

RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT Plat Book: 138 Page No.: 232
A PARCEL OF LAND LYING WITHIN SECTION(S) 10 AND 15 TOWNSHIP 31 SOUTH, RANGE 20 EAST, AND BEING
A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251 AND A PARTIAL
REPLAT OF RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 131 PAGE 177,
ALL LYING IN HILLBOROUGH COUNTY, FLORIDA

Dedication:

Beazer Homes, LLC, a Delaware limited liability company, successor-in-interest by conversion to Beazer Homes Corp., a Tennessee corporation (Owner) and Reserve at Pradera Community Development District, a Local Unit of Special Purpose Government Created and Existing Pursuant to Chapter 190, Florida Statutes (Owner) as the owners of the herein described lands which are being platted into the subdivision of RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT, hereby dedicates this plat for record, and declares the following:

Owners hereby dedicate to the public use of all streets, roads, and rights of way designated on this plat as PUBLIC.

Owners hereby dedicate the Public Drainage Easements shown hereon to the PUBLIC for storm water drainage purposes.

Owners hereby dedicate the 10.00' Public Utility Easements shown hereon to the PUBLIC for the use of the providers of public and quasi-public utilities for the construction, operation and maintenance of utility facilities.

Fee interest in TRACT(S) "A", "B", "C", "D", "E", Wetland Conservation Area "A" and Wetland Conservation Area "B" shown hereon, are hereby reserved by Owners 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" 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 reserved by owner will be the responsibility of the owners and it's successor and/or assigns in title.

Owners hereby dedicate the 10.00' Public Sidewalk and Utility Easement to the PUBLIC for the use of public and quasi-public utilities for the construction, installation, operation and maintenance of electric, telephone, gas, cable television and cable data facilities. In addition, owners further dedicate this 10.00' Public Sidewalk and Utility Easement to the PUBLIC for use as a pedestrian walkway.

Owner:

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

By: [Signatures]
Name: MATTHEW YOUNG
Title: VP LAND
Witness: Samantha K. Kowalski, Notary Public, State of Florida, Comm# GG958995, Expires 2/17/2024

Acknowledgment:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31 day of August, 2020, by Matthew Young as President of Beazer Homes, LLC, a Delaware limited liability company, Successor-in-interest by conversion to Beazer Homes Corp., a Tennessee corporation, on behalf of the company. Said person [X] is personally known to me or [ ] has produced Florida State License as identification.

Owner:

Reserve at Pradera Community Development District, a Local Unit of Special Purpose Government Created and Existing Pursuant to Chapter 190, Florida Statutes

By: [Signatures]
Name: MATTHEW YOUNG
Title: PRESIDENT
Witness: Samantha K. Kowalski, Notary Public, State of Florida, Comm# GG958995, Expires 2/17/2024

Acknowledgment:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH
The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31 day of August, 2020, by Matthew Young as President of Reserve at Pradera Community Development District, a Local Unit of Special Purpose Government Created and Existing Pursuant to Chapter 190, Florida Statutes, on behalf of the company. Said person [X] is personally known to me or [ ] has produced Florida State License as identification.

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".

Description:

A parcel of land lying within Section(s) 10 and 15, Township 31 South, Range 20 East, a portion of RESERVE AT PRADERA - PHASE 2 as recorded in Plat Book 132 Page 251 and a portion of RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT as recorded in Plat Book 131 Page 177, all lying and being in Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 10 also being the Northwest corner of said RESERVE AT PRADERA - PHASE 2; thence S.01 degrees 11'10"E., on the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 10 also being the West line of RESERVE AT PRADERA - PHASE 2, a distance of 1084.30 feet to the Southwest corner of said RESERVE AT PRADERA - PHASE 2 and the POINT OF BEGINNING; thence on the South line of said RESERVE AT PRADERA - PHASE 2 the following eleven (11) courses, (1) S.39 degrees 14'33"E., a distance of 353.63 feet, (2) S.48 degrees 57'48"E., a distance of 66.29 feet, (3) N.89 degrees 59'16"E., a distance of 84.23 feet, (4) N.89 degrees 59'16"E., a distance of 60.00 feet, (5) thence S.00 degrees 00'44"E., a distance of 43.36 feet, (6) thence N.89 degrees 59'16"E., a distance of 10.00 feet, (7) thence N.89 degrees 59'16"E., a distance of 600.22 feet, (8) N.51 degrees 07'15"E., a distance of 121.65 feet, (9) thence S.70 degrees 51'47"E., a distance of 32.35 feet, (10) on a curve to the right having a radius of 1178.00 feet, a central angle of 16 degrees 44'26", a chord length of 342.96 feet and a chord bearing of N.24 degrees 26'35"E., thence on the arc of said curve, an arc length of 344.19 feet to the end of said curve and (11) thence S.57 degrees 11'12"E., a distance of 96.01 feet to a point on the West line of RESERVE AT PRADERA - PHASE 1A as recorded in Plat Book 123 Page 234 of the Public Records of Hillsborough County, Florida; thence on the West line of said RESERVE AT PRADERA - PHASE 1A the following two (2) courses, (1) on a curve to the left having a radius of 1082.00 feet, a central angle of 32 degrees 48'48", a chord length of 611.23 feet and a chord bearing of S.16 degrees 24'24"W., thence on the arc of said curve, an arc length of 619.66 feet to the end of said curve and (2) thence S.00 degrees 00'00"E., a distance of 401.57 feet to the Southwest corner of said RESERVE AT PRADERA - PHASE 1A; thence N.56 degrees 57'41"E., on the South line of said RESERVE AT PRADERA - PHASE 1A, a distance of 26.58 feet to the Northwest corner of said RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT; thence S.00 degrees 01'07"W., on the West line of said RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT, a distance of 342.51 feet to a point on a curve to the left; thence departing the West line of said RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT and on said curve to the left having a radius of 53.21 feet, a central angle of 61 degrees 02'25", a chord length of 54.04 feet and a chord bearing of S.81 degrees 10'38"E., thence on the arc of said curve, an arc length of 56.68 feet to a point on a reverse curve to the right having a radius of 335.00 feet, a central angle of 3 degrees 15'16", a chord length of 19.03 feet and a chord bearing of N.72 degrees 13'09"E., thence on the arc of said curve, an arc length of 19.03 feet to the end of said curve; thence S.16 degrees 09'12"E., a distance of 60.00 feet to a point on a curve to the left having a radius of 275.00 feet, a central angle of 4 degrees 57'09", a chord length of 23.83 feet and a chord bearing of S.71 degrees 21'48"W., thence on the arc of said curve an arc length of 23.84 feet to the end of said curve; thence S.00 degrees 01'07"W., a distance of 119.81 feet; thence S.17 degrees 13'21"W., a distance of 27.94 feet to a point on the South line of said RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT also being a point on the South line 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 said RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT also being the South line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, a distance of 1232.73 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 15; thence N.00 degrees 31'42"E., on the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 15, a distance of 1324.40 feet to the Northwest corner of the Northeast 1/4 of said Section 15 also being the Southwest corner of the Southeast 1/4 of said Section 10; thence N.01 degrees 11'10"W., on the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 10, a distance of 240.09 feet to the POINT OF BEGINNING.

Parcel contains 36.28 acres, more or less.

General Notes:

- 1. 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 Review Division of Hillsborough County has information regarding flooding and restrictions on development.
2. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Hillsborough County, Florida.
3. Bearings and coordinates shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment holding the West line of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 31 South, Range 20 East also being the West line of RESERVE AT PRADERA - PHASE 2 as recorded in Plat Book 132 Page 251, all lying and being in Hillsborough County, Florida as being S.01 degrees 11'10"E. Hillsborough County Control Station "DIXON" was utilized in the determination of this bearing.
4. All platted utility easements will provide that such 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.
5. 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.
6. Per the subdivision plat of RESERVE AT PRADERA - PHASE 2, as recorded in Plat Book 132 Page 251, the access to this subdivision plat is by way of Palmera Vista Drive and Pradera Reserve Boulevard. Per the subdivision plat of RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT as recorded in Plat Book 131 Page 177, access to this subdivision plat is by way of Palmera Vista Drive.
7. RESERVE AT PRADERA - PHASE 4 - 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 4 - A PARTIAL REPLAT.
8. Wetland Conservation Area "A" and Wetland Conservation Area "B" shall be retained in a 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 (10/30)-foot setback from the Wetland (Conservation/Preservation/Other Surface Water) Area is required and will conform to the provisions stipulated within the Hillsborough County Land Development Code.
9. 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 platted and shown hereon.
10. Property is subject to and benefits from 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 and as amended thereto.

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: [Signature]
Florida Professional Surveyor and Mapper, License No.: 5640
Geospatial & Land Acquisition Services Department, Hillsborough County

Board of County Commissioners:

This plat has been approved for recordation.

[Signature] Date: 8/24/20

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 138, Page 232 of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

This 31 Day of August, 2020. Time: 3:56 pm

Clerk File Number: 2020356759

Surveyor's Certificate:

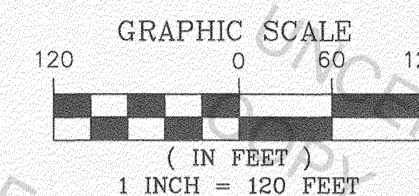
I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 13th day of December, 2019 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] Date: 8/14/20
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

# RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT

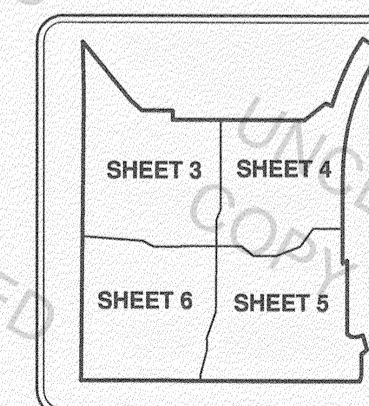
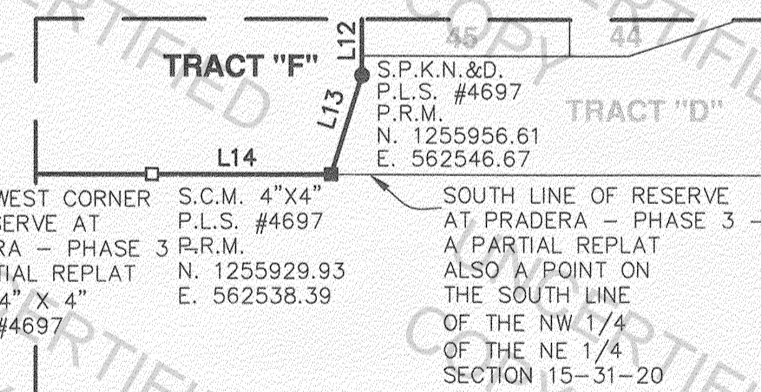
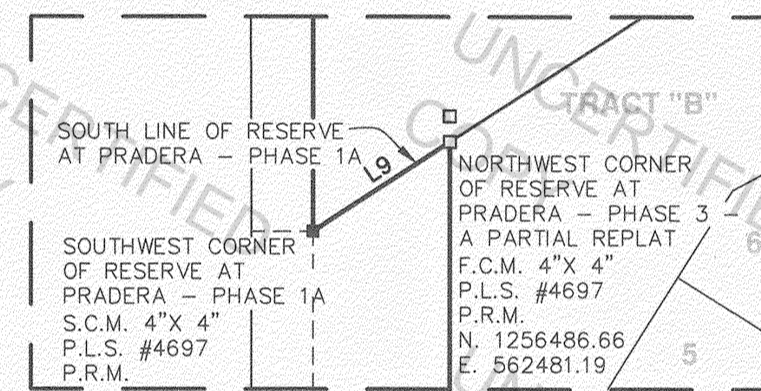
A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251  
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 SECTION(S) 10 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
 HILLBOROUGH COUNTY, FLORIDA



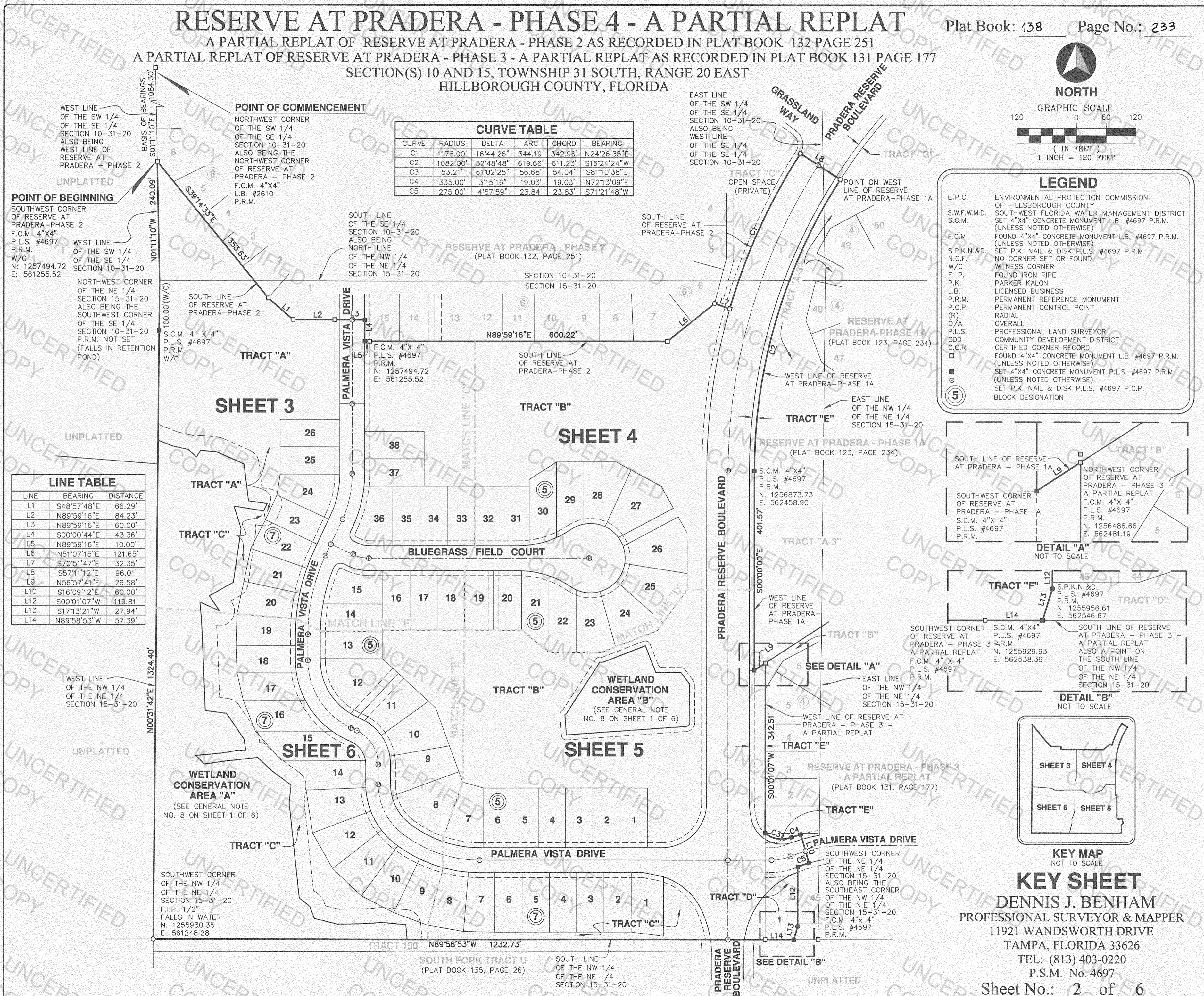
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1178.00'	16°44'26"	344.19'	342.96'	N24°26'35"E
C2	1082.00'	32°48'48"	619.66'	611.23'	S16°24'24"W
C3	53.21'	67°02'25"	56.68'	54.04'	S81°10'38"E
C4	335.00'	3°15'16"	19.03'	19.03'	N72°13'09"E
C5	275.00'	4°57'59"	23.84'	23.83'	S71°21'48"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S48°57'48"E	66.29'
L2	N89°59'16"E	84.23'
L3	N89°59'16"E	60.00'
L4	S00°00'44"E	43.36'
L5	N89°59'16"E	10.00'
L6	N51°07'15"E	121.65'
L7	S70°51'47"E	32.35'
L8	S57°11'12"E	96.01'
L9	N56°57'41"E	26.58'
L10	S16°09'12"E	60.00'
L12	S00°01'07"W	419.81'
L13	S17°13'21"W	27.94'
L14	N89°58'53"W	57.39'

LEGEND	
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION
S.W.F.W.M.D.	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
S.C.M.	SET 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
S.P.K.N.&D.	SET P.K. NAIL & DISK P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
N.C.F.	NO CORNER SET OR FOUND
W/C	WITNESS CORNER
F.I.P.	FOUND IRON PIPE
P.K.	PARKER KALON
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
(R)	RADIAL
O/A	OVERALL
P.L.S.	PROFESSIONAL LAND SURVEYOR
CCD	COMMUNITY DEVELOPMENT DISTRICT
C.C.R.	CERTIFIED CORNER RECORD
□	FOUND 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
■	SET 4"X4" CONCRETE MONUMENT P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
○	SET P.K. NAIL & DISK P.L.S. #4697 P.C.P. (UNLESS NOTED OTHERWISE)
⑤	BLOCK DESIGNATION



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



**POINT OF COMMENCEMENT**  
 NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING THE NORTHWEST CORNER OF RESERVE AT PRADERA - PHASE 2 F.C.M. 4"X4" L.B. #2610 P.R.M.

**POINT OF BEGINNING**  
 SOUTHWEST CORNER OF RESERVE AT PRADERA-PHASE 2 F.C.M. 4"X4" P.L.S. #4697 P.R.M. W/C N. 1257494.72 E. 561255.52

NORTHWEST CORNER OF THE NE 1/4 SECTION 15-31-20 ALSO BEING THE SOUTHWEST CORNER OF THE SE 1/4 SECTION 10-31-20 P.R.M. NOT SET (FALLS IN RETENTION POND)

SOUTH LINE OF RESERVE AT PRADERA-PHASE 2 F.C.M. 4" X 4" P.L.S. #4697 P.R.M. W/C

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

SOUTH LINE OF RESERVE AT PRADERA-PHASE 2

EAST LINE OF THE SW 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING WEST LINE OF THE SE 1/4 OF THE SE 1/4 SECTION 10-31-20

F.C.M. 4" X 4" P.L.S. #4697 P.R.M. N. 1257494.72 E. 561255.52

S.C.M. 4"X4" P.L.S. #4697 P.R.M. N. 1256873.73 E. 562458.90

S.C.M. 4"X4" P.L.S. #4697 P.R.M. N. 1255929.93 E. 562538.39

SOUTHWEST CORNER OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20 F.I.P. 1/2" FALLS IN WATER N. 1255930.35 E. 561248.28

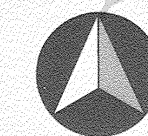
SOUTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 SECTION 15-31-20 ALSO BEING THE SOUTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20 F.C.M. 4" X 4" P.L.S. #4697 P.R.M.

SOUTH FORK TRACT U (PLAT BOOK 135, PAGE 26) SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 SECTION 15-31-20

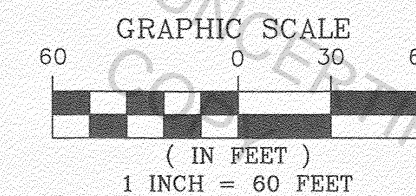
# RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT

Plat Book: 138 Page No.: 234

A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251  
 A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 131 PAGE 177  
 SECTION(S) 10 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
 HILLBOROUGH COUNTY, FLORIDA



NORTH



LINE	BEARING	DISTANCE
L1	S48°57'48"E	66.29'
L2	N89°59'16"E	84.23'
L3	N89°59'16"E	60.00'
L4	S00°00'44"E	43.36'
L5	N89°59'16"E	10.00'
L15	N24°59'16"E	11.57'
L16	N65°00'44"W	9.22'
L23	N24°59'16"E	51.57'
L24	N24°59'16"E	25.58'
L25	N65°00'44"W	49.53'
L26	N08°36'23"E	42.66'
L27	N24°59'16"E	55.00'
L28	N27°14'26"E	64.61'
L29	N11°26'47"E	67.85'
L30	N12°23'02"E	67.85'
L68	S68°30'41"E	32.26'
L69	S78°06'17"E	30.91'
L70	S48°06'33"E	23.23'
L71	N31°04'00"E	16.14'
L72	S83°35'52"E	32.82'
L73	S66°13'33"E	59.91'
L74	S06°56'55"E	74.76'
L75	S82°18'53"E	37.94'
L76	S24°22'41"W	16.52'
L77	N81°00'11"W	61.10'
L78	S17°50'10"E	47.54'
L79	S08°15'22"W	109.20'
L80	S60°39'53"W	55.29'
L81	S34°03'59"E	36.87'
L82	N65°35'40"W	43.47'
L83(O/A)	S05°03'22"E	37.35'
L113	N24°59'16"E	77.15'
L114	N10°40'25"W	18.13'
L121	N65°00'44"W	9.53'

### POINT OF BEGINNING

SOUTHWEST CORNER OF RESERVE AT PRADERA-PHASE 2  
 F.C.M. 4"x4"  
 P.L.S. #4697  
 P.R.M.  
 W/C  
 N: 1257494.72  
 E: 561255.52

**TRACT "A"**  
 PUBLIC DRAINAGE EASEMENT (PRIVATE DRAINAGE AREA)  
**UNPLATTED**

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

### POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 SECTION 10-31-20 ALSO BEING THE NORTHWEST CORNER OF RESERVE AT PRADERA - PHASE 2  
 F.C.M. 4"x4"  
 L.B. #2610  
 P.R.M.

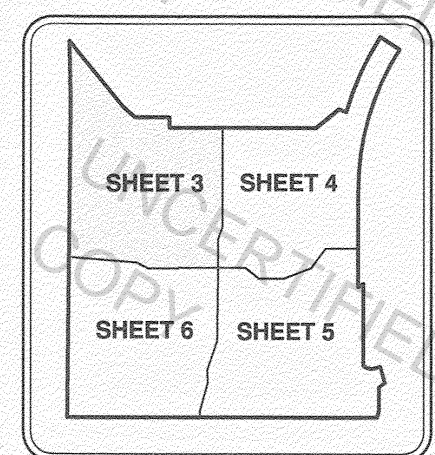
**RESERVE AT PRADERA - PHASE 2**  
 (PLAT BOOK 132, PAGE 251)

MATCH LINE "C" (SEE LEFT SIDE THIS SHEET)

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C5	200.00'	0°18'52"	1.10'	1.10'	N00°08'42"E	C15	400.00'	5°34'33"	38.93'	38.91'	S22°11'59"W
C6	200.00'	24°41'08"	86.17'	85.50'	N12°38'42"E	C16(O/A)	400.00'	24°59'16"	174.45'	173.07'	S12°29'38"W
C7	200.00'	25°00'00"	87.27'	86.59'	N12°29'16"E	C17	400.00'	7°29'49"	52.34'	52.30'	S15°39'49"W
C8	250.00'	5°41'22"	24.82'	24.81'	N02°49'57"E	C18	400.00'	7°29'48"	52.34'	52.30'	S08°10'00"W
C9	250.00'	19°18'38"	84.26'	83.86'	N15°19'57"E	C20	350.00'	12°27'42"	76.12'	75.97'	S16°17'24"W
C10	250.00'	25°00'00"	109.08'	108.22'	N12°29'16"E	C21	350.00'	9°03'19"	55.32'	55.26'	S05°31'53"W
C11	15.00'	90°00'00"	23.56'	21.21'	S20°00'44"E	C23	225.00'	25°00'00"	98.17'	97.40'	N12°29'16"E
C12	50.00'	25°00'00"	21.82'	21.64'	S77°30'44"E	C24	75.00'	25°00'00"	32.72'	32.47'	S77°30'44"E
C13	100.00'	25°00'00"	43.63'	43.29'	S77°30'44"E	C25(O/A)	375.00'	24°59'16"	163.54'	162.25'	S12°29'38"W
C14	15.00'	92°28'01"	24.21'	21.66'	S68°45'15"W	C91(O/A)	350.00'	22°31'15"	137.57'	136.69'	S11°15'37"W

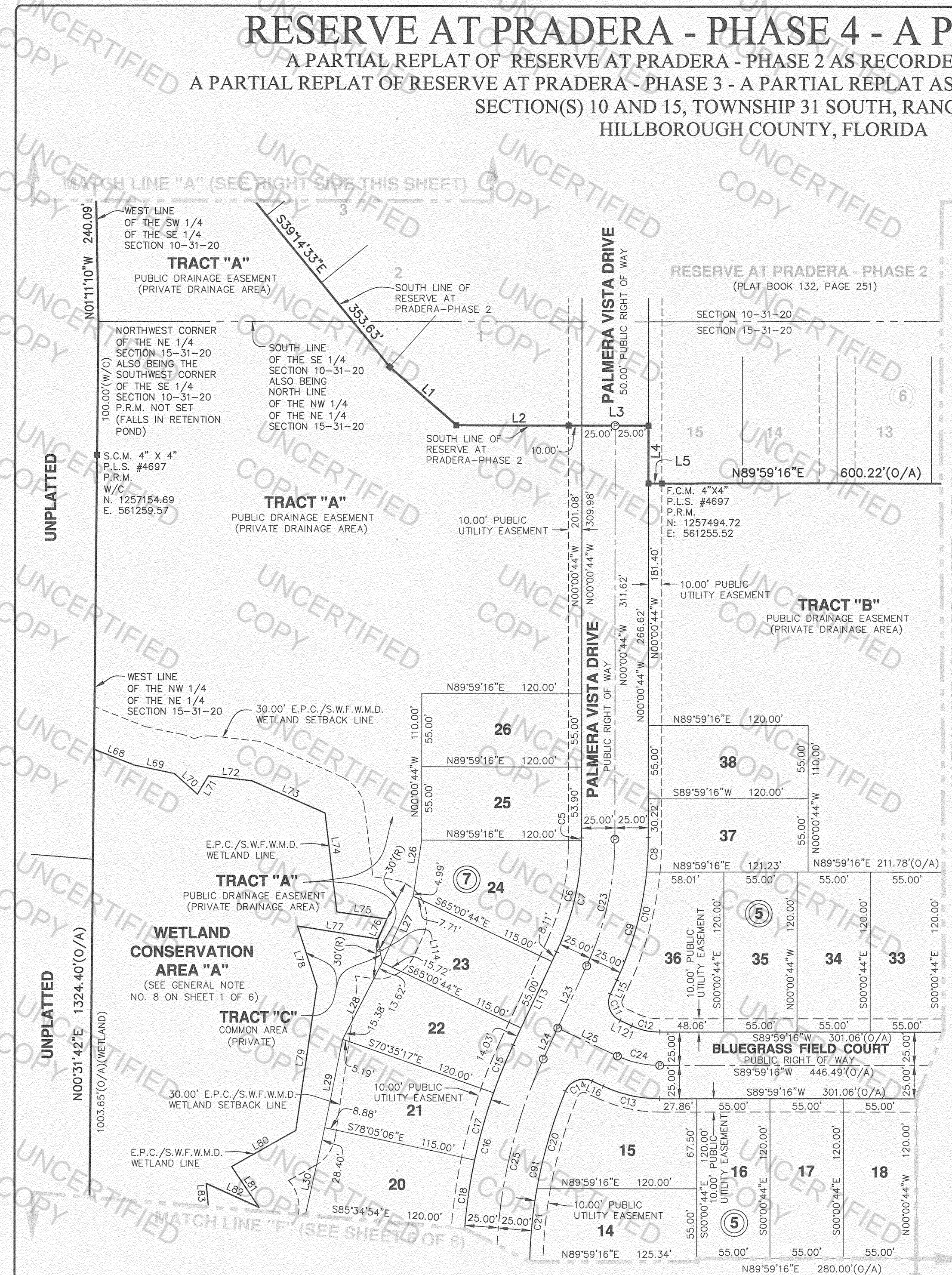
### LEGEND

- E.P.C. ENVIRONMENTAL PROTECTION COMMISSION OF HILLBOROUGH COUNTY
- S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- S.C.M. SET 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- F.C.M. FOUND 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- S.P.K.N.&D. SET P.K. NAIL & DISK P.L.S. #4697 P.R.M.
- N.C.F. NO CORNER SET OR FOUND
- W/C WITNESS CORNER
- F.I.P. FOUND IRON PIPE
- P.K. PARKER KALON
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- (R) RADIAL
- O/A OVERALL
- P.L.S. PROFESSIONAL LAND SURVEYOR
- CDD COMMUNITY DEVELOPMENT DISTRICT
- C.C.R. CERTIFIED CORNER RECORD
- FOUND 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
- BLOCK DESIGNATION



**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

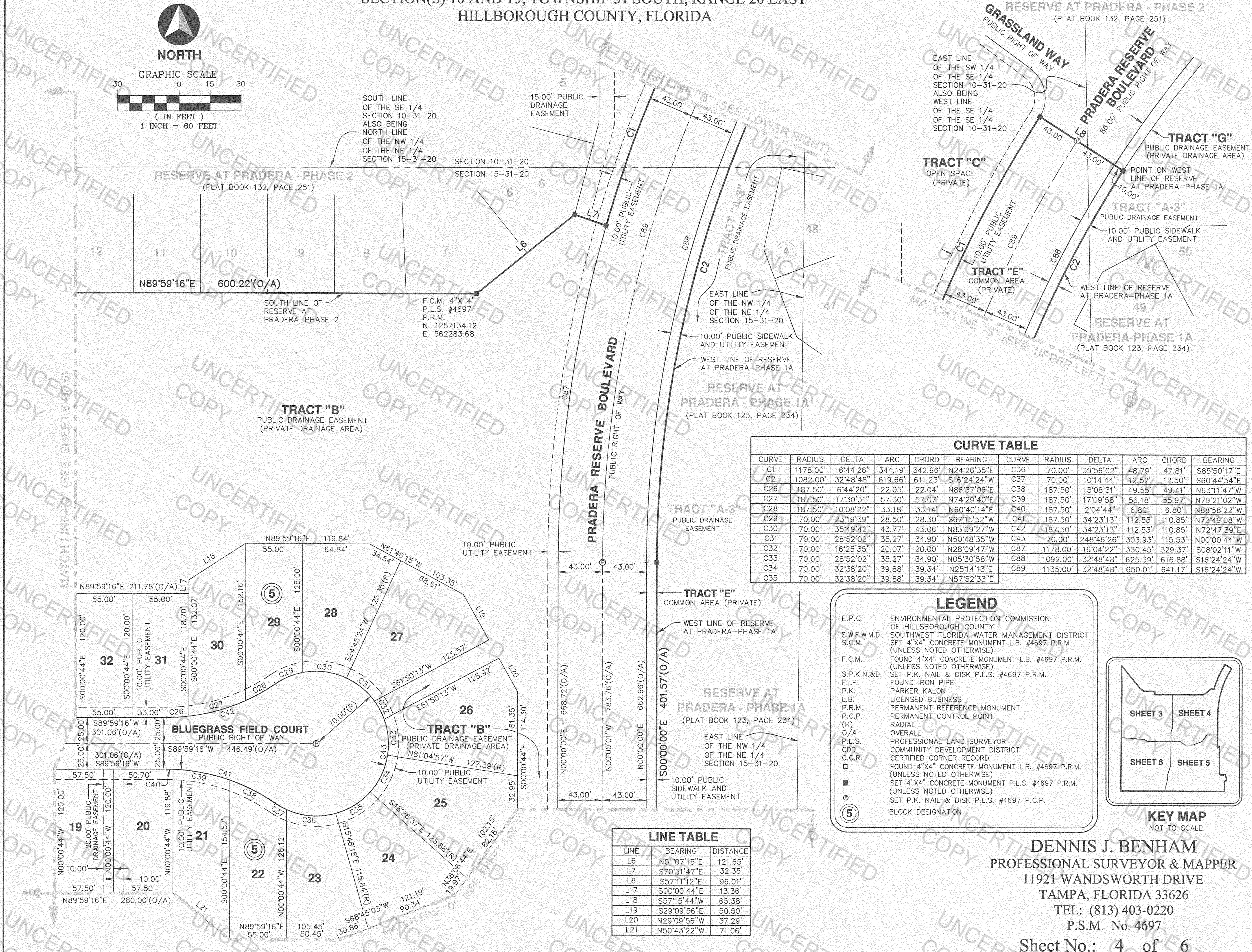
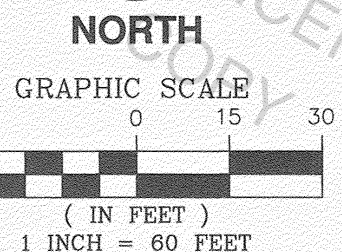
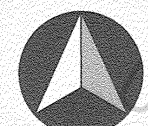


# RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT

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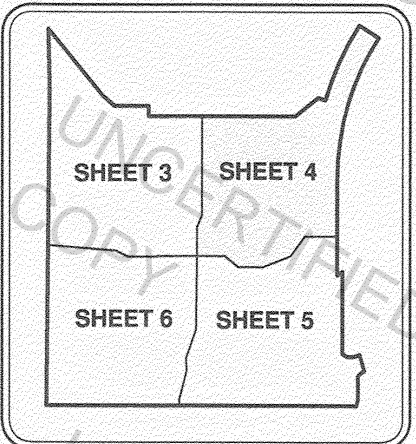
A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251  
 A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 131 PAGE 177  
 SECTION(S) 10 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
 HILLBOROUGH COUNTY, FLORIDA



CURVE TABLE											
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING	CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1178.00'	16°44'26"	344.19'	342.96'	N24°26'35"E	C36	70.00'	39°56'02"	48.79'	47.81'	S85°50'17"E
C2	1082.00'	32°48'48"	619.66'	611.23'	S16°24'24"W	C37	70.00'	10°14'44"	12.52'	12.50'	S60°44'54"E
C26	187.50'	6°44'20"	22.05'	22.04'	N86°37'06"E	C38	187.50'	15°08'31"	49.55'	49.41'	N63°11'47"W
C27	187.50'	17°30'31"	57.30'	57.07'	N74°29'40"E	C39	187.50'	17°09'58"	56.18'	55.97'	N79°21'02"W
C28	187.50'	10°08'22"	33.18'	33.14'	N60°40'14"E	C40	187.50'	2°04'44"	6.80'	6.80'	N88°58'22"W
C29	70.00'	23°19'38"	28.50'	28.30'	S67°15'52"W	C41	187.50'	34°23'13"	112.53'	110.85'	N72°49'08"W
C30	70.00'	35°49'42"	43.77'	43.06'	N83°09'27"W	C42	187.50'	34°23'13"	112.53'	110.85'	N72°47'39"E
C31	70.00'	28°52'02"	35.27'	34.90'	N50°48'35"W	C43	70.00'	248°46'26"	303.93'	115.53'	N00°00'44"W
C32	70.00'	16°25'35"	20.07'	20.00'	N28°09'47"W	C87	1178.00'	16°04'22"	330.45'	329.37'	S08°02'11"W
C33	70.00'	28°52'02"	35.27'	34.90'	N05°30'58"W	C88	1092.00'	32°48'48"	625.39'	616.88'	S16°24'24"W
C34	70.00'	32°38'20"	39.88'	39.34'	N25°14'13"E	C89	1135.00'	32°48'48"	650.01'	641.17'	S16°24'24"W
C35	70.00'	32°38'20"	39.88'	39.34'	N57°52'33"E						

**LEGEND**

- E.P.C. ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
- S.W.F.W.M.D. SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- S.C.M. SET 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- F.C.M. FOUND 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- S.P.K.N.&D. SET P.K. NAIL & DISK P.L.S. #4697 P.R.M.
- F.I.P. FOUND IRON PIPE
- P.K. PARKER KALON
- L.B. LICENSED BUSINESS
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- (R) RADIAL
- (O/A) OVERALL
- P.L.S. PROFESSIONAL LAND SURVEYOR
- CDD. COMMUNITY DEVELOPMENT DISTRICT
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- SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
- SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
- ⑤ BLOCK DESIGNATION



LINE TABLE		
LINE	BEARING	DISTANCE
L6	N51°07'15"E	121.65'
L7	S70°51'47"E	32.35'
L8	S57°11'12"E	98.01'
L17	S00°00'44"E	13.36'
L18	S57°15'44"W	65.38'
L19	S29°09'56"E	50.50'
L20	N29°09'56"W	37.29'
L21	N50°43'22"W	71.06'

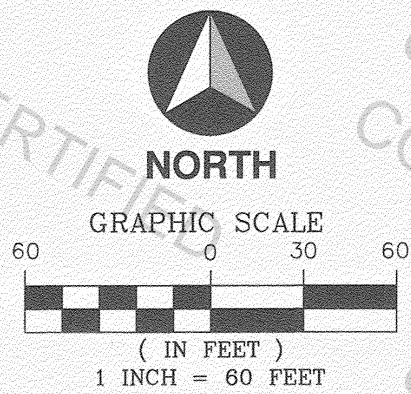
**DENNIS J. BENHAM**  
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 11921 WANDSWORTH DRIVE  
 TAMPA, FLORIDA 33626  
 TEL: (813) 403-0220  
 P.S.M. No. 4697

# RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT

Plat Book: 138

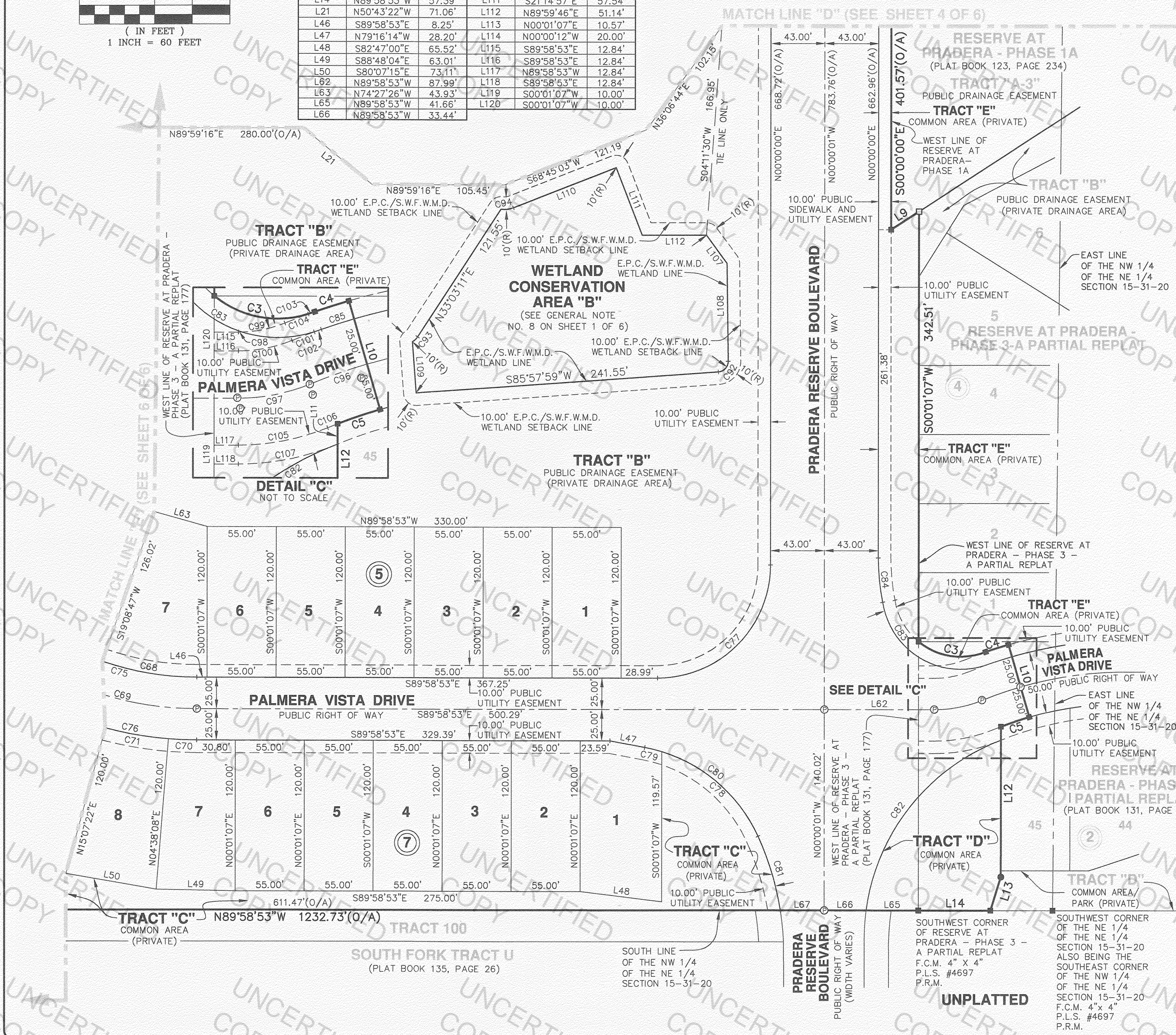
Page No.: 236

A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251  
 A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 131 PAGE 177  
 SECTION(S) 10 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
 HILLBOROUGH COUNTY, FLORIDA

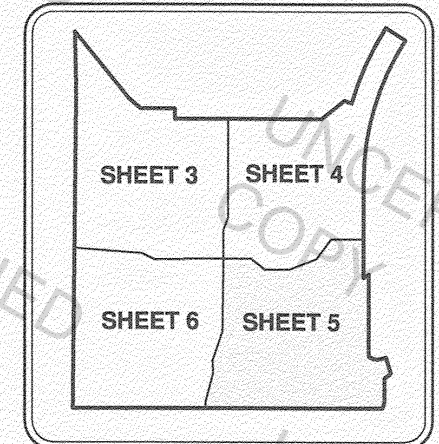


LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L9	N56°57'41"E	26.58'	L67	N89°58'53"W	34.91'
L10	S16°09'12"E	60.00'	L107	S36°18'59"E	27.74'
L11	S00°01'07"W	10.81'	L108	S00°43'09"E	77.74'
L12	S00°01'07"W	119.81'	L109	N04°11'37"W	40.70'
L13	S17°13'21"W	27.94'	L110	N68°45'03"E	87.83'
L14	N89°58'53"W	57.39'	L111	S21°14'57"E	57.54'
L21	N50°43'22"W	71.06'	L112	N89°59'46"E	51.14'
L46	S89°58'53"E	8.25'	L113	N00°01'07"E	10.57'
L47	N79°16'14"W	28.20'	L114	N00°00'12"W	20.00'
L48	S82°47'00"E	65.52'	L115	S89°58'53"E	12.84'
L49	S88°48'04"E	63.01'	L116	S89°58'53"E	12.84'
L50	S80°07'15"E	73.11'	L117	N89°58'53"W	12.84'
L62	N89°58'53"W	87.99'	L118	S89°58'53"E	12.84'
L63	N74°27'26"W	43.93'	L119	S00°01'07"W	10.00'
L65	N89°58'53"W	41.66'	L120	S00°01'07"W	10.00'
L66	N89°58'53"W	33.44'			

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C3	53.21'	61°02'25"	66.68'	64.04'	S81°10'38"E
C4	335.00'	3°15'16"	19.03'	19.03'	N72°13'09"E
C5	275.00'	4°57'59"	23.84'	23.83'	S71°21'48"W
C68	230.00'	19°07'40"	76.78'	76.43'	S80°25'03"E
C69(O/A)	255.00'	37°44'14"	167.95'	164.93'	S71°06'46"E
C70	280.00'	4°37'01"	22.56'	22.56'	S87°40'22"E
C71	280.00'	10°29'14"	51.25'	51.18'	S80°07'15"E
C75(O/A)	230.00'	37°44'14"	151.49'	148.76'	S71°06'46"E
C76(O/A)	280.00'	37°44'14"	184.42'	181.10'	S71°06'46"E
C77	90.00'	90°01'07"	141.40'	127.30'	N45°00'34"E
C78	125.00'	48°09'59"	105.08'	102.02'	N48°42'58"W
C79	125.00'	6°28'17"	14.12'	14.11'	N76°02'06"W
C80	125.00'	54°38'16"	119.20'	114.74'	N51°57'07"W
C81	229.00'	15°29'42"	61.93'	61.74'	N16°53'08"W
C82	168.54'	61°45'18"	181.66'	172.99'	S38°21'38"W
C83	63.21'	102°31'11"	113.10'	98.60'	S60°14'50"E
C84	181.50'	11°14'02"	35.59'	35.53'	S05°37'01"E
C85	325.00'	3°13'16"	18.27'	18.27'	S72°14'10"W
C86	275.00'	4°57'59"	23.84'	23.83'	S71°21'48"W
C92	8.40'	86°41'08"	12.71'	11.53'	S42°37'25"W
C93	12.60'	26°28'20"	5.82'	5.77'	N46°17'21"E
C94	19.60'	29°34'03"	10.11'	10.00'	N83°32'05"E
C96	300.00'	6°09'34"	32.25'	32.24'	S70°46'00"W
C97	100.00'	22°19'55"	38.98'	38.73'	N78°51'11"E
C98	65.00'	1°46'45"	2.02'	2.02'	N89°07'46"E
C99	65.00'	20°33'10"	23.32'	23.19'	N77°57'48"E
C100	75.00'	22°19'55"	29.23'	29.05'	N78°51'11"E
C101	325.00'	2°14'39"	12.73'	12.73'	S68°48'33"W
C102	325.00'	0°41'40"	3.94'	3.94'	S70°16'42"W
C103	335.00'	0°37'39"	3.67'	3.67'	S70°16'42"W
C104	335.00'	2°16'39"	13.32'	13.32'	S68°49'33"W
C105	125.00'	22°19'55"	48.72'	48.41'	N78°51'11"E
C106	275.00'	1°11'35"	5.73'	5.73'	S68°17'01"W
C107	135.00'	22°19'55"	52.62'	52.29'	N78°51'11"E



LEGEND	
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
S.W.F.W.M.D.	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
S.C.M.	SET 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
F.C.M.	FOUND 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
S.P.K.N.&D.	SET P.K. NAIL & DISK P.L.S. #4697 P.R.M.
F.I.P.	FOUND IRON PIPE
P.K.	PARKER KALON
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
(R)	RADIAL
O/A	OVERALL
P.L.S.	PROFESSIONAL LAND SURVEYOR
CDD	COMMUNITY DEVELOPMENT DISTRICT
C.C.R.	CERTIFIED CORNER RECORD
□	FOUND 4"X4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
■	SET 4"X4" CONCRETE MONUMENT P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
●	SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
⑤	BLOCK DESIGNATION



**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.: 5 of 6

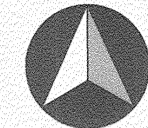
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# RESERVE AT PRADERA - PHASE 4 - A PARTIAL REPLAT

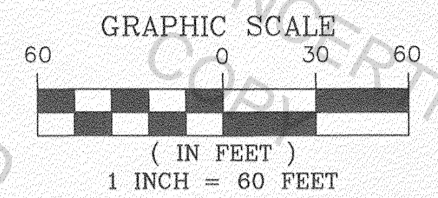
Plat Book: 138

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A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 2 AS RECORDED IN PLAT BOOK 132 PAGE 251  
A PARTIAL REPLAT OF RESERVE AT PRADERA - PHASE 3 - A PARTIAL REPLAT AS RECORDED IN PLAT BOOK 131 PAGE 177  
SECTION(S) 10 AND 15, TOWNSHIP 31 SOUTH, RANGE 20 EAST  
HILLBOROUGH COUNTY, FLORIDA



NORTH

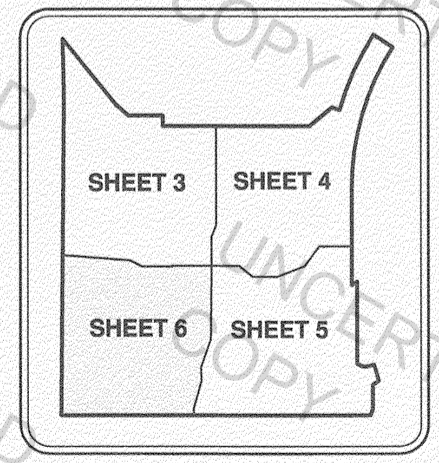


LINE	BEARING	DISTANCE
L22	S00°00'44"E	57.50'
L31	N01°24'49"E	62.65'
L32	S00°00'00"E	22.57'
L33	S00°00'00"E	29.61'
L34	S00°00'00"E	48.87'
L35	S00°00'00"E	3.31'
L36	S00°00'00"E	52.18'
L37	S00°00'00"E	52.18'
L38	S00°00'00"E	52.18'
L39	S65°00'00"E	12.59'
L40	S65°00'00"E	9.96'
L41	S65°00'00"E	2.63'
L42	S65°00'00"E	12.59'
L43	N00°00'00"E	40.17'
L44	N00°00'00"E	40.17'
L45	N00°00'00"E	40.17'
L51	S69°38'02"E	73.11'
L52	S63°01'08"E	73.74'
L53	S46°19'21"E	79.48'
L54	N29°31'16"W	81.77'
L55	N08°30'55"W	87.47'
L56	N00°04'02"W	59.58'
L57	N90°00'00"W	50.76'
L58	N41°20'47"W	78.39'
L59	N21°20'08"W	67.10'
L60	N13°00'30"W	56.45'
L61	N01°55'43"W	55.03'
L64	S65°00'00"E	12.59'
L83(O/A)	S05°03'22"E	37.35'
L84	S02°32'51"E	68.82'
L85	S02°15'48"E	112.53'
L86	S82°32'00"E	43.02'
L87	S34°30'13"E	63.41'
L88	S07°33'13"E	23.40'
L89	N86°05'03"W	16.33'
L90	S79°12'54"W	25.68'
L91	S84°29'05"W	59.19'
L92	S44°37'09"E	24.01'
L93	N82°20'53"E	40.64'
L94	N83°23'59"E	67.78'
L95	S46°57'29"E	39.63'
L96	S53°44'45"E	47.83'
L97	S06°10'55"E	36.52'
L98	S06°26'30"E	56.34'
L99	S05°57'46"E	135.67'
L100	S51°31'47"E	27.08'
L101	S20°31'13"E	26.13'
L102	S76°32'27"E	48.36'
L103	N88°28'18"E	56.99'
L104	N85°37'14"E	33.20'
L105	S84°28'56"E	47.08'
L106	S04°58'23"E	30.14'

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C16(O/A)	400.00'	24°59'16"	174.45'	173.07'	S12°29'38"W
C19	400.00'	4°25'06"	30.85'	30.84'	S02°12'33"W
C22	350.00'	1°00'14"	6.13'	6.13'	S00°30'07"W
C25(O/A)	375.00'	24°59'16"	163.54'	162.25'	S12°29'38"W
C44	175.00'	8°20'34"	25.48'	25.46'	S04°10'17"E
C45	175.00'	19°00'16"	58.05'	57.78'	S17°50'42"E
C46	175.00'	27°23'28"	83.66'	82.87'	S41°02'34"E
C47	175.00'	10°15'42"	31.34'	31.30'	S59°52'09"E
C48	175.00'	65°00'00"	198.53'	188.05'	S32°30'00"W
C49	125.00'	65°00'00"	141.81'	134.32'	S32°30'00"W
C50	50.00'	56°22'23"	49.19'	47.23'	N36°48'48"W
C51	50.00'	8°37'37"	7.53'	7.52'	N04°18'48"W
C52	100.00'	9°46'07"	17.05'	17.03'	N04°53'04"W
C53	100.00'	25°59'34"	45.37'	44.98'	N22°45'54"W
C54	100.00'	29°14'19"	51.03'	50.48'	N50°22'51"W
C55	75.00'	65°00'00"	85.08'	80.59'	N32°30'00"W
C56	50.00'	65°00'00"	56.72'	53.73'	N32°30'00"W
C57	100.00'	65°00'00"	113.45'	107.46'	N32°30'00"W
C58	150.00'	52°14'39"	136.77'	132.09'	S26°07'19"E
C59	150.00'	2°31'43"	6.62'	6.62'	S01°15'51"E
C60	150.00'	18°26'32"	48.28'	48.07'	S11°44'59"E
C61	150.00'	17°06'03"	44.77'	44.60'	S29°31'16"E
C62	150.00'	14°10'21"	37.10'	37.01'	S45°09'28"E
C63	125.00'	52°14'39"	113.98'	110.07'	S26°07'19"E
C64	100.00'	52°14'39"	91.18'	88.06'	S26°07'19"E
C65	100.00'	13°38'22"	23.81'	23.75'	S06°49'11"E
C66	100.00'	38°36'17"	67.38'	66.11'	S32°56'30"E
C67	230.00'	18°36'34"	74.70'	74.38'	S61°32'56"E
C69(O/A)	255.00'	37°44'14"	167.95'	164.93'	S71°06'46"E
C72	280.00'	10°29'13"	51.25'	51.18'	S69°38'02"E
C73	280.00'	10°29'13"	51.25'	51.18'	S59°08'49"E
C74	280.00'	1°39'34"	8.11'	8.11'	S53°04'26"E
C75(O/A)	230.00'	37°44'14"	151.49'	148.76'	S71°06'46"E
C76(O/A)	280.00'	37°44'14"	184.42'	181.10'	S71°06'46"E
C91	350.00'	22°31'15"	137.57'	136.69'	S11°15'37"W
C95	150.00'	65°00'00"	170.17'	161.19'	S32°30'00"W



LEGEND	
E.P.C.	ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
S.W.F.W.M.D.	SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
S.C.M.	SET 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
S.P.K.N.&D.	SET P.K. NAIL & DISK P.L.S. #4697 P.R.M.
F.I.P.	FOUND IRON PIPE
P.K.	PARKER KALON
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
(R)	RADIAL
O/A	OVERALL
P.L.S.	PROFESSIONAL LAND SURVEYOR
ODD	COMMUNITY DEVELOPMENT DISTRICT
C.C.R.	CERTIFIED CORNER RECORD
□	FOUND 4"x4" CONCRETE MONUMENT L.B. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
■	SET 4"x4" CONCRETE MONUMENT P.L.S. #4697 P.R.M. (UNLESS NOTED OTHERWISE)
○	SET P.K. NAIL & DISK P.L.S. #4697 P.C.P.
⑤	BLOCK DESIGNATION



KEY MAP NOT TO SCALE

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