

PREVATT PRESERVE 1
MINOR SUBDIVISION

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS:

This plat is has been approved for recordation.

Chairman _____ Date _____

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: _____
Florida Professional Surveyor and Mapper, License # _____
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

CLERK OF THE CIRCUIT COURT:

County of Hillsborough, State of Florida

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

By _____
Clerk of the Circuit Court

By _____
Deputy Clerk

THIS ____ DAY OF _____, 2021, TIME ____

CLERK FILE NUMBER _____

SURVEYORS CERTIFICATE:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is an accurate representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with al the requirements of Chapter 177 Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (P.R.M.'S) were set on the ____ day of _____, 2021, and Lot Corners have been set as shown hereon.

DARRELL COPELAND, PROFESSIONAL LAND SURVEYOR _____ DATE _____
Florida Professional Surveyor and Mapper, License # 4529
7910 180th STREET * McALPIN, FLORIDA 32062

DESCRIPTION:

A parcel of land lying in the North 1/2 of the SW 1/4 of Section 18, Township 32 South, Range 21 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the northwest corner of the North 1/2 of the SW 1/4 of said Section 18 for the POINT OF BEGINNING; thence on the north boundary thereof S89°45'32"E, a distance of 1352.21 feet to the northwest corner of the NE 1/4 of the SW 1/4 of said Section 18; thence on the north boundary thereof S89°45'32"E, a distance of 1323.21 feet to the west maintained right-of-way line of Grange Hall Loop, as delineated by the Hillsborough County Public Works Department; thence on said right-of-way line S00°22'23"W, a distance of 1332.34 feet to the south boundary of the NE 1/4 of the SW 1/4 of said Section 18; thence on said south boundary, N89°42'52"W, a distance of 1325.55 feet to the southeast corner of the NE 1/4 of the SW 1/4 the same being the southeast corner of the NW 1/4 of the SW 1/4 of said Section 18; thence on the south boundary of said NW 1/4 of the SW 1/4, N89°42'55"W, a distance of 1352.55 feet to the southwest corner of the NW 1/4 of the SW 1/4 of said Section 18; thence on the west boundary thereof N00°29'20"E, a distance of 1330.27 feet to the POINT OF BEGINNING. Containing 81.77 acres, more or less.

DEDICATION:

The undersigned, as Owners of the lands platted herein do hereby dedicate this plat of PREVATT PRESERVE 1 for record.

It is the intent of the undersigned Owners that the private ingress, egress and utilities easement shown hereon as Easement "A" being 50.00 feet in width, and lying a part of Lots 1, 2, 3 and 4, is hereby created for the benefit of Lots 3, 4, and 5.

Said easements are for access for ingress and egress and the provision of utilities services, and will run appurtenant and pass in title with aforesaid benefited lots, Said easement is not dedicated to the public, but is private, and will be maintained by the owners of the aforesaid benefited lots.

The undersigned also hereby confirm(s) the limits of the public right-of-way as shown hereon.

OWNERS: Everett F. Prevatt Trust dated November 30, 1990

Sharon S. Prevatt Trust dated November 30, 1990

SHARON S. PREVATT TRUSTEE	Witness _____	Witness _____
	Print _____	Print _____

JOHN B. PREVATT TRUSTEE	Witness _____	Witness _____
	Print _____	Print _____

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [_____] physical presence or [_____] online notarization this ____ day of _____, 2021, by Sharon S. Prevatt, as Trustee of the Sharon S. Prevatt Trust dated November 30, 1990 and John B. Prevatt as Trustee of the Everett F. Prevatt Trust dated November 30, 1990

NOTARY PUBLIC:

Sign: _____ (Seal)

Print: _____

Personally known ____ OR Produced Identification ____
Type of Identification Produced _____

[illegible]

PLAT IS ON GRID



(IN FEET)
1 INCH = 200

PLANT LEGEND

■ = SET (P.R.M.) PERMANENT REFERENCE MONUMENT, 4" DIAMETER STAMPED PLS 4529

⊖ = SET (C.I.P.) CAPPED 1/2" IRON ROD, CAP STAMPED PLS 4529

EPC = ENVIRONMENTAL PROTECTION COMMISSION

W/C = WITNESS CORNER

SEC. = SECTION

*50.00 = TIE TO EPC LINE (REFERENCE LINE)

P.K. = PARKER KALON

WETLAND CONSERVATION AREA NOTE

"The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County, FL, 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 shall conform to the provisions stipulated within the Land Development Code.

PLAT NOTES:

- 1) Subdivision plat by no means represents 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 Service Division has information regarding flooding and the restrictions on development.
- 2) "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivision 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."
- 3) Basis of bearing based on the north boundary of the N 1/2 SW 1/4 SEC. 29-32-21 bearing S89°45'32"E per State Plane Coordinates (see below)
- 4) Coordinates shown hereon are in feet and are tied to the Florida State Plane Coordinate System by third order accuracy and are supplemental data only. Originating coordinates: Certified Corner Records #57246 & 57257.
 - North American Datum of 1983 (1990).
- 5) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.

KEY SHEET

Δ DARRIEL COPELAND SURVEYING, INC.
7910 180th STREET McALPIN, FLORIDA 32062
LB#81 41 386-209-4343 desurvey@aol.com

SHEET 2 OF 4

SHEET 2 OF 4

PREVATT PRESERVE 1
MINOR SUBDIVISION

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

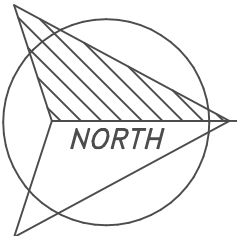
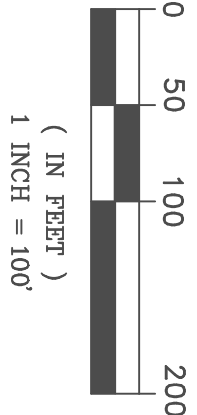
FOUND CONCRETE
MONUMENT 4"x4"
STAMPED #5221
N1222870.05
E575570.38

SUMMERFIELD - WMAUMA ESTATES
PLATTED SUBDIVISION - NO IMPROVEMENTS
PLAT BOOK 89, PAGE 2

SUMMERFIELD - WMAUMA ESTATES
PLATTED SUBDIVISION - NO IMPROVEMENTS
PLAT BOOK 89, PAGE 2

FOUND NAIL & DISK #6743
NE CORNER N 1/2 SW 1/4 PLAT IS ON GRID
SECTION 18-32-21
CERTIFIED CORNER
RECORD #95853

GRAPHIC SCALE



97.13'
20.00'

NORTHWEST CORNER
NE 1/4 SW 1/4
SECTION 18-32-21

NORTH BOUNDARY SW 1/4 SECTION 18-32-21

S89°45'32"E 1323.21'

719.83'

29.00'
32.00'

FOUND NAIL & DISK #6743
NE CORNER N 1/2 SW 1/4 PLAT IS ON GRID
SECTION 18-32-21
CERTIFIED CORNER
RECORD #95853

LOT 1

5.43 ACRES, ±
LESS EASEMENT = 5.0 ACRES, ±

LOT 4

5.42 ACRES, ±
LESS EASEMENT = 5.0 ACRES, ±

N00°31'53"E 327.60'

N00°31'53"E 327.61'

N89°42'52"W 720.51'

LOT 5

MATCH LINE SEE SHEET 4

WEST BOUNDARY NE 1/4
SW 1/4 SECTION 18-32-21

LOT 3

5.42 ACRES, ±
LESS EASEMENT = 5.0 ACRES, ±

N00°31'53"E 327.61'

N00°31'53"E 94.90'

720.51'

LOT 2

5.42 ACRES, ±
LESS EASEMENT = 5.0 ACRES, ±

N00°31'53"E 327.61'

N00°31'53"E 1442.49'

N89°42'52"W 721.25'

WEST RIGHT-OF-WAY LINE OF GRANGE
HALL LOOP AS DELINEATED BY JOHN
WARREN, ENG II OF THE EAST SERVICE
UNIT OF HILLSBOROUGH COUNTY ON 2-8-06

EASEMENT "A"
50' INGRESS-EGRESS
& UTILITIES EASEMENT

N89°42'52"W 1442.49'

721.98'

327.61'

S00°22'23"W 1332.34'

S00°27'33"W 1332.36'

RIGHT-OF-WAY WIDTH - 59' TO 61'

TANGENT TABLE	
BEARING	DISTANCE
T1	N10°16'14"W 38.11'
T2	N16°03'04"W 62.77'
T3	N18°11'25"W 53.17'
T4	N50°16'29"W 62.86'
T5	N69°11'35"W 57.31'
T6	N81°36'47"W 46.52'
T7	S79°30'58"W 62.16'
T8	S81°19'12"W 54.96'
T9	S43°37'27"W 87.26'
T10	S28°01'10"W 64.69'
T11	S42°00'04"W 61.38'
T12	S22°02'04"W 24.08'
T13	S04°00'36"W 19.87'

GRANGE HALL LOOP

EAST RIGHT-OF-WAY LINE OF GRANGE
HALL LOOP AS DELINEATED BY JOHN
WARREN, ENG II OF THE EAST SERVICE
UNIT OF HILLSBOROUGH COUNTY ON 2-8-06

MATCH LINE SEE SHEET 4

LOT 6

44.23 ACRES, ± TOTAL
31.01 ACRES, ± UPLAND

WETLAND LINE
30.00' WETLAND
CONSERVATION AREA
SETBACK LINE

SW CORNER NE 1/4 SW 1/4
& SE CORNER NW 1/4 SW 1/4
SECTION 18-32-21

FOUND NAIL & DISK #4529
SE CORNER N 1/2 SW 1/4
SECTION 18-32-21

DARRELL COPELAND SURVEYING, INC.
7910 180th STREET McALPIN, FLORIDA 32062
LB#8141 386-209-4343 desurvey@aol.com

- U N P L A T E D -

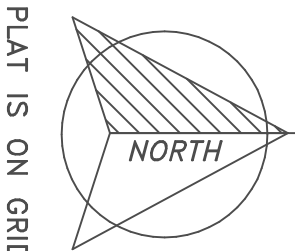
PREVATT PRESERVE 1
MINOR SUBDIVISION

FOUND CONCRETE
MONUMENT 4"x4" STAMPED #5221
NW CORNER N 1/2 SW 1/4
SECTION 18-32-21
CERTIFIED CORNER
RECORD #57246

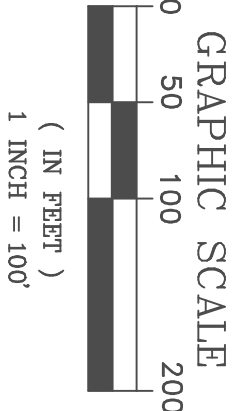
SUMMERFIELD - WIMAUMA ADDITION
PLATTED SUBDIVISION - NO IMPROVEMENTS
PLAT BOOK 94, PAGE 95

SUMMERFIELD - WIMAUMA ADDITION
PLATTED SUBDIVISION - NO IMPROVEMENTS
PLAT BOOK 94, PAGE 95

NORTHWEST CORNER
NE 1/4 SW 1/4
SECTION 18-32-21



PLAT IS ON GRID



PLAT LEGEND	
●	= SET (P.R.M.) PERMANENT REFERENCE MONUMENT, 4" DIAMETER STAMPED PLUS 4529
⊙	= SET (G.I.P.) CAPPED 1/2" IRON ROD, CAP STAMPED PLUS 4529
EPC	= ENVIRONMENTAL PROTECTION COMMISSION
W/C	= WITNESS CORNER
SEC.	= SECTION
*50.00	= TIE TO EPC LINE (REFERENCE LINE)
P.K.	= PARKER KALON

MATCH LINE SEE SHEET 3

LOT 3

LOT 4

TANGENT TABLE					
	BEARING	DISTANCE			
T14	N1°35'30"W	57.20'	T54	N90°00'00"W	35.79'
T15	N21°14'30"W	52.54'	T55	S87°54'23"W	46.62'
T16	N35°55'01"W	40.71'	T56	S78°58'04"W	44.57'
T17	N20°44'43"W	31.83'	T57	N10°05'16"W	25.95'
T18	N03°56'53"W	53.21'	T58	N19°23'51"E	32.50'
T19	N01°19'59"E	39.36'	T59	N36°02'50"E	15.45'
T20	N14°28'49"W	58.60'	T60	N49°12'20"E	16.51'
T21	N48°29'20"W	42.81'	T61	S86°22'11"E	35.87'
T22	N81°04'33"W	64.90'	T62	N69°55'53"E	56.25'
T23	N81°52'33"W	45.33'	T63	S83°11'45"E	38.34'
T24	N66°04'22"W	47.81'	T64	N42°57'03"E	33.35'
T25	N40°41'26"W	62.00'	T65	S88°19'00"E	38.65'
T26	N21°48'57"E	15.29'	T66	N89°15'58"E	44.32'
T27	N59°39'54"W	88.13'	T67	S87°30'44"E	39.24'
T28	N88°31'56"W	26.72'	T68	N83°57'01"E	37.71'
T29	S85°30'19"W	25.34'	T69	N61°59'14"E	29.67'
T30	S42°59'58"W	19.16'	T70	N41°45'45"E	36.17'
T31	S76°40'12"W	31.77'	T71	N1°05'15"E	71.94'
T32	N81°12'35"W	30.03'	T72	N05°01'40"E	60.91'
T33	N75°23'22"W	22.73'	T73	N13°43'00"E	81.16'
T34	N72°36'33"W	22.38'	T74	N51°21'38"W	53.49'
T35	N87°39'52"W	13.63'	T75	N71°11'17"W	45.69'
T36	N79°13'24"W	34.06'	T76	N78°57'05"W	43.57'
T37	N69°16'04"W	22.49'	T77	N72°48'48"W	43.22'
T38	S87°52'50"W	25.83'	T78	N40°04'53"W	28.24'
T39	N05°59'06"E	33.62'	T79	N71°02'33"W	33.26'
T40	N20°11'58"E	23.08'	T80	N60°47'23"W	47.30'
T41	S65°44'27"E	72.40'	T81	N32°25'08"W	30.25'
T42	S85°29'32"E	70.25'	T82	N47°18'41"W	26.08'
T43	S83°48'38"E	41.35'	T83	N23°50'03"W	59.60'
T44	N88°37'44"E	53.24'	T84	N45°16'18"W	69.98'
T45	N81°54'39"E	37.92'	T85	S02°23'16"E	40.91'
T46	N04°32'28"E	36.81'	T86	S04°31'02"W	64.92'
T47	N05°01'00"E	33.32'	T87	S81°42'32"W	55.12'
T48	N09°28'09"W	35.43'	T88	N14°14'29"E	80.83'
T49	N02°39'54"W	25.07'	T89	N14°47'35"E	42.28'
T50	N07°16'49"W	27.59'	T90	S04°00'36"W	5.81'
T51	N16°35'47"W	48.86'	T91	S78°14'24"E	27.86'
T52	N85°04'35"W	29.90'	T92	S69°55'53"W	45.80'
T53	S85°09'44"W	28.61'			

MATCH LINE SEE SHEET 3

LOT 6
44.23 ACRES, ± TOTAL
31.01 ACRES, ± UPLAND

LOT 5

15.88 ACRES, ± TOTAL

NORTH BOUNDARY SW 1/4 SECTION 18-32-21

S89°45'32"E 1352.21'

1235.08'

*373.91'

SECTION 18, TOWNSHIP 32 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

N1222875.65
E574238.18

POINT OF BEGINNING

7.78 ACRES, ± WETLAND
WETLAND
CONSERVATION
AREA

EPC WETLAND LINE

WETLAND LINE

N89°44'12"W 1234.66'

*838.95'

UPLAND ISLAND

N00°29'20"E 1330.27'

WEST BOUNDARY NW 1/4 SW 1/4 SECTION 18-32-21

770.44'

FOUND CONCRETE
MONUMENT 4"x4" NO ID
SW CORNER N 1/2 SW 1/4
SECTION 18-32-21

SOUTH BOUNDARY NW 1/4 SW 1/4 SECTION 18-32-21

*903.72'

1234.09' TO P.R.M.

N89°42'52"W 1352.55'

SW CORNER NE 1/4 SW 1/4
& SE CORNER NW 1/4 SW 1/4
SECTION 18-32-21

DARRELL COPELAND SURVEYING, INC.
7910 180th STREET MCALPIN, FLORIDA 32062
LB#8141 386-209-4343 desurveyi@aol.com