

RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT

Plat Book: 131 Page No.: 177

A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 1A AS RECORDED IN PLAT BOOK 123 PAGE 234
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

AFFIDAVIT FILED
DATE: 02/08/2018
OR BK: 25535 PG 13104
BY: Judith A. [Signature]
DEPUTY CLERK

Dedication:

Beazer Homes, LLC, a Delaware limited liability company, successor-in-interest by conversion to Beazer Homes Corp., a Tennessee corporation (Owner) as the owner of the herein described lands which are being platted into the subdivision of RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT, hereby dedicate this plat for record, and declares the following:

- Owner hereby dedicates to the public use of all streets, roads, and rights of way designated on this plat as PUBLIC.
- Owner hereby dedicates the Public Drainage Easements shown hereon to the Public for storm water drainage purposes.
- The 10.00' Public Utility Easement is hereby dedicated to the providers of public and quasi-public utilities for the construction, operation and maintenance of electric, telephone, gas, cable television and cable data facilities.
- Fee interest in TRACT(S) "A", "B", "C", "D" and "E" shown hereon, are hereby reserved by Owner for conveyance to the Reserve at Pradera Homeowners Association, Inc., a Florida corporation not for profit (the "Homeowners' Association"), Reserve at Pradera Community Development District, (the CDD) or other custodial or maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the limits of the subdivision plat. TRACT(S) "A", "B", "C", "D" and "E" are not dedicated to the public and will be privately maintained.
- Tract(s) "A", "B", "C", "D" and "E" and Private Drainage Easements are subject to any and all easements, rights of way and tracts dedicated to public use as shown on this plat.
- The maintenance of Owner reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner and it's successor and/or assigns in title.

Description:

A parcel of land lying in the Northeast 1/4 of Section 15 and also including Tract "E1" (Open Space), RESERVE AT PRADERA - PHASE 1A, as recorded in Plat Book 123 Page 234, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 15 also being the Southeast corner of Section 10 also being the Southwest corner of Section 11 and also being the Northwest corner of Section 14, all lying and being in Township 31 South, Range 20 East, Hillsborough County, Florida; 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 East line of said RESERVE AT PRADERA - PHASE 1A, a distance of 513.33 feet to the Southeast corner of said RESERVE AT PRADERA - PHASE 1A and the POINT OF BEGINNING; thence S.00 degrees 45'13"W, continuing on the East line of the Northeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 815.00 feet to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence N.89 degrees 58'53"W, on the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 15, a distance of 1337.88 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15 also being the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N.89 degrees 58'53"W, on the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, a distance of 106.90 feet; thence N.00 degrees 01'07"E, departing the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, a distance of 556.71 feet to a point on the South line of said RESERVE AT PRADERA - PHASE 1A; thence on the South line of said RESERVE AT PRADERA - PHASE 1A the following five (5) courses, (1) N.56 degrees 57'41"E, a distance of 152.69 feet, (2) S.89 degrees 58'53"E, a distance of 170.81 feet; (3) N.76 degrees 55'49"E, a distance of 48.50 feet; (4) N.60 degrees 01'07"E, a distance of 337.03 feet and (5) S.89 degrees 14'47"E, a distance of 389.49 feet to a point on the West right of way line of Palmera Vista Drive and a point on a curve to the right having a radius of 300.00 feet, a central angle of 13 degrees 07'48", a chord length of 68.60 feet and a chord bearing of S.05 degrees 48'41"E, thence on the arc of said curve, an arc length of 68.75 feet to the end of said curve; thence S.00 degrees 45'13"W, continuing on the West right of way line of said Palmera Vista Drive, a distance of 36.53 feet to a point on a curve to the right; thence continuing on said West right of way line of said Palmera Vista Drive and on said curve to the right having a radius of 15.00 feet, a central angle of 70 degrees 31'44", a chord length of 17.32 feet and a chord bearing of S.36 degrees 01'05"W, thence on the arc of said curve, an arc length of 18.46 feet to the end of said curve to a point on the South line of said RESERVE AT PRADERA - PHASE 1A; thence on the South line of said RESERVE AT PRADERA - PHASE 1A the following nine (9) courses, (1) S.00 degrees 45'13"W, a distance of 0.86 feet, (2) S.06 degrees 27'51"W, a distance of 50.25 feet, (3) N.89 degrees 14'47"W, a distance of 105.00 feet, (4) S.00 degrees 45'13"W, a distance of 127.50 feet, (5) S.89 degrees 14'47"E, a distance of 120.00 feet, (6) S.00 degrees 45'13"W, a distance of 19.76 feet, (7) S.89 degrees 14'47"E, a distance of 170.00 feet, (8) N.00 degrees 45'13"E, a distance of 322.86 feet and (9) S.89 degrees 14'47"E, a distance of 250.00 feet to the POINT OF BEGINNING.

Parcel contains 23.50 acres, more or less.

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: Daniel Joseph Fuller
Florida Professional Surveyor and Mapper License No.: 5640
Geomatics Section, Public Works Department, Hillsborough County, Florida

Board of County Commissioners:

This plat has been approved for recordation.

[Signature] 1/8/18
Chairman Date

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 131, Page 177 of the Public Records of Hillsborough County, Florida.

By: Pat Frank
Clerk of the Circuit Court
By: [Signature]
Deputy Clerk
This 16 Day of January, 2018, Time 2:04 pm
Clerk File Number 2018021725

Surveyor's Certificate:

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat 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 (PRMs) were set on the 24th day of March, 2017, as shown hereon; and that permanent control points (PCP's) and lot corners will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: [Signature] 12/13/17
Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida
DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220
P.S.M. No. 4697

Sheet No.: 1 of: 4

Beazer Homes, LLC, a Delaware limited liability company, Successor-in-interest by conversion to Beazer Homes Corp., a Tennessee corporation

By: [Signature] [Signature] [Signature]
Name: Richard Thompson KEITH MALCUI Ben Davis
Title: Division President Witness Witness

Acknowledgment: State of Florida, County of Hillsborough

I, Richard Thompson, as Division President of Beazer Homes, LLC, a Delaware limited liability company, successor-in-interest by conversion to Beazer Homes Corp., a Tennessee corporation, and who executed the foregoing instrument on behalf of the company.

Witness my hand and official seal this 13th day of December, 2017.



[Signature]
Notary Public
Print Name: Kimberly Vogt
My Commission Expires: _____

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."

General Notes:

- 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 Development Services Division of Hillsborough County has information regarding flooding and restrictions on development.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Hillsborough County, Florida.
- Bearings and coordinates shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment holding the East 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"E. Hillsborough County Control Station "DIXON" was utilized in the determination of the bearing.
- All platted utility easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Drainage easements shall not contain 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.
- Per the subdivision plat of RESERVE AT PRADERA - PHASE 1A, as recorded in Plat Book 123 Page 234, the access to this subdivision plat is by way of Pradera Reserve Drive. This street name has been revised to be Palmera Vista Drive based upon a Surveyor's Affidavit recorded in Official Records Book 22886, Page 912 of the Public Records of Hillsborough County, Florida.
- RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT is subject to the terms and conditions of the Declaration of Covenants and Restrictions for RESERVE AT PRADERA as recorded in Official Records Book 22940 Page 741 of the Public Records of Hillsborough County, Florida, as amended and supplemented from time to time which provides for certain easements, covenants, restrictions and conditions affecting RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT.
- Notice of Establishment of Reserve at Pradera Community Development District as recorded in Official Records Book 22954 Page 1640 of the Public Records of Hillsborough, County, Florida does apply and benefits the lands being platted and shown hereon.

RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT

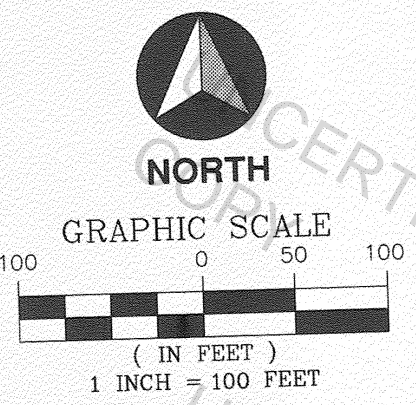
A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 1A AS RECORDED IN PLAT BOOK 123 PAGE 234
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT L.B. #7243 P.R.M.
- SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M.
- SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
- FOUND P.K. NAIL & DISK (AS NOTED)
- FOUND CONCRETE MONUMENT (AS NOTED)
- RIGHT OF WAY
- PARKER KALON
- LICENSED BUSINESS
- PERMANENT REFERENCE MONUMENT
- PERMANENT CONTROL POINT
- ENVIRONMENTAL PROTECTION COMMISSION
- OVERALL
- PROFESSIONAL LAND SURVEYOR
- COMMUNITY DEVELOPMENT DISTRICT
- BLOCK DESIGNATION

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	300.00'	13°07'48"	68.75'	68.60'	S05°48'41"E
C2	15.00'	70°31'44"	18.46'	17.32'	S36°01'05"W

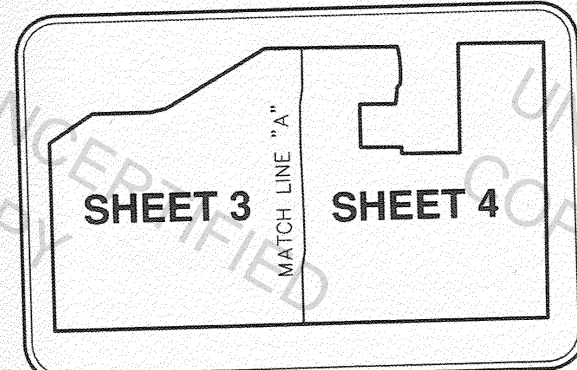
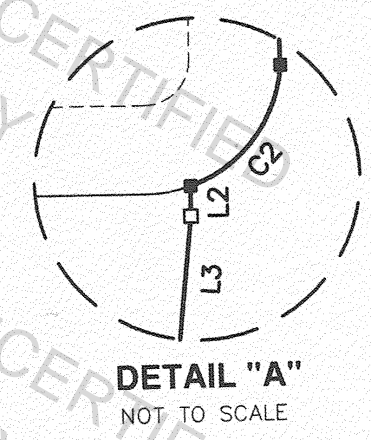


POINT OF COMMENCEMENT
RESERVE AT PRADERA-PHASE 3-
A PARTIAL REPLAT
SOUTHWEST CORNER
SECTION 10-31-20
ALSO BEING THE
SOUTHWEST CORNER
SECTION 11-31-20
ALSO BEING THE
NORTHWEST CORNER
SECTION 14-31-20
ALSO BEING THE
NORTHEAST CORNER
SECTION 15-31-20
F.C.M. 3 1/2" ROUND
F.C.M. 5"x5" 0.30' N
N: 1257257.69
E: 563943.26

POINT OF BEGINNING
RESERVE AT PRADERA-PHASE 3-
A PARTIAL REPLAT
F.C.M. 4"x4"
L.B. #7243
P.R.M.
SOUTHWEST CORNER
RESERVE AT PRADERA-PHASE 1A
N: 125744.40
E: 563936.51

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°45'13"W	36.53'
L2	S00°45'13"W	0.86'
L3	S06°27'51"W	50.25'
L4	N89°14'47"W	105.00'
L5	S00°45'13"W	127.50'
L6	S89°14'47"E	120.00'
L7	S00°45'13"W	19.76'
L8	S89°14'47"E	176.00'
L9	N89°58'53"W	106.90'
L10	N56°57'41"E	152.69'
L11	S89°58'53"E	170.81'
L12	N76°55'49"E	48.50'
L13	S89°14'47"E	250.00'
L20	S56°57'41"W	179.27'

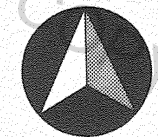


KEY SHEET

DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220
P.S.M. No. 4697

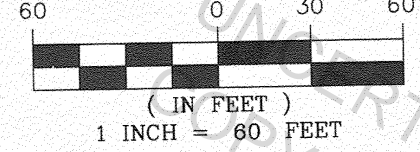
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A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 1A AS RECORDED IN PLAT BOOK 123 PAGE 234
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



NORTH

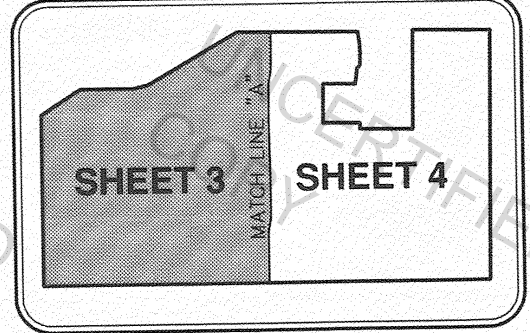
GRAPHIC SCALE



LEGEND	
□	FOUND 4"x4" CONCRETE MONUMENT L.B. #7243 P.R.M.
○	SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M.
●	SET P.K. NAIL & DISK (AS NOTED)
○	FOUND P.K. NAIL & DISK (AS NOTED)
□	FOUND CONCRETE MONUMENT (AS NOTED)
F.P.K.N.&D.	RIGHT OF WAY
F.C.M.	PARKER KALON
R/W	LICENSED BUSINESS
P.K.	PERMANENT REFERENCE MONUMENT
L.B.	PERMANENT CONTROL POINT
P.R.M.	ENVIRONMENTAL PROTECTION COMMISSION
P.C.P.	OVERALL
EPC	PROFESSIONAL LAND SURVEYOR
O/A	COMMUNITY DEVELOPMENT DISTRICT
P.L.S.	
CDD	
④	BLOCK DESIGNATION

LINE TABLE		
L9	N89°58'53"W	106.90'
L10	N56°57'41"E	152.69'
L11	S89°58'53"E	170.81'
L12	N76°55'49"E	48.50'
L14	S89°58'53"E	28.00'
L15	S76°55'49"W	17.87'
L16	S60°01'06"W	19.21'
L17	N50°22'48"W	7.03'
L18	N76°55'49"E	22.64'
L19	N76°54'27"E	23.18'
L20	S56°57'41"W	179.27'
L21	S89°58'53"E	10.38'
L23	N60°01'07"E	0.62'
L24	S51°42'49"W	64.33'
L25	N63°50'37"W	64.05'
L26	N65°23'19"E	60.50'
L27	N75°48'37"E	36.80'
L28	S67°01'15"W	43.08'
L29	N89°58'53"W	70.35'
L30	S89°58'53"E	66.59'
L31	S71°34'01"E	45.75'
L32	N71°36'16"E	42.09'
L33	S89°58'53"E	12.84'
L34	S89°58'53"E	12.84'
L35	S89°58'53"E	12.84'
L36	N32°09'09"E	66.95'
L37	N59°53'17"E	1.57'
L38	N00°01'07"E	29.20'

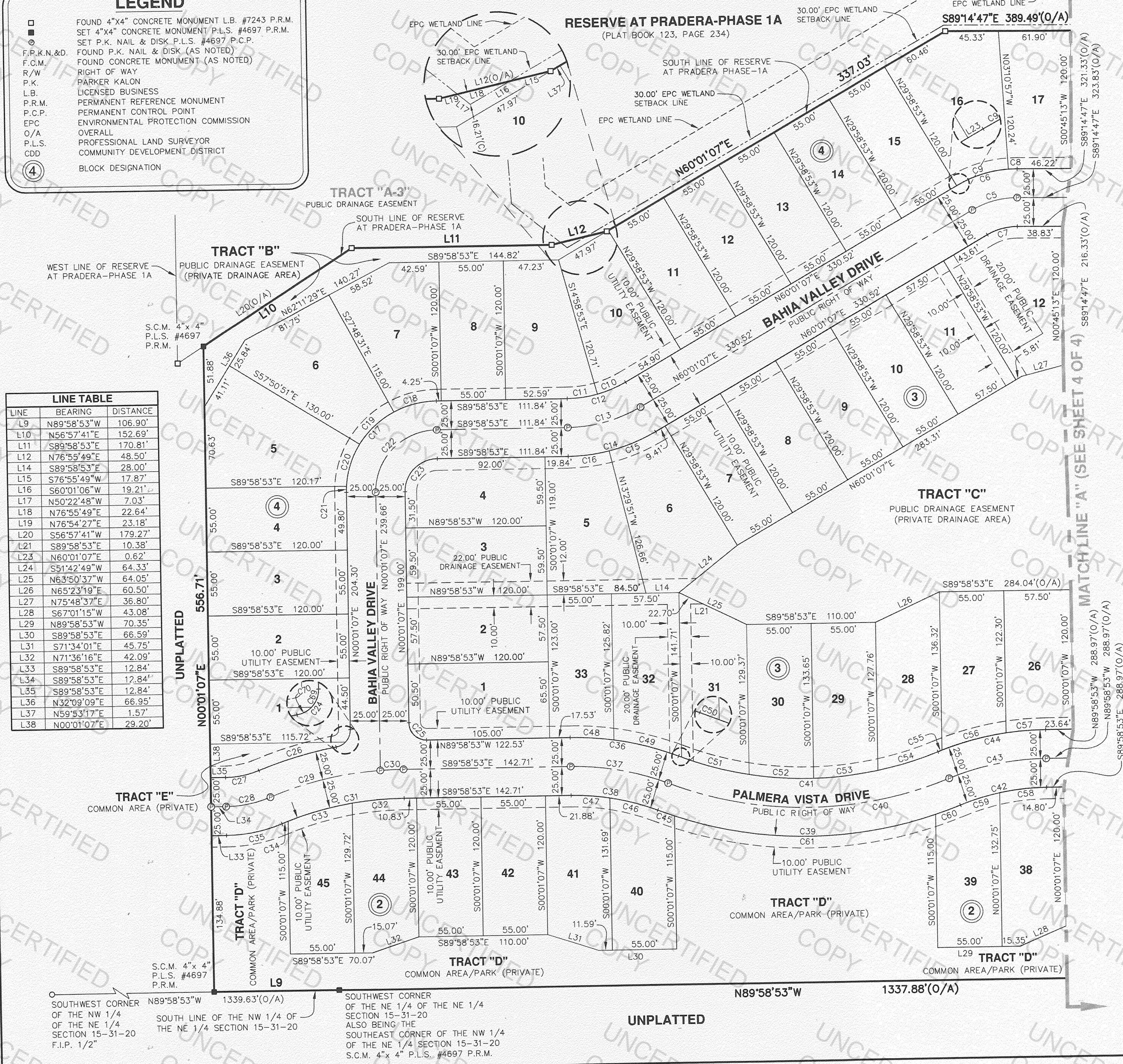
CURVE TABLE					
C5	75.00'	30°44'05"	40.23'	39.75'	S75°23'10"W
C6	100.00'	30°44'05"	53.64'	53.00'	S75°23'10"W
C7	50.00'	30°44'05"	26.82'	26.50'	S75°23'10"W
C8	100.00'	41°51'19"	7.43'	7.42'	S88°37'33"W
C9	100.00'	26°28'47"	46.22'	45.81'	S73°51'31"W
C10	100.00'	15°00'00"	26.18'	26.11'	N67°31'07"E
C11	100.00'	15°00'00"	26.18'	26.11'	N82°31'07"E
C12	100.00'	30°00'00"	52.36'	51.76'	N75°01'07"E
C13	125.00'	30°00'00"	65.45'	64.70'	N75°01'07"E
C14	150.00'	30°00'00"	78.54'	77.65'	N75°01'07"E
C15	150.00'	16°29'02"	43.15'	43.01'	N68°15'38"E
C16	150.00'	13°30'58"	35.39'	35.30'	N83°15'38"E
C17	78.00'	90°00'00"	122.52'	110.31'	S45°01'07"W
C18	78.00'	27°49'39"	37.88'	37.51'	S76°06'18"W
C19	78.00'	30°02'20"	40.89'	40.43'	S47°10'19"W
C20	78.00'	28°18'43"	38.54'	38.15'	S17°59'47"W
C21	78.00'	3°49'19"	5.20'	5.20'	S01°55'47"W
C22	53.00'	90°00'00"	83.25'	74.95'	S45°01'07"W
C23	28.00'	90°00'00"	43.98'	39.60'	S45°01'07"W
C24	15.00'	79°51'56"	20.91'	19.26'	N49°57'06"E
C25	15.00'	90°00'00"	23.56'	21.21'	S44°58'53"E
C26	325.00'	12°11'50"	69.19'	69.06'	S73°47'09"W
C27	75.00'	22°19'55"	29.23'	29.05'	N78°51'11"E
C28	100.00'	22°19'55"	38.98'	38.73'	N78°51'11"E
C29	300.00'	18°32'33"	97.09'	96.67'	S76°57'30"W
C30	300.00'	3°47'21"	19.84'	19.84'	S88°07'27"W
C31	275.00'	22°19'54"	107.18'	106.51'	S78°51'10"W
C32	275.00'	91°4'36"	44.36'	44.32'	S85°23'50"W
C33	275.00'	11°53'43"	57.09'	56.99'	S74°49'40"W
C34	275.00'	11°1'35"	5.73'	5.73'	S88°17'01"W
C35	125.00'	22°19'55"	48.72'	48.41'	N78°51'11"E
C36	250.00'	21°40'40"	94.59'	94.02'	N79°08'33"W
C37	225.00'	21°40'40"	85.13'	84.62'	N79°08'33"W
C38	200.00'	21°40'40"	75.67'	75.22'	N79°08'33"W
C39	350.00'	43°21'20"	264.84'	258.57'	S89°58'53"E
C40	325.00'	43°21'20"	245.93'	240.10'	S89°58'53"E
C41	300.00'	43°21'20"	227.01'	221.63'	S89°58'53"E
C42	200.00'	21°40'40"	75.67'	75.22'	S79°10'47"W
C43	225.00'	21°40'40"	85.13'	84.62'	S79°10'47"W
C44	250.00'	21°40'40"	94.59'	94.02'	S79°10'47"W
C45	350.00'	2°29'19"	15.20'	15.20'	S69°32'52"E
C46	200.00'	12°08'43"	42.40'	42.32'	N74°22'34"W
C47	200.00'	9°31'57"	33.27'	33.24'	N85°12'54"W
C48	250.00'	8°37'10"	37.61'	37.57'	N85°40'17"W
C49	250.00'	13°03'30"	56.98'	56.85'	N74°49'57"W
C50	300.00'	0°32'16"	2.82'	2.82'	S68°34'21"E
C51	300.00'	11°24'41"	59.75'	59.65'	S74°32'49"E
C52	300.00'	10°33'03"	55.24'	55.17'	S85°31'41"E
C53	300.00'	10°34'45"	55.39'	55.31'	N83°54'24"E
C54	300.00'	10°16'34"	53.81'	53.73'	N73°28'44"E
C55	250.00'	0°51'29"	3.74'	3.74'	S68°46'12"W
C56	250.00'	13°02'11"	56.88'	56.76'	S75°43'02"W
C57	250.00'	7°47'00"	33.96'	33.94'	S86°07'37"W
C58	200.00'	11°35'39"	40.47'	40.40'	S84°13'18"W
C59	200.00'	10°05'01"	35.20'	35.15'	S73°22'58"W
C60	350.00'	3°42'37"	22.67'	22.66'	N70°11'46"E
C61	350.00'	37°09'24"	226.98'	223.02'	S89°22'13"E
C69	15.00'	44°24'26"	11.63'	11.34'	N22°13'20"E
C70	15.00'	35°27'31"	9.28'	9.14'	N62°09'18"E



KEY MAP
NOT TO SCALE

DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220
P.S.M. No. 4697

Sheet No.: 3 of: 4



SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20 F.I.P. 1/2"

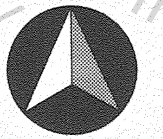
SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20

SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 SECTION 15-31-20 ALSO BEING THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20 S.C.M. 4"x4" P.L.S. #4697 P.R.M.

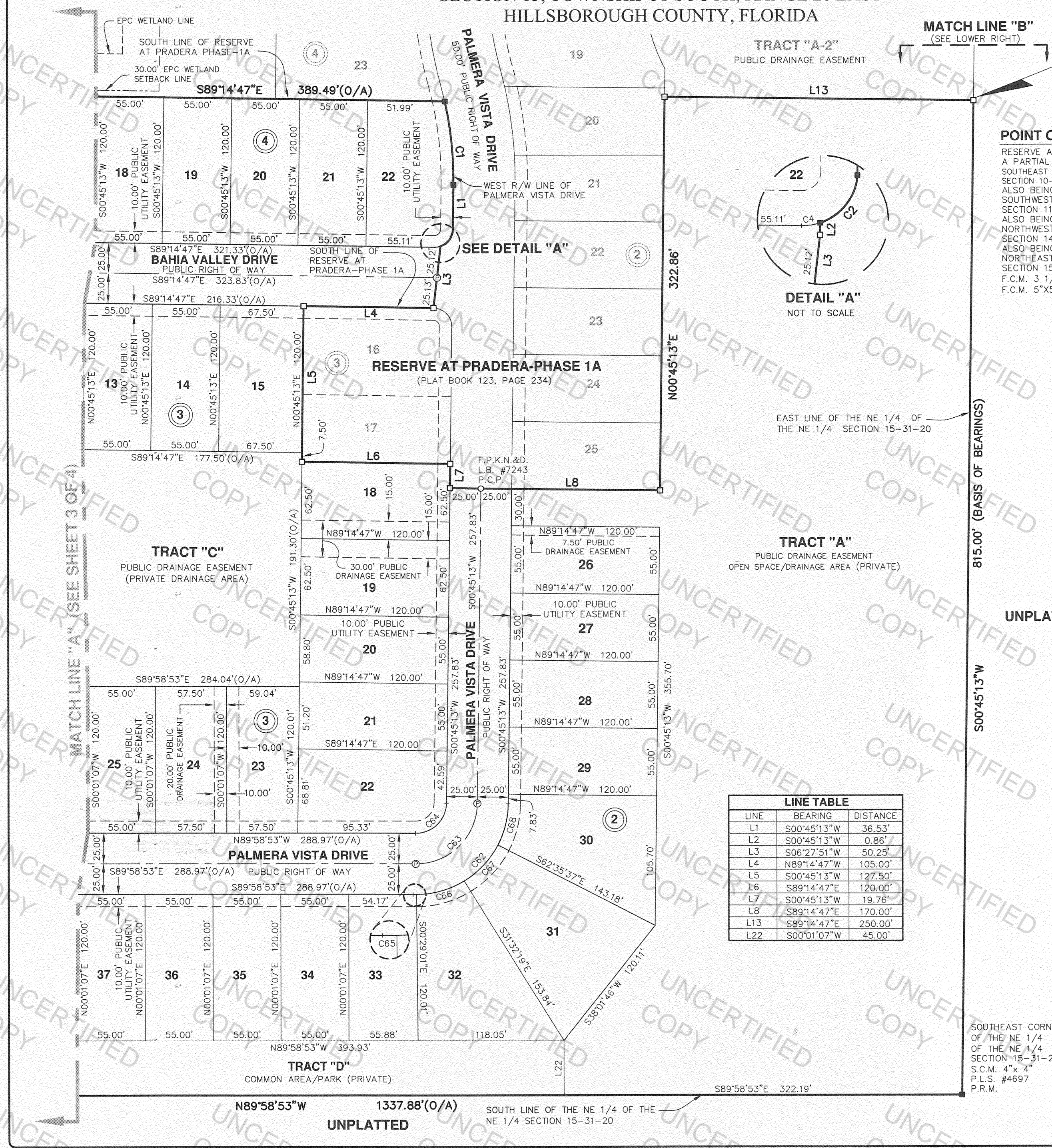
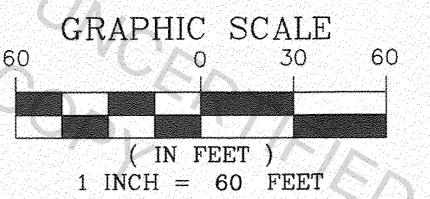
UNPLATTED

RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT

A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 1A AS RECORDED IN PLAT BOOK 123 PAGE 234
SECTION 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

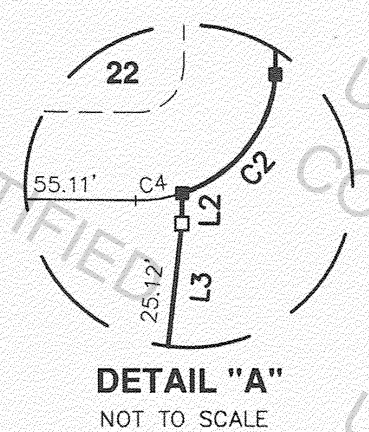


NORTH



POINT OF BEGINNING
RESERVE AT PRADERA-PHASE 3-
A PARTIAL REPLAT
F.C.M. 4"x4"
L.B. #7243
P.R.M.
SOUTHEAST CORNER
RESERVE AT PRADERA-PHASE 1A

POINT OF COMMENCEMENT
RESERVE AT PRADERA-PHASE 3-
A PARTIAL REPLAT
SOUTHEAST CORNER
SECTION 10-31-20
ALSO BEING THE
SOUTHWEST CORNER
SECTION 11-31-20
ALSO BEING THE
NORTHWEST CORNER
SECTION 14-31-20
ALSO BEING THE
NORTHEAST CORNER
SECTION 15-31-20
F.C.M. 3 1/2" ROUND
F.C.M. 5"x5" 0.30" N



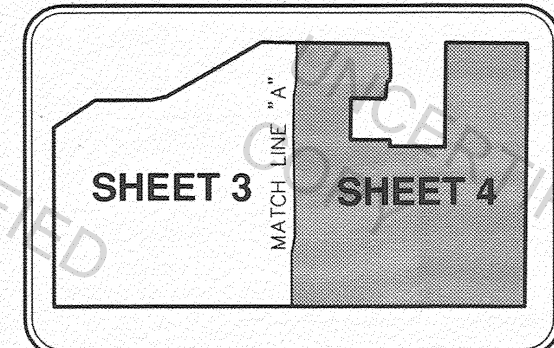
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	300.00'	13°07'48"	68.75'	68.60'	S05°48'41"E
C2	15.00'	70°31'44"	18.46'	17.32'	S36°01'05"W
C3	NOT USED				
C4	15.00'	19°28'20"	5.10'	5.07'	N81°01'03"E
C62	75.00'	89°15'55"	116.85'	105.38'	N45°23'10"E
C63	50.00'	89°15'55"	77.90'	70.26'	N45°23'10"E
C64	25.00'	89°15'55"	38.95'	35.13'	N45°23'10"E
C65	75.00'	0°30'08"	0.66'	0.66'	N89°46'03"E
C66	75.00'	31°03'18"	40.65'	40.16'	N73°59'20"E
C67	75.00'	31°03'18"	40.65'	40.16'	N42°56'02"E
C68	75.00'	26°39'11"	34.89'	34.57'	N14°04'48"E

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT L.B. #7243 P.R.M.
- SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M.
- SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
- FOUND P.K. NAIL & DISK (AS NOTED)
- F.P.K.N.&D. FOUND CONCRETE MONUMENT (AS NOTED)
- F.C.M. FOUND CONCRETE MONUMENT (AS NOTED)
- R/W RIGHT OF WAY
- P.K. PARKER KALON
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- EPC ENVIRONMENTAL PROTECTION COMMISSION
- O/A OVERALL
- P.L.S. PROFESSIONAL LAND SURVEYOR
- CDD COMMUNITY DEVELOPMENT DISTRICT
- ④ BLOCK DESIGNATION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°45'13"W	36.53'
L2	S00°45'13"W	0.86'
L3	S06°27'51"W	50.25'
L4	N89°14'47"W	105.00'
L5	S00°45'13"W	127.50'
L6	S89°14'47"E	120.00'
L7	S00°45'13"W	19.76'
L8	S89°14'47"E	170.00'
L13	S89°14'47"E	250.00'
L22	S00°01'07"W	45.00'



KEY MAP
NOT TO SCALE

DENNIS J. BENHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220
P.S.M. No. 4697

SOUTHEAST CORNER
OF THE NE 1/4
OF THE NE 1/4
SECTION 15-31-20
S.C.M. 4"x 4"
P.L.S. #4697
P.R.M.