

SUBJECT: Jess Walden Subdivision **PI#3744**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 13, 2022
CONTACT: Lee Ann Kennedy

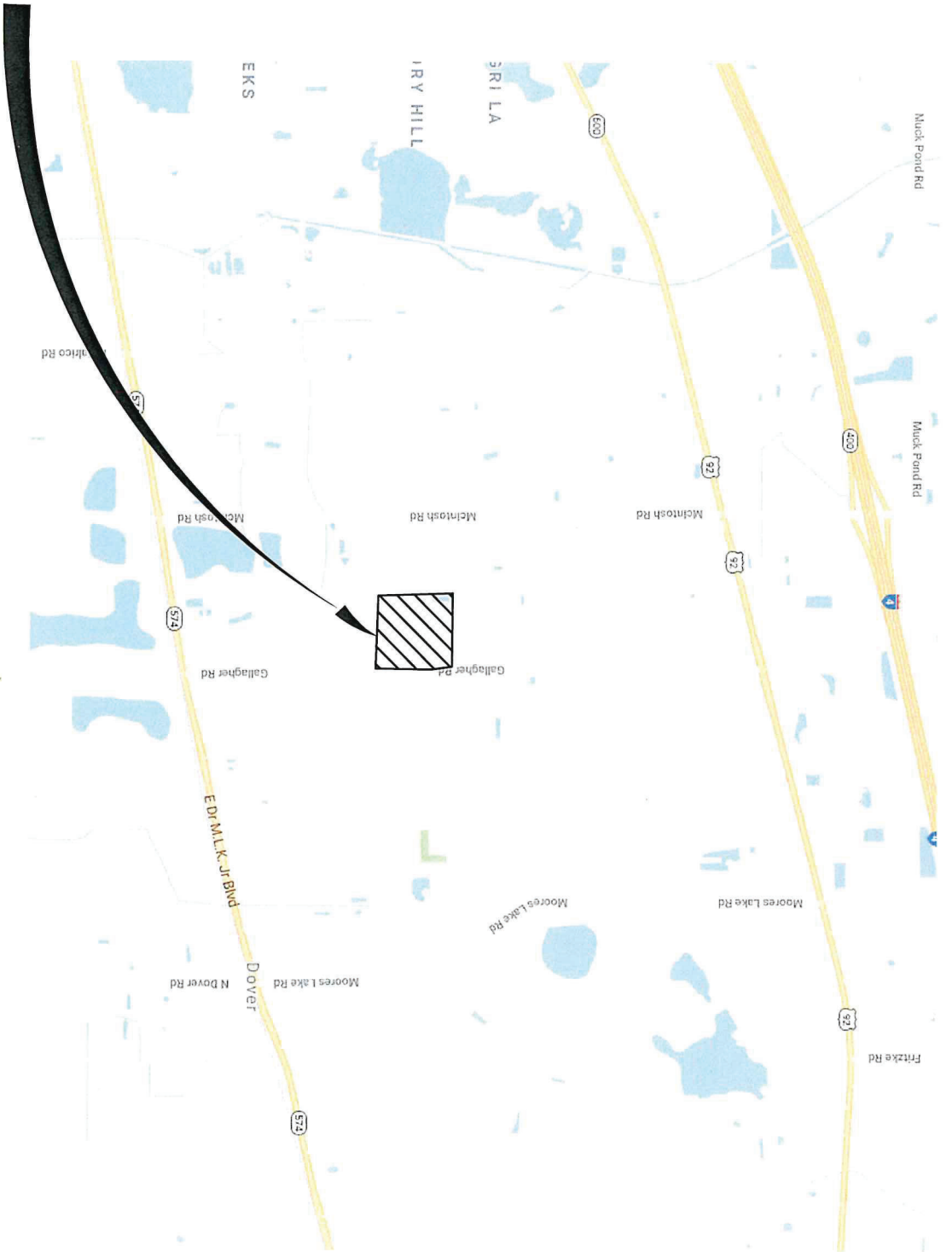
RECOMMENDATION:

Accept the plat for recording for Jess Walden Subdivision, A Private Subdivision, located in Section 31, Township 28, and Range 21. Construction has been completed and has been certified by Brett Hedstrom, a Florida Professional Engineer, with Brad Design & Engineering, LLC.

BACKGROUND:

On February 10, 2021, Permission to Construct Prior to Platting was issued for the Jess Walden Subdivision. Lot corners are in place and placement has been certified by Steven M Infield, Professional Surveyor and Mapper with Brooks Land Surveying, Inc. The developers are South Development, LLC, and the engineer is Brad Design & Engineering, LLC.

SITE



VICINITY MAP

N.T.S.



BROOKS LAND SURVEYING, INC.
110 WEST BALL STREET
PLANT CITY, FL. 33563
PH:813-754-6620

SURVEYORS CERTIFICATION

RE: JESS WALDEN ROAD SUBDIVISION, A PLATTED SUBDIVISION

JULY 13, 2022

TO WHOM IT MAY CONCERN:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that permanent reference monuments (PRMs) were set on the 23RD day of NOVEMBER, 2021, as shown hereon; and that permanent control points (PCPs) and lot corners have been set.

STEVEN M Digitally signed by
STEVEN M INFIELD

STATEMENT PREPARED BY: **INFIELD** / Date: 2022.07.13
11:59:33 -04'00'

STEVEN M. INFIELD, PSM, FLORIDA REGISTRATION NO. 5349



JESS WALDEN ROAD SUBDIVISION

**PLATTED SUBDIVISION
IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA**

PLAT BOOK PAGE

Legal Description:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21
DERIVED FROM THE FLORIDA PUBLIC LAND ACQUISITION ACT (PLA) OF 1983
MERIDIAN, WEST ZONE, NORTH AMERICAN DATUM 1983 ADJUSTMENT OF 1990) ALONG
THE EAST BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 31 OF SAID
SECTION 31 FOR A DISTANCE OF 35.00 FEET TO A POINT ON THE PROJECTED NORTH
RIGHT OF WAY LINE FOR ACCESS ROAD, THENCE N89°28'51"W, ALONG SAID NORTH
RIGHT OF WAY LINE FOR ACCESS ROAD, THENCE N89°28'51"W, ALONG SAID SOUTH BOUNDARY
LINE FOR A DISTANCE OF 1298.68 FEET TO A POINT ON THE WEST BOUNDARY LINE
OF THE NORTHEAST 1/4 OF SECTION 31 OF SAID SECTION 31, THENCE
THENCE S89°16'38"E, FOR A DISTANCE OF 1298.26 FEET, DISTANCE OF 822.69 FEET,
BOUNDARY LINE OF THE NORTHEAST 1/4 OF SECTION 31 OF SAID SECTION 31 AND
THE WEST RIGHT OF WAY LINE OF GALLAGHER ROAD, THENCE S10°00'25"E, FOR A
DISTANCE OF 916.91 FEET TO THE POINT OF BEGINNING, CONTAINS 27,416 ACRES.

Plot Notes:

1. Subdivision plots by no means represent a determination on whether properties will or will not flood. Land within the subdivision may be subject to flooding. Development Services Division may or may not be subject to flooding. Development Services Division has information regarding flooding and restrictions on development.
2. 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 interpreted in conjunction with any other graphic or digital form of the plat. Any additional restrictions that are not recorded on this plat, but may be found in the public records of Hillsborough County, Florida.
3. Damage assessments shall not contain permanent improvements, including but not limited to sidewalks, driveways, utility sheds, poles, fences, sprinkler systems, trees, signs, structures, utility sheds, poles, other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.
4. This private subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

E.P.C. Note:

The Wetland Conservation Area shall be retained in a natural state pursuant to Hillsborough County Environmental Protection Code (LEDC) as amended, the Hillsborough County Environmental Protection Code, Chapter 1-11, Rules of the Hillsborough County Environmental Protection Code, and Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

Fire Protection Note:

Any residential structure not exceeding 5,000 square feet, on one (1) acre and one hundred (100) feet between structures may be authorized for tanker supply. Any out buildings six hundred (600) feet or less may be located within one hundred (100) feet of the main structure.

Plot Approval:

This plat has been reviewed in accordance with the Florida Statutes, Section 177.2061 for Chapter conformity. The geometric data has not been reviewed by Florida Professional Surveyor and Mapper, License # Hillsborough County.

Surveyor's Certification:

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided, that this plat was prepared in accordance with the requirements of Chapter 177, Florida Statutes, and with all the requirements of Chapter 177, Florida Statutes, and the Hillsborough County Land Development Code. That I am a duly licensed surveyor (P.R.M. #) and all other monuments of lot corners, points of intersection and changes in direction of lines within the subdivision as required by Chapter 177, Florida Statutes, were set on the 23rd day of November 23, 2021.

Surveyor: Steven M. Infield P.S.M.# 5349

Dedication:

The Undersigned, as Owners of the lands platted herein do hereby dedicate this plot of JESS WALDEN ROAD SUBDIVISION for record. Further, Owners do hereby make the following dedications and reservations:
Private drainage easements are hereby reserved by the Owner(s) for conveyance to a Homeowner's Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.
The maintenance of the Owner-reserved tracts and areas and private easements reserved by the Owner(s) will be the responsibility of the Owner(s), its(their) assigns and its(their) successors in title.

Owner hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across private roads and private rights of way within Tract "A", as shown hereon for ingress and egress for the performance of their official duties.
Fee interest in (Tract "A") are hereby reserved by the Owner(s).
Community responsibility for a Homeowner's Association, District or other custodial and maintenance entity subsequent to the recording of this subdivision, is not dedicated to the public and will be privately maintained.

Dedication:

The private road and right of way shown hereon as "ABELLE CREEK PLACE (TRACT "A") is not dedicated to the public, but is private and is hereby reserved by the Owner for conveyance to a Homeowner's Association, Community Development District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision as well as ingress and egress of the lot owners and their guest and invitees. Said right of access for ingress and egress will extend to lot owners, both existing and future, of this subdivision.
Owner hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across private roads and private easements as shown hereon for ingress and egress for the performance of their official duties.

The undersigned hereby confirms the limits of the public right of way as shown hereon

Owner: 21 SOUTH DEVELOPMENT, LLC

JAMAL KAZBOUR, MANAGER
Witness: _____
Witness: _____

Acknowledgement:

County of Hillsborough, State of Florida
The foregoing instrument was acknowledged before me, by means of
 physical presence or online notarization, this _____ day of _____
by _____
21 South Development, LLC, a _____ A Florida Limited Liability Company
on behalf of the company. He is personally known to me or has produced _____ as identification.
NOTARY PUBLIC: _____ (Seal)

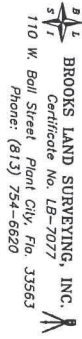
Print: _____
Title: _____
Serial Number: _____
Commission Expires: _____

Board Of County Commissioners:

This plat has been approved for recordation.
Chairman _____ Date _____
Deputy Clerk _____

Clerk of Circuit Court: County of Hillsborough, State of Florida

I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of Florida Statutes, and has been filed for record in Plot Book _____ Page _____ of the Public Records of Hillsborough County, Florida.
B.Y. _____ Deputy Clerk
This _____ day of _____ 20 _____ Time _____
Clerk File Number: _____



250183-000

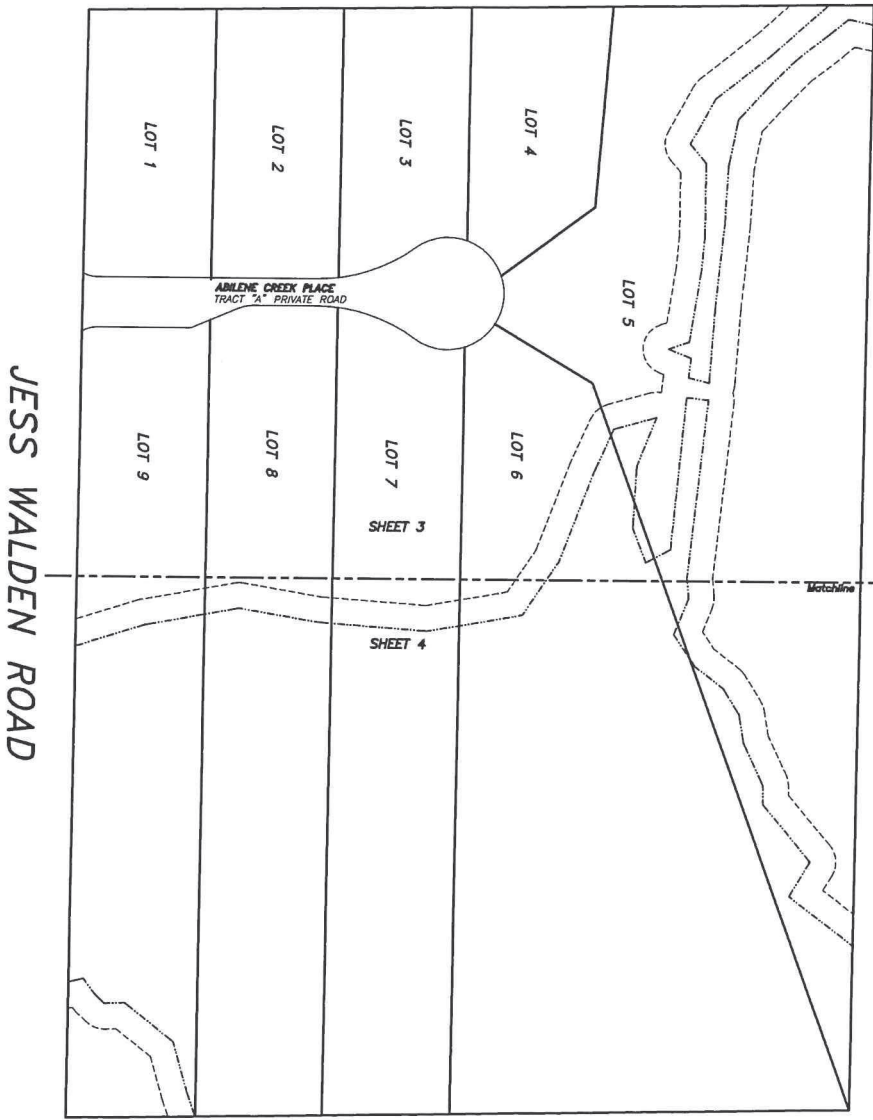
JESS WALDEN ROAD SUBDIVISION

PLATTED SUBDIVISION
IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

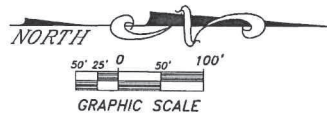
KEY SHEET


NOTE:
REFER TO THE FOLLOWING SHEETS OF THIS PLAT
FOR DETAILED LABELING AND DIMENSIONS



GALLAGHER ROAD

SCALE: ONE INCH = ONE HUNDRED FEET



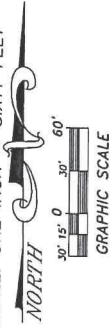
 BROOKS LAND SURVEYING, INC.
Certificate No. LB--7077
110 W. Ball Street Plant City, Fla. 33563
Phone: (813) 754-6820

SHEET 2 OF 4

JESS WALDEN ROAD SUBDIVISION

PLATTED SUBDIVISION
IN THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST,
HILLSBOROUGH COUNTY, FLORIDA

SCALE: ONE INCH = SIXTY FEET



BROOKS LAND SURVEYING, INC.
Certificate No. LB-7077
110 W. Boyd Street, Plant City, Fla. 33563
Phone: (813) 754-6620

LEGEND
PERMANENT MONUMENT-SET
4"x4"x24" CONCRETE MONUMENT-SET
STAMPED "BROOKS LAND SURVEYING-PRI-LB 7077"
UNLESS OTHERWISE NOTED
STAMPED "IRON ROD WITH PLASTIC CAP"
UNLESS OTHERWISE NOTED
P.F.M.
L.B.
F.R.R.S.P.
S.P.-K.M.A.D.
P.C.P.

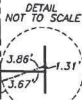
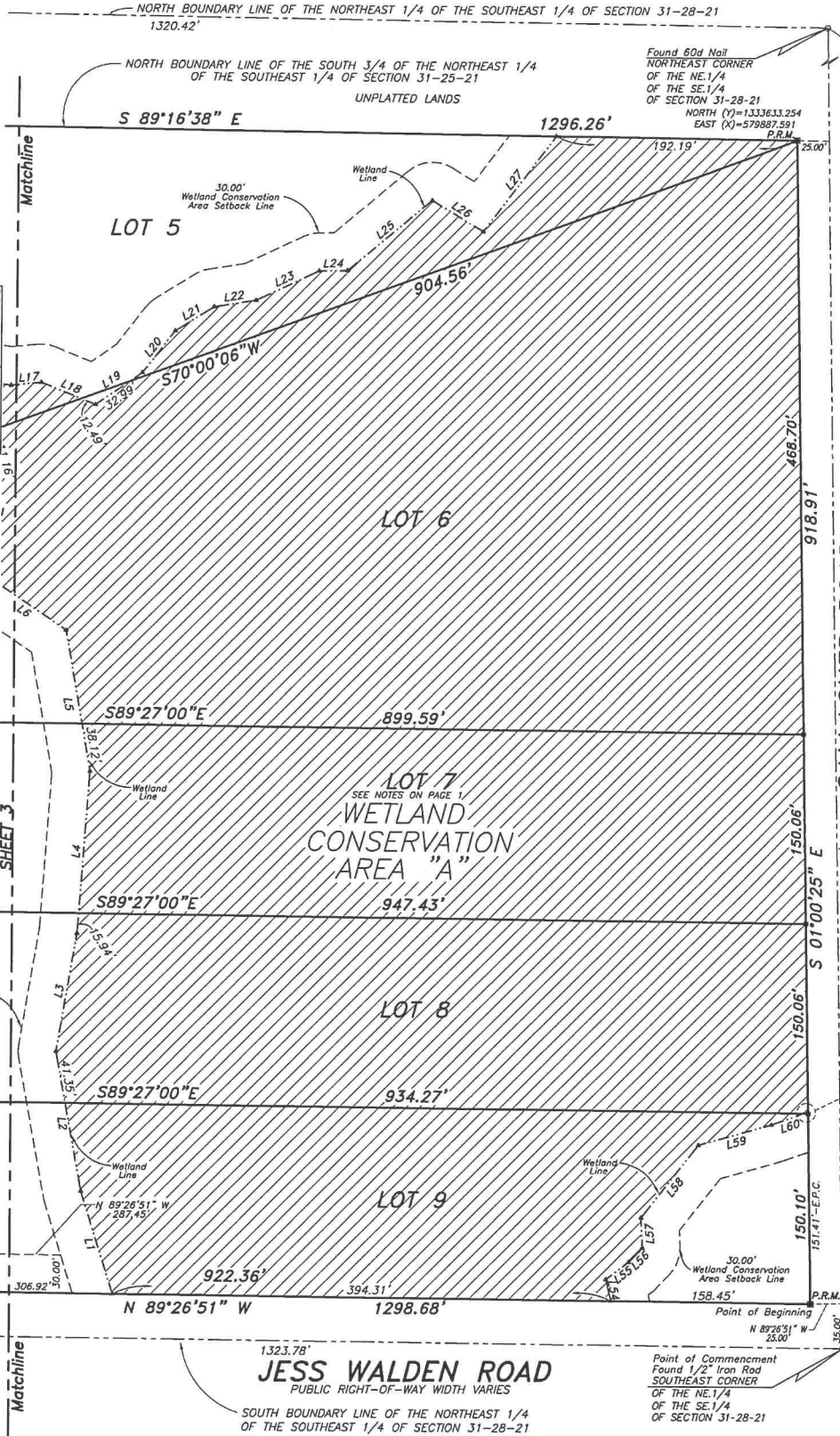
LINE	LENGTH	BEARING
L17	24.07	S84°35'15"W
L18	46.45	N68°21'16"W
L19	44.65	S52°25'41"W
L20	36.37	S50°03'32"W
L21	36.37	S50°03'32"W
L22	33.44	S80°53'02"W
L23	35.17	S64°51'24"W
L24	22.44	S89°02'00"W
L25	66.92	S50°04'37"W
L26	47.99	N57°05'17"W
L27	17.54	N17°58'11"W
L28	22.75	N53°08'46"E
L29	35.47	N43°01'24"E
L30	23.77	N02°45'43"W
L31	73.04	N58°05'02"E
L32	60.22	N74°08'59"E
L33	30.44	N70°49'53"E

LINE	LENGTH	BEARING
L1	84.84	S17°28'00"E
L2	112.00	S10°28'37"E
L3	94.69	S09°37'19"W
L4	113.37	S10°01'48"E
L5	76.09	S38°09'10"E

Note:

DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, FENCES, SPRINKLER SYSTEMS, SEWER, GAS, TELEPHONE, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION BASINS. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

REFERENCE BEARING OF N107°00'25"W, ALONG THE EAST BOUNDARY OF THE NORTH-EAST 1/4 OF SECTION 31, TOWNSHIP 28 SOUTH, RANGE 21 EAST, WAS DERIVED FROM THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRAVERSE MERCATOR, HORIZONTAL CONTROL STATIONS "11L" AND "11L.A2", PURSUANT TO FLORIDA STATUTE 177.151. COORDINATE VALUES ARE IN GRID FEET.



Certificate of School Concurrency

Project Information

Project Name	Jess Walden -resub
Jurisdiction	Hillsborough County
HCPS Project Number	629
Date/Time application deemed complete	January 29, 2019
Jurisdiction Project Number	3744
Parcel ID Number	083019.0000
Project Location	Jess Walden Rd. and Gallagher Rd.
Dwelling Units & Type	9 Single Family Detached Units
Applicant	Jay Kazbour

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	2	2	2		6
Notes:					

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.



Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

February 1, 2019

Date Issued