

SOUTHGREEN SUBDIVISION

PLAT BOOK 103 PAGE NO 18

BEING A REPLAT OF: A PORTION OF LOT 2, LOTS 3 & 4, AND A PORTION OF LOT 5, BLOCK 4
SOUTHSIDE SUBDIVISION, FORMERLY KNOWN AS "SWASTIKA", PLAT BOOK 9, PAGE 18
A PORTION OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA

LEGAL DESCRIPTION

PARCEL 1:

Lot 5, less the West 165 feet thereof, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 2:

The East 235 feet of Lot 4, less the South 60 feet thereof, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 3:

Lot 3, less the East 130 feet of the North 130 feet, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 4:

Lot 4, less the East 235 feet thereof, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 5:

The East 130 feet of the North 130 feet of Lot 3, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 6:

The West 1/2 of Lot 2, less the North 53 feet thereof, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 7:

The West 49 feet of the East 1/2 of Lot 2, less the North 53 feet thereof, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, Page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

PARCEL 8:

The South 60 feet of the East 235 feet of Lot 4, Block 4, SWASTIKA, according to the map or plat thereof as recorded in Plat Book 9, page 18, now known as SOUTHSIDE SUBDIVISION, Per Ordinance No. 2001-14 recorded in O.R. Book 10578, page 1115, all of the Public Records of Hillsborough County, Florida.

THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Lot 2, Lots 3 and 4, and a portion of Lot 5, Block 4, Southside Subdivision, formerly known as Swastika, according to the map or plat thereof recorded in Plat Book 9, Page 18 of the Public Records of Hillsborough County, Florida, more particularly described as follows:

Commence at the Northeast Block corner of Block 4, Southside Subdivision, formerly known as Swastika, said Point of Commencement also being a point along the Westerly right of way of South 6th Street; thence along said Westerly right of way South 00°32'54" East, a distance of 297.33 feet to the **POINT OF BEGINNING** of the herein described Parcel; thence continue along said right of way South 00°32'54" East, a distance of 485.42 feet; thence departing said right of way South 89°35'48" West, a distance of 474.65 feet; thence North 00°55'02" West, a distance of 159.51 feet; thence South 89°51'28" West, a distance of 165.00 feet to a point on the Easterly right of way line of Sheridan Road; thence along said Easterly right of way line North 00°55'53" West, a distance of 436.63 feet; thence departing said Easterly right of way North 89°54'38" East, a distance of 370.84 feet; thence South 00°55'23" East, a distance of 109.07 feet; thence North 89°40'24" East, a distance of 272.05 feet to the **POINT OF BEGINNING**.

Subject Property contains 325,885.070 square feet, 7.481 acres more or less.

NOTES:

1. Basis of bearing: the westerly right of way line of South Sixth Street, being South 00°32'54" East.
2. Subdivision plats by no means represent a determination of whether properties will or will not be subject to flooding. Land within the boundaries of this plat may or may not be subject to flooding. The City of Tampa Building Department has information regarding flooding and restrictions on development.
3. The subject parcel of land represented on this plat lies in flood zone "C" per Federal Emergency Management Agency, Flood Insurance Rate Map, City of Tampa, Florida, Community Panel No. 120114 0038 C, map revised September 30, 1982.
4. 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 storm water detention and retention ponds as required by the Land Development Code.
5. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on the plat that may be found in the public records of this County.

CITY OF TAMPA

This plat is hereby accepted and approved for record by the City Council of the City of Tampa, Florida.

Buddy M. Miller
Chairman

2005-34
Resolution No.

Shirley Fox-Krowles
City Clerk Deputy Clerk

CITY OF TAMPA

I hereby certify that the mayor of the City of Tampa approved this plat on *JAN 6, 2005*

City Clerk / Deputy City Clerk

Shirley Fox-Krowles

JAN. 10, 2005
Date

CLERK OF THE CIRCUIT COURT

State of Florida, County of Hillsborough, I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book *103*, Page *18*, of the Public Records of Hillsborough County, Florida.

1-28-05
Date

12:06 PM

PAT FRANK
Clerk of the Circuit Court

1-28-05
Date

2005039108

David H. [Signature]
Deputy Clerk

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has been verified.

Reviewed by: *LEONARD SKELTON*
Florida Professional Surveyor and Mapper, License
For the Department of Public Works, Survey Section,
City of Tampa, Florida.

1/27/05
Date

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my knowledge, information and belief that this plat is a true and correct representation of the land surveyed, the survey was made under my responsible direction and supervision, and the survey data complies with the requirements of Chapter 177 of the Florida Statutes. P.R.M.s (Permanent Reference Monuments) and P.C.P.s (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision will be set within the allotted time as required by said Chapter 177, Florida Statute 177.091-9.

Charles David Ferraro
Charles David Ferraro
Florida Professional Surveyor and Mapper, No. 4768

JANUARY 27, 2005
Date

FLD&E SURVEYING
4519 GEORGE RD. SUITE 130, TAMPA, FL 33634 * (813) 880-9623 * FAX: (813) 880-9055
SOUTHGREEN SUBDIVISION
LICENSED BUSINESS: LB6640
DWG: 2003-020-03
SHEET 1 OF 4

SOUTHGREEN SUBDIVISION

PLAT BOOK 103 PAGE NO 19

BEING A REPLAT OF: A PORTION OF LOT 2, LOTS 3 & 4, AND A PORTION OF LOT 5, BLOCK 4
SOUTHSIDE SUBDIVISION, FORMERLY KNOWN AS "SWASTIKA", PLAT BOOK 9, PAGE 18
A PORTION OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA

DEDICATION

The undersigned, SOUTHGREEN, LLC, a Florida limited liability company along with JOHN ADAM DANNER and ANDREA DANNER, Husband and Wife, hereby states they are the owners of the lands shown on the Plat to be known as "SOUTHGREEN SUBDIVISION" described hereon, have caused said lands to be divided and subdivided as shown hereon, and do hereby make the following dedications on said lands as follows:

All portions of the property which are not depicted and labeled as Lots 1 through 31 on the Plat shall be deemed common areas and are hereby dedicated and conveyed to the SouthGreen Homeowners Association, Inc. (Association"), including without limitation, all roadways, green space, stormwater drainage and detention/retention areas and facilities, and shall be the obligation of the Association to maintain and keep in good repair such common areas for the benefit of the owners of Lots shown on the Plat.

Each owner of a lot within the Subdivision is hereby granted a perpetual, non-exclusive easement for pedestrian and vehicular ingress and egress over all roadways within the Subdivision. Further, the 3' Wall and Drainage Easement, 5' Sidewalk/Utility Easement and the Landscape and Entry Wall Easements reflected on the Plat are also dedicated and reserved to and for the benefit of the Association and shall be the obligation of the Association to maintain, keep in good repair and replace for the benefit of the Subdivision.

All Water and Sewer facilities within the property, including without limitation, a Public Drainage Easement noted on the plat, are dedicated to the City of Tampa Water, Wastewater and Stormwater departments, respectively, such facilities to be maintained by the City of Tampa, together with a perpetual, non-exclusive easement over, through, across and under all common areas and any identified utility easement area to maintain, repair and replace such facilities. The City of Tampa shall only be required to reconstruct and repair streets to the prevailing minimum construction quality standards in the City of Tampa. A perpetual non-exclusive easement over all roadways on the property is hereby granted for emergency use, City of Tampa utility providers and government business vehicles.

OWNER:

JOHN ADAM DANNER & ANDREA DANNER, Husband and Wife
(OWNER)

By: John Adam Danner

By: Andrea Danner

Witness Monica Woods
Witness Deborah Brown

ACKNOWLEDGMENT

County of Hillsborough
State of Florida

The foregoing instrument was acknowledged before me this 27 day of January 2005, by John Adam Danner and Andrea Danner, Husband and Wife, who ☒ are personally known to me OR ☐ produced a Florida Drivers License as identification.

Notary Public:

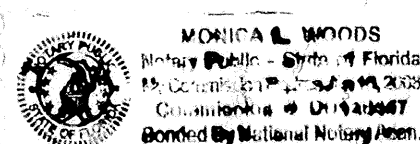
Sign Monica L. Woods

Print MONICA L. WOODS

Title _____

Serial Number DD126457

Commission Expires June 16, 2006



OWNER:

SOUTHGREEN, LLC, a Florida limited liability company
By its MANAGER: RSB Development, Inc., a Florida corporation

By: Scott Brown
Scott Brown, President

Witness Monica Woods
Witness Deborah Brown

ACKNOWLEDGMENT

County of Hillsborough
State of Florida

The foregoing instrument was acknowledged before me this 27 day of January 2005, by Scott Brown as President of RSB Development, Inc., a Florida corporation, as Manager of: SOUTHGREEN, LLC, a Florida limited liability company, on behalf of the companies, who ☒ is personally known to me OR ☐ produced a Florida Drivers License as identification.

Notary Public:

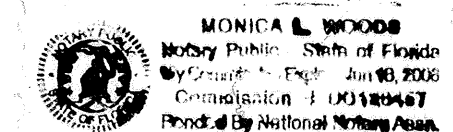
Sign Monica L. Woods

Print MONICA L. WOODS

Title _____

Serial Number DD126457

Commission Expires JUNE 16, 2006



JOINING IN PLAT:

SOUTHGREEN HOMEOWNERS ASSOCIATION, INC.
(ASSOCIATION)

By: James D. Bowen

Name: JAMES D. BOWEN

Title: President

Witness Monica Woods
Witness Deborah Brown

ACKNOWLEDGMENT

County of Hillsborough
State of Florida

The foregoing instrument was acknowledged before me this 27 day of January 2005, by JAMES D. BOWEN as President of SOUTHGREEN HOMEOWNERS ASSOCIATION, INC., on behalf of the association, who ☒ is personally known to me OR ☐ produced a Florida Drivers License as identification.

Notary Public:

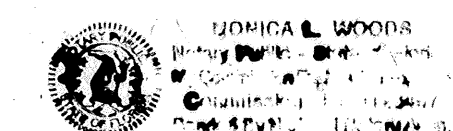
Sign Monica L. Woods

Print MONICA L. WOODS

Title _____

Serial Number DD126457

Commission Expires JUNE 16, 2006



FLD&E SURVEYING
4519 GEORGE RD. SUITE 130, TAMPA, FL 33634 * (813) 880-9623 * FAX: (813) 880-9055
SOUTHGREEN SUBDIVISION
SHEET 2 OF 4
LICENSED BUSINESS: LB6640
DWG: 2003-020-03

SOUTHGREEN SUBDIVISION

PLAT BOOK 03 PAGE NO 20

BEING A REPLAT OF: A PORTION OF LOT 2, LOTS 3 & 4, AND A PORTION OF LOT 5, BLOCK 4
SOUTHSIDE SUBDIVISION, FORMERLY KNOWN AS "SWASTIKA", PLAT BOOK 9, PAGE 18
A PORTION OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA

THIS IS NOT A
CERTIFIED COPY CERTIFIED COPY CERTIFIED COPY

MORTGAGEE'S CONSENT:

THE BANK OF TAMPA

By: Bruce P Johnson
Name: BRUCE P JOHNSON
Title: SR VICE PRESIDENT

Witness Christine M Smith
Witness Shellie Harvey

ACKNOWLEDGMENT

County of Hillsborough
State of Florida

The foregoing instrument was acknowledged before me this 27 day of January 2005, by
BRUCE P JOHNSON as SVP of THE BANK OF TAMPA, who ☒ is personally
known to me OR ☐ produced a Florida Drivers License as identification.

Notary Public: Shellie Harvey
Sign Shellie Harvey
Print Shellie Harvey
Title _____
Serial Number DD358684
Commission Expires 9-28-08

SHELLIE HARVEY
Notary Public, State of Florida
My Comm. Expires Sept. 28, 2008
No. DD358684

MORTGAGEE'S CONSENT:

FIRST COMMERCIAL BANK

By: Joy E. Zalkin
Name: JOY E. ZALKIN
Title: Sr. V.P.

Witness Barbara Koffron
Witness Nalini G. Arasimath

ACKNOWLEDGMENT

County of Hillsborough
State of Florida

The foregoing instrument was acknowledged before me this 27 day of January 2005, by
JOY E. ZALKIN as Sr. V.P. of FIRST COMMERCIAL BANK, who ☒ is personally
known to me OR ☐ produced a Florida Drivers License as identification.

Notary Public: Barbara Koffron
Sign Barbara Koffron
Print Barbara Koffron
Title _____
Serial Number DD145286
Commission Expires 8-26-06

Barbara Koffron
Notary Public, State of Florida
My Comm. Expires Aug. 26, 2006
No. DD145286

Barbara Koffron
MY COMMISSION # DD145286 EXPIRES
August 26, 2006
BONDED THROUGH FARM INSURANCE, INC.

FLD&E SURVEYING
4519 GEORGE RD. SUITE 130, TAMPA, FL 33634 * (813) 880-9623 * FAX: (813) 880-9055
SOUTHGREEN SUBDIVISION
LICENSED BUSINESS: LB6640
DWG: 2003-020-03
SHEET 3 OF 4

BEING A REPLAT OF: A PORTION OF LOT 2, LOTS 3 & 4, AND A PORTION OF LOT 5, BLOCK 4
SOUTHSIDE SUBDIVISION, FORMERLY KNOWN AS "SWASTIKA", PLAT BOOK 9, PAGE 18
A PORTION OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA

THIS IS NOT A CERTIFIED COPY

A PORTION OF SECTION 10, TOWNSHIP 30 SOUTH, RANGE 18 EAST
CITY OF TAMPA, HILLSBOROUGH COUNTY, STATE OF FLORIDA

NOT A PART OF THIS PLAT

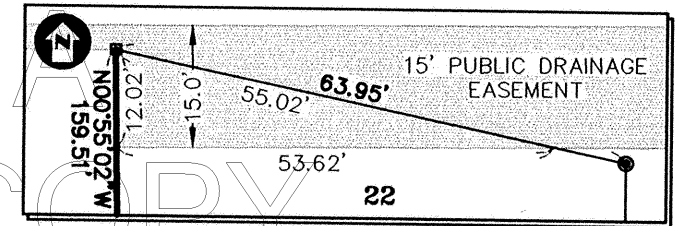
THE NORTH 53' OF THE WEST HALF AND THE NORTH 53' OF THE WEST 49' OF THE EAST HALF
OF LOT 2, BLOCK 4, SOUTHSIDE SUB., F.K.A. SWASTIKA PLAT BOOK 9, PAGE 18

3' WIDE WALL & PRIVATE DRAINAGE EASEMENT

N89°54'38"E 370.84'

64.01' 60.01' 60.01' 60.01' 60.01' 60.01' 60.01' 60.01'

POINT OF COMMENCEMENT
NE COR. BLOCK 4, SOUTHSIDE
SUBDIVISION, F.K.A. SWASTIKA



DETAIL "E"
NOT TO SCALE

NOT A PART OF THIS PLAT
THE EAST HALF OF LOT 2, BLOCK
4, LESS THE WEST 49' THEREOF
SOUTHSIDE SUB., F.K.A. SWASTIKA
PLAT BOOK 9, PAGE 18

POINT OF COMMENCEMENT
NE COR. BLOCK 4, SOUTHSIDE
SUBDIVISION, F.K.A. SWASTIKA
P.B. 9, PAGE 18

POINT OF BEGINNING

NOTE:
DETAIL SHOWS PUBLIC DRAINAGE EASEMENT DIMENSIONS ONLY.
SEE PLAT FOR EASEMENT LOCATION WITHIN THE SUBDIVISION.

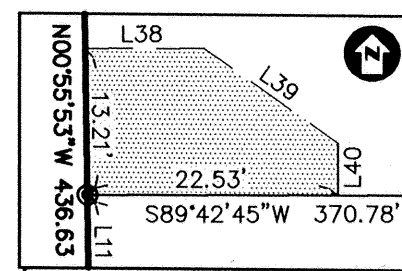
DETAIL "D"
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	43.39	N11°40'03"W
L2	60.00	S89°40'24"W
L3	25.00	N00°32'54"W
L4	15.00	N00°32'54"W
L5	18.09	N75°55'43"E
L6	19.56	N06°43'08"E
L7	36.12	N89°42'45"E
L8	3.97	N64°44'50"E
L9	54.80	S11°40'03"E
L10	42.28	N75°55'43"E
L11	20.29	N00°55'53"W
L12	27.00	N00°55'53"W
L13	20.00	N00°55'53"W
L14	20.00	N00°55'53"W
L15	26.76	S35°53'55"E
L16	152.66	N89°51'28"E
L17	472.69	N89°23'10"E
L18	15.00	S00°36'50"E
L19	20.00	N00°00'00"E
L20	5.00	S00°32'54"E
L21	181.33	S06°43'08"W
L22	125.79	N00°55'53"W
L23	168.85	N89°42'45"E
L24	47.93	S77°59'22"E

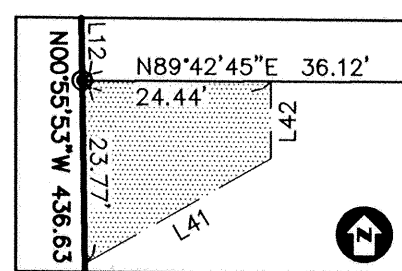
LINE TABLE		
LINE	LENGTH	BEARING
L25	191.92	N90°00'00"E
L26	73.01	S11°40'03"E
L27	20.00	N00°00'00"E
L28	475.61	S89°23'10"W
L29	12.02	N00°55'02"W
L30	165.00	S89°51'28"W
L31	41.68	N00°00'00"E
L32	30.73	S89°56'34"W
L33	25.75	N00°00'00"E
L34	15.00	S90°00'00"W
L35	25.77	S00°00'00"E
L36	17.59	S89°56'34"W
L37	60.00	S89°40'20"W
L38	10.69	N89°42'48"E
L39	14.71	S55°00'00"E
L40	4.71	S00°00'00"E
L41	27.78	S59°59'41"W
L42	10.00	S00°00'00"E
L43	27.80	S60°08'30"E
L44	5.08	S00°08'32"E
L45	24.72	N00°55'53"W
L46	167.40	S89°51'28"W
L47	4.71	N00°55'53"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	51.32	26.54	13.57	26.25	N74°42'40"E 29°37'50"
C2	55.68	15.58	7.84	15.53	N67°54'44"E 16°01'57"
C3	15.00	18.12	10.35	17.04	N41°19'25"E 69°12'35"
C4	15.00	25.32	16.87	22.42	N41°38'26"W 96°43'08"
C5	30.00	9.22	4.64	9.18	N73°32'50"E 17°36'01"
C6	27.00	11.76	5.98	11.67	N77°13'47"E 24°57'55"
C7	30.00	3.86	1.93	3.85	N86°01'47"E 07°21'54"
C8	16.00	21.95	13.10	20.27	S50°58'39"E 78°37'12"
C9	28.00	46.60	30.74	41.40	S54°23'35"W 95°20'54"
C10	116.67	12.49	6.25	12.48	N80°59'58"W 06°07'58"
C11	116.67	12.37	6.19	12.37	N87°06'14"W 06°04'35"
C12	36.00	49.40	24.48	45.61	S50°58'39"E 78°37'12"
C13	111.00	32.58	16.41	32.46	S03°15'33"E 16°49'00"
C14	35.68	9.98	5.02	9.95	N67°54'44"E 16°01'57"
C15	71.32	36.91	18.88	36.50	N74°43'20"E 29°39'11"
C16	111.00	3.04	1.52	3.04	S05°56'02"W 01°33'41"

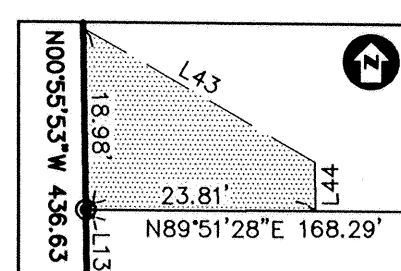
□	SET CONCRETE MONUMENT 4"x4"x24" PRM LB6640 (UNLESS OTHERWISE NOTED)	PL	PROPERTY LINE
●	SET CAPPED IRON ROD 5/8" LB6640 (UNLESS OTHERWISE NOTED)	P/L	PROPERTY LINE
△	SET PERMANENT CONTROL POINT SPKN&D LB6640 (UNLESS OTHERWISE NOTED)	R/W	RIGHT OF WAY
⊗	BLOCK NUMBER	N.T.S.	NOT TO SCALE
SPKN&D	SET PK NAIL AND DISK	COR.	CORNER
(P)	PLATTED	FL	FLORIDA
SUB.	SUBDIVISION	(NR)	NON-RADIAL
P.L.S.	PROFESSIONAL LAND SURVEYOR	RD.	ROAD
F.K.A.	FORMERLY KNOWN AS	LB	LICENSED BUSINESS
TECO	TAMPA ELECTRIC COMPANY	NO.	NUMBER
		P.B.	PLAT BOOK
		FCM	FOUND CONCRETE MONUMENT



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

FLD&E SURVEYING

4519 GEORGE RD. SUITE 130, TAMPA, FL 33634 * (813) 880-9623 * FAX: (813) 880-9055

SOUTHGREEN SUBDIVISION

SHEET 4 OF 4