

LOST RIVER PRESERVE PHASE I

SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: LOST RIVER PRESERVE ~ PHASE I

A parcel of land lying in the north 1/2 of Section 15, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the SE corner of the NE 1/4 of said Section 15; thence on the south boundary thereof N89°54'36"W, a distance of 1326.05 feet to the SW corner of the east 1/2 of the NE 1/4 of said Section 15; thence departing said south boundary S89°52'45"W, a distance of 1284.58 feet; thence N00°06'44"W, a distance of 25.00 feet for a POINT OF BEGINNING, said point being on the northwesterly right-of-way line of Gulf City Road; thence on said right-of-way line S89°53'16"W, a distance of 2033.59 feet; thence departing said right-of-way line N00°27'20"W, a distance of 637.36 feet; thence N89°59'09"E, a distance of 2086.41 feet; thence N45°00'00"E, a distance of 1665.59 feet; thence S89°02'46"E, a distance of 1350.00 feet to a point on the aforesaid northwesterly right-of-way line of Gulf City Road; thence on said right-of-way line the following four (4) courses: 1) S00°57'14"W, a distance of 1410.79 feet to a point on a curve concave northwesterly having a radius of 420.26 feet and a central angle of 48°14'53"; 2) on the arc of said curve a distance of 339.22 feet, said arc subtended by a chord which bears S25°42'44"W a distance of 330.09 feet to a point on a curve concave northwesterly having a radius of 555.21 feet and a central angle of 29°00'50"; 3) on the arc of said curve a distance of 281.15 feet, said arc subtended by a chord which bears S73°29'10"W a distance of 278.16 feet; 4) thence S89°53'16"W, a distance of 2144.05 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A parcel of land lying in the south 1/2 of Section 15, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the SE corner of the NE 1/4 of said Section 15; thence on the south boundary thereof N89°54'36"W, a distance of 1326.05 feet to the SW corner of the east 1/2 of the NE 1/4 of said Section 15; thence departing said south boundary S89°52'45"W, a distance of 1284.58 feet; thence S00°06'44"E, a distance of 50.00 feet for a POINT OF BEGINNING; thence continue S00°06'44"E, a distance of 175.00 feet; thence S45°12'21"W, a distance of 3170.19 feet; thence S00°23'08"E, a distance of 235.42 feet; thence S89°43'34"W, a distance of 400.00 feet to a point on the southeasterly right-of-way line of Gulf City Road; thence on said right-of-way line the following seven (7) courses: 1) N00°23'08"W, a distance of 36.16 feet; 2) S89°36'52"W, a distance of 10.00 feet; 3) N00°23'08"W, a distance of 151.00 feet; 4) S89°36'52"W, a distance of 20.00 feet; 5) N00°23'08"W, a distance of 1951.23 feet to the beginning of a curve concave southeasterly having a radius of 525.00 feet and a central angle of 90°16'24"; 6) on the arc of said curve a distance of 827.17 feet, said arc subtended by a chord which bears N44°45'04"E, a distance of 744.23 feet to the curve's end; 7) N89°53'16"E, a distance of 2143.15 feet to the beginning of a curve concave southeasterly having a radius of 25.00 feet and a central angle of 90°00'00"; thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears S45°06'44"E, a distance of 35.36 feet to the curve's end and the POINT OF BEGINNING.

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 #5468 Right-Of-Way Mapping Section, County Surveying Division, Real Estate Department, Hillsborough County, Florida.

SURVEYORS CERTIFICATE:

I, the undersigned surveyor, hereby certifies that this Plat is a representation of the land being subdivided; that this plat was prepared under my direction and supervision and complies with all of the survey requirements of Chapter 177 Part I, Florida State Statutes, and the Hillsborough County LDC; that permanent reference monuments (P.R.M.'s) and Lot Corners were set on the 20th day of Feb 2002, as shown hereon.

[Signature] 3-5-02
DARRELL COPELAND, PLS DATE
FLA. CERT. # 4529



DEDICATION:

The undersigned are the owners, mortgagees, or other persons, corporations, or entities having a record interest in the lands subdivided and platted into the subdivision of LOST RIVER PRESERVE PHASE I. The roadway shown as Parcel "A" (Paleo Point Drive) is not dedicated to the public, but is reserved for conveyance to the Home Owners Association. Parcel "A" (Paleo Point Drive) is hereby granted to Hillsborough County and all providers of emergency, mail, sanitation, and other similar services as an easement for ingress and egress to perform their official obligations. Owner hereby grants to all providers of street lights, telephone utilities, electric utilities, cable television utilities, and other public utilities, as selected by the Owner and the Home Owners Association, a non-exclusive easement for utility purposes and for ingress-egress over the roadway within Parcel "A" (Paleo Point Drive) and over the areas labeled on this plat as utility easements. The drainage easements as shown shall be conveyed to the Home Owners Association. The Home Owners Association, by acceptance of the conveyance grant, shall agree to maintain the roadway and drainage easements for the common use and benefit of all land owners as provided in the declaration of covenants and restrictions for the Home Owners Association. Legal title to Tracts "A", "B", "C" & "PARK" shall be transferred to the Homeowners Association.

LOST RIVER PRESERVES, LLC ~ OWNER
a Florida Limited Liability Company

[Signature]
WILLIAM CASEY, PRESIDENT

Witness: [Signature] Witness: [Signature]

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 11th day of MARCH, 2002, by William Casey, President of Lost River Preserve, LLC on behalf of Lost River Preserve, LLC. He is personally known to me or has produced _____ as identification and did not take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)

Print: BRIGITTE CHAMBERLIN

Title or Rank: NOTARY

Serial Number, if any: CC 995543



My Commission Expires: MARCH 1, 2005

CLERK OF THE CIRCUIT COURT:

County of Hillsborough, State of Florida

I hereby certify that this Plat complies in form with all the requirements Chapter 177 of the Florida Statutes, filed in Plat Book 92, Page 72, of the Public Records of Hillsborough County, Florida.

3/18/02
Date

[Signature]
Clerk of the Circuit Court

3/18/02
Date

[Signature]
Deputy Clerk
2002090969
TIME: 3:41 PM

BOARD OF COUNTY COMMISSIONERS:

Dedication of roads, streets and other rights-of-way accepted and showing of the grades and elevations on plat or by separate instrument waived by resolution of the Board of County Commissioners adopted on _____, 2002. Grades and elevations are shown in separate instrument filed in the County Engineer's Office. This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

[Signature]
Chairman

3/13/02
Date



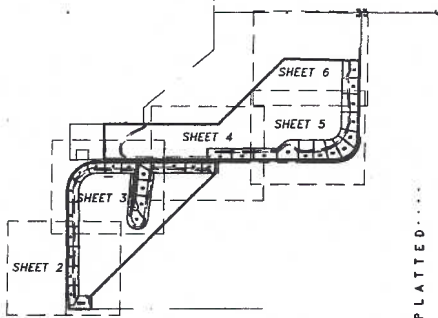
D&E SURVEYING, INC.
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LOST RIVER PRESERVE PHASE I

SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

KEY MAP

(NOT TO SCALE)



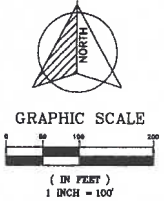
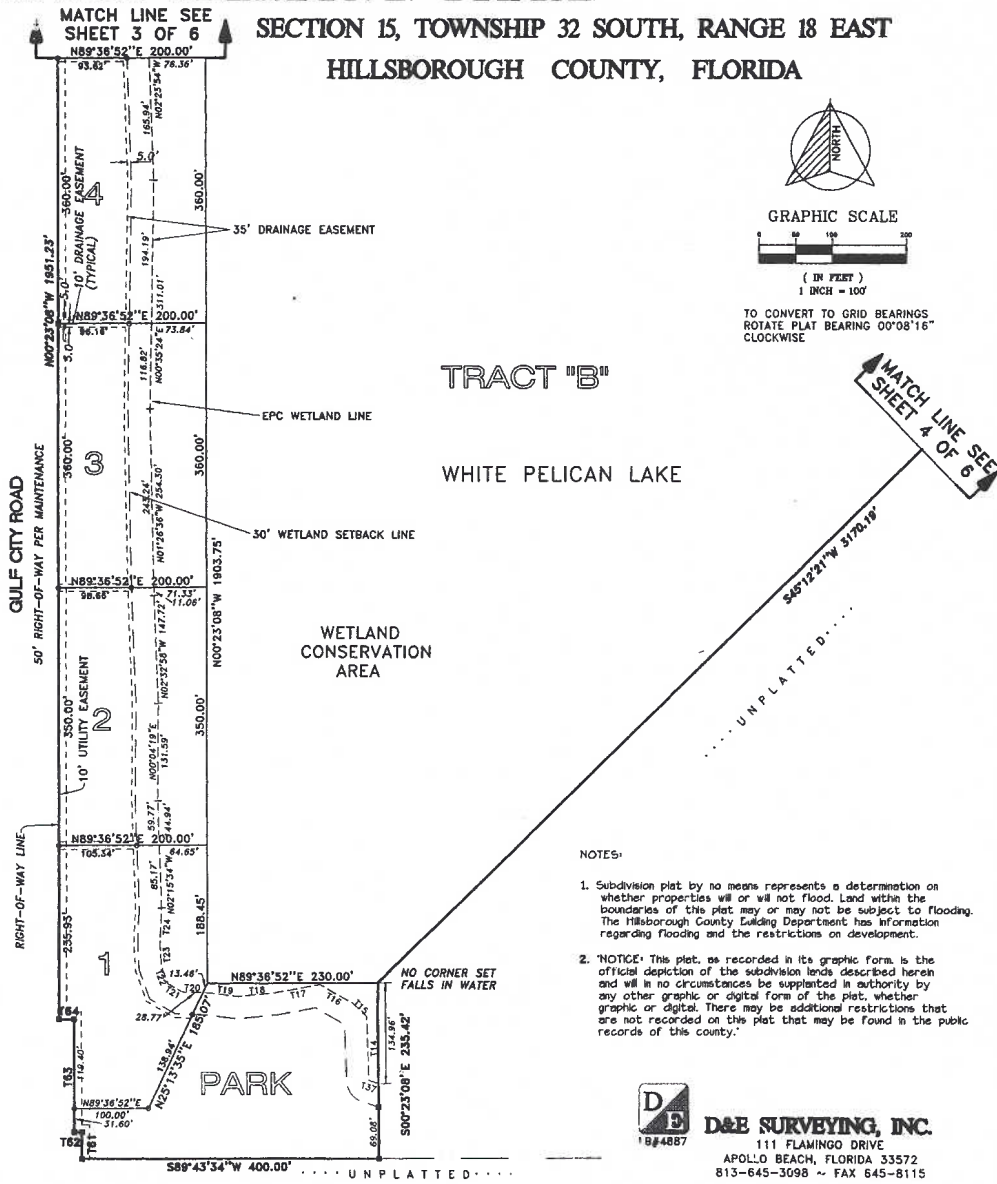
TANGENT TABLE		
NO.	BEARING	DISTANCE
T14	N01°58'11"W	86.01'
T13	N46°34'47"W	25.28'
T16	N80°31'57"W	51.65'
T17	S79°34'36"W	61.82'
T18	S84°04'31"W	50.27'
T19	N82°55'44"W	38.47'
T20	N88°07'08"W	37.45'
T21	N80°13'05"W	21.88'
T22	N20°01'12"W	26.15'
T23	N03°39'56"W	27.82'
T24	N01°52'12"E	50.93'
T37	S73°08'02"E	13.25'
T61	N00°23'08"W	36.16'
T62	S89°36'52"W	10.00'
T63	N00°23'08"W	151.00'
T64	S89°36'52"W	20.00'

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.

- 1) SYMBOL ⊕ INDICATES (C.I.P.) CAPPED IRON PIPE
- 2) SYMBOL ■ INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
- 3) SYMBOL ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT

- 4) BEARINGS BASED ON THE SOUTH BOUNDARY - NE 1/4 - SECTION 15-32-18 BEARING N89°54'36"W (ASSUMED)
- 5) 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: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1990).



TRACT "B"

WHITE PELICAN LAKE

WETLAND CONSERVATION AREA

PARK

- 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 Hillsborough County Building Department 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

D&E SURVEYING, INC.
111 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA 33572
813-645-3098 ~ FAX 645-8115

SPOOLED MARCH 5, 2002 - BY: ANDREW R. BUTLER

LOST RIVER PRESERVE PHASE I

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 HILLSBOROUGH COUNTY, FLORIDA

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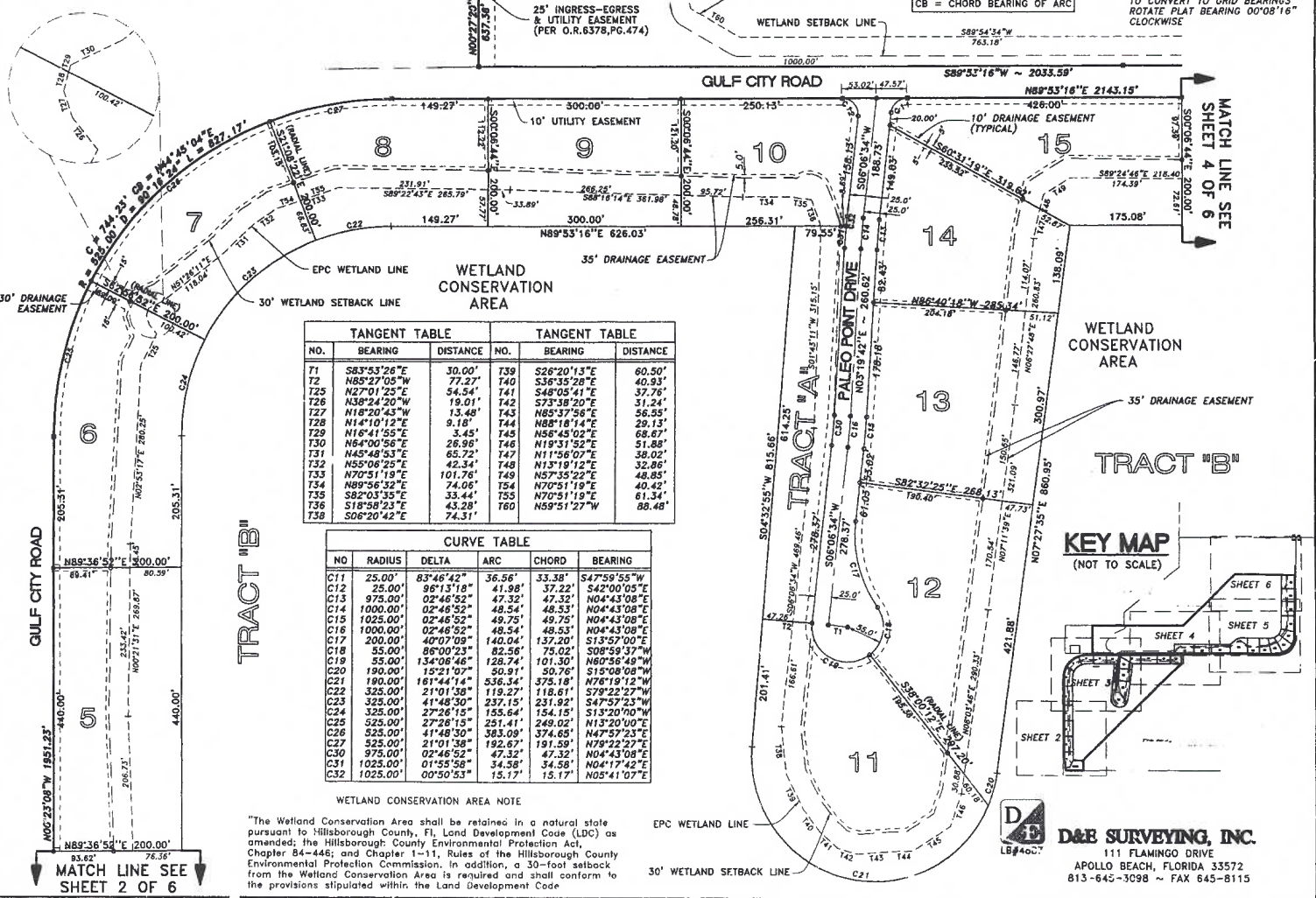


SPECIFIC CURVE LEGEND	
R	= RADIUS OF ARC
D	= DELTA OF ARC
L	= LENGTH OF ARC
C	= CHORD OF ARC
CB	= CHORD BEARING OF ARC

TO CONVERT TO GRID BEARINGS
 ROTATE PLAT BEARING 00°08'16"
 CLOCKWISE

MATCH LINE SEE
 SHEET 4 OF 6

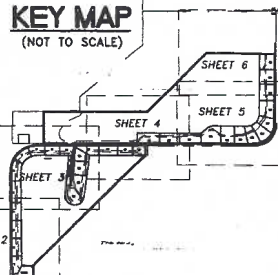
MATCH LINE SEE
 SHEET 4 OF 6



TANGENT TABLE			TANGENT TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	S83°53'26"E	30.00'	T39	S26°20'13"E	60.50'
T2	N85°27'05"W	77.27'	T40	S36°35'28"E	40.93'
T25	N27°01'25"E	54.54'	T41	S48°05'41"E	37.76'
T26	N38°24'20"W	19.01'	T42	S73°38'20"E	31.24'
T27	N11°20'43"W	13.48'	T43	N65°37'56"E	56.55'
T28	N1°10'12"E	9.18'	T44	N88°18'14"E	29.13'
T29	N16°41'55"E	3.45'	T45	N86°45'02"E	68.87'
T30	N6°00'58"E	26.96'	T46	N19°31'32"E	51.88'
T31	N45°40'53"E	65.72'	T47	N11°06'07"E	38.02'
T32	N55°06'25"E	42.34'	T48	N13°19'12"E	32.86'
T33	N70°51'19"E	101.76'	T49	N57°35'22"E	48.85'
T34	N85°56'32"E	74.06'	T54	N70°51'19"E	40.42'
T35	S82°03'35"E	33.44'	T55	N70°51'19"E	61.34'
T36	S18°58'23"E	43.28'	T60	N59°51'27"W	88.48'
T38	S06°20'42"E	74.31'			

CURVE TABLE				
NO.	RADIUS	DELTA	ARC	BEARING
C11	25.00'	83°46'42"	36.56'	S47°59'55"W
C12	25.00'	96°13'18"	41.98'	S42°00'05"E
C13	975.00'	02°46'52"	47.32'	N04°43'08"E
C14	1000.00'	02°46'52"	48.54'	N04°43'08"E
C15	1025.00'	02°46'52"	49.75'	N04°43'08"E
C16	1000.00'	02°46'52"	48.54'	N04°43'08"E
C17	200.00'	40°07'09"	140.04'	S13°52'00"E
C18	55.00'	86°00'23"	82.56'	S08°59'37"W
C19	55.00'	134°06'48"	128.74'	N60°56'49"W
C20	190.00'	15°21'07"	50.91'	S10°08'08"W
C21	190.00'	161°44'14"	536.34'	N76°19'12"W
C22	325.00'	21°01'38"	119.27'	S72°22'27"W
C23	325.00'	41°48'30"	237.15'	S47°52'23"W
C24	325.00'	27°26'15"	155.64'	S13°20'00"W
C25	525.00'	27°26'15"	251.41'	N13°20'00"E
C26	325.00'	41°48'30"	383.09'	N47°52'23"E
C27	525.00'	21°01'38"	192.67'	N79°22'27"E
C30	975.00'	02°46'52"	47.32'	N04°43'08"E
C31	1025.00'	01°55'58"	34.58'	N04°17'42"E
C32	1025.00'	00°50'53"	15.17'	N05°41'07"E

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.

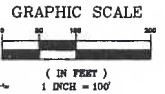


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SPOOLED MARCH 4, 2002 - BY: ANDREW R. BUTLER

LOST RIVER PRESERVE PHASE I

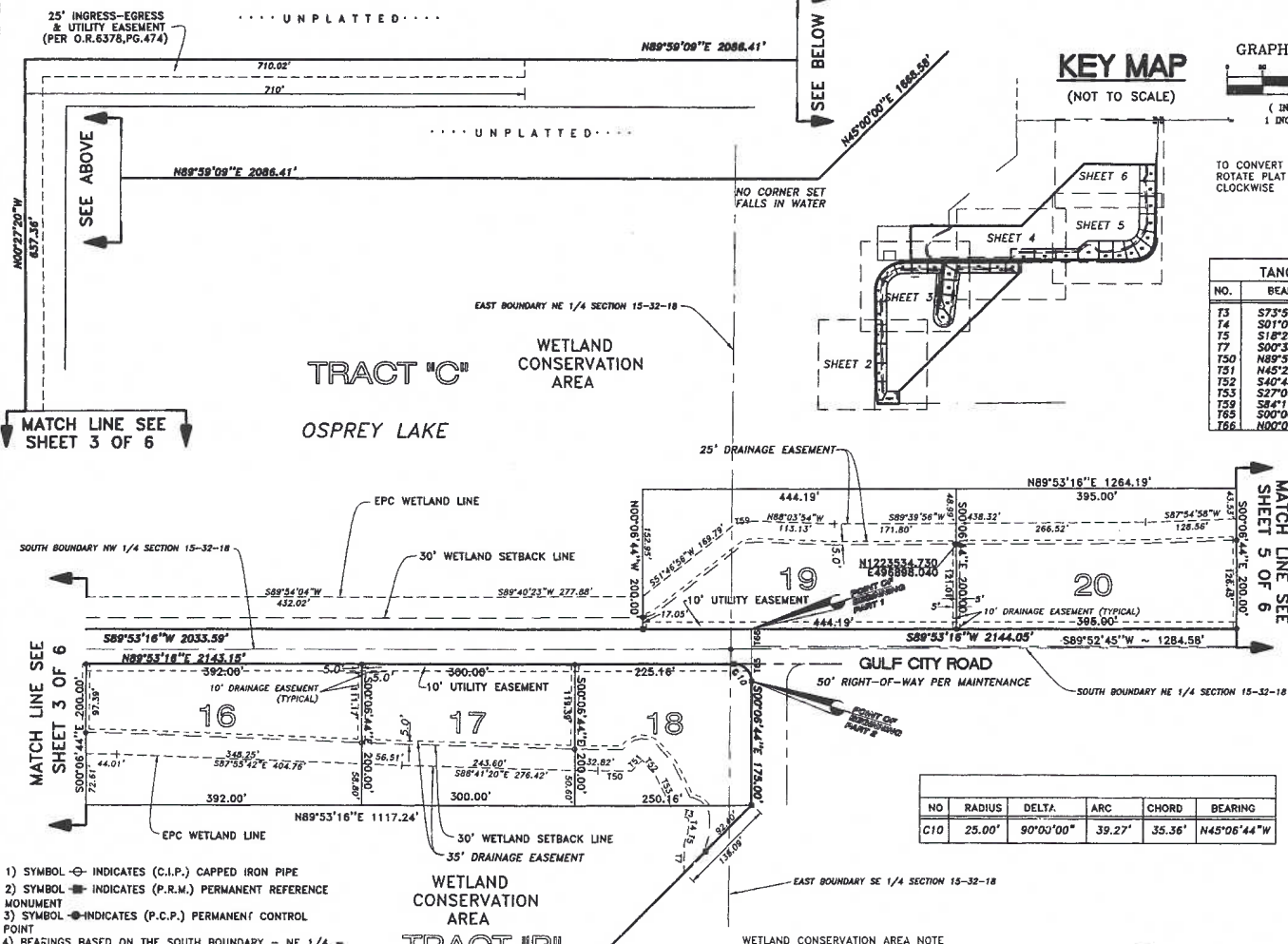
SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA



TO CONVERT TO GRID BEARINGS, ROTATE PLAT BEARING 00°08'16" CLOCKWISE

KEY MAP
(NOT TO SCALE)

NO.	BEARING	DISTANCE
T3	S73°57'18"E	6.04'
T4	S01°06'49"W	18.82'
T5	S18°23'51"W	18.11'
T7	S60°33'22"W	41.02'
T50	N89°52'45"E	47.23'
T51	N45°22'22"E	21.29'
T52	S40°43'16"E	28.01'
T53	S27°04'20"E	49.80'
T59	S84°11'55"W	25.86'
T65	S00°06'44"E	50.00'
T66	N00°06'44"W	25.00'



NO	RADIUS	DELTA	ARC	CHORD	BEARING
C10	25.00'	90°00'00"	39.27'	35.36'	N45°06'44"W

- 1) SYMBOL INDICATES (C.I.P.) CAPPED IRON PIPE
- 2) SYMBOL INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT
- 3) SYMBOL INDICATES (P.C.P.) PERMANENT CONTROL POINT
- 4) BEARINGS BASED ON THE SOUTH BOUNDARY - NE 1/4 - SECTION 15-32-18 BEARING N89°54'36"W (ASSUMED)
- 5) 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: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1950).

WETLAND CONSERVATION AREA NOTE

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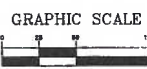
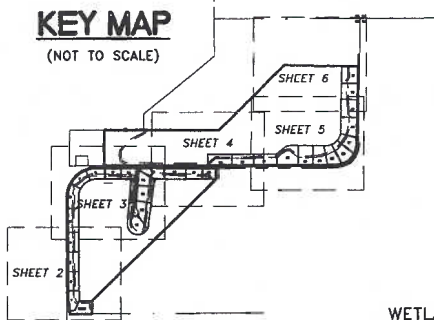
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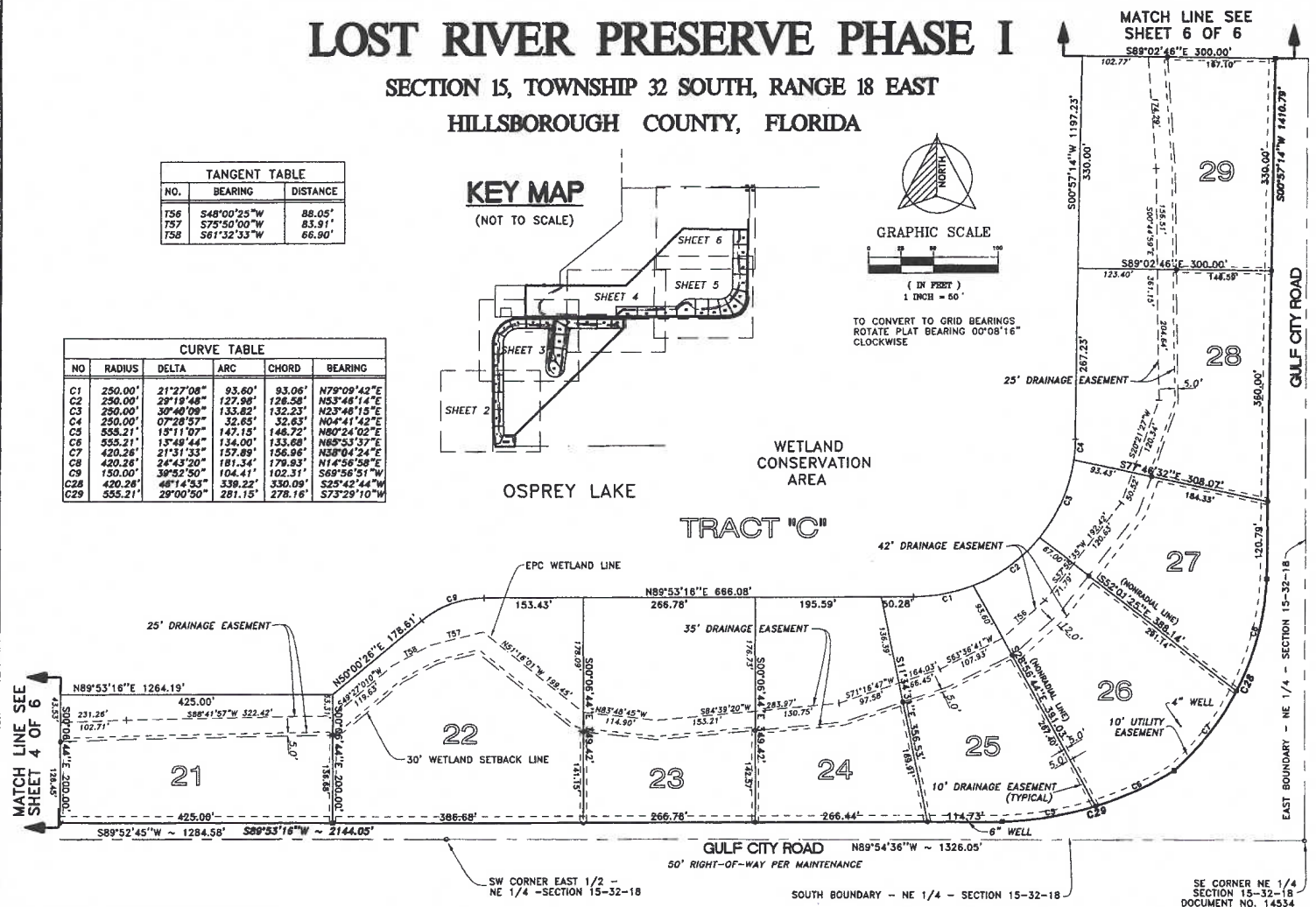
TANGENT TABLE		
NO.	BEARING	DISTANCE
T56	S48°00'25"W	88.05'
T57	S75°50'00"W	83.91'
T58	S61°32'33"W	66.90'

KEY MAP
(NOT TO SCALE)



TO CONVERT TO GRID BEARINGS
ROTATE PLAT BEARING 00°08'16"
CLOCKWISE

CURVE TABLE					
NO	RADIUS	DELTA	ARC	CHORD	BEARING
C1	250.00'	21°27'08"	93.60'	93.06'	N79°09'42"E
C2	250.00'	29°19'48"	127.96'	126.58'	N53°48'14"E
C3	250.00'	30°48'09"	133.82'	132.23'	N23°48'16"E
C4	250.00'	07°28'57"	32.85'	32.63'	N04°41'42"E
C5	555.21'	15°11'07"	147.15'	146.72'	N80°24'02"E
C6	555.21'	15°49'44"	134.00'	133.69'	N89°53'37"E
C7	420.26'	21°31'33"	157.89'	156.94'	N58°04'24"E
C8	420.26'	24°43'20"	181.34'	179.93'	N14°56'58"E
C9	150.00'	39°52'50"	104.41'	102.31'	S69°56'51"W
C28	420.26'	46°14'33"	339.22'	330.09'	S29°42'44"W
C29	555.21'	29°00'50"	281.15'	278.16'	S73°29'10"W



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SPECIFIC CURVE LEGEND	
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D	= DELTA OF ARC
L	= LENGTH OF ARC
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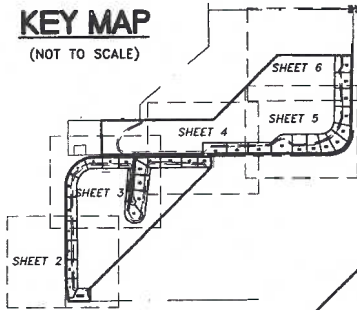
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KEY MAP
(NOT TO SCALE)

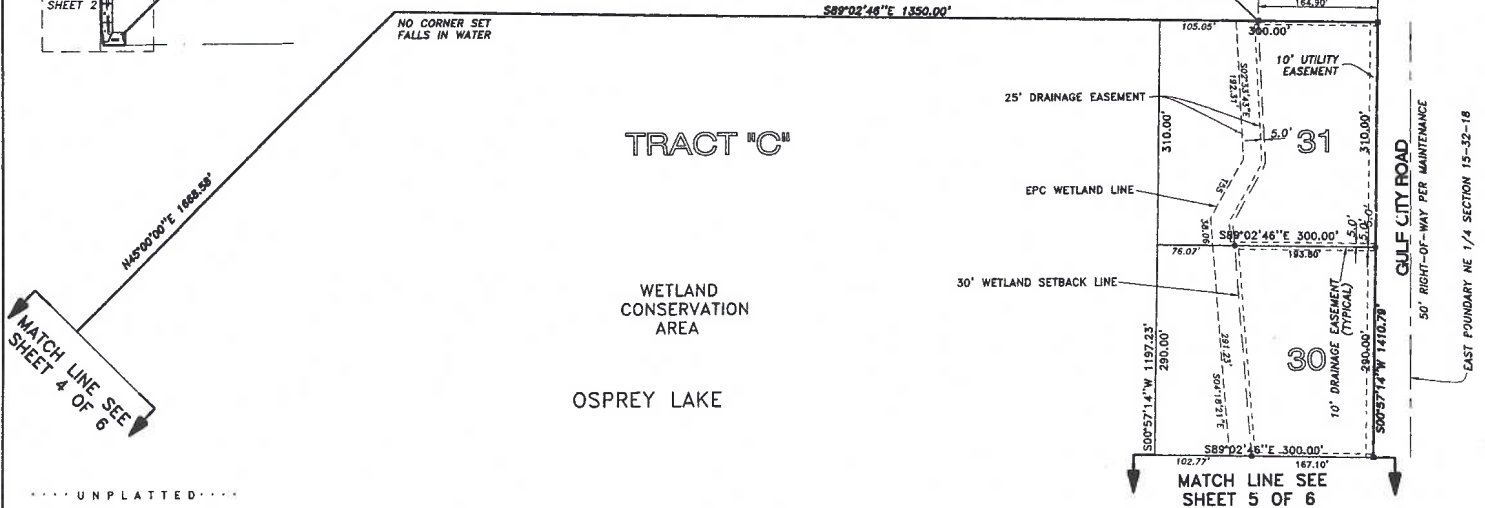


GRAPHIC SCALE
(IN FEET)
1 INCH = 50'

TO CONVERT TO GRID BEARINGS,
ROTATE PLAT BEARING 00°08'16"
CLOCKWISE

TANGENT TABLE		
NO.	BEARING	DISTANCE
755	S25°51'31"W	91.56'

..... UNPLATTED



MATCH LINE SEE SHEET 4 OF 6

MATCH LINE SEE SHEET 5 OF 6

- NOTES:
1. Subdivision plat by no means represents a determination on whether properties will or will not flood. Land within the boundaries of the plat may or may not be subject to flooding. The Hillsborough County Building Department 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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

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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."

D&E SURVEYING, INC.
111 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA 33572
813-445-3095 ~ FAX 645-8115

SPOOLED MARCH 4, 2002 BY ANDREW R. BUTLER

LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 20

DESCRIPTION: LOST RIVER PRESERVE PHASE 2

A parcel of land lying in Sections 14 and 15, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the northeast corner of the West 1/4 of said Section 14; thence on the east boundary thereof S00°09'54"W, a distance of 32.94 feet to the POINT OF BEGINNING; thence continue on said east boundary S00°09'54"W, a distance of 5333.25 feet to the southeast corner of the West 1/4 of said Section 14; thence on the south boundary thereof N89°23'40"W, a distance of 1343.58 feet to the southwest corner of said Section 14 the same being the southeast corner of aforesaid Section 15; thence on the south boundary thereof S89°37'35"W, a distance of 2640.23 feet; thence continue on said south boundary S89°44'10"W, a distance of 2204.53 feet to the boundary of LOST RIVER PRESERVE PHASE 1 as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida; thence on said boundary the following four (4) courses: (1) thence N00°23'08"W, a distance of 235.42 feet; (2) thence N45°12'21"E, a distance of 3170.19 feet; (3) thence N00°06'44"W, a distance of 175.00 feet to the beginning of a curve concave southwesterly having a radius of 25.00 feet and a central angle of 90°00'00"; (4) thence on the arc of said curve a distance of 39.27 feet, said arc subtended by a chord which bears N45°06'44"W a distance of 35.36 feet to the right-of-way of Gulf City Road; thence on said right-of-way the following six (6) courses: (1) thence N89°53'16"E, a distance of 2131.53 feet to a point on a curve concave northwesterly having a radius of 605.21 feet and a central angle of 33°08'26"; (2) thence on the arc of said curve a distance of 350.06 feet, said arc subtended by a chord which bears N72°07'56"E a distance of 345.20 feet to a point on a curve concave northwesterly having a radius of 470.26 feet and a central angle of 49°58'17"; (3) thence on the arc of said curve a distance of 410.14 feet, said arc subtended by a chord which bears N24°23'40"E a distance of 397.27 feet; (4) thence N00°57'14"E, a distance of 1815.30 feet to a point on a curve concave southeasterly having a radius of 400.00 feet and a central angle of 79°51'19"; (5) thence on the arc of said curve a distance of 557.49 feet, said arc subtended by a chord which bears N38°20'42"E a distance of 513.46 feet; (6) thence N89°42'18"E, a distance of 1002.43 feet to the POINT OF BEGINNING.

Containing 391.6 acres, more or less.

AND

A parcel of land lying in Sections 14 and 15, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the northeast corner of said Section 15; thence on the north boundary thereof S89°51'32"W, a distance of 178.00 feet to the POINT OF BEGINNING; thence S00°08'28"E, a distance of 24.76 feet; thence N89°51'32"E, a distance of 387.23 feet to the westerly right-of-way line of Gulf City Road and a point on a curve concave southeasterly having a radius of 450.00 feet and a central angle of 63°51'57"; thence on said right-of-way line and on the arc of said curve a distance of 301.60 feet, said arc subtended by a chord which bears S30°21'01"W a distance of 476.03 feet; thence continue on said right-of-way line S00°57'14"W, a distance of 428.10 feet to the northeast corner of LOST RIVER PRESERVE PHASE 1 as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida; thence on the north boundary thereof N89°02'46"W, a distance of 264.88 feet; thence N00°57'14"E, a distance of 856.94 feet to the aforesaid north boundary of said Section 15 N89°51'32"E, a distance of 110.98 feet to the POINT OF BEGINNING.

Containing 5.74 acres, more or less.

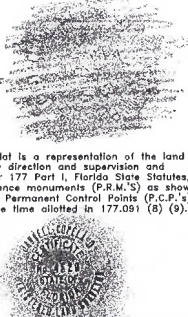
BOARD OF COUNTY COMMISSIONERS:

This plat has been approved for recordation.
 Ker Haagen 3/27/09
 Chairman Date

SURVEYORS CERTIFICATE:

I, the undersigned surveyor, hereby certifies that this Plat is a representation of the land being subdivided; that this plat was prepared under my direction and supervision and complies with all of the survey requirements of Chapter 177 Part 1, Florida State Statutes, and the Hillsborough County LDC; that permanent reference monuments (P.R.M.'s) as shown hereon were set on Sept. 1, 2005, and that the Permanent Control Points (P.C.P.'s) as shown hereon, and Lot Corners will be set within the time allotted in 177.091 (8) (9).

Darrell Copeland, 12-27-05
 PROFESSIONAL LAND SURVEYOR DATE
 FLORIDA CERTIFICATION # 4529



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 127, Part 1 of the Florida Statutes, and has been filed for record in Plat Book 108 Page 20 of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
 Clerk of the Circuit Court
 By: [Signature]
 Deputy Clerk

THIS 27 DAY OF MARCH 2009, TIME 12:01 PM
 CLERK FILE NUMBER 0009158654



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 # 1490
 County Surveying Division, Real Estate Department,
 Hillsborough County, Florida.

DEDICATION:

The undersigned are the owners, mortgages, or other persons, corporations or entities having a record interest in the lands subdivided and plotted into the subdivision of LOST RIVER PRESERVE PHASE 2, hereby dedicates oil roads, streets, right-of-way, drainage easements and 10.00 foot utility easements shown hereon for public use. Legal title to Tracts "A", "B", "C", "D", "E" & "F" are reserved for future conveyance by the owner and shall be maintained by such. The utility easements, dedicated herein, are for the installation and maintenance of underground utilities and shall not be deemed to prevent or interfere with the construction, maintenance and/or use of driveways over, across and through said easement area and damage done to any such driveways in connection with the use of the easements shall be repaired at the sole cost of the utility company using the easement. The undersigned also hereby confirms the limits of the public right-of-way as shown hereon.

LOST RIVER PRESERVES, LLC - OWNER
 a Florida Limited Liability Company

WILLIAM CASEY, PRESIDENT

Witness: [Signature] Witness: Cindy Richards
 Michael Knight Cindy Richards

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of December, 2005, by William Casey, President of Lost River Preserve, LLC on behalf of Lost River Preserve, LLC who is personally known to me or has produced satisfactory identification and did not take an oath.



NOTARY PUBLIC: _____
 Sign: BRIGITTE CHAMBERLAIN (Seal)
 Print: BRIGITTE CHAMBERLAIN
 Title or Rank: NOTARY
 Serial Number, If any: DD 385907

My Commission Expires:
 MARCH 5, 2009

SUBDIVISION DISCLOSURE STATEMENT, DRAINAGE EASEMENT:
 The developer has designated certain areas of the subdivision as "DRAINAGE EASEMENT" on the final plat.
 "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."
 (To Be Noted on every affected deed)

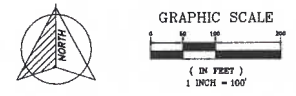
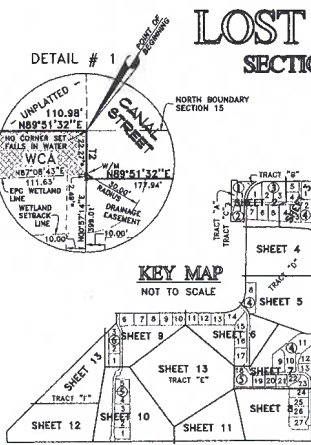


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LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 21



KEY MAP
NOT TO SCALE

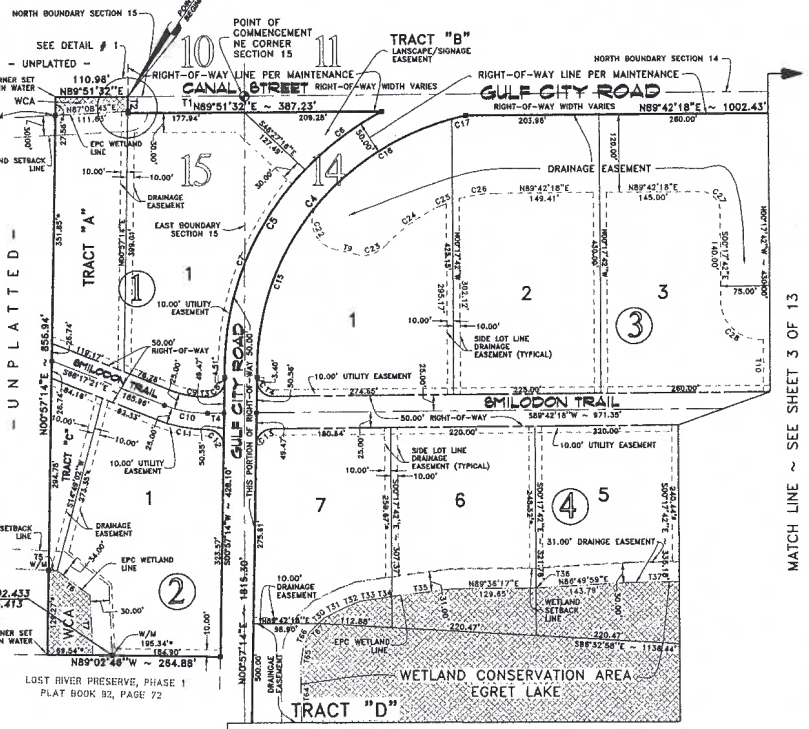
TANGENT TABLE

NO.	BEARING	DISTANCE
11	S89°51'32\"/>	

- PLAT NOTES:**
- 1) Subdivision plots by no means represents a determination on whether properties will or will not flood. Land within the boundaries of this plot 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) Meridian based on the westerly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1980), in feet.
 - 4) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
 - 5) 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. Original coordinates: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1980).

LEGEND

- = OFFICIAL PERMANENT REFERENCE MONUMENT, 4\"/>



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 84-44E; 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.

SPIC NOTES:

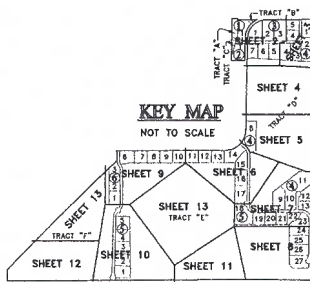
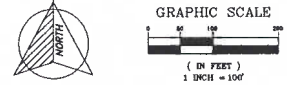
- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

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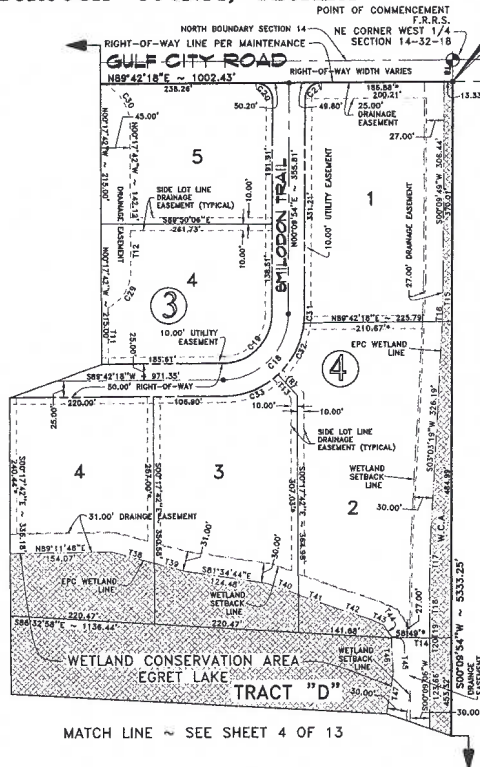
LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 22



MATCH LINE ~ SEE SHEET 2 OF 13



UNPLATTED

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C18	100.00'	89°32'24"	156.25'	140.85'	N44°58'08"E
C18	75.00'	89°32'24"	117.21'	105.84'	N44°58'08"E
C20	25.00'	90°27'38"	39.47'	35.20'	N45°03'54"W
C21	25.00'	89°32'24"	39.07'	35.21'	N44°58'08"E
C29	50.00'	85°22'33"	88.46'	64.81'	N32°23'14"E
C30	70.00'	84°37'32"	78.25'	74.83'	N32°36'32"W
C31	125.00'	08°25'56"	140.51'	140.51'	S03°22'52"W
C32	125.00'	49°38'08"	89.38'	87.49'	S27°04'54"W
C33	125.00'	42°08'11"	81.93'	89.88'	S68°38'08"W

NO.	BEARING	DISTANCE
T8	S00°09'54"W	52.04'
T11	N00°17'42"W	85.46'
T12	N42°20'02"E	43.87'
T14	S68°50'08"E	91.03'
T15	S01°41'48"W	57.31'
T16	S02°35'07"W	6.31'
T17	S01°39'26"W	84.14'
T18	S00°24'52"E	54.85'
T19	S00°18'55"E	20.14'
T20	S00°18'55"E	16.37'
T38	S75°05'16"E	48.07'
T40	S69°59'47"E	52.27'
T41	S69°59'47"E	51.00'
T42	S71°33'14"E	85.12'
T43	S45°51'07"E	22.31'
T44	S33°39'05"E	20.49'
T45	S02°42'40"E	2.49'
T46	S02°42'40"E	52.85'
T47	S08°33'15"W	65.19'

PLAT NOTES:

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- 3) Wetland based on the easterly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1990), in feet.
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LEGEND	
●	CERIAL PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED LB 4807
○	E.P.C.P. PERMANENT CONTROL POINT
○	F.K. M.I.L. + DISK STAMPED LB 4857
—	RADIAL LINE
—	WITNESSED MONUMENT
—	E.P.C. = ENVIRONMENTAL PROTECTION COMMISSION
—	WCA = WETLAND CONSERVATION AREA
—	LD = LICENSED BUSINESS

WETLAND CONSERVATION AREA NOTE

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SPECIFIC NOTES:

- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.



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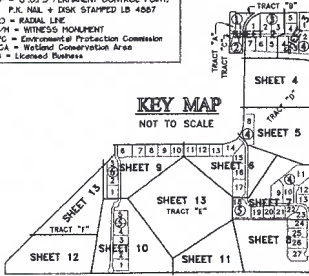
LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 23

- LEGEND**
- (P.C.) PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED LB 4807
 - (P.C.P.) PERMANENT CONTROL POINT, P.C. NAIL + DISK STAMPED LB 4807
 - — RADIAL LINE
 - W.M. — WITNESS MONUMENT
 - EPC — Environmental Protection Commission
 - WCA — Wetland Conservation Area
 - LD — Licensed Surveyor

KEY MAP
NOT TO SCALE



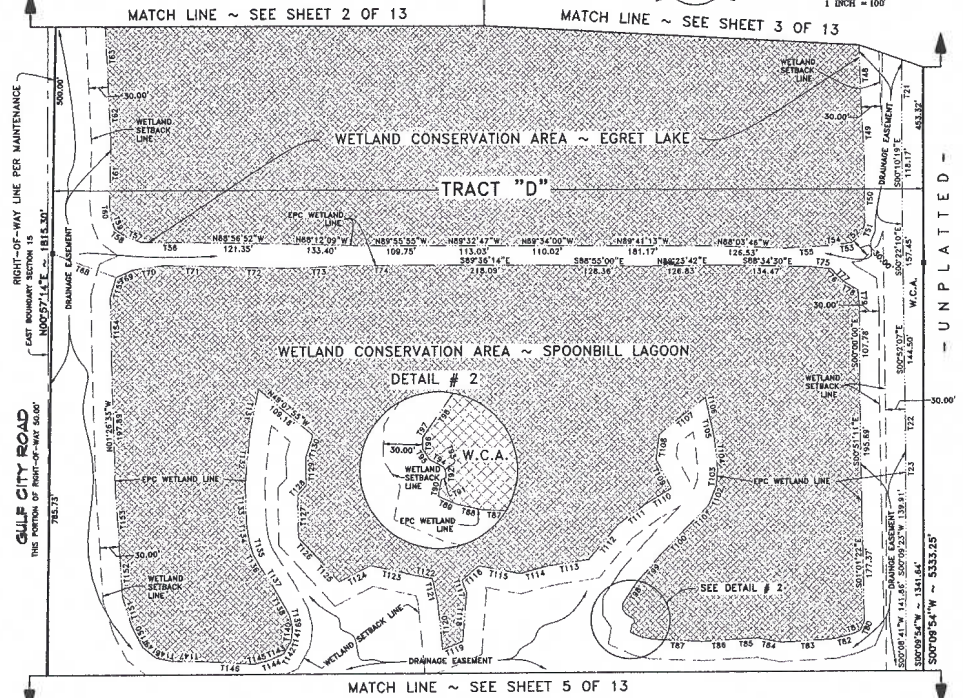
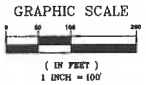
TANGENT TABLE

NO.	BEARING	DISTANCE
121	S00°07'00"W	89.02
122	S00°34'15"E	84.08
123	S00°09'02"W	35.39
148	S02°30'01"E	83.70
149	S03°22'22"E	85.59
152	S00°13'50"W	95.87
151	S19°48'48"W	16.21
152	S07°57'11"W	19.17
153	S82°59'35"W	18.60
154	S87°27'41"W	18.85
155	S87°08'53"W	67.82
156	S89°24'00"W	87.86
157	N7°03'24"W	24.49
158	N07°54'00"E	20.81
159	N02°12'45"W	17.69
160	N02°54'55"W	22.69
161	N01°57'38"E	84.15
162	N03°45'00"W	31.65
163	N02°40'20"W	84.57
164	N02°57'11"W	83.95
166	S68°26'03"E	103.78
168	N65°22'00"E	28.01
170	N61°19'51"E	47.14
171	S88°54'00"E	86.07
172	S88°03'52"E	102.72
173	N87°37'58"E	84.19
174	N89°47'52"E	98.08
175	S02°53'11"E	31.65
176	S44°00'37"E	15.57
177	S07°51'18"E	15.94
178	S58°29'07"E	23.68
179	S04°58'00"E	28.00
180	S23°34'48"W	15.79
181	S89°57'58"W	12.62
182	S79°45'20"W	30.35
183	S88°45'01"W	80.92

- SPECIFIC NOTES:**
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PLAT NOTES:

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- Revision based on the westerly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, had to the Florida State Plane Coordinate System, North American Datum of 1983 (1983), in feet.
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TANGENT TABLE

NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
784	N79°22'00"W	35.34	1102	N21°38'33"E	23.42	1120	N05°34'32"W	74.92	1138	S39°19'50"E	38.81
785	S87°54'43"W	38.03	1103	N09°24'25"E	23.42	1121	N12°48'28"W	33.19	1139	S12°48'33"E	30.78
786	S86°07'48"W	45.72	1104	N09°50'15"W	45.24	1122	N78°59'18"W	28.83	1140	S08°26'53"W	12.30
787	N77°52'03"E	76.70	1105	N11°42'59"W	37.82	1123	N77°43'35"W	70.09	1141	S19°17'21"W	8.37
788	N77°59'05"W	19.70	1106	N12°38'49"W	39.28	1124	S68°19'24"W	55.26	1142	S03°53'23"W	21.43
789	N83°53'19"W	15.44	1107	S31°24'41"W	90.81	1125	N42°41'51"W	48.41	1143	S65°42'38"W	8.48
790	N10°37'03"E	12.89	1108	S06°37'22"W	58.30	1126	N42°59'30"W	43.69	1144	S67°24'30"W	15.27
791	N65°01'11"E	3.83	1109	S27°25'57"E	60.13	1127	N00°39'14"W	64.73	1145	S74°48'42"W	22.81
792	N01°04'11"W	3.69	1110	S58°46'15"W	42.82	1128	N42°24'24"E	20.01	1146	N68°23'13"W	74.91
793	N21°01'00"W	4.33	1111	S53°44'57"W	54.02	1129	N01°14'10"W	45.03	1147	N89°11'54"W	31.58
794	N59°21'50"W	12.50	1112	S40°03'16"W	71.79	1130	N18°39'53"E	37.12	1148	N78°18'01"W	24.57
795	N53°59'27"W	9.67	1113	S01°13'44"W	63.49	1131	N10°50'53"W	70.52	1149	N01°12'58"W	26.55
796	N01°48'33"E	8.48	1114	S76°40'50"W	44.37	1132	S05°24'12"W	80.24	1150	N27°17'58"W	35.47
797	N41°44'41"E	3.61	1115	N79°29'50"W	64.24	1133	S01°48'18"E	58.29	1151	N17°15'03"W	47.48
798	N14°27'58"E	34.72	1116	S50°09'17"W	33.08	1134	S08°13'15"E	28.34	1152	N03°41'34"W	72.85
799	N40°59'58"E	58.50	1117	S20°15'48"E	20.46	1135	S16°21'35"E	21.81	1153	N03°24'21"W	91.78
1100	N44°29'53"E	58.08	1118	S04°31'42"W	74.77	1136	S30°11'30"E	21.99	1154	N00°59'54"W	97.07
1101	N44°18'17"E	45.95	1119	S67°40'19"W	53.44	1137	S32°57'14"E	45.80	1155	N19°10'28"E	52.15

WETLAND CONSERVATION AREA NOTE

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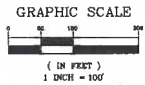


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LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 24



CURVE TABLE				
NO.	RADIUS	DELTA	ARC CHORD	CHORD BEARING
C1	470.26	89°58'13"	410.14	S87°16'41"E
C2	470.26	89°58'13"	283.15	S16°53'40"E
C3	250.00	84°12'21"	36.74	S08°11'44"E
C4	250.00	86°37'18"	187.03	S51°59'16"E

SPECIFIC NOTES:

- * = DISTANCE TO EPC WETLAND LINE.
- UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

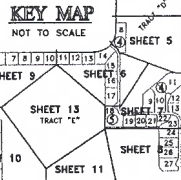
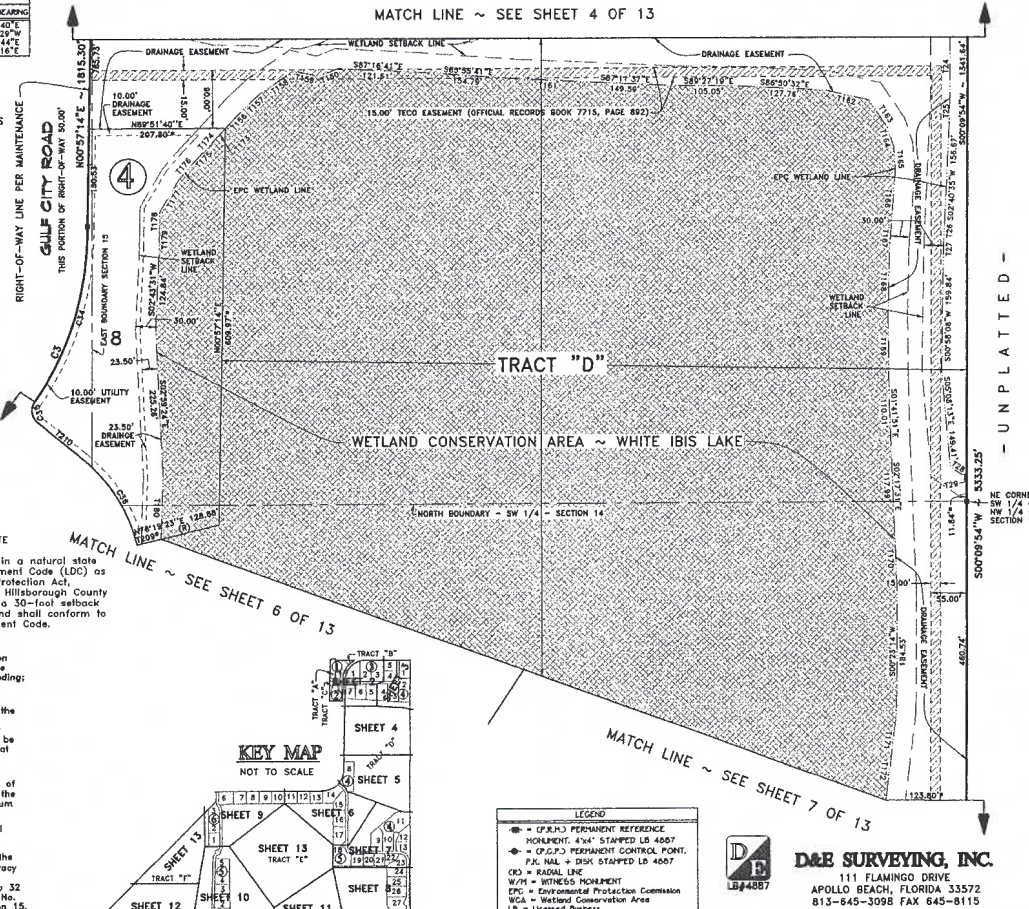
TANGENT TABLE		
NO.	BEARING	DISTANCE
T24	S00°09'58"W	88.86'
T25	S01°37'51"W	49.52'
T26	S02°13'59"W	7.43'
T27	S01°40'50"W	48.88'
T28	S34°57'23"E	22.50'
T29	N87°53'53"E	83.83'
T30	N42°48'12"E	42.99'
T31	N47°02'42"E	31.93'
T32	N59°42'05"E	62.22'
T33	N69°24'20"E	33.12'
T34	S87°34'41"E	87.79'
T35	S76°09'08"E	66.87'
T36	S34°23'31"E	50.76'
T37	S1°02'42"E	51.98'
T38	S04°23'36"E	35.45'
T39	S04°08'40"W	91.65'
T40	S04°08'40"W	32.31'
T41	S01°15'14"E	102.46'
T42	S00°31'58"E	96.94'
T43	S06°57'16"W	91.03'
T44	S08°33'56"W	47.40'
T45	S42°48'12"W	23.11'
T46	S41°43'56"W	21.58'
T47	S43°51'48"W	26.37'
T48	S00°56'24"W	28.65'
T49	S00°56'24"W	27.22'
T50	S01°31'34"W	96.35'
T51	N8°19'23"E	37.48'
T52	S50°17'55"E	87.19'

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:

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- Meridian based on the eastern boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1980), in feet.
- Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
- Coordinates shown herein are in feet and are tied to the Florida State Plane Coordinate System by third order accuracy and are supplemental data only. Originating coordinates: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1980).



LEGEND	
•	(F.S.H.) PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED LB 4507
•	(F.S.P.) PERMANENT CONTROL POINT, F.K. NAL = DISK STAMPED LB 4507
CR	RADIAL LINE
WM	WITNESS MONUMENT
EPC	Environmental Protection Commission
WCA	Wetland Conservation Area
LB	Licensed Surveyor



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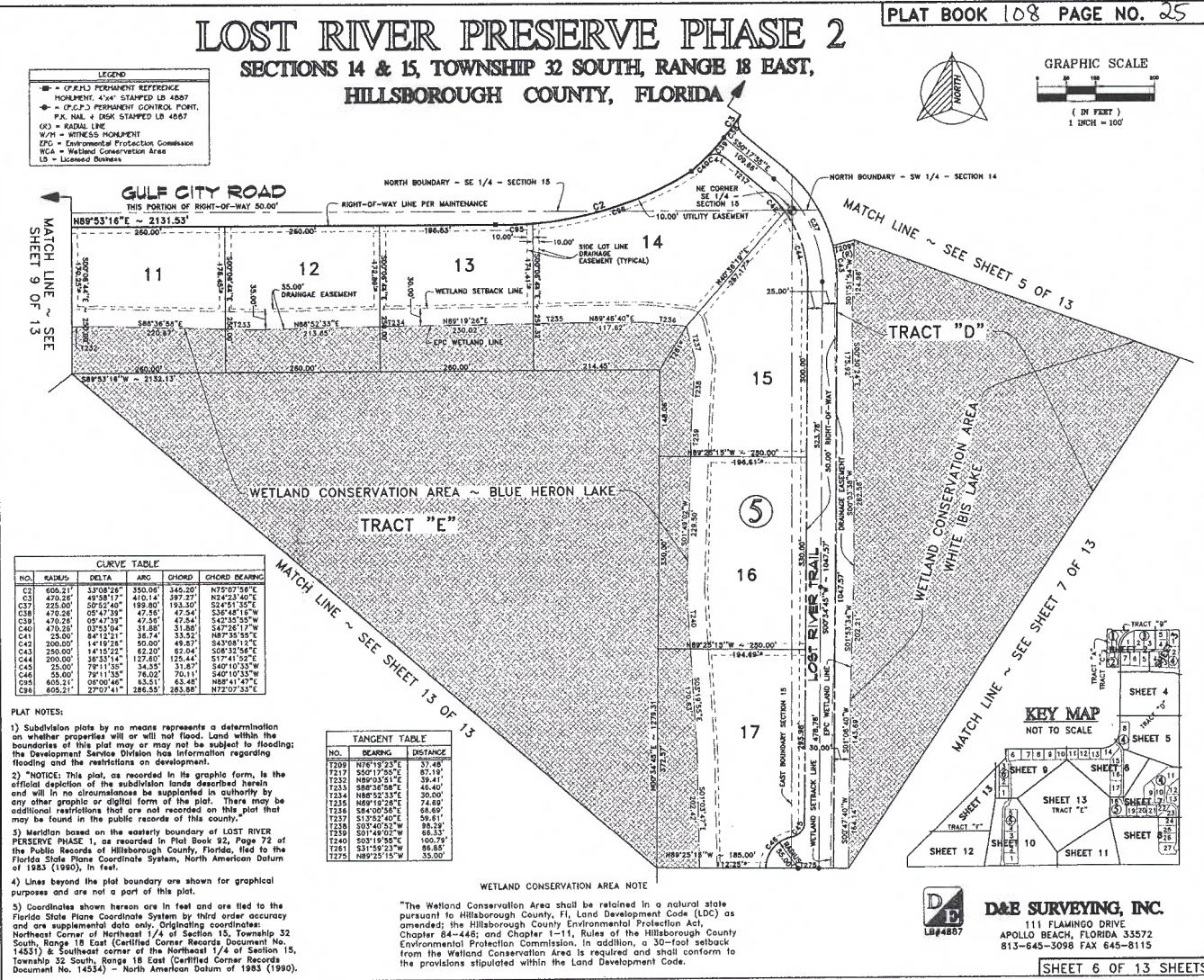
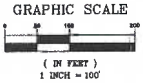
LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 25

LEGEND

- = O.P.M.L. PERMANENT REFERENCE MONUMENT, 4" x 4" STAMPED LB 4887
- = O.P.C.P. PERMANENT CONTROL POINT, P.K. NAL. & DSK STAMPED LB 4567
- = RADIAL LINE
- W.M. = WITNESS MONUMENT
- EPC = Environmental Protection Commission
- WCA = Wetland Conservation Area
- LB = Licensed Business



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C2	605.21'	53°08'28"	350.08'	345.20'	N75°07'58"E
C3	470.28'	49°58'17"	410.14'	397.27'	N52°23'40"E
C7	225.00'	32°52'40"	199.80'	193.30'	S24°51'35"E
C38	470.28'	05°47'39"	47.50'	47.54'	S38°48'15"W
C39	470.28'	05°47'39"	47.50'	47.54'	S42°55'05"W
C40	470.28'	03°53'04"	31.88'	31.88'	S47°26'17"W
C41	25.00'	84°12'21"	36.74'	33.32'	N69°55'15"E
C42	200.00'	14°19'28"	50.00'	49.87'	S43°08'12"E
C43	250.00'	18°12'22"	62.00'	62.04'	S08°53'56"E
C44	200.00'	36°55'14"	127.80'	125.44'	S17°41'52"E
C45	25.00'	79°11'33"	34.98'	34.97'	S40°10'33"W
C46	55.00'	79°11'33"	76.02'	70.11'	S40°10'33"W
C48	605.21'	30°00'40"	63.51'	63.48'	N84°41'47"E
C49	605.21'	2°07'41"	286.55'	283.88'	N72°07'53"E

PLAT NOTES:

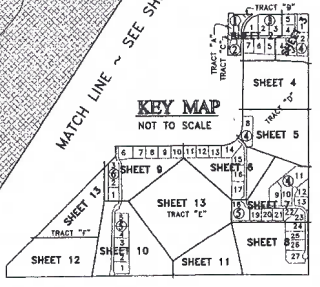
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- Meridian based on the westerly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1983), in fact.
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TANGENT TABLE

NO.	BEARING	DISTANCE
T209	N76°19'23"E	37.48'
T217	S40°17'55"E	67.19'
T232	N69°55'51"E	39.41'
T233	S88°35'56"E	46.40'
T234	N89°51'33"E	30.00'
T235	N89°51'28"E	74.89'
T236	S84°00'26"E	68.69'
T237	S1°32'40"E	59.81'
T238	S37°42'52"W	89.32'
T239	S01°48'02"W	68.53'
T240	S01°19'56"W	100.79'
T261	S31°59'23"W	86.83'
T275	N89°25'15"W	35.00'

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.



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LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 26

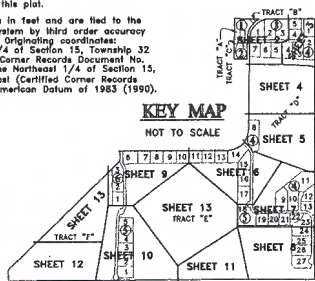
SPECIFIC NOTES:

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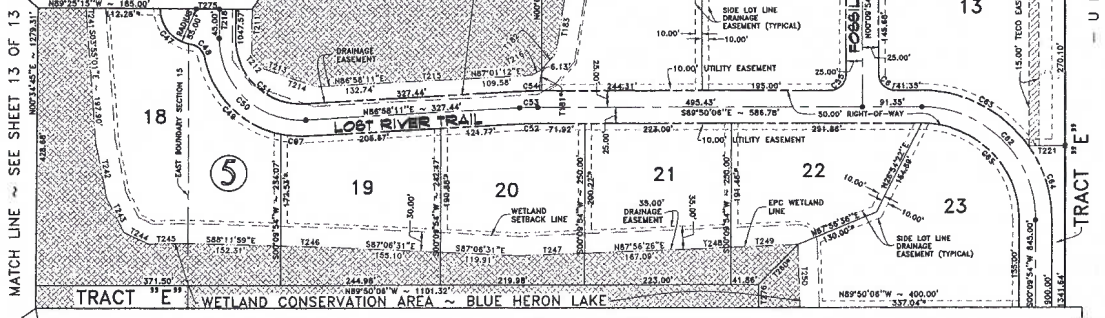
PLAT NOTES:

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NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C53	375.00'	03°11'43"	22.45'	28.49'	N89°34'03"E
C54	500.00'	03°11'43"	27.88'	27.88'	N89°34'03"E
C55	525.00'	03°11'43"	29.28'	29.27'	N89°34'03"E
C56	25.00'	90°00'00"	39.27'	35.34'	N45°09'54"E
C57	35.00'	48°27'13"	48.51'	35.14'	N42°23'31"E
C58	55.00'	92°34'35"	88.90'	79.53'	S89°04'34"E
C59	35.00'	79°03'20"	79.89'	70.01'	S00°42'23"W
C60	200.00'	58°00'00"	122.71'	123.65'	S44°05'08"W
C61	25.00'	90°00'00"	39.27'	35.36'	S02°13'04"W
C62	175.00'	90°00'00"	274.69'	247.49'	S44°50'08"E
C63	200.00'	58°00'00"	181.84'	184.39'	S82°23'07"E
C64	200.00'	39°00'02"	122.52'	120.61'	S17°33'07"E
C65	150.00'	90°00'00"	233.62'	212.13'	S44°50'08"E
C67	150.00'	19°15'29"	39.86'	39.74'	S85°25'04"E



NO.	BEARING	DISTANCE
T181	N00°09'54"E	33.02'
T182	N41°44'57"E	32.87'
T183	N09°05'12"E	83.86'
T184	N08°35'33"E	93.07'
T185	N08°27'15"E	64.81'
T186	N08°35'12"E	64.81'
T187	N42°15'54"E	16.01'
T188	N62°04'07"E	61.87'
T189	N84°14'58"E	60.08'
T190	S75°51'54"E	60.08'
T191	S87°47'18"E	90.38'
T192	S83°39'18"E	16.24'
T193	N81°25'11"E	58.18'
T194	N85°19'27"E	23.92'
T195	N09°49'40"E	31.57'
T196	N09°40'30"W	28.59'
T197	N02°11'10"W	92.31'
T198	N04°31'58"W	99.17'
T199	N09°28'58"E	24.74'
T200	N09°38'00"E	24.83'
T201	N05°27'11"E	41.04'
T202	N76°20'09"E	39.33'
T203	N82°17'01"E	52.77'
T204	N75°14'12"E	29.89'
T205	N89°48'21"E	26.53'
T206	N49°42'28"E	35.29'
T207	N29°05'59"E	45.15'
T208	S00°47'40"W	97.51'
T209	S70°08'29"E	39.85'
T210	S41°22'52"E	46.03'
T211	S89°50'11"E	17.18'
T212	N00°34'45"E	1047.53'
T213	S87°34'12"E	86.15'
T214	S89°50'11"E	17.18'
T215	S87°34'12"E	86.15'
T216	S89°50'11"E	17.18'
T217	S87°34'12"E	86.15'
T218	S89°50'11"E	17.18'
T219	S87°34'12"E	86.15'
T220	S89°50'11"E	17.18'
T221	S87°34'12"E	86.15'
T222	S89°50'11"E	17.18'
T223	S87°34'12"E	86.15'
T224	S89°50'11"E	17.18'
T225	S87°34'12"E	86.15'
T226	S89°50'11"E	17.18'
T227	S87°34'12"E	86.15'
T228	S89°50'11"E	17.18'
T229	S87°34'12"E	86.15'
T230	S89°50'11"E	17.18'
T231	S87°34'12"E	86.15'
T232	S89°50'11"E	17.18'
T233	S87°34'12"E	86.15'
T234	S89°50'11"E	17.18'
T235	S87°34'12"E	86.15'
T236	S89°50'11"E	17.18'
T237	S87°34'12"E	86.15'
T238	S89°50'11"E	17.18'
T239	S87°34'12"E	86.15'
T240	S89°50'11"E	17.18'
T241	S87°34'12"E	86.15'
T242	S89°50'11"E	17.18'
T243	S87°34'12"E	86.15'
T244	S89°50'11"E	17.18'
T245	S87°34'12"E	86.15'
T246	S89°50'11"E	17.18'
T247	S87°34'12"E	86.15'
T248	S89°50'11"E	17.18'
T249	S87°34'12"E	86.15'
T250	S89°50'11"E	17.18'
T251	S87°34'12"E	86.15'
T252	S89°50'11"E	17.18'
T253	S87°34'12"E	86.15'
T254	S89°50'11"E	17.18'
T255	S87°34'12"E	86.15'
T256	S89°50'11"E	17.18'
T257	S87°34'12"E	86.15'
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T259	S87°34'12"E	86.15'
T260	S89°50'11"E	17.18'
T261	S87°34'12"E	86.15'
T262	S89°50'11"E	17.18'
T263	S87°34'12"E	86.15'
T264	S89°50'11"E	17.18'
T265	S87°34'12"E	86.15'
T266	S89°50'11"E	17.18'
T267	S87°34'12"E	86.15'
T268	S89°50'11"E	17.18'
T269	S87°34'12"E	86.15'
T270	S89°50'11"E	17.18'
T271	S87°34'12"E	86.15'
T272	S89°50'11"E	17.18'
T273	S87°34'12"E	86.15'
T274	S89°50'11"E	17.18'
T275	S87°34'12"E	86.15'
T276	S89°50'11"E	17.18'
T277	S87°34'12"E	86.15'
T278	S89°50'11"E	17.18'
T279	S87°34'12"E	86.15'
T280	S89°50'11"E	17.18'
T281	S87°34'12"E	86.15'
T282	S89°50'11"E	17.18'
T283	S87°34'12"E	86.15'
T284	S89°50'11"E	17.18'
T285	S87°34'12"E	86.15'
T286	S89°50'11"E	17.18'
T287	S87°34'12"E	86.15'
T288	S89°50'11"E	17.18'
T289	S87°34'12"E	86.15'
T290	S89°50'11"E	17.18'
T291	S87°34'12"E	86.15'
T292	S89°50'11"E	17.18'
T293	S87°34'12"E	86.15'
T294	S89°50'11"E	17.18'
T295	S87°34'12"E	86.15'
T296	S89°50'11"E	17.18'
T297	S87°34'12"E	86.15'
T298	S89°50'11"E	17.18'
T299	S87°34'12"E	86.15'
T300	S89°50'11"E	17.18'



LEGEND

- (C.F.R.) PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED LB 4607
- (C.F.R.) PERMANENT CONTROL POINT, F.X. NAL. 4 DSK STAMPED LB 4607
- (C.F.R.) RADIAL LINE
- W/L = WETLAND MONUMENT
- EPC = Environmental Protection Commission
- WCA = Wetland Conservation Area
- LS = Licensed Surveyor

WETLAND CONSERVATION AREA NOTE

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NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C47	56.00'	81°38'13"	78.37'	71.90'	S40°14'21"E
C48	25.00'	79°27'00"	30.71'	28.82'	S45°51'34"E
C49	150.00'	87°07'55"	175.73'	185.87'	S44°14'22"E
C50	125.00'	82°34'54"	204.22'	182.54'	S48°13'21"E
C51	100.00'	93°39'34"	163.39'	145.80'	S49°13'32"E

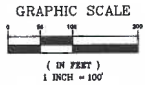
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SHEET 7 OF 13 SHEETS

LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 27



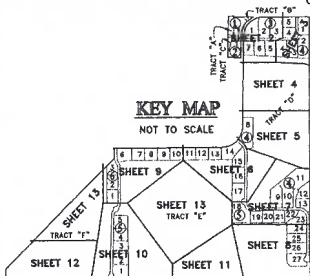
MATCH LINE ~ SEE SHEET 7 OF 13

TANGENT TABLE		
NO.	BEARING	DISTANCE
T222	S49°15'29"W	14.75'
T223	N48°25'14"W	38.30'
T251	S00°09'32"W	28.30'
T252	S01°05'38"E	10.24'
T253	S01°05'38"E	7.08'
T254	S49°15'29"W	14.75'
T255	S40°44'31"E	12.76'
T256	N00°09'32"E	60.96'
T257	S89°50'08"E	30.00'
T258	S89°50'08"E	5.00'
T259	S89°50'08"E	50.00'

SPECIFIC NOTES:

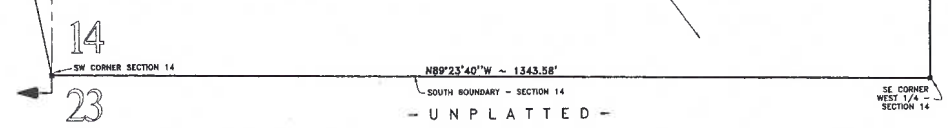
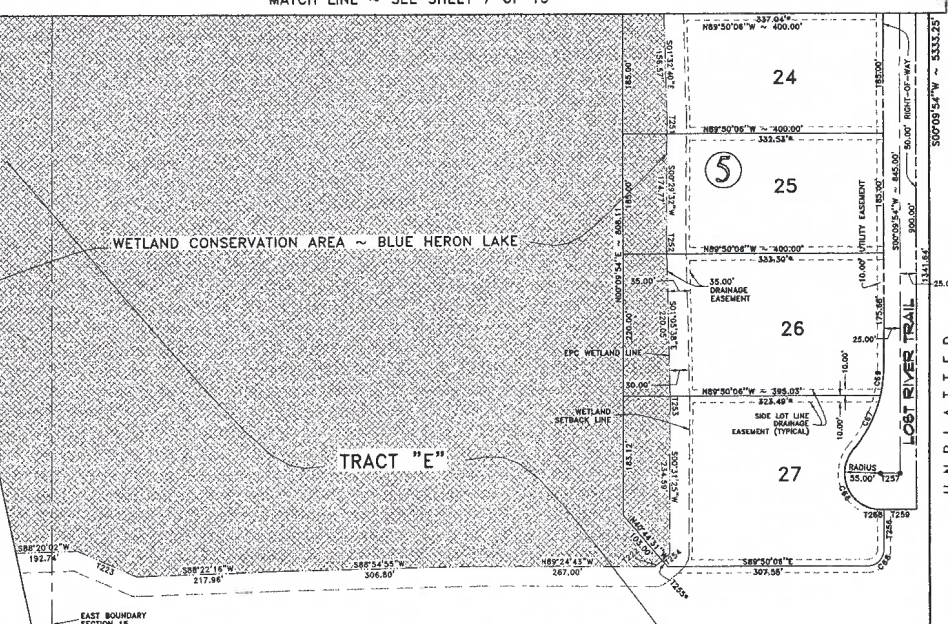
- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C88	35.00'	130°07'09"	124.81'	99.74'	N24°46'31"W
C87	200.00'	27°18'18"	35.36'	34.48'	N28°37'51"E
C84	25.00'	69°00'00"	39.27'	35.38'	N45°09'34"E
C89	200.00'	12°48'06"	44.69'	44.59'	S06°33'37"W



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LEGEND	
	P.R.M. PERMANENT REFERENCE MONUMENT, 4\"/>
	C.P.P. PERMANENT CONTROL POINT, P.K. NAIL & DISK STAMPED LB 4887
	RL = RADIAL LINE
	W.G. = WHITE-GLASS MONUMENT
	EPC = Environmental Protection Commission
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D&E SURVEYING, INC.
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APOLLO BEACH, FLORIDA 33572
813-645-3098 FAX 645-8115

LOST RIVER PRESERVE PHASE 2

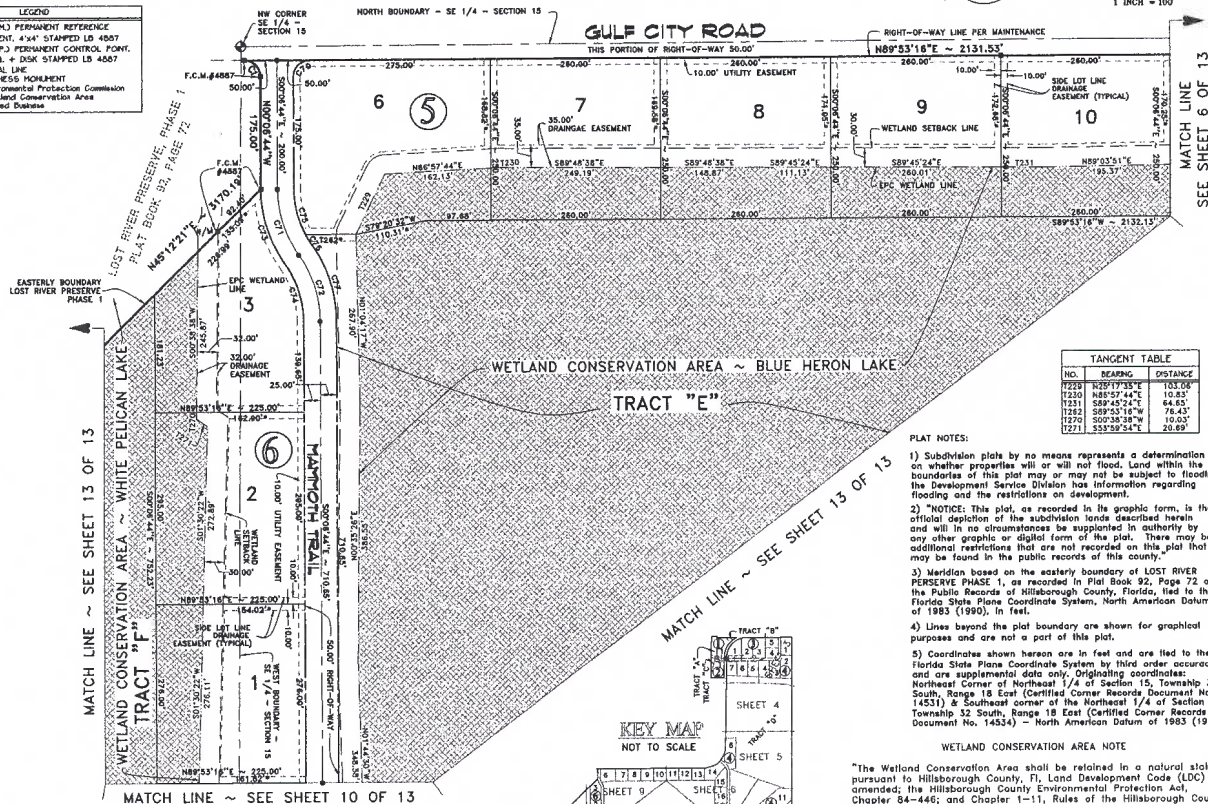
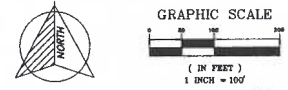
SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 28

SPECIFIC NOTES:

- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

LEGEND	
⊙	(F.P.M.) PERMANENT REFERENCE MONUMENT, 4"x4" STAFFED LG 4007
⊙	(F.P.P.) PERMANENT CONTROL POINT
⊙	1/2" DIA. x 1/4" THICK STAMPED LG 4007
---	CD = RADIAL LINE
---	W/P = WITNESS MONUMENT
---	EPC = Environmental Protection Commission
---	WCA = Wetland Conservation Area
---	LD = Licensed Database



TANGENT TABLE		
NO.	BEARING	DISTANCE
1229	R28°17'33"E	103.00'
1230	N88°52'44"E	103.83'
1231	S89°45'24"E	64.85'
1232	S89°45'16"E	74.43'
1270	S02°38'38"W	10.03'
1271	S53°59'54"E	20.69'

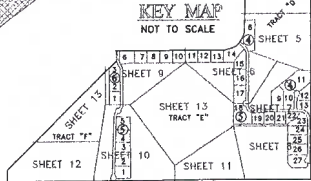
PLAT NOTES:

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- 3) Meridian based on the easterly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1990), in feet.
- 4) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
- 5) 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: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1990).

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 50-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	25.00'	90°00'00"	36.37'	35.39'	N45°58'44"W
C2	25.00'	80°00'00"	39.27'	35.36'	S44°53'14"W
C71	175.00'	35°05'17"	107.17'	105.50'	S17°58'22"E
C72	175.00'	38°55'11"	107.17'	105.50'	S17°58'22"E
C73	200.00'	35°05'17"	122.48'	120.58'	S17°58'22"E
C74	150.00'	35°05'17"	81.86'	80.43'	S17°58'22"E
C75	150.00'	27°54'00"	75.04'	72.32'	S14°03'44"E
C76	150.00'	07°11'17"	18.82'	18.81'	S51°54'27"E
C77	200.00'	35°05'17"	122.48'	120.58'	S17°58'22"E



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SHEET 9 OF 13 SHEETS

LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

D&E SURVEYING, INC.
 111 FLAMINGO DRIVE
 APOLO BEACH, FLORIDA 33572
 813-645-3088 FAX 645-8115



SPECIFIC NOTES:

- 1) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE PERMANENT REFERENCE MONUMENTS.

WETLAND CONSERVATION AREA NOTE
 "The Wetland Conservation Area shall be defined in a natural state pursuant to Hillsborough County, FL Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, and the Florida Department of 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."

LEGEND

- = (P.R.C.) PERMANENT REFERENCE MONUMENT, 4" x 4" STAMPED LB 4507
- ◆ = (P.R.C.) PERMANENT CONTROL POINT, P.A. NAIL & DISK STAMPED LB 4507
- = RADIAL LINE
- W.M. = WITNESS MONUMENT
- EPC = Environmental Protection Commission
- WCA = Wetland Conservation Area
- LB = Licensed Database

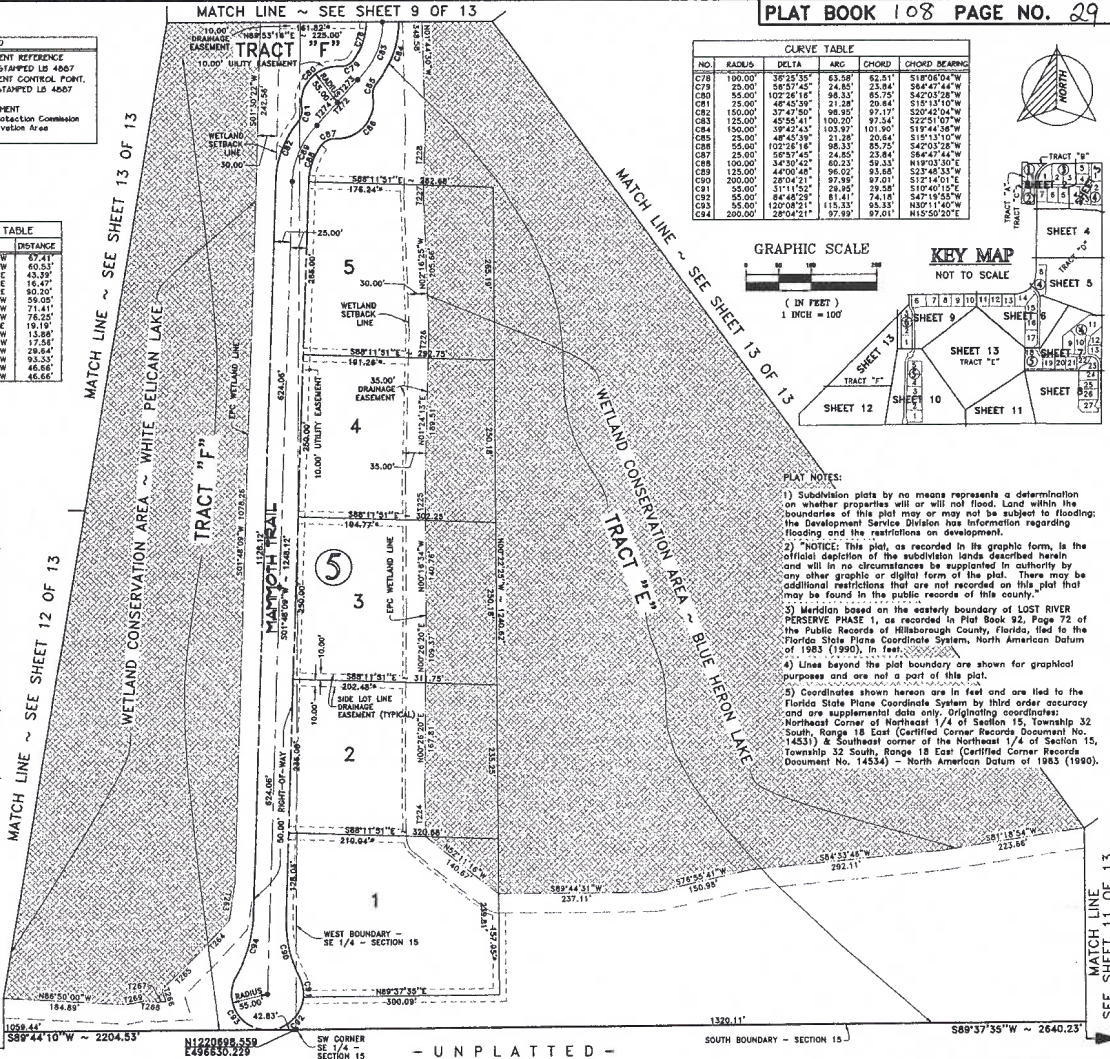
TANGENT TABLE

NO.	BEARING	DISTANCE
T224	N01°13'27"W	87.41'
T225	N00°16'34"W	60.53'
T226	N01°24'13"E	43.39'
T227	N01°12'02"E	16.47'
T228	N01°28'02"E	60.20'
T229	S00°07'59"W	59.05'
T284	S42°25'17"W	71.41'
T285	S46°03'24"W	76.55'
T286	S17°48'42"E	19.19'
T287	S07°18'46"W	13.86'
T288	N64°33'55"W	17.58'
T289	S09°17'15"W	28.64'
T292	S42°03'28"W	93.53'
T293	S42°03'28"W	46.86'
T294	S42°03'28"W	6.68'

WETLAND CONSERVATION AREA NOTE

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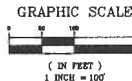
- 1) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE PERMANENT REFERENCE MONUMENTS.



PLAT BOOK 108 PAGE NO. 29

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C78	100.00'	38°25'55"	63.38'	61.51'	S19°06'04"W
C79	25.00'	58°57'45"	24.85'	23.84'	S64°47'44"W
C80	50.00'	102°28'18"	98.35'	85.79'	S42°03'28"W
C81	25.00'	48°45'39"	21.28'	20.84'	S15°13'10"W
C82	150.00'	37°47'30"	98.35'	97.17'	S20°42'04"W
C83	125.00'	45°55'41"	100.20'	97.28'	S22°51'07"W
C84	150.00'	39°42'43"	103.97'	101.90'	S19°44'38"W
C85	25.00'	48°45'39"	21.28'	20.84'	S15°13'10"W
C86	50.00'	102°28'18"	98.35'	85.79'	S42°03'28"W
C87	25.00'	58°57'45"	24.85'	23.84'	S64°47'44"W
C88	100.00'	38°25'55"	63.38'	61.51'	S19°06'04"W
C89	125.00'	45°55'41"	100.20'	97.28'	S22°51'07"W
C90	200.00'	28°04'21"	97.93'	97.01'	S12°14'01"E
C91	50.00'	111°15'29"	26.85'	26.28'	S142°11'40"W
C92	50.00'	84°48'28"	81.41'	74.18'	S47°19'55"W
C93	50.00'	120°08'21"	115.31'	91.12'	S142°11'40"W
C94	200.00'	28°04'21"	97.93'	97.01'	N15°50'20"E



- PLAT NOTES:**
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 - 4) Lines beyond the plot boundary are shown for graphical purposes and are not a part of this plat.
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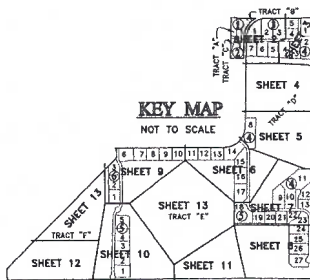
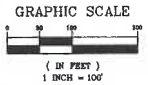
- UNPLATTED -

SHEET 10 OF 13 SHEETS

LOST RIVER PRESERVE PHASE 2

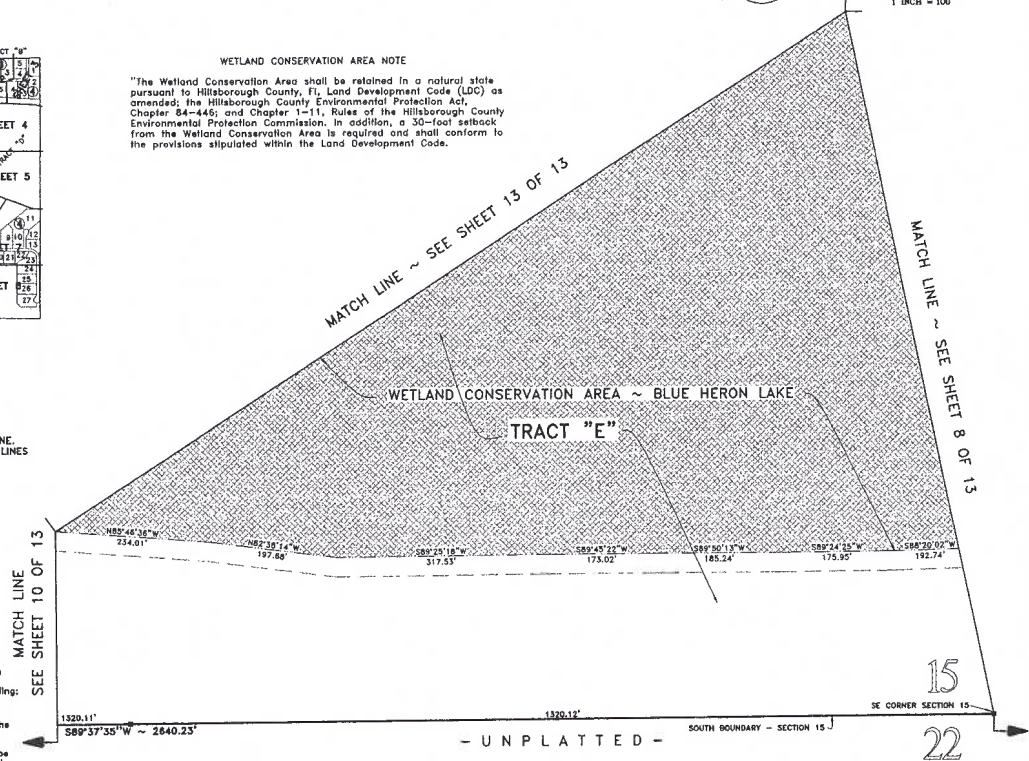
SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 30



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 50-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.



- SPECIFIC NOTES:**
- 1) * = DISTANCE TO EPC WETLAND LINE.
 - 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

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LEGEND	
	CP/R/LJ PERMANENT REFERENCE MONUMENT, 4x4" STAMPED LB 4887
	CP/P/J PERMANENT CONTROL POINT, 1/2" NAIL + DISK STAMPED LB 4887
	RL = RADIAL LINE
	W/M = WITNESS MONUMENT
	EPC = Environmental Protection Commission
	WCA = Wetland Conservation Area
	LB = Licensed Business

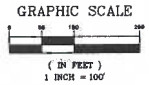
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SHEET 11 OF 13 SHEETS

LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

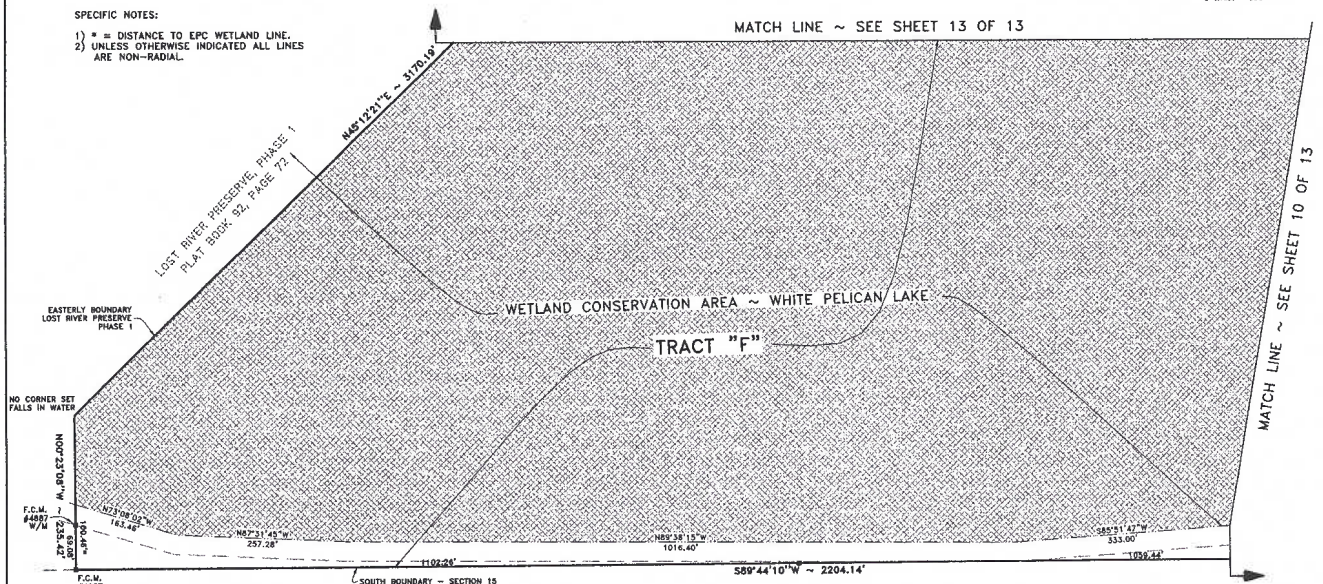
PLAT BOOK 108 PAGE NO. 31



SPECIFIC NOTES:

- 1) * = DISTANCE TO EPC WETLAND LINE.
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MATCH LINE ~ SEE SHEET 13 OF 13

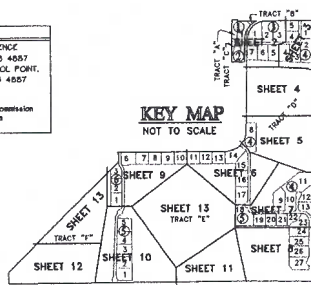


- UN PLATTED -

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LEGEND	
	C.P.R.N.D. PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED LB 4887
	C.P.C.P. PERMANENT CONTROL POINT, P.X. NAIL + DISK STAMPED LB 4887
	OR3 - RADIAL LINE
	W/P/P - WITNESS PINPOINT
	EPC - Environmental Protection Commission
	WCA - Wetland Conservation Area
	LD - Licensed Deed



WETLAND CONSERVATION AREA NOTE

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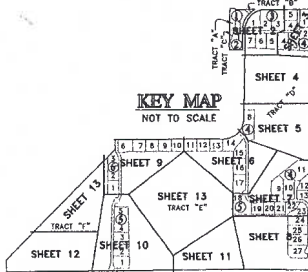
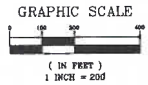
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SHEET 12 OF 13 SHEETS

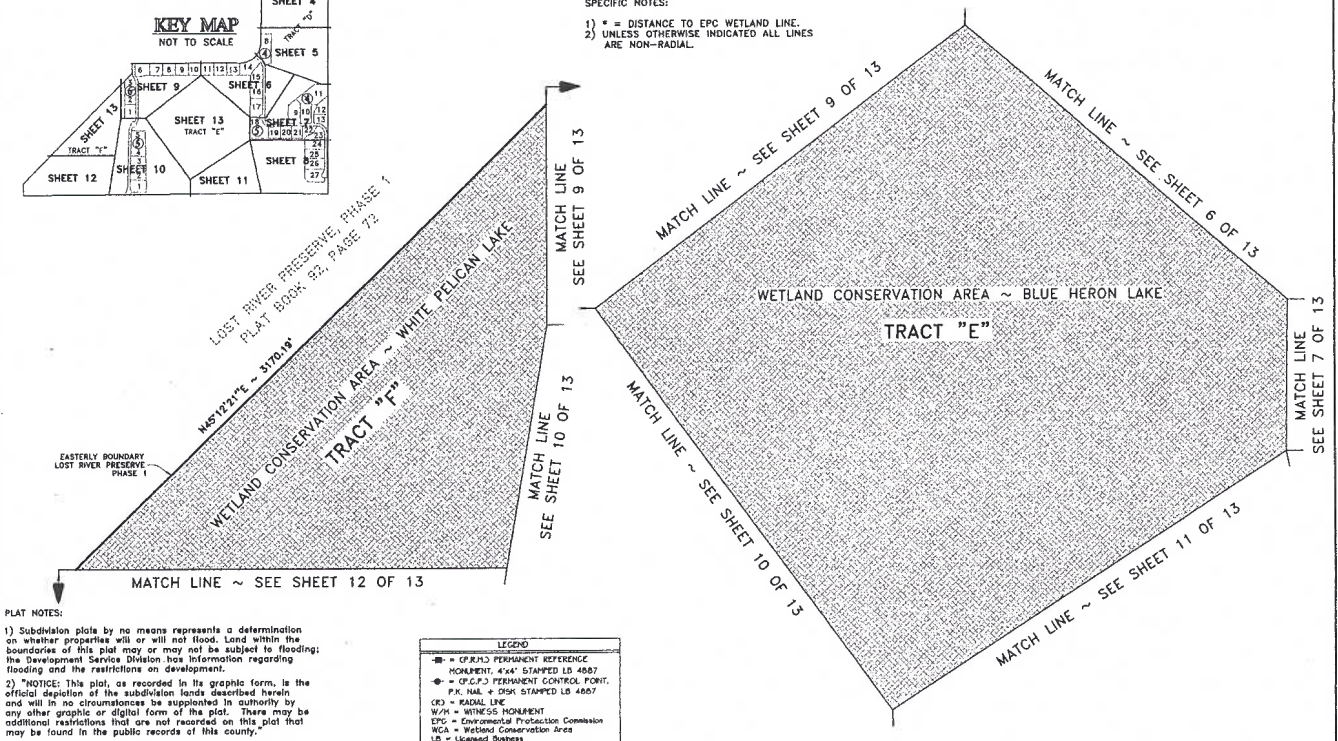
LOST RIVER PRESERVE PHASE 2

SECTIONS 14 & 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 108 PAGE NO. 32



- SPECIFIC NOTES:**
- 1) * = DISTANCE TO EPC WETLAND LINE.
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LEGEND	
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●	CP.C.P. PERMANENT CONTROL POINT, P.P. NAIL + DISK STAMPED LB 4887
—	CR - RADIAL LINE
W/M	WITNESS MONUMENT
EPC	Environmental Protection Commission
WCA	Wetland Conservation Area
LB	Licensed Surveyor

WETLAND CONSERVATION AREA NOTE

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LOST RIVER PRESERVE PHASE 3

PLATTED SUBDIVISION WITH NO IMPROVEMENTS

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: PROPOSED LOST RIVER PRESERVE PHASE 3

A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 24, BLOCK 5, LOST RIVER PRESERVE, PHASE 2, AS RECORDED IN PLAT BOOK 208, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ON THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY THEREOF S89°50'06"E, A DISTANCE OF 70.00 FEET TO THE WEST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF AFORESAID SECTION 14, THE SAME BEING THE EAST BOUNDARY OF SAID LOST RIVER PRESERVE PHASE 2 AND THE POINT OF BEGINNING; THENCE ON SAID BOUNDARY N00°09'54"E, A DISTANCE OF 2459.76 FEET TO THE SOUTH BOUNDARY OF THE NORTH 2000.00 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF AFORESAID SECTION 14; THENCE ON SAID SOUTH BOUNDARY, N89°40'43"E, A DISTANCE OF 668.92 FEET TO THE EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 14; THENCE ON SAID BOUNDARY S00°10'49"W, A DISTANCE 2465.44 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH BOUNDARY OF AFORESAID LOT 24; THENCE ON SAID EXTENSION N89°50'06"W, A DISTANCE OF 668.25 FEET TO THE POINT OF BEGINNING.

LESS A PARCEL OF LAND LYING EAST OF ADJACENT TO AND ABUTTING LOTS 11, 12 AND 13 BLOCK 4, LOST RIVER PRESERVE PHASE 2, AS RECORDED IN PLAT BOOK 208, PAGE 20 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 11 FOR THE POINT OF BEGINNING; THENCE ON THE EASTERLY EXTENSION OF THE NORTH BOUNDARY THEREOF N89°50'06", A DISTANCE OF 28.31 FEET; THENCE S00°09'54"W, A DISTANCE OF 880.95' FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY BOUNDARY OF SAID LOT 13; THENCE ON SAID EXTENSION S89°50'06"W, A DISTANCE OF 28.31 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 13; THENCE ON THE EAST BOUNDARY OF SAID LOTS 13, 12 AND 11, N00°09'54"E, A DISTANCE OF 880.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.22 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 127, Part 1, of the Florida Statutes, and has been filed for record in Plat Book 115 Page 196 of the Public Records of Hillsborough County, Florida.

By: PAT FRANK
Clerk of the Circuit Court

By: [Signature]
Deputy Clerk

THIS 14th DAY OF Jan 2008 TIME 12:22PM
CLERK FILE NUMBER 2008.015385



DEDICATION:

The undersigned as owners and/or mortgage holders, or other person, corporation, or entity having a record interest in the lands subdivided and platted into the subdivision of LOST RIVER PRESERVE PHASE 3, PLATTED SUBDIVISION WITH NO IMPROVEMENTS, hereby dedicates this plat for recording. Lot 1 as shown hereon will be owned and maintained by the Lost River Preserve Property Owners' Association, Inc. for the use and benefit of all land owners.

LOST RIVER PRESERVE PROPERTY OWNERS' ASSOCIATION, INC. ~ OWNER
a Florida Not For Profit Corporation

Trevor L. Wenzel
TREVOR L. WENZEL, PRESIDENT

Witness: [Signature] Witness: [Signature]
Tanya Carnes Cheryl Jones

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 # 3317
County Surveying Division, Real Estate Department,
Hillsborough County, Florida.

BOARD OF COUNTY COMMISSIONERS:

This plat has been approved for recordation.

Chairman: [Signature] Date: 5/15/07

SURVEYORS CERTIFICATE:

I, the undersigned surveyor, hereby certifies that this Plat is a true representation of the land being subdivided; that this plat was prepared under my direction and supervision and complies with all of the survey requirements of Chapter 177 Part 1, Florida State Statutes, and the Hillsborough County LDC; that permanent reference monuments (P.R.M.'s) as shown hereon were set on February 28, 2007, as shown hereon.

[Signature] 5-15-07
DARRELL COPELAND, DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION # 4529



ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 14th day of May, 2007, by Trevor L. Wenzel, President of Lost River Preserve Property Owners' Association, Inc. on behalf of Lost River Preserve Property Owners' Association, Inc. He is personally known to me or has produced as identification and did not take an oath.



My Commission Expires: 10/30/2009

NOTARY PUBLIC:

Sign: [Signature] (Seal)
Print: Tanya Carnes
Title or Rank: _____
Serial Number, if any: _____



D&E SURVEYING, INC.
111 FLAMINGO DRIVE
APOLLO BEACH, FLORIDA 33572
813-645-3098 FAX 645-8115

LOST RIVER PRESERVE PHASE 3 PLATTED SUBDIVISION WITH NO IMPROVEMENTS SECTION 14, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 115 PAGE NO. 197

LEGEND

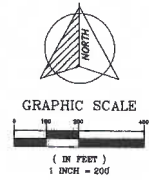
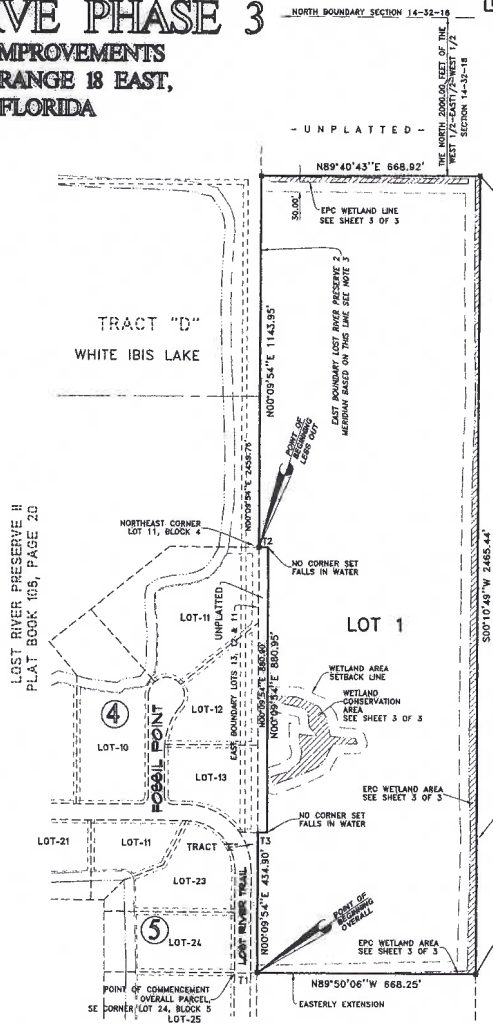
- = OFFICIAL PERMANENT REFERENCE MONUMENT, 4"x4" STAMPED IS 4887
- WPM = WITNESS MONUMENT
- EPC = Environmental Protection Commission
- WCA = Wetland Conservation Area
- LS = Licensed Surveyor
- ▨ = Wetland Conservation Area

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 1-111, 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 plats 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 superseded 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) Meridian based on the east boundary of LOST RIVER PRESERVE PHASE 2, as recorded in Plat Book 108, Page 20 of the Public Records of Hillsborough County, Florida, tied to the Florida State Plane Coordinate System, North American Datum of 1983 (1990).
- 4) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
- 5) 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: Northwest Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1990).



TANGENT TABLE

NO.	BEARING	DISTANCE
T1	S89°00'08"E	70.00'
T2	S89°00'08"E	28.31'
T3	N89°44'07"W	28.31'

N1221808.907
E501254.320

SPECIFIC NOTES:

- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

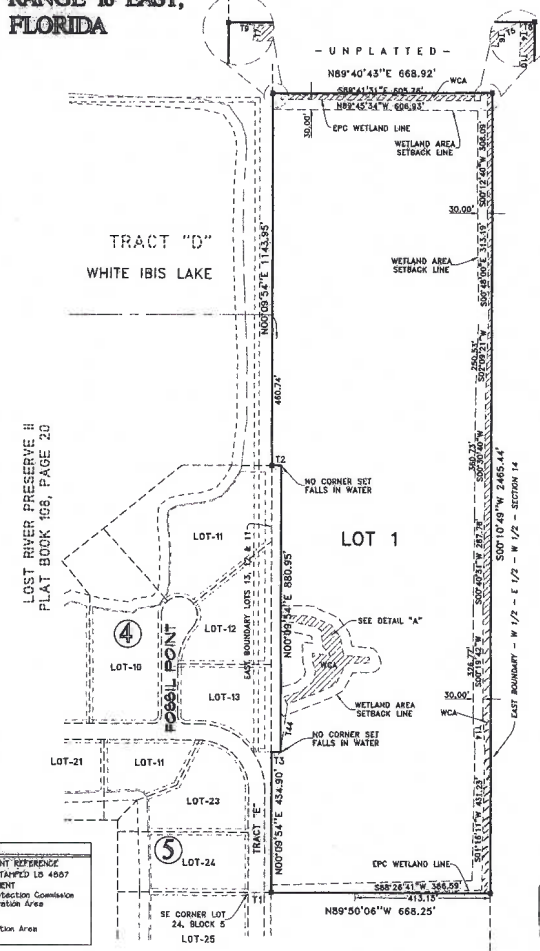
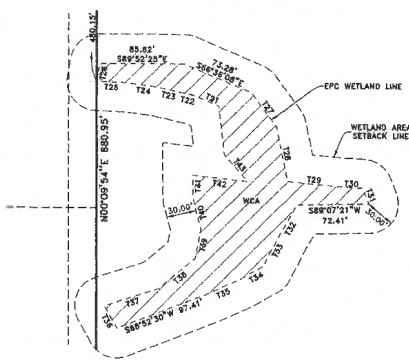
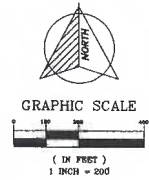


D&E SURVEYING, INC.
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APOLLO BEACH, FLORIDA 33572
813-645-3088 FAX 645-8115

LOST RIVER PRESERVE PHASE 3

PLATTED SUBDIVISION WITH NO IMPROVEMENTS

SECTION 14, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



TANGENT TABLE		
NO.	BEARING	DISTANCE
T1	S89°50'08\"/>	

WETLAND CONSERVATION AREA NOTE

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- PLAT NOTES:**
- 1) Subdivision plats 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 Services 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) Meridian based on the east boundary of LOST RIVER PRESERVE PHASE 2, as recorded in Plat Book 106, Page 20 of the Public Records of Hillsborough County, Florida, filed to the Florida State Plane Coordinate System, North American Datum of 1983 (1980), in text.
 - 4) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
 - 5) Coordinates shown herein are in feet and are tied to the Florida State Plane Coordinate System by third order accuracy and are supplemental data only. Originating coordinates: Northeast Corner of Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14531) & Southeast corner of the Northeast 1/4 of Section 15, Township 32 South, Range 18 East (Certified Corner Records Document No. 14534) - North American Datum of 1983 (1990).

LEGEND

- B- = OPENED PERMANENT REFERENCE MONUMENT, 4\"/>



SPECIFIC NOTES:

- 1) * = DISTANCE TO EPC WETLAND LINE.
- 2) UNLESS OTHERWISE INDICATED ALL LINES ARE NON-RADIAL.

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LOST RIVER PRESERVE PHASE 4

PLATTED SUBDIVISION WITH NO IMPROVEMENTS

SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: LOST RIVER PRESERVE PHASE 4

A parcel of land lying in Section 15, Township 32 South, Range 18 East, Hillsborough County, Florida, explicitly described as follows:

Commence at the Northeast corner of Lot 31, LOST RIVER PRESERVE, PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida; thence on the north boundary thereof N89°02'46"W, a distance of 264.88 feet to the POINT OF BEGINNING; thence continue on said north boundary of Lot 31 and the north boundary of Tract "C" of said LOST RIVER PRESERVE, PHASE 1, N89°02'46"W, a distance of 1065.12 feet; thence continue on the boundary of Tract "C" the following two (2) courses (1) S45°00'00"W, a distance of 1668.58 feet; (2) thence S89°58'09"W, a distance of 1367.99 feet; thence N00°15'01"W, a distance of 295.58 feet; thence N50°38'46"E, a distance of 1652.33 feet to the west boundary of the northeast 1/4 of aforesaid Section 15; thence on said west boundary N00°13'51"W, a distance of 662.78 feet to the northwest corner of said northeast 1/4 of Section 15; thence on the north boundary thereof N89°51'32"E, a distance of 2373.43 feet to the northwest corner of LOST RIVER PRESERVE PHASE 2 as recorded in Plat Book 108, Page 20 of the Public Records of Hillsborough County, Florida; thence on the west boundary thereof, S00°57'14"W, a distance of 856.94 feet to the POINT OF BEGINNING.

Containing 88.09 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: *James R. Bell*
Florida Professional Surveyor and Mapper, License # 3317
County Surveying Division, Real Estate Department,
Hillsborough County, Florida.

DEDICATION:

The undersigned as owners and/or mortgage holders, or other person, corporation, or entity having a record interest in the lands subdivided and platted into the subdivision of LOST RIVER PRESERVE PHASE 4, PLATTED SUBDIVISION WITH NO IMPROVEMENTS, hereby dedicates this plat for recording. Lot 1, as shown hereon will be owned and maintained by the Lost River Preserve Property Owners' Association, Inc. for the use and benefit of all land owners.

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 115 Page 199 of the Public Records of Hillsborough County, Florida.

By *PAT FRANK*
Clerk of the Circuit Court

By *Jane H*
Deputy Clerk

THIS 15 DAY OF May, 2008 TIME 12:38PM
CLERK FILE NUMBER 200801640

BOARD OF COUNTY COMMISSIONERS:

This plat has been approved for recordation.

Chairman *Ken Hagan* Date 1/16/08

SURVEYORS CERTIFICATE:

I, the undersigned surveyor, hereby certifies that this plat is a representation of the land being subdivided; that this plat was prepared under my direction and supervision and complies with all of the survey requirements of Chapter 177 Part I, Florida State Statutes, and the Hillsborough County LDC; that permanent reference monuments (P.R.M.'S) as shown hereon were set on Jan 10, 2007, as shown hereon.

Darrell Copeland 5-15-07
DARRELL COPELAND, DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION # 4529

LOST RIVER PRESERVE PROPERTY OWNERS' ASSOCIATION, INC. - OWNER

a Florida Not For Profit Corporation

Trevor L. Wenzel
TREVOR L. WENZEL, PRESIDENT

Witness: *Tanya Carnes* Witness *Cheryl Jones*
Tanya Carnes *Cheryl Jones*

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15th day of May, 2007, by Trevor L. Wenzel, President of Lost River Preserve Property Owners, Association, Inc on behalf of Lost River Preserve Property Owners' Association, Inc. He is personally known to me or has produced as identification and did not take an oath.



NOTARY PUBLIC:

Sign: *Tanya Carnes* (Seal)

Print: Tanya Carnes

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: 10/30/2009



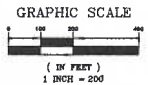
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APOLLO BEACH, FLORIDA 33572
813-645-3098 FAX 645-8115

LOST RIVER PRESERVE PHASE 4

PLATTED SUBDIVISION WITH NO IMPROVEMENTS

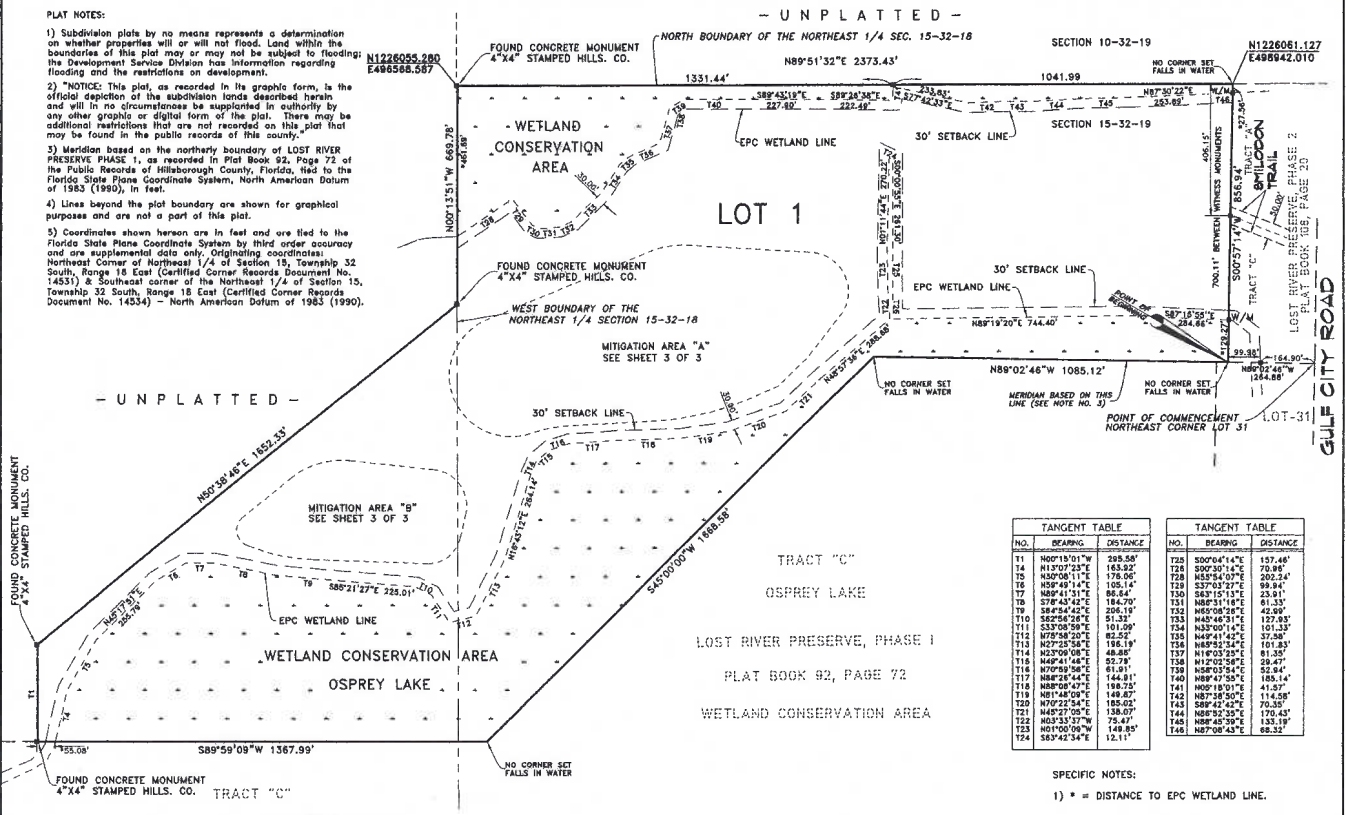
SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 115 PAGE NO. 200



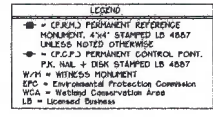
PLAT NOTES:

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- 3) Meridian based on the northerly boundary of LOST RIVER PRESERVE PHASE 1, as recorded in Plat Book 92, Page 72 of the Public Records of Hillsborough County, Florida, had to the Florida State Plane Coordinate System, North American Datum of 1983 (1990), in feet.
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TANGENT TABLE			TANGENT TABLE		
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
11	N00°19'01"W	298.58'	725	S00°04'14"E	157.48'
14	H19°07'23"E	163.50'	726	S00°50'14"E	70.84'
15	N30°08'11"E	176.05'	728	N35°14'07"E	202.24'
16	N50°40'14"E	105.14'	729	S37°03'27"E	88.84'
17	N88°41'31"E	86.64'	730	S61°15'13"E	23.91'
18	S7°45'44"E	184.70'	731	N82°31'16"E	81.33'
19	S48°54'42"E	206.19'	732	N52°08'56"E	42.89'
20	S20°58'26"E	51.33'	733	N45°46'31"E	127.65'
21	S33°58'58"E	101.29'	734	N32°00'14"E	101.33'
21a	N79°58'20"E	62.25'	735	N42°41'42"E	37.58'
21b	N27°33'58"E	116.19'	736	N68°25'24"E	161.83'
21c	N23°09'08"E	48.80'	737	N18°03'25"E	81.35'
21d	N48°41'48"E	50.79'	738	N12°05'58"E	28.47'
21e	N70°59'58"E	61.81'	739	N58°03'54"E	52.94'
21f	N88°25'42"E	144.81'	740	N9°47'50"E	185.14'
21g	N88°08'47"E	158.73'	741	N0°18'01"E	41.37'
21h	N81°45'05"E	149.43'	742	N87°35'09"E	114.58'
220	N70°22'54"E	185.02'	743	S88°42'42"E	70.35'
221	N48°37'05"E	138.07'	744	N81°05'29"E	170.40'
222	N63°33'37"W	78.47'	745	N58°45'39"E	133.19'
223	N01°50'09"W	148.85'	746	N87°08'43"E	88.32'
224	S83°42'34"E	12.11'			

SPECIFIC NOTES:
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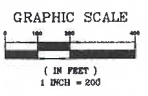
D & E SURVEYING, INC.
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APOLLO BEACH, FLORIDA 33572
813-645-3088 FAX 645-8115

LB#4887

LOST RIVER PRESERVE PHASE 4

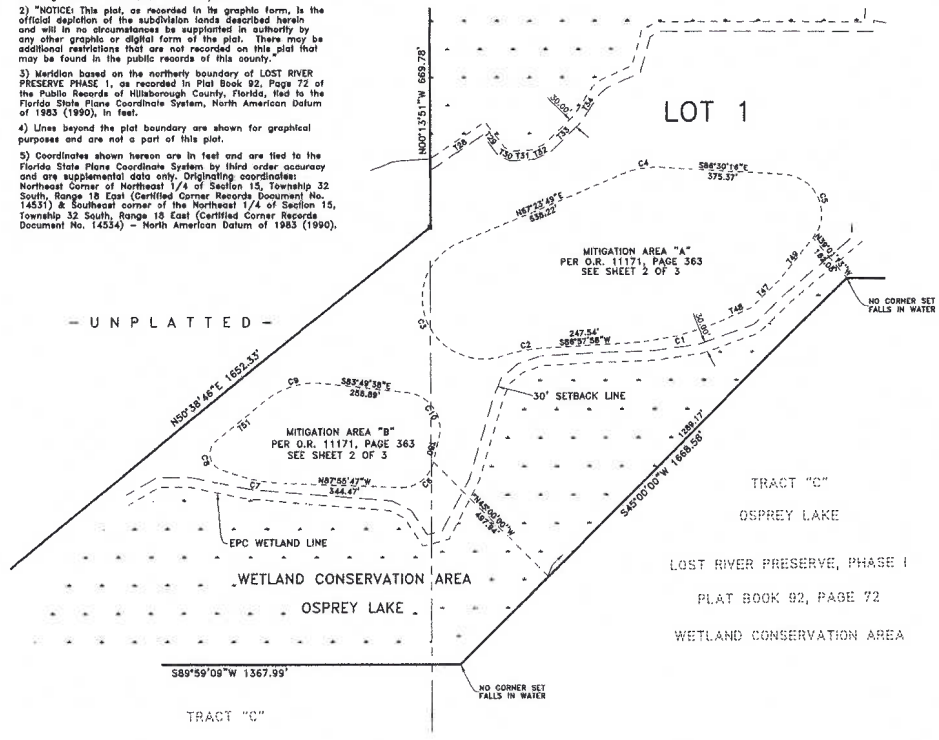
PLATTED SUBDIVISION WITH NO IMPROVEMENTS

SECTION 15, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



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NOTE:
O.R. = OFFICIAL RECORD BOOK

CURVE TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	855.00	20°44'11"	313.04	311.30	S78°29'58"W
C2	480.00	15°23'11"	128.00	128.21	S79°05'29"W
C3	189.00	17°58'58"	880.31	377.77	N29°35'38"W
C4	276.00	28°58'55"	122.98	121.93	N89°26'44"E
C5	128.00	12°34'31"	280.91	212.47	S24°13'00"E
C6	100.00	7°22'40"	135.00	125.04	S53°31'59"W
C7	600.00	18°58'19"	209.15	208.00	N77°56'37"W
C8	50.00	118°28'03"	103.38	85.33	N08°43'26"W
C9	240.00	48°39'47"	181.27	186.25	N72°20'28"E
C10	110.00	98°40'14"	185.56	184.35	S59°29'32"E

TANGENT TABLE		
NO.	BEARING	DISTANCE
147	S45°00'00"W	118.80
148	S68°03'53"W	88.10
149	S58°04'15"W	109.52
150	S17°50'55"W	77.88
151	N59°30'35"E	190.13

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