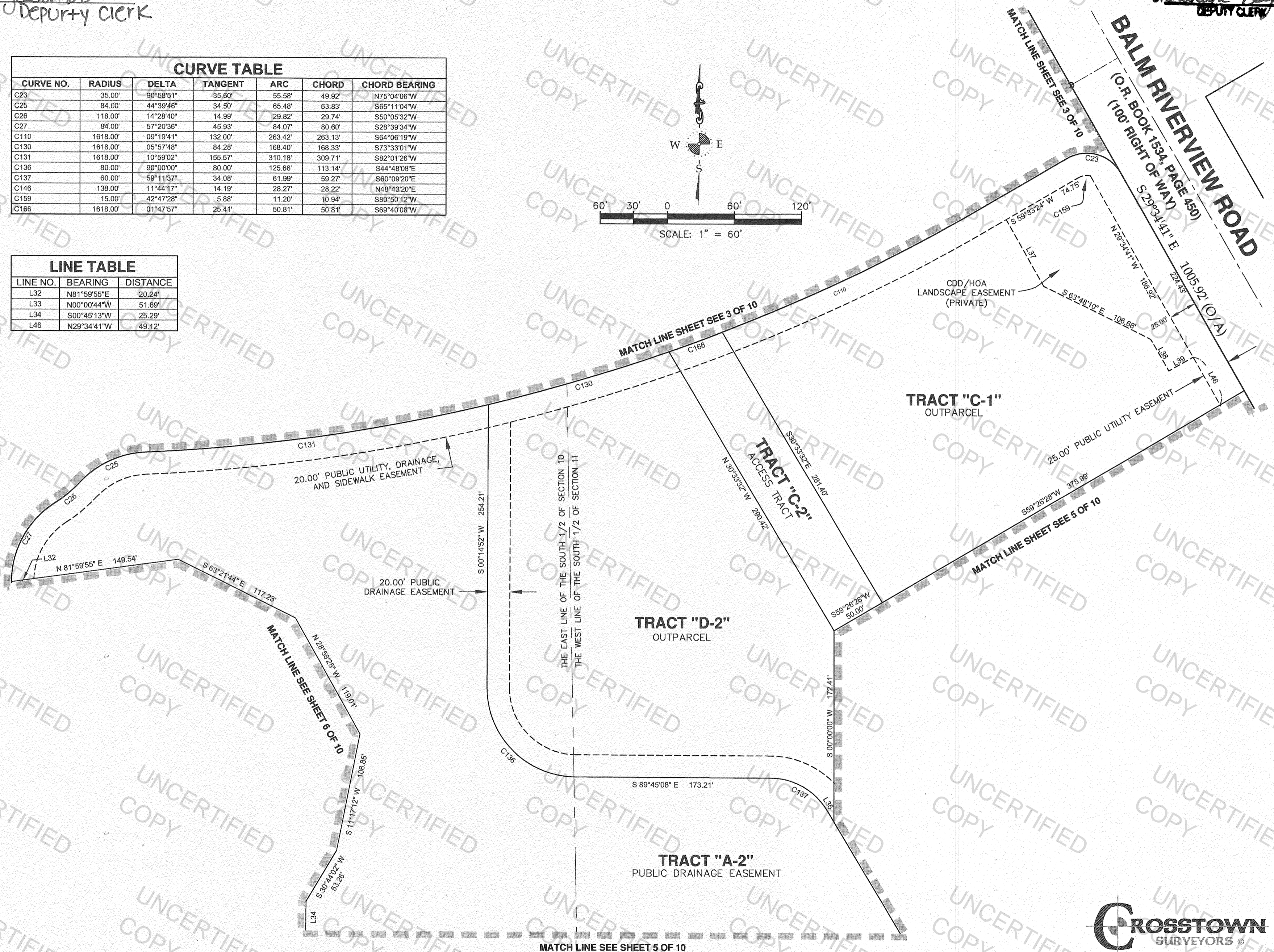
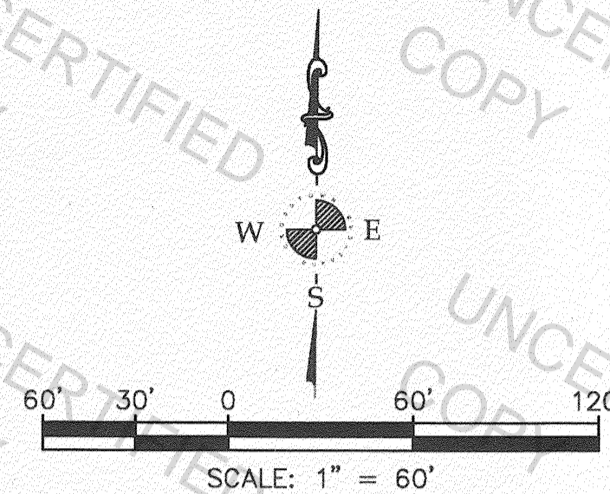
AFFIDAVIT FILED
 DATE: 07/13/2015
 OR BK: 23409 PG: 1047
 By: ycelmar 1
 Deputy Clerk

BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
 HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
 DATE: 10/29/2014
 OR BK: 22886 PG: 912
 By: Yolanda Lopez
 Deputy Clerk

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
C23	35.00'	90°58'51"	35.60'	55.58'	49.92'	N75°04'06"W
C25	84.00'	44°39'46"	34.50'	65.48'	63.83'	S65°11'04"W
C26	118.00'	14°28'40"	14.99'	29.82'	29.74'	S60°05'32"W
C27	84.00'	57°20'36"	45.93'	84.07'	80.60'	S28°39'34"W
C110	1618.00'	09°19'41"	132.00'	263.42'	263.13'	S64°06'19"W
C130	1618.00'	05°57'48"	84.28'	168.40'	168.33'	S73°33'01"W
C131	1618.00'	10°59'02"	155.57'	310.18'	309.71'	S82°01'26"W
C136	80.00'	90°00'00"	80.00'	125.66'	113.14'	S44°48'08"E
C137	60.00'	59°11'37"	34.08'	61.99'	59.27'	S60°09'20"E
C146	138.00'	11°44'17"	14.19'	28.27'	28.22'	N48°43'20"E
C159	15.00'	42°47'28"	5.88'	11.20'	10.94'	S80°50'12"W
C166	1618.00'	01°47'57"	25.41'	50.81'	50.81'	S69°40'08"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L32	N81°59'55"E	20.24'
L33	N00°00'44"W	51.69'
L34	S00°45'13"W	25.29'
L46	N29°34'41"W	49.12'



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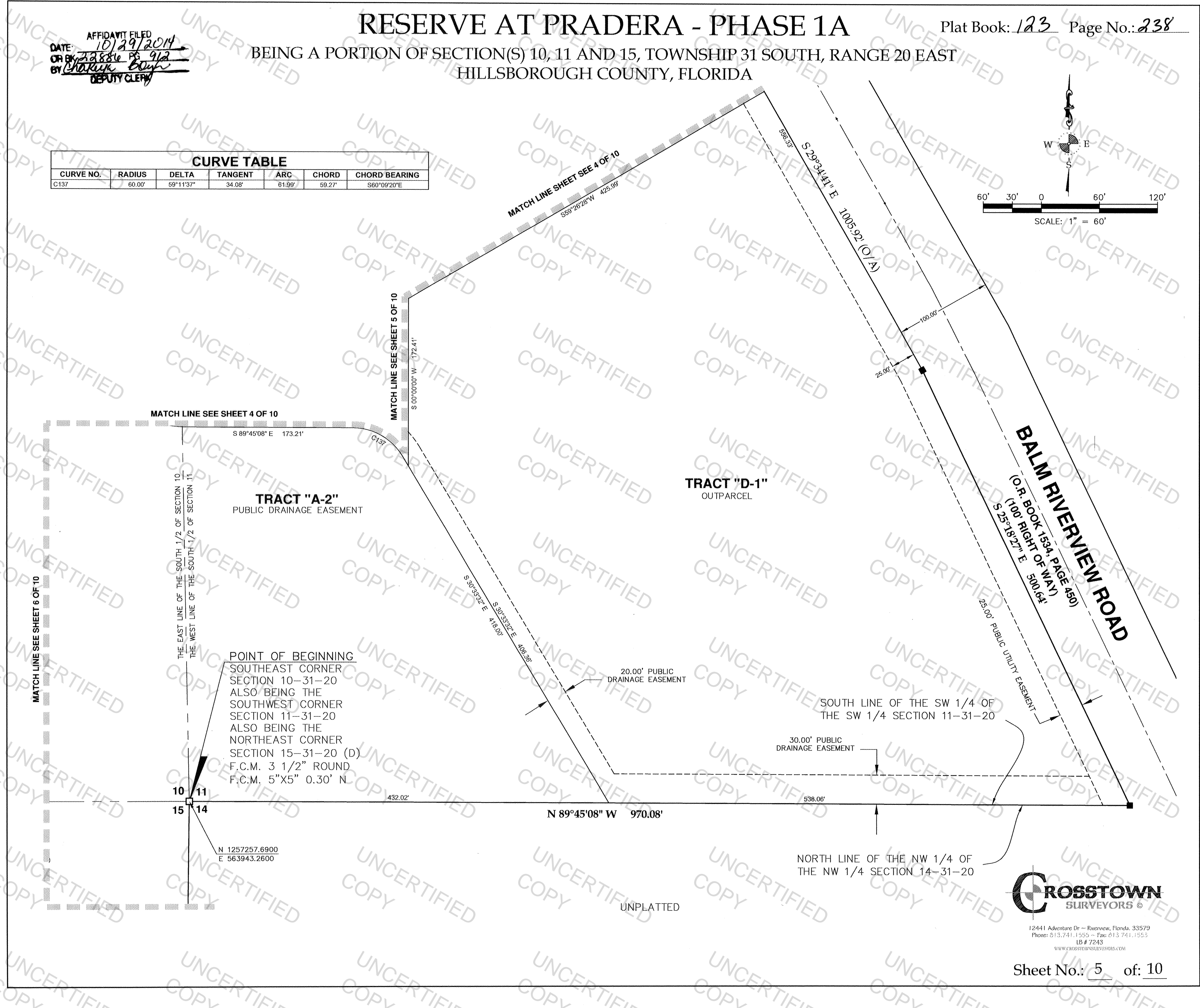
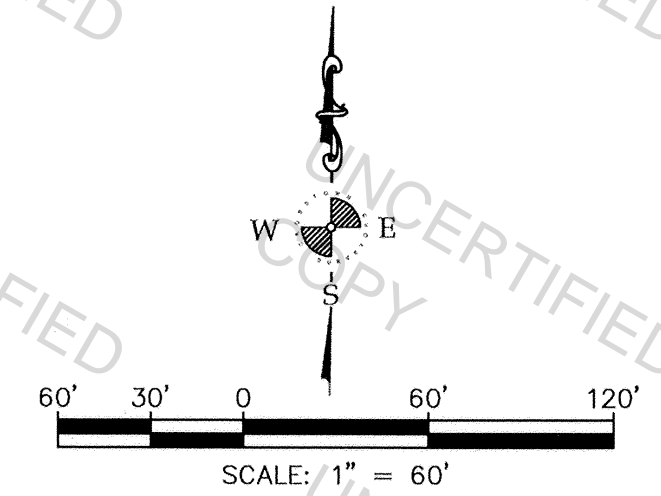
RESERVE AT PRADERA - PHASE 1A

Plat Book: 123 Page No.: 238

BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 10/29/2014
OR BY: Charuk Bopf
BY: Charuk Bopf
DEPUTY CLERK

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
C137	60.00'	59°11'37"	34.08'	61.99'	59.27'	S60°09'20"E



MATCH LINE SEE SHEET 4 OF 10

MATCH LINE SEE SHEET 5 OF 10

MATCH LINE SEE SHEET 6 OF 10

TRACT "A-2"
PUBLIC DRAINAGE EASEMENT

TRACT "D-1"
OUTPARCEL

BALM RIVERVIEW ROAD
(O.R. BOOK 1534, PAGE 450)
(100' RIGHT OF WAY)
S 25°18'27" E 500.64'

POINT OF BEGINNING
SOUTHEAST CORNER
SECTION 10-31-20
ALSO BEING THE
SOUTHWEST CORNER
SECTION 11-31-20
ALSO BEING THE
NORTHEAST CORNER
SECTION 15-31-20 (D)
F.C.M. 3 1/2" ROUND
F.C.M. 5"X5" 0.30' N

10
11
15
14

N 1257257.6900
E 563943.2600

SOUTH LINE OF THE SW 1/4 OF
THE SW 1/4 SECTION 11-31-20

30.00' PUBLIC
DRAINAGE EASEMENT

NORTH LINE OF THE NW 1/4 OF
THE NW 1/4 SECTION 14-31-20

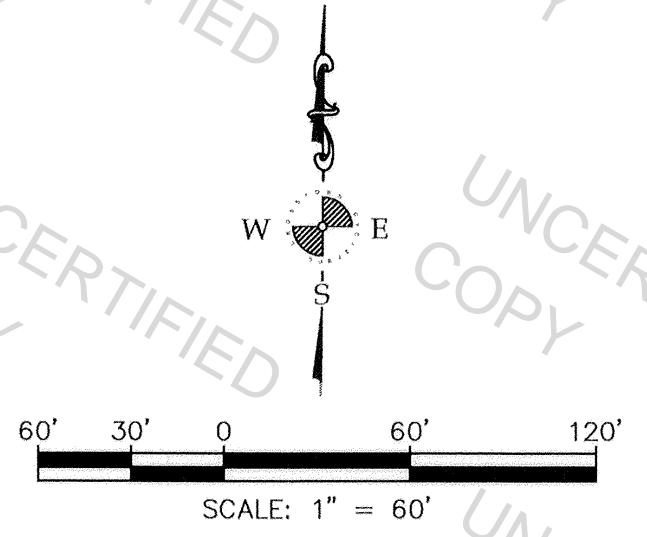
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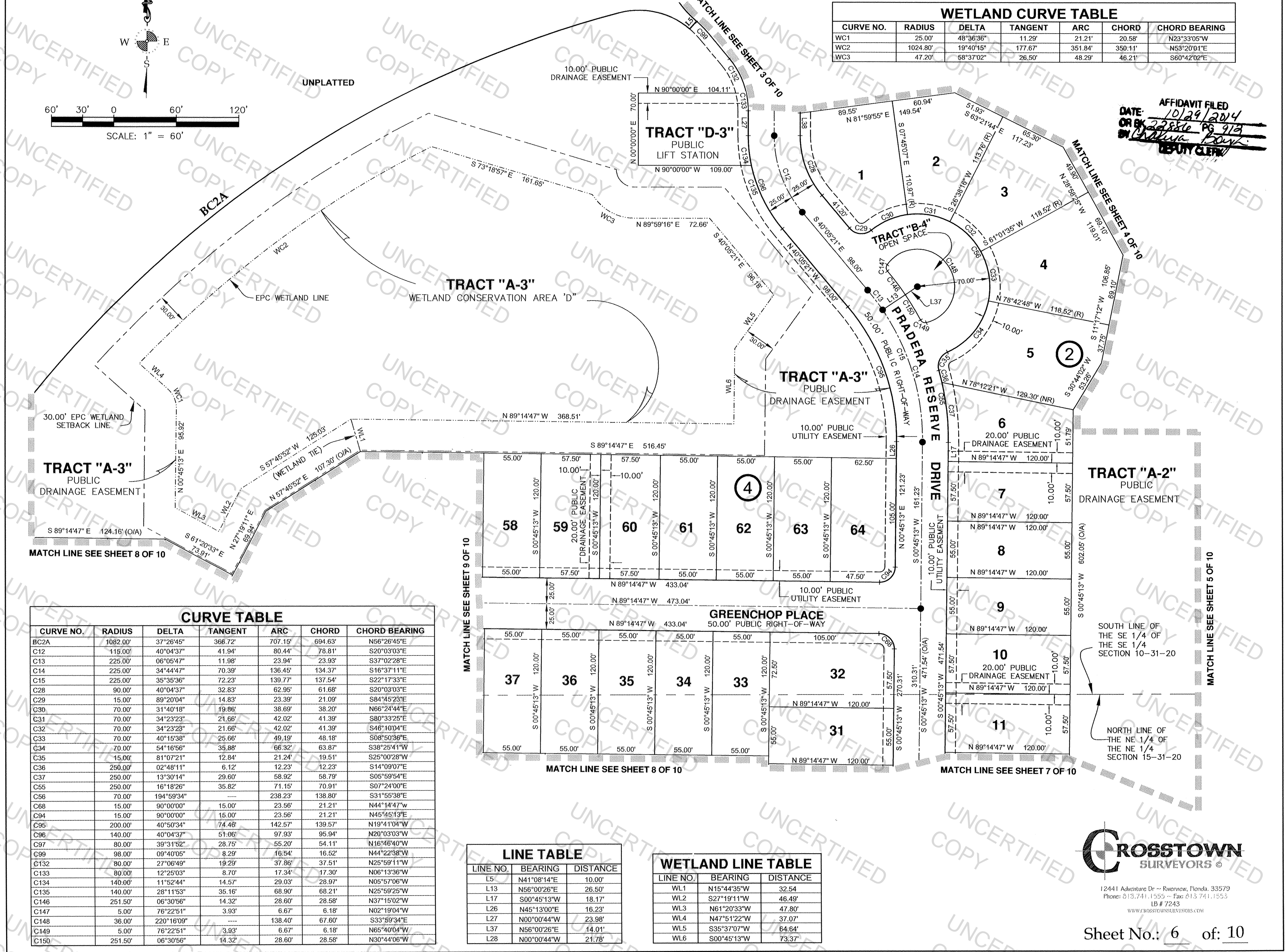
RESERVE AT PRADERA - PHASE 1A

BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



WETLAND CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
WC1	25.00'	48°36'36"	11.29'	21.21'	20.58'	N23°33'05"W
WC2	1024.80'	19°40'15"	177.67'	351.84'	350.11'	N53°20'01"E
WC3	47.20'	58°37'02"	26.50'	48.29'	46.21'	S60°42'02"E

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CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
BC2A	1082.00'	37°26'45"	366.72'	707.15'	694.63'	N56°26'45"E
C12	115.00'	40°04'37"	41.94'	80.44'	78.81'	S20°03'03"E
C13	225.00'	06°05'47"	11.98'	23.94'	23.93'	S37°02'28"E
C14	225.00'	34°44'47"	70.39'	136.45'	134.37'	S16°37'11"E
C15	225.00'	35°35'36"	72.23'	139.77'	137.54'	S22°17'33"E
C28	90.00'	40°04'37"	32.83'	62.95'	61.68'	S20°03'03"E
C29	15.00'	89°20'04"	14.83'	23.39'	21.09'	S84°45'23"E
C30	70.00'	31°40'18"	19.86'	38.69'	38.20'	N66°24'44"E
C31	70.00'	34°23'23"	21.66'	42.02'	41.39'	S80°33'25"E
C32	70.00'	34°23'28"	21.66'	42.02'	41.39'	S46°10'04"E
C33	70.00'	40°15'38"	25.66'	49.19'	48.18'	S08°50'36"E
C34	70.00'	54°16'56"	35.88'	66.32'	63.87'	S38°25'41"W
C35	15.00'	81°07'21"	12.84'	21.24'	19.51'	S25°00'28"W
C36	250.00'	02°48'11"	6.12'	12.23'	12.23'	S14°09'07"E
C37	250.00'	13°30'14"	29.60'	58.92'	58.79'	S05°59'54"E
C55	250.00'	16°18'26"	35.82'	71.15'	70.91'	S07°24'00"E
C56	70.00'	194°59'34"	---	238.23'	138.80'	S31°55'38"E
C68	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°14'47"W
C94	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°45'13"E
C95	200.00'	40°50'34"	74.48'	142.57'	139.57'	N19°41'04"W
C96	140.00'	40°04'37"	51.06'	97.93'	95.94'	N20°03'03"W
C97	80.00'	39°31'52"	28.75'	55.20'	54.11'	N16°46'40"W
C99	98.00'	09°40'05"	8.29'	16.54'	16.52'	N44°22'38"W
C132	80.00'	27°06'49"	19.29'	37.86'	37.51'	N25°59'11"W
C133	80.00'	12°25'03"	8.70'	17.34'	17.30'	N06°13'36"W
C134	140.00'	11°52'44"	14.57'	29.03'	28.97'	N05°57'06"W
C135	140.00'	28°11'53"	35.16'	68.90'	68.21'	N25°59'25"W
C146	251.50'	06°30'56"	14.32'	28.60'	28.58'	N37°15'02"W
C147	5.00'	76°22'51"	3.93'	6.67'	6.18'	N02°19'04"W
C148	36.00'	220°16'09"	---	138.40'	67.60'	S33°59'34"E
C149	5.00'	76°22'51"	3.93'	6.67'	6.18'	N65°40'04"W
C150	251.50'	06°30'56"	14.32'	28.60'	28.58'	N30°44'06"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L5	N41°08'14"E	10.00'
L13	N56°00'26"E	26.50'
L17	S00°45'13"W	18.17'
L26	N45°13'00"E	16.23'
L27	N00°00'44"W	23.98'
L37	N56°00'26"E	14.01'
L28	N00°00'44"W	21.78'

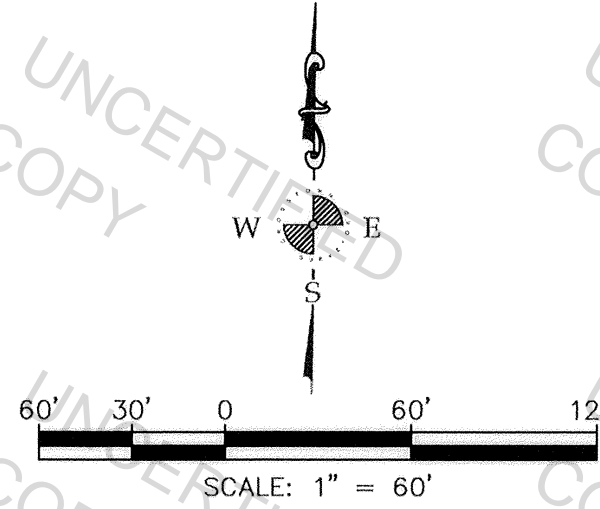
WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
WL1	N15°44'35"W	32.54'
WL2	S27°19'11"W	46.49'
WL3	N61°20'33"W	47.80'
WL4	N47°51'22"W	37.07'
WL5	S35°37'07"W	64.64'
WL6	S00°45'13"W	73.37'

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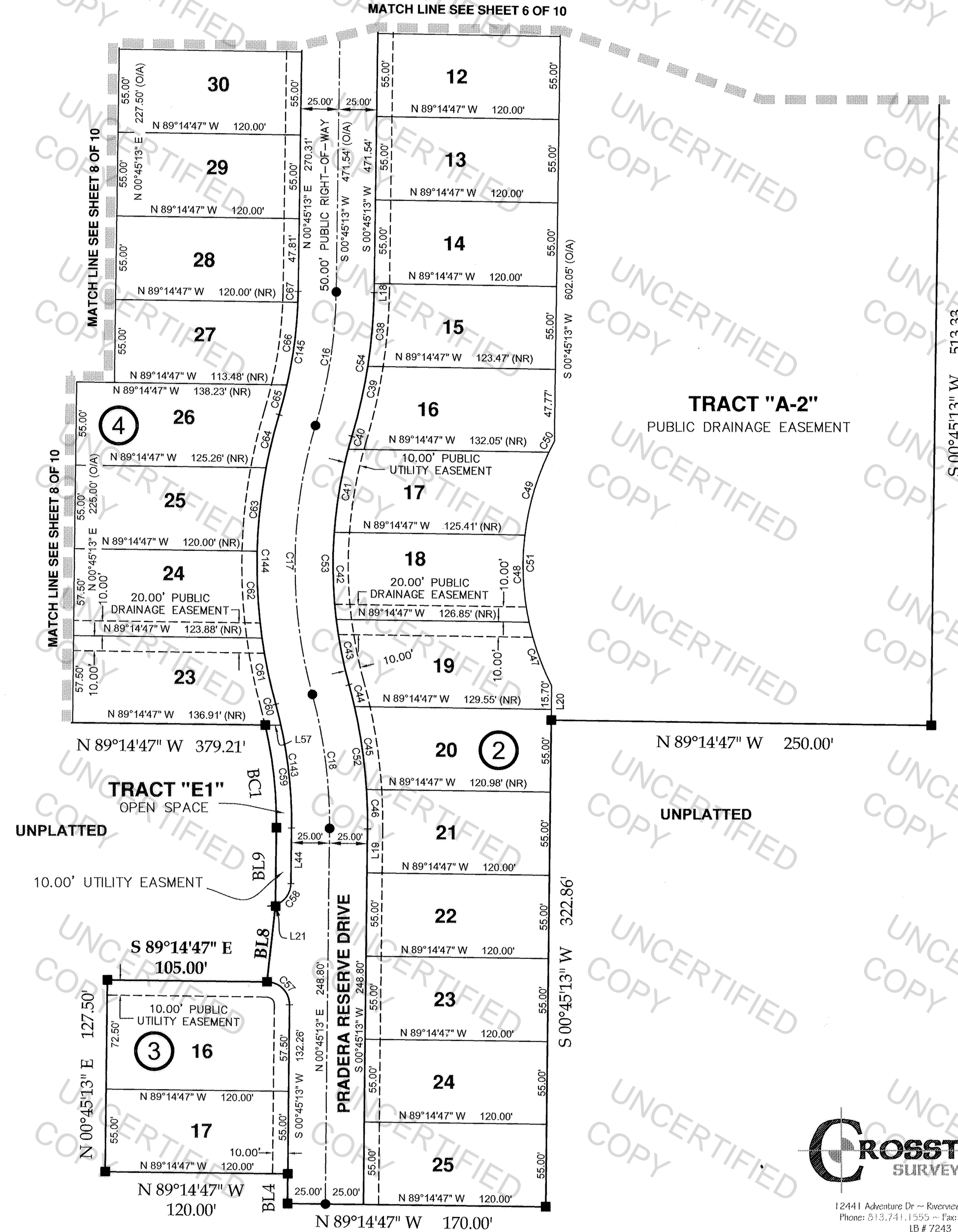
BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

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DATE: 10/29/2014
OR BK: 123 PG 240
BY: Chakira Lopez
DEPUTY CLERK



LINE TABLE		
LINE NO.	BEARING	DISTANCE
BL4	N00°45'13"E	19.76'
BL8	N06°27'51"E	50.25'
BL9	N00°45'13"E	51.53'
L18	S00°45'13"W	5.86'
L19	N00°45'13"E	28.80'
L20	S00°45'13"W	22.83'
L21	N00°45'13"E	0.86'
L44	N00°45'13"E	36.53'
L57	N89°14'47"W	10.28'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
BC1	290.00'	13°35'29"	34.56'	68.79'	68.63'	N06°02'32"W
C16	325.00'	15°51'47"	45.28'	89.98'	89.69'	N08°41'06"E
C17	325.00'	31°43'34"	92.35'	179.96'	177.67'	S00°45'13"W
C18	325.00'	15°51'47"	45.28'	89.98'	89.69'	N07°10'41"W
C38	350.00'	08°04'14"	24.69'	49.30'	49.26'	N04°47'20"E
C39	350.00'	07°47'33"	23.84'	47.60'	47.57'	N12°43'13"E
C40	300.00'	01°40'29"	4.38'	8.77'	8.77'	S15°46'45"W
C41	300.00'	10°38'48"	27.95'	55.75'	55.66'	S09°37'07"W
C42	300.00'	11°00'18"	28.90'	57.62'	57.53'	S01°12'25"E
C43	300.00'	08°24'00"	22.03'	43.98'	43.94'	S10°54'34"E
C44	350.00'	02°26'51"	7.48'	14.95'	14.95'	N13°53'09"W
C45	350.00'	09°07'19"	27.92'	55.72'	55.66'	N08°06'04"W
C46	350.00'	04°17'37"	13.12'	26.23'	26.22'	N01°23'36"W
C47	175.00'	14°37'13"	22.45'	44.66'	44.53'	S19°25'20"E
C48	175.00'	18°56'42"	29.20'	57.86'	57.60'	S02°38'23"E
C49	175.00'	18°46'02"	28.92'	57.32'	57.07'	S16°13'00"W
C50	175.00'	02°38'22"	4.03'	8.06'	8.06'	S26°55'12"W
C51	175.00'	54°58'20"	91.05'	167.90'	161.54'	S00°45'13"W
C52	350.00'	15°51'47"	48.76'	96.90'	96.59'	N07°10'41"W
C53	300.00'	31°43'34"	85.25'	166.12'	164.00'	S00°45'13"W
C54	350.00'	15°51'47"	48.76'	96.90'	96.59'	N08°41'06"E
C57	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°14'47"W
C58	15.00'	70°31'44"	10.61'	18.46'	17.32'	N36°01'05"E
C59	300.00'	13°07'48"	34.53'	68.75'	68.60'	N05°48'41"W
C60	300.00'	02°43'59"	7.16'	14.31'	14.31'	N13°44'35"W
C61	350.00'	07°18'55"	22.37'	44.69'	44.66'	S11°27'07"E
C62	381.58'	08°39'42"	28.90'	57.69'	57.63'	S03°06'33"E
C63	355.05'	08°55'31"	27.71'	55.31'	55.25'	S06°12'57"W
C64	350.00'	05°54'46"	18.08'	36.12'	36.10'	S13°39'37"W
C65	300.00'	03°53'55"	10.21'	20.41'	20.41'	N14°40'02"E
C66	308.39'	10°18'14"	27.80'	55.46'	55.38'	N07°30'41"E
C67	489.65'	00°50'30"	3.60'	7.19'	7.19'	S00°45'13"W
C143	300.00'	15°51'47"	41.80'	83.06'	82.79'	N07°10'41"W
C144	350.00'	31°43'34"	99.46'	193.80'	191.34'	N00°45'13"E
C145	300.00'	15°51'47"	41.80'	83.06'	82.79'	N08°41'06"E

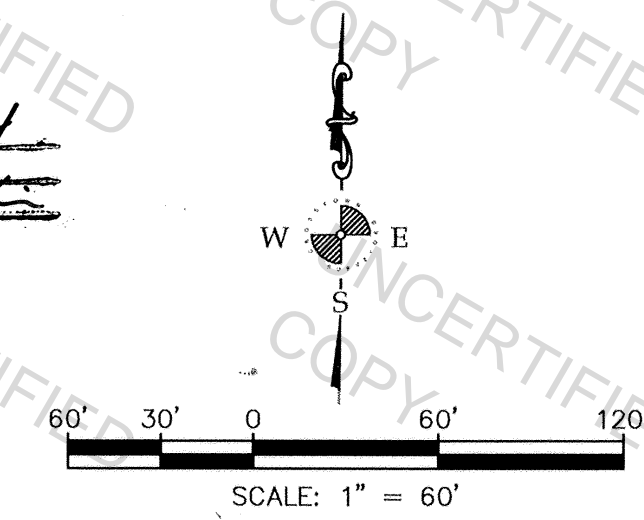


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BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 10/29/2014
OR BY: Chalera Boy
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WETLAND CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
WC4	10.00'	34°27'31"	3.10'	6.01'	5.92'	N51°23'34"E
WC5	26.80'	90°44'12"	27.15'	42.44'	38.14'	N79°31'54"E
WC6	44.00'	34°08'47"	13.51'	26.22'	25.84'	S72°10'24"E
WC7	39.20'	45°00'00"	16.24'	30.79'	30.00'	S23°15'13"W
WC8	15.00'	90°00'00"	23.56'	23.56'	21.21'	S45°45'13"W
WC9	31.20'	30°44'05"	8.57'	16.74'	16.54'	S75°23'10"W
WC10	52.20'	53°16'02"	26.18'	48.53'	46.80'	N30°24'42"W

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
WL7	N00°00'51"W	64.75'
WL8	S85°04'36"E	4.55'
WL9	S85°04'36"E	55.01'
WL10	N00°45'13"E	36.14'
WL11	S45°45'13"W	18.76'
WL12	N89°14'47"W	62.07'
WL13	S00°45'13"W	54.00'
WL14	N50°22'48"W	27.16'
WL15	N03°46'41"W	48.27'
WL16	N57°02'43"W	66.55'

SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20

NORTH LINE OF THE NE 1/4 OF THE NE 1/4 SECTION 15-31-20

TRACT "A-3"
PUBLIC DRAINAGE EASEMENT

UNPLATTED

MATCH LINE SEE SHEET 9 OF 10

MATCH LINE SEE SHEET 6 OF 10

TRACT "A-3"
WETLAND CONSERVATION AREA "C"

WETLAND CONSERVATION AREA "C"

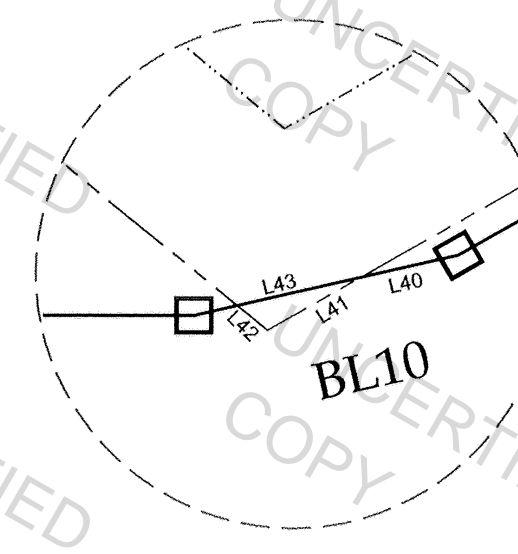
EPC WETLAND LINE

TRACT "A-3"
PUBLIC DRAINAGE EASEMENT

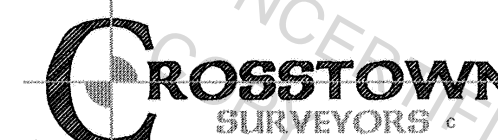
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LINE TABLE		
LINE NO.	BEARING	DISTANCE
BL10	S76°55'49"W	48.50
L40	S76°55'49"W	17.87
L41	S60°01'06"W	19.21
L42	N50°22'48"W	7.03
L43	N78°55'49"E	22.64

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
BC2	1082.00'	37°26'45"	366.72'	707.15'	694.63'	N56°10'08"E
C165	1082.00'	20°42'15"	197.65'	390.99'	388.86'	N10°21'08"E



DETAIL "C"
N.T.S.

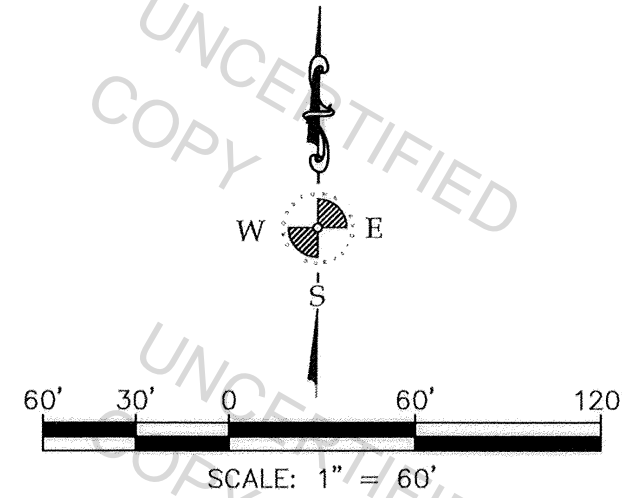


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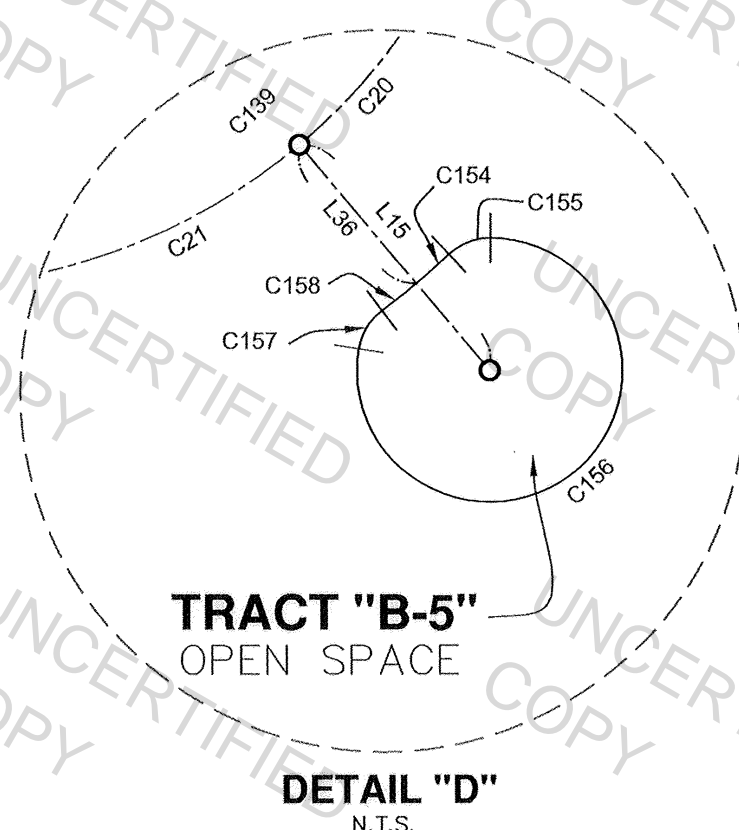
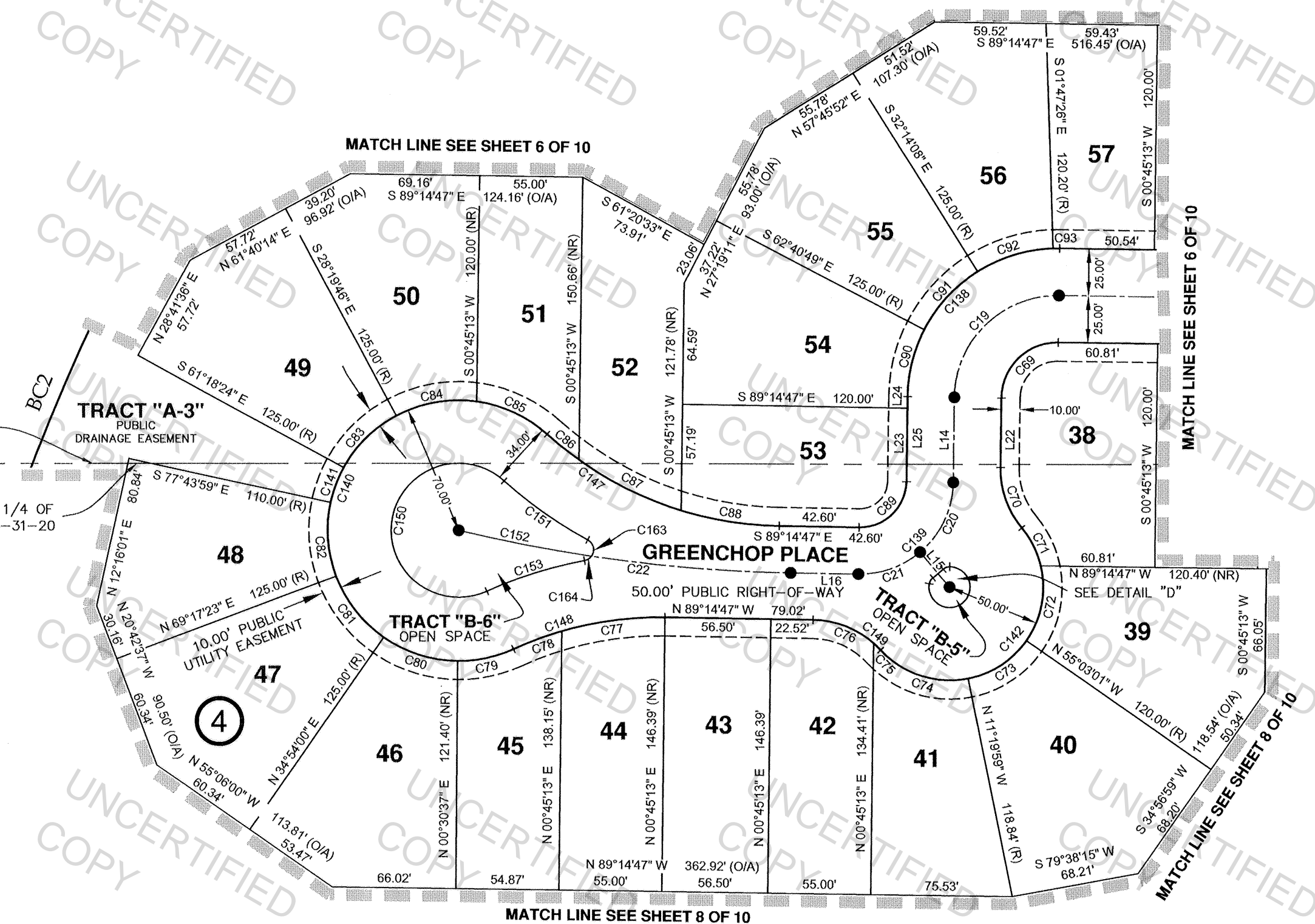
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LINE TABLE		
LINE NO.	BEARING	DISTANCE
L14	S00°45'13"W	45.85'
L15	S40°07'35"E	24.45'
L16	N89°14'47"W	36.15'
L22	S00°45'13"W	37.47'
L23	N00°45'13"E	39.66'
L24	N00°45'13"E	6.20'
L25	N00°45'13"E	45.85'

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
BC2	1082.00'	37°26'45"	366.72'	707.15'	694.63'	N18°43'23"E
C19	55.00'	90°00'00"	55.00'	86.39'	77.78'	S45°45'13"W
C20	50.00'	49°07'12"	22.85'	42.87'	41.56'	N25°18'49"E
C21	50.00'	40°52'48"	18.63'	35.67'	34.92'	N70°18'49"E
C22	797.50'	12°51'32"	89.87'	178.98'	178.61'	S82°49'01"E
C69	30.00'	90°00'00"	30.00'	47.12'	42.43'	S45°45'13"W
C70	50.00'	40°17'43"	18.34'	35.16'	34.44'	S19°23'39"E
C71	50.00'	26°14'11"	11.65'	22.90'	22.70'	N26°25'25"W
C72	50.00'	48°15'19"	22.40'	42.11'	40.88'	N10°49'20"E
C73	50.00'	43°43'01"	20.06'	38.15'	37.23'	N56°48'30"E
C74	50.00'	58°41'15"	28.11'	51.21'	49.00'	S71°59'22"E
C75	50.00'	6°05'32"	2.66'	5.32'	5.31'	N45°41'30"W
C76	50.00'	40°30'31"	18.45'	35.35'	34.62'	N68°59'32"W
C77	187.50'	17°03'27"	28.12'	55.82'	55.62'	S82°13'29"W
C78	187.50'	8°23'56"	13.77'	27.48'	27.46'	S69°29'47"W
C79	70.00'	25°12'47"	15.66'	30.80'	30.56'	N77°54'13"E
C80	70.00'	34°23'23"	21.66'	42.02'	41.39'	S72°17'42"E
C81	70.00'	34°23'23"	21.66'	42.02'	41.39'	S37°54'18"E
C82	70.00'	32°58'38"	20.72'	40.29'	39.74'	S04°13'18"E
C83	70.00'	32°58'38"	20.72'	40.29'	39.74'	S45°10'55"W
C84	70.00'	36°09'50"	22.86'	44.13'	43.45'	S70°45'09"W
C85	70.00'	34°32'18"	21.76'	42.20'	41.56'	N64°53'46"W
C86	187.50'	6°40'29"	10.93'	21.84'	21.83'	S50°57'52"E
C87	187.50'	18°43'02"	30.90'	61.25'	60.98'	S63°39'37"E
C88	187.50'	16°13'39"	26.73'	53.10'	52.93'	S81°07'58"E
C89	25.00'	90°00'00"	25.00'	39.27'	35.36'	N45°45'13"E
C90	80.00'	26°33'58"	18.89'	37.09'	36.76'	S14°02'12"W
C91	80.00'	30°26'41"	21.77'	42.51'	42.01'	S42°32'32"W
C92	80.00'	30°26'41"	21.77'	42.51'	42.01'	S72°59'13"W
C93	80.00'	2°32'39"	1.78'	3.55'	3.55'	S89°28'53"W
C94	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°45'13"E
C138	80.00'	90°00'00"	80.00'	129.66'	113.14'	N45°45'13"E
C139	50.00'	90°00'00"	50.00'	78.54'	70.71'	S45°45'13"W
C140	70.00'	247°04'33"	---	301.86'	116.69'	N08°50'06"E
C141	70.00'	16°25'35"	10.10'	20.07'	20.00'	N20°28'49"E
C142	50.00'	176°53'46"	1845.49'	154.37'	99.96'	S48°54'23"W
C147	187.50'	41°37'10"	71.26'	136.20'	133.22'	S68°26'12"E
C148	187.50'	25°27'23"	42.35'	83.31'	82.62'	S78°01'31"W
C149	50.00'	46°36'03"	21.53'	40.67'	39.56'	N65°56'46"W
C150	36.00'	247°04'33"	---	155.24'	60.01'	N08°50'06"E
C151	221.50'	14°10'29"	27.54'	64.80'	54.66'	S54°42'52"E
C152	797.50'	05°11'26"	36.15'	72.25'	72.22'	S78°58'59"E
C153	221.50'	14°10'29"	27.54'	54.80'	54.66'	S72°23'04"W
C154	65.00'	03°11'31"	1.81'	3.62'	3.62'	N48°16'39"E
C155	5.00'	43°42'22"	2.01'	3.81'	3.81'	N68°32'04"E
C156	11.00'	278°58'19"	---	53.56'	14.29'	S49°52'25"W
C157	5.00'	43°42'22"	2.01'	3.81'	3.81'	N31°12'45"E
C158	65.00'	03°11'31"	1.81'	3.62'	3.62'	N51°28'10"E
C163	6.00'	97°54'49"	6.89'	10.25'	9.05'	S12°50'41"E
C164	6.00'	43°21'35"	2.39'	4.54'	4.43'	S57°47'31"W

UNPLATTED
SOUTH LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20
NORTH LINE OF THE NE 1/4 OF THE NE 1/4 SECTION 15-31-20



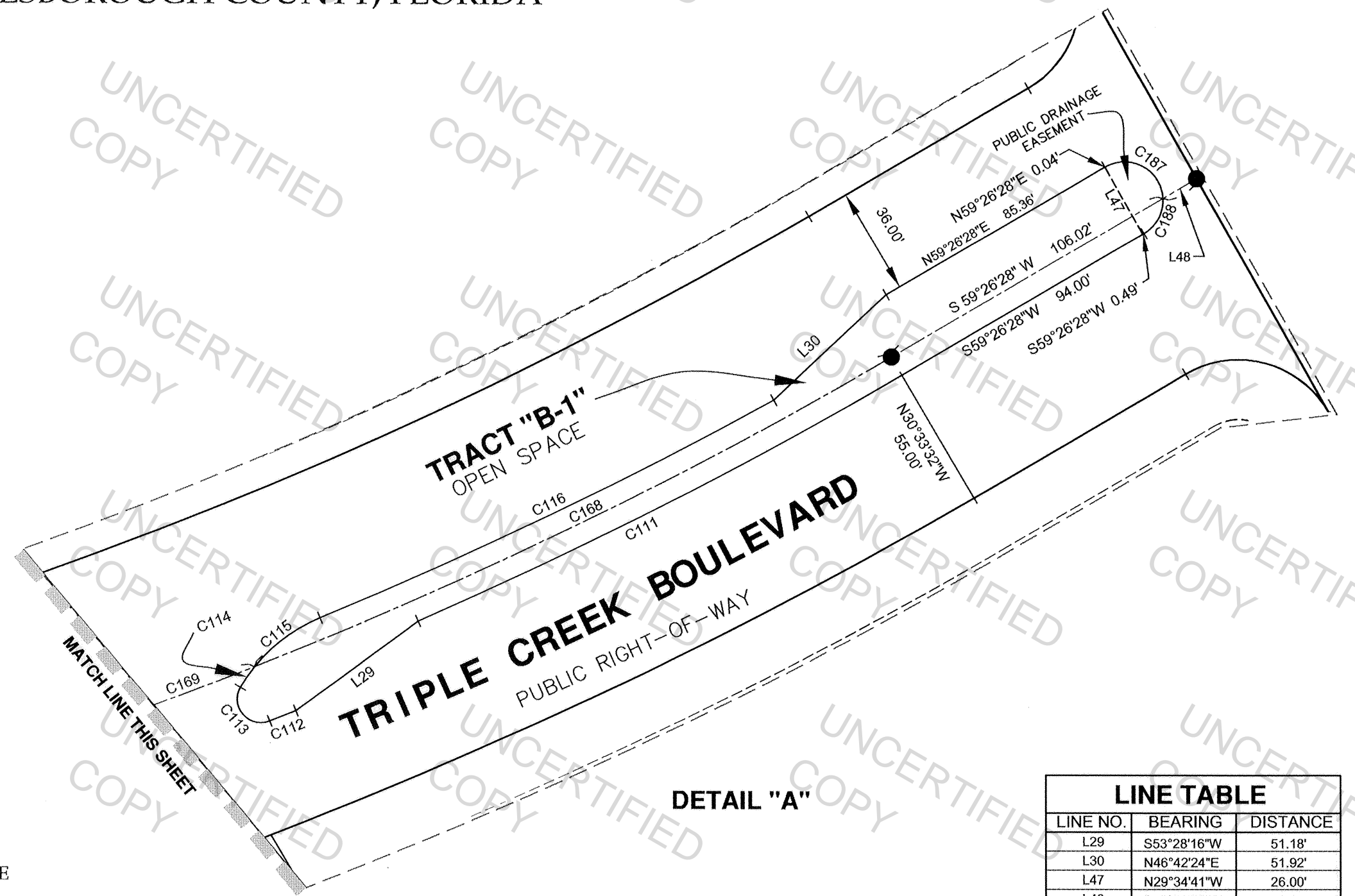
CROSSTOWN
SURVEYORS
1241 Adventure Dr -- Riverview, Florida, 33579
Phone: 813.741.1555 -- Fax: 813.741.1555
LB # 7243
WWW.CROSSTOWNSURVEYORS.COM

RESERVE AT PRADERA - PHASE 1A

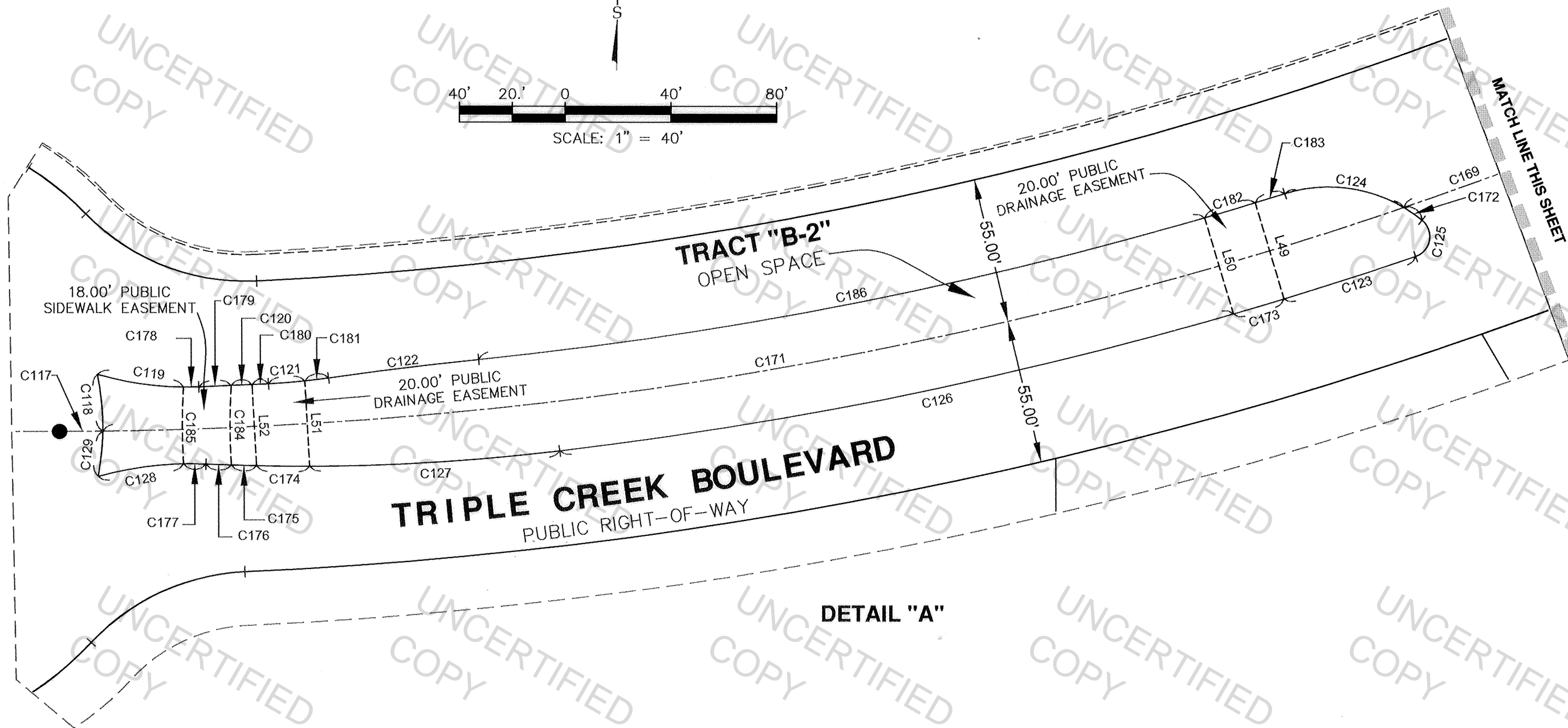
BEING A PORTION OF SECTION(S) 10, 11 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 10/29/2014
OR BK: 2886 PG: 913
BY: Chalaya Banks
DEPUTY CLERK

CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC	CHORD	CHORD BEARING
C111	1570.00'	06°41'05"	91.69'	183.17'	183.07'	S62°47'01"W
C112	1582.00'	00°20'34"	4.73'	9.47'	9.47'	S68°06'22"W
C113	8.00'	141°48'39"	23.11'	19.80'	15.12'	N40°49'01"W
C114	56.00'	08°39'53"	4.24'	8.47'	8.46'	N34°25'15"E
C115	56.00'	28°28'10"	14.21'	27.83'	27.54'	N52°59'17"E
C116	1566.00'	06°15'04"	84.97'	169.76'	169.68'	N64°05'50"E
C117	1563.00'	00°35'58"	8.18'	16.35'	16.35'	S89°41'17"W
C118	99.90'	12°28'08"	10.91'	21.74'	21.70'	N05°17'59"W
C119	121.26'	15°30'37"	16.51'	32.83'	32.73'	S81°28'29"E
C120	1547.00'	00°17'32"	3.94'	7.89'	7.89'	N67°26'36"E
C121	254.00'	03°06'48"	6.90'	13.80'	13.80'	N85°30'39"E
C122	1496.00'	02°11'13"	28.55'	57.10'	57.10'	N83°00'49"E
C123	1582.00'	01°54'00"	26.23'	52.46'	52.46'	S72°01'13"W
C124	56.00'	47°53'19"	24.87'	46.81'	45.45'	S83°31'43"E
C125	8.00'	122°03'57"	14.45'	17.04'	14.00'	S10°02'15"W
C126	1582.00'	09°26'20"	130.61'	260.62'	260.33'	S78°24'51"W
C127	796.00'	06°49'05"	47.42'	94.72'	94.67'	S86°32'34"W
C128	127.00'	14°41'07"	16.37'	32.55'	32.46'	S81°36'28"W
C129	99.90'	09°53'26"	8.64'	17.24'	17.22'	N05°52'48"E
C168	1563.00'	08°45'36"	119.72'	238.97'	238.74'	S63°49'16"W
C169	1563.00'	02°48'10"	38.24'	76.46'	76.45'	S69°36'10"W
C171	1563.00'	18°23'03"	252.93'	501.51'	499.37'	S80°11'46"W
C172	56.00'	08°35'20"	4.21'	8.39'	8.39'	S55°17'24"E
C173	1582.00'	00°43'28"	10.00'	20.00'	20.00'	S73°19'57"W
C174	796.00'	01°26'34"	10.02'	20.04'	20.04'	N88°19'37"W
C175	796.00'	00°41'12"	4.77'	9.54'	9.54'	N88°15'44"W
C176	796.00'	00°41'20"	4.79'	9.57'	9.57'	N87°34'28"W
C177	127.00'	03°49'12"	4.24'	8.47'	8.47'	N89°08'25"W
C178	121.26'	02°43'36"	2.89'	5.77'	5.77'	N89°24'24"E
C179	1547.00'	00°27'15"	6.13'	12.26'	12.26'	N87°48'59"E
C180	1547.00'	00°13'47"	3.10'	6.21'	6.21'	N87°10'56"E
C181	254.00'	02°02'03"	4.51'	9.02'	9.02'	N82°56'14"E
C182	1544.00'	00°44'32"	10.00'	20.00'	20.00'	N73°19'58"E
C183	1544.00'	00°26'44"	5.86'	11.71'	11.71'	N72°44'40"E
C184	262.64'	06°35'36"	15.13'	30.22'	30.21'	N00°00'35"E
C185	244.85'	06°49'29"	14.60'	29.17'	29.15'	N00°01'16"E
C186	1544.00'	10°24'12"	140.56'	280.35'	279.96'	N78°54'198"E
C187	13.00'	117°29'12"	21.42'	26.66'	22.23'	S61°48'57"E
C188	13.00'	62°30'48"	7.89'	14.18'	13.49'	S28°11'04"W



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L29	S53°28'16"W	51.18'
L30	N46°42'24"E	51.92'
L47	N29°34'41"W	26.00'
L48	S59°26'28"W	38.00'
L49	N16°40'27"W	38.00'
L50	N16°40'27"W	38.00'
L51	N03°30'31"W	32.51'
L52	N03°30'31"W	30.89'



12441 Adventure Dr. - Riverview, Florida, 33579
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www.crosstownsurveyors.com

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