






Agenda Item Cover Sheet

Agenda Item N^o. _____

Meeting Date July 26, 2022

Consent Section Regular Section Public Hearing

Subject: Public Hearing – Vacating Petition by Lennar Homes, LLC and Crestview Lakes Community Association, Inc. to vacate and replace a platted public pump station site, in Riverview.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (C. Allen)	Contact Phone: 813-272-5810
Sign-Off Approvals:	
Thomas H. Fass  7.6.22	John Muller  <input type="checkbox"/> <input type="checkbox"/> 2022
Assistant County Administrator N/A	Department Director Richard Tschantz  <input type="checkbox"/> <input type="checkbox"/> 22
Management and Budget – Approved as to Financial Impact Accuracy	County Attorney – Approved as to Legal Sufficiency

Staff's Recommended Board Motion:

(a) Adopt a resolution vacating all of Tract “Z,” a platted public pump station site within the plat of Rivercrest Lakes, as recorded in Plat Book 134, Page 180, of the public records of Hillsborough County, and being more particularly described in the Resolution. (b) Accept an exclusive water/waste water easement over the reconfigured public pump station site and existing public utility lines. During construction of the Rivercrest Lakes development, the public pump station was built outside of the designated platted pump station tract. The petitioners, Lennar Homes, LLC and Crestview Lake Community Association, Inc., have submitted this request to release the previous platted pump station site and rededicate the new pump station site to Hillsborough County. The proposed vacate area is located within Folio No. 077345-8540 (no physical address), generally lying north of Rhodine Road, east of US Highway 301, and west of Balm Riverview Road, in Riverview, and consists of approximately 7,000 square feet (.163 acres). Reviewing departments, agencies, and utility providers have raised no objections to this request, with the exception of the Water Resources Department whose consent is conditioned upon acceptance of the water/waste water easement (as further explained in the Background). The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Financial Impact Statement:

The financial impact associated with this item consists of required advertising per statute, recording fees and processing, estimated to be less than \$175.00, which are paid by the Petitioners.

Background:

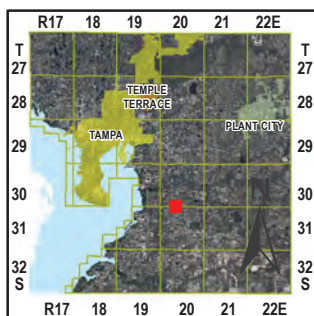
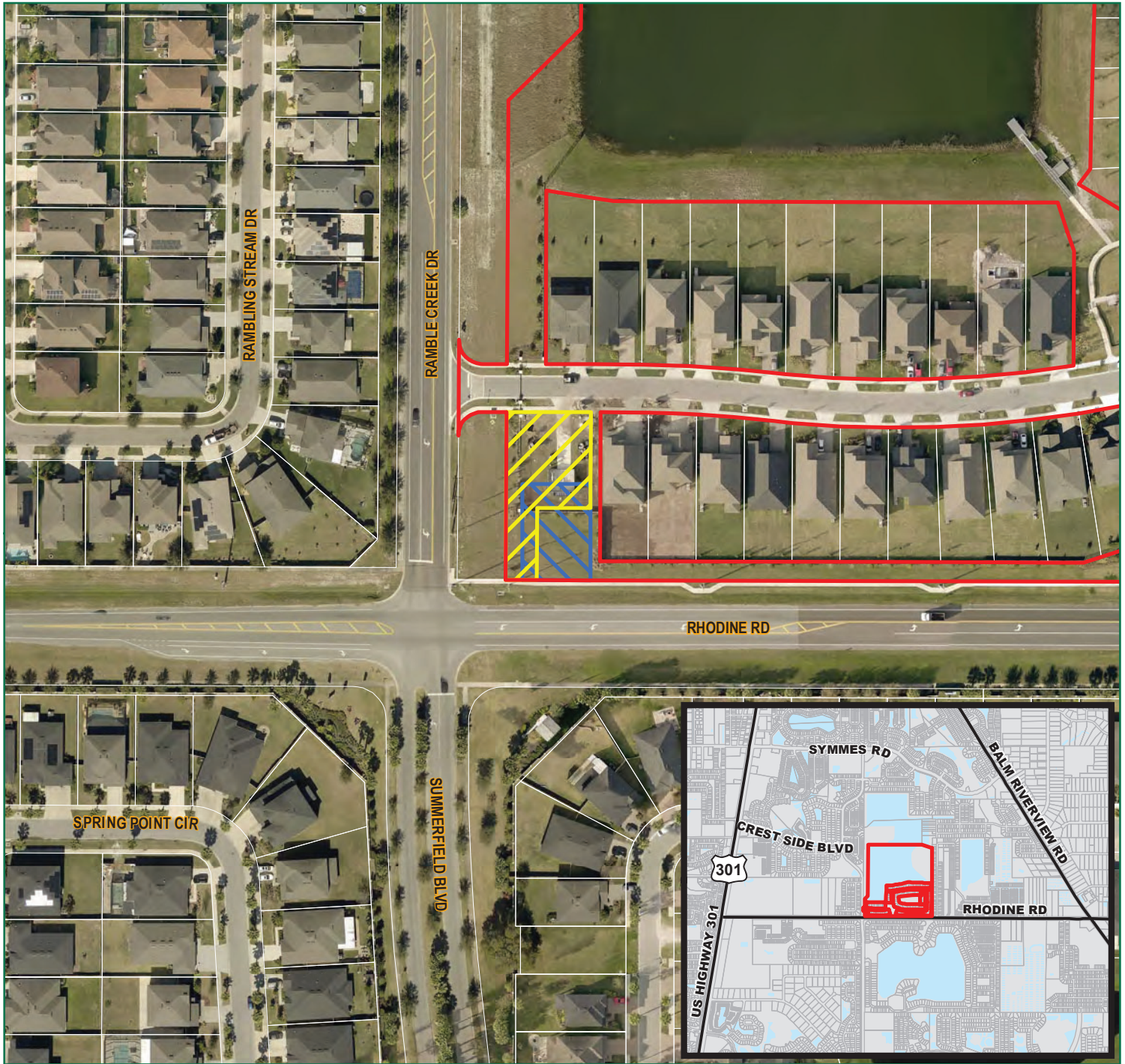
This petition is submitted by Lennar Homes, LLC and Crestview Lakes Community Association, Inc. as owners of the property underlying the proposed vacate area, to vacate all of Tract “Z,” a platted public pump station site. The pump station site was established in February 2019 by virtue of the plat of Rivercrest Lakes, as recorded in Plat Book 134, Page 180 of the public records of Hillsborough County, Florida. After the plat of Rivercrest Lakes was approved and recorded, the Petitioners constructed the public pump station outside of Tract “Z,” the platted pump station site. In order to correct the location of the public pump station site, the existing platted pump station site must be vacated and the Petitioners must dedicate a new pump station site. The Water Resources Department is requiring the water/waste water easement to provide the County with necessary and exclusive rights to (a) maintain the public pump station and (b) maintain an existing public force main and water main adjacent to the pump station. The Petitioners are also submitting a partial replat to dedicate the reconfigured pump station site to Hillsborough County. Reviewing departments, agencies, and utility providers have raised no objections to the vacate and replacement of the public pump station site; however, the consent of the Water Resources Department is conditioned upon acceptance of the water/waste water easement. Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on July 1, 2022 and July 8, 2022.

Staff Reference: V20-0018 Vacate Tract Z, Crestview Lakes Comm. Assoc

List Attachments: Location Map, Overview Map, Resolution, Plat Excerpt, Proposed Replat, Review Summary and Comments, Petition, Water/Waste Water Easement

V20-0018

Vacate Tract Z, Crestview Lakes Comm. Assoc.



LEGEND

- Folio - 77345.8538
Crestview Lakes Community Association, Inc.
- Folio - 77345.8540
Lennar Homes, LLC
Tract Z Vacate Area approx. 7,000 sq ft (0.163 Ac)
- Water/Waste Water Easement
approx. 11,247 sq ft (0.258 Ac)

SEC 33 TWP 30S RNG 20E



**Hillsborough
County Florida**

601 E Kennedy Blvd, Tampa, FL 33602
(813) 272-5900
printroom@hillsboroughcounty.org

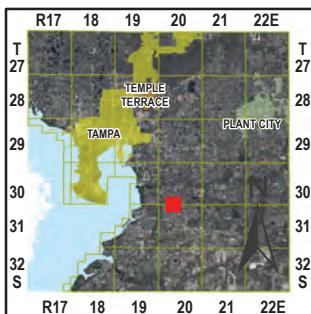
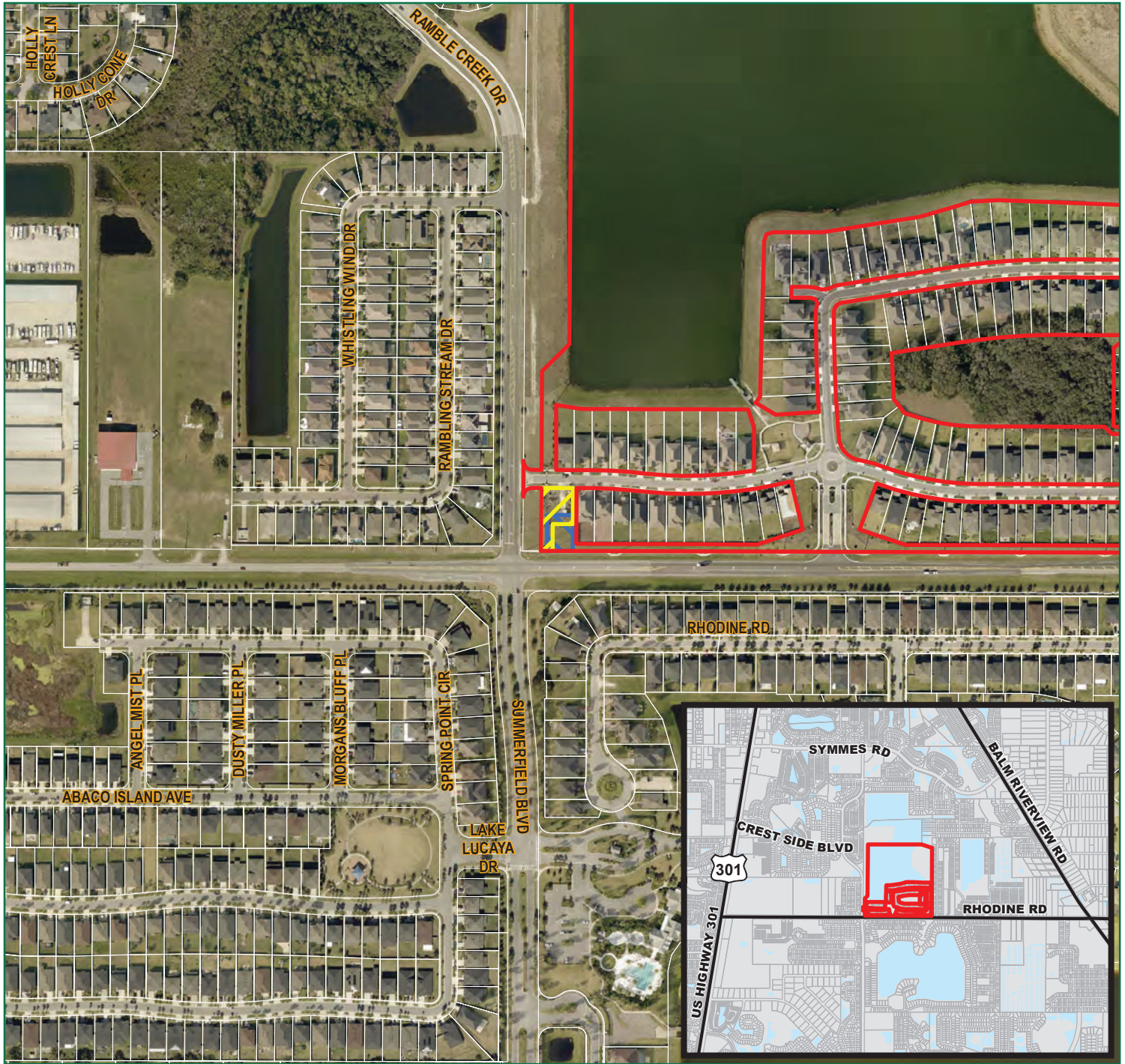
NOTE: Every reasonable effort has been made to assure the accuracy of this map; Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose.

SOURCE: This map has been prepared for the inventory of real property found within Hillsborough County and is compiled from recorded deeds, plats, and other public records; it has been based on BEST AVAILABLE data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map.

V20-0018

Vacate Tract Z, Crestview Lakes Comm. Assoc.



LEGEND

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SEC 33 TWP 30S RNG 20E



Hillsborough County Florida

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Vacating Petition V20-0018
Lennar Homes, LLC, and
Crestview Lakes Community
Association, Inc. - Petitioners
Tract "Z", Platted Public Pump Station Site
Rivercrest Lakes (PB 134 PG 180)
Folio: 077345-8540
Section 33, Township 30 South, Range 20 East

RESOLUTION NUMBER R22-_____

Upon motion by Commissioner _____, seconded by Commissioner _____, the following resolution was adopted by a vote of _____ to _____, Commissioner(s) _____ voting no.

WHEREAS, Lennar Homes, LLC and Crestview Lakes Community Association, Inc. have petitioned the Board of County Commissioners of Hillsborough County, Florida, in which petition said Board is asked to close, vacate, and abandon a platted public pump station site described as follows:

**LANDS DESCRIBED IN EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF;
SKETCHES ATTACHED HERETO FOR ILLUSTRATIVE PURPOSES ONLY**

WHEREAS, it appears that said property affected by such closure is owned by the above-named petitioners; and,

WHEREAS, the Board of County Commissioners finds that granting the petition to vacate the platted public pump station site is in the best interest of the general public and does not violate any individual property rights; and,

WHEREAS, there is attached Proof of Publication and Notice of Hearing of said request; and,

WHEREAS, said petition came on for hearing before this Board of County Commissioners on July 26, 2022, and the same having been investigated and considered, and it is appearing that the representations and statements contained therein are true:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, IN REGULAR MEETING ASSEMBLED THIS 26th Day of July 2022:

1. That the above described platted public pump station site is hereby closed, vacated, and abandoned, and the right of the public and the County in and to the pump station site as shown on the plat of said subdivision is hereby renounced, disclaimed, and terminated.
2. That the petitioners and successors in title shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the above described platted interests being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining platted interests way not vacated herein.
3. That notice of said adoption of this Resolution be published in one issue of a newspaper of general circulation published in Hillsborough County, Florida, such publication to be made within thirty days of the adoption of this Resolution.
4. That this Resolution shall be filed in the offices of the Circuit Court Clerk and duly recorded on the public records of Hillsborough County, Florida.

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I, Cindy Stuart , Clerk of the Circuit Court and Ex Officio Clerk of the Board of County Commissioners of Hillsborough County, Florida, do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting of _____, 2022, as the same appears of record in Minute Book _____, of the Public Records of Hillsborough County, Florida.

WITNESS my hand and official seal this _____ day of 2022.

Cindy Stuart, CLERK

APPROVED BY COUNTY ATTORNEY

BY: Richard Tschartz
Approved as to Form and Legal
Sufficiency

BY: _____
Deputy Clerk

Placeholder for Notice of Hearing Affidavit

A notice of the hearing will be published on July 1, 2022 and July 8, 2022.

NOTICE OF HEARING FOR CLOSING AND VACATING

Notice is hereby given that a Public Hearing will be held by the Board of County Commissioners of Hillsborough County, Florida at 9:00 A.M., Tuesday, July 26, 2022, to determine whether or not:

Vacating Petition V20-0018, Tract "Z," a platted public pump station site, according to the plat of Rivercrest Lakes, as recorded in Plat Book 134, Page 180, of the public records of Hillsborough County, Florida, located in Section 33, Township 30 South, Range 20 East, lying within folio 077345-8540

shall be closed, vacated, discontinued and abandoned, and any rights of Hillsborough County, Florida, and the public in and to any lands in connection therewith renounced and disclaimed.

PARTICIPATION OPTIONS. In response to the COVID-19 pandemic, Hillsborough County is making it possible for interested parties to participate in this public hearing by means of communications media technology or in person.

Virtual Participation: Virtual participation is highly encouraged. **In order to participate virtually, you must have access to a communications media device that will enable you to be heard (audio) during the public hearing.** Additionally, should you opt to participate virtually in this public hearing, you will be able to provide oral testimony, but you will be unable to submit documentation during the public hearing. Therefore, if you opt to participate virtually in this public hearing, you must submit any documentation you wish to be considered by the Board of County Commissioners to the staff of the Facilities Management and Real Estate Services Department at least two business days prior to the Land Use Meeting so that it may be included in the record for the hearing.

Anyone who wishes to participate virtually in this public hearing will be able to do so by completing the online Public Comment Signup Form found at: **HillsboroughCounty.org/SpeakUp**. You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio conferencing process. The Chair will call on the applicant representatives and speakers by name, depending on the application(s) to which each speaker signed up to speak. An audio call-in number will be provided to participants that have completed the form after it is received by the County. All callers will be muted upon calling and will be unmuted in the submission order after being recognized by the Chair by name. Call submissions for the public hearing will close 30 minutes prior to the start of the hearing. Public comments offered using communications media technology will be afforded equal consideration as if the public comments were offered in person.

In Person: While virtual participation is encouraged, standard in-person participation is still available. The format and procedures for in-person participation may differ from a traditional hearing. For the safety of participants and staff, social distancing will be properly adhered to at all times. For planning purposes, parties wishing to participate in person are encouraged to sign up ahead of time at **HCFLGov.net/SpeakUp**.

The BOCC fully encourages public participation in its communications media technology hearing in an orderly and efficient manner. For more information on how to view or participate in a virtual meeting, visit: <https://www.hillsboroughcounty.org/en/government/meeting-information/speak-at-a-virtual-meeting>.

You will be required to provide your name and telephone number on the online form. This information is being requested to facilitate the audio-conferencing process. The Chair will call on speakers by name in the order in which they have completed the online Public Comment Signup Form. Prioritization is on a first-come, first-served basis. An audio call-in number will be provided

The public can listen and view the public hearing live in the following ways:

- Hillsborough County's Facebook page: HillsboroughFL
- The County's official YouTube channel: YouTube.com/HillsboroughCounty
- The County's HTV channels on cable television: Spectrum 637 and Frontier 22
- The HCFLGov.net website by going to HCFLGov.net/newsroom and selecting the "Live Meeting" button
- Listen to the meeting on smart phones by going to the above Facebook or YouTube link.

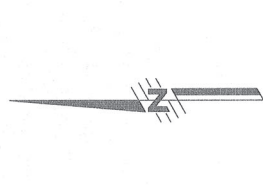
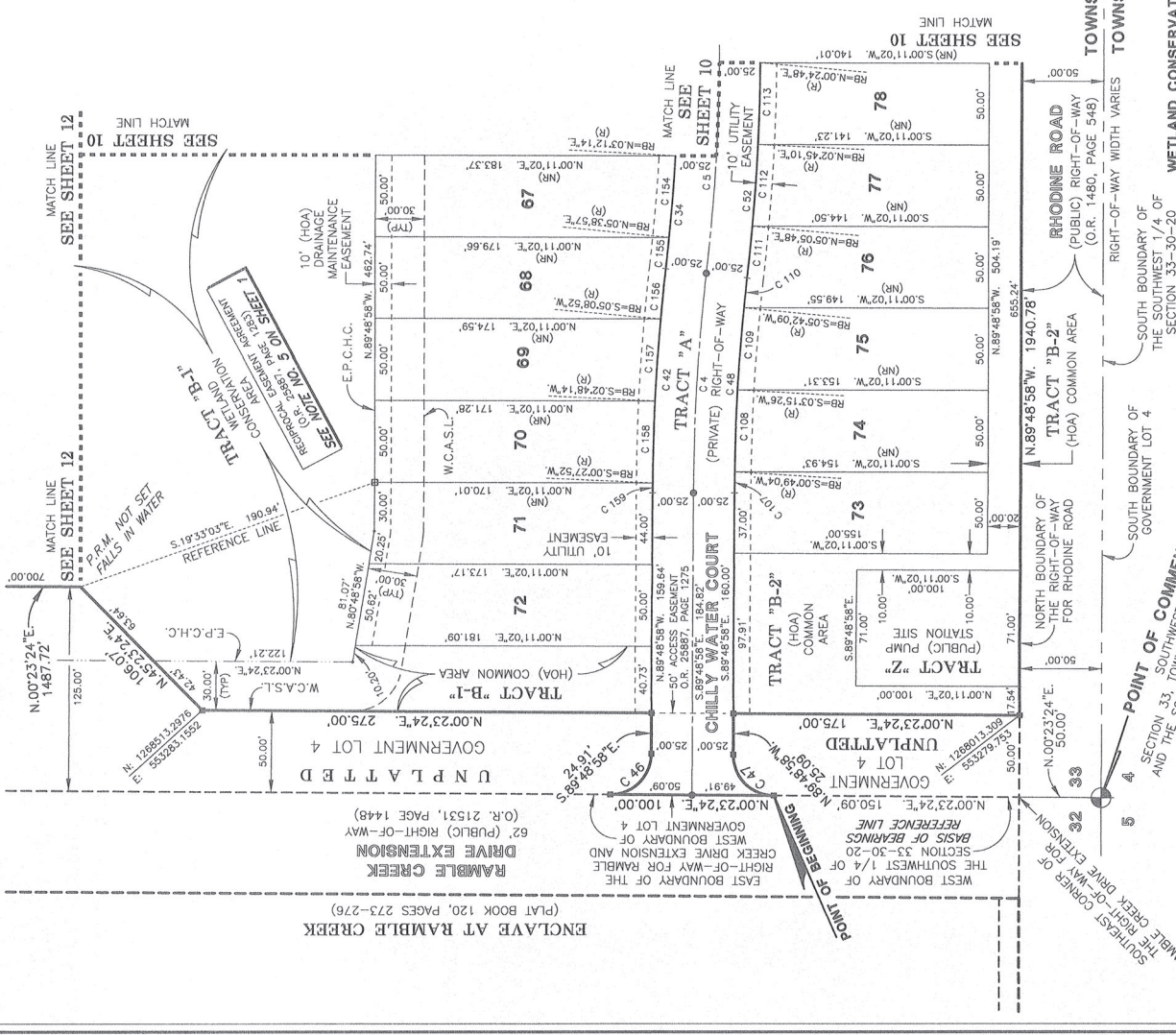
Participants are encouraged (whenever possible) to submit questions related to vacating petitions to Facilities Management and Real Estate Services Department in advance of the meeting by email to RP-Vacating@hcflgov.net or by calling (813) 307-1059. To best facilitate advance public comments, visit <https://hillsboroughcounty.org/en/government/board-of-county-commissioners> to leave comments with the Commissioners who represents your district.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to contact the Hillsborough County ADA Officer Carmen LoBue at lobuec@hcflgov.net or 813-276-8401; TTY: 7-1-1. For individuals who require hearing or speech assistance, please call the Florida Relay Service Numbers, (800) 955-8771 (TDD) or (800) 955-8700 (v) or Dial 711 no later than 48 hours prior to the proceedings. All BOCC meetings are closed captioned.

The Notice of Hearing Publication Affidavit will be inserted prior to execution of the Resolution.

RIVERCREST LAKES

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 3 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1200.00	087°24'33"	134.03	134.15	S.89°48'58"E
2	1200.00	21°02'48"	440.81	438.33	N.86°04'10"E
3	1175.00	21°02'48"	431.62	429.20	S.86°04'10"W
4	1225.00	06°24'33"	137.03	136.96	N.86°56'42"W
4E	25.00	80°12'22"	39.36	35.42	S.44°42'47"E
47	25.00	89°47'38"	39.18	35.29	S.45°17'13"W
48	25.00	29°22'38"	41.46	41.37	N.86°38'42"E
49	1225.00	00°38'02"	13.00	13.00	S.89°29'52"E
107	1175.00	02°26'22"	50.03	50.03	S.87°57'45"E
108	1175.00	02°26'43"	50.14	50.14	S.85°31'12"E
110	1175.00	00°53'26"	18.26	18.26	S.85°51'08"E
111	1225.00	01°29'47"	31.99	31.99	S.84°09'19"E
112	1225.00	02°20'32"	50.02	50.01	S.89°29'01"E
113	1225.00	02°20'32"	50.02	50.02	S.89°29'01"E
154	1175.00	02°26'42"	50.14	50.14	N.85°52'28"W
155	1175.00	00°56'38"	19.36	19.36	N.83°52'44"W
156	1225.00	01°26'43"	30.90	30.90	N.84°07'46"W
157	1225.00	02°20'38"	50.11	50.11	N.86°01'27"W
158	1225.00	02°20'22"	50.02	50.02	N.86°21'57"W
159	1225.00	00°16'50"	6.00	6.00	N.89°40'53"W

LEGEND

- Symbol \equiv indicates (P.R.M.) Permanent Reference Monument
- Symbol \square indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted.
- Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
- Symbol \square indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted.
- Symbol \blacklozenge indicates radial line
- (R) indicates non-radial line
- (NR) indicates bearing
- RB - Reference Bearing
- O.R. - Official Records Book
- (TYP) - Typical
- (HOA) - Homeowners Association
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; Chapter 10, Florida Statutes; the Environmental Protection Commission Wetland Conservation Rules, in addition to the Wetland Conservation Code, Hillsborough County Land Development Code. The Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

POINT OF COMMENCEMENT

SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA
 CERTIFIED CORNER RECORD OF GOVERNMENT LOT 4
 FOUND IRON PIPE 1"-1/4" (NO IDENTIFICATION)

AMERITT, INC.

LAND SURVEYING AND MAPPING
 Certificate of Authorization Number LB 7778
 1215 E. 6th Avenue
 Hillsborough, Florida 34610
 PHONE (813) 221-5200

RIVERCREST LAKES - PARTIAL REPLAT

A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

NOTES:

1. Northing and Easting coordinates (Indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2007 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.
Originating Coordinates: Station "DIXON"
2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.
3. 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, electric, telephone, gas, or other public utility.
4. Lands being platted herein are benefited by and subject to the following:
 - a. Rediprocal Easement Agreement by and between Lennar Homes, LLC, a Florida limited liability company, and Rhodine Lake, LLC, a Florida limited liability company, recorded July 3, 2018, in Official Records Book 25887, Page 1283.
 - b. Community Declaration for Rivercrest Lakes by Lennar Homes, LLC, a Florida limited liability company, Declarant, recorded February 20, 2019, in Official Records Book 26320, Page 719. Amended and Restated Community Declaration for Rivercrest Lakes by Lennar Homes, LLC, a Florida limited liability company, Declarant, recorded May 21, 2019, in Official Records Book 26640, Page 1552. First Amendment to Amended Restated Community Declaration for Rivercrest Lakes, recorded July 15, 2019, in Official Records Book 26788, Page 361, and Second Amendment to Amended Restated Community Declaration for Rivercrest Lakes, recorded April 28, 2021 in Official Records Instrument No. 2021212423.
 - c. Plat of RIVERCREST LAKES recorded February 12, 2019 in Plat Book 134, Pages 180 through 191, inclusive.
 - d. Temporary Access and Utility Easement by and between Lennar Homes, LLC, a Florida limited liability company, Granter, and Hillsborough County, a political subdivision of the state of Florida, Grantee, recorded August 27, 2019 in Official Records Book 26506, Page 711.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

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 the Florida Statutes and has been filed for record in Plat Book _____, Pages _____, of the Public Records of Hillsborough County, Florida.

BY: Clerk of Circuit Court _____ BY: Deputy Clerk _____
This _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: _____
Florida Professional Surveyor and Mapper, License No. _____
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

DESCRIPTION: A parcel of land lying in Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, including ALL of TRACT "Z" and a portion of TRACT "B-2", according to the plat of RIVERCREST LAKES, as recorded in Plat Book 134, Pages 180 through 191 Inclusive, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 73, also being a point on the Southerly boundary of TRACT "A" (Chilly Water Court), ALL according to said plat of RIVERCREST LAKES for a **POINT OF BEGINNING**, run thence along the Westealy boundary of said LOT 73 and the Southerly prolongation thereof, recorded in Official Records Book 1480, Page 548, of the Public Records of Hillsborough County, Florida, S50°11'02"W, 175.00 feet to a point on the North boundary of the right-of-way line for RHODINE ROAD, as recorded in Official Records Book 1480, Page 548, of the Public Records of Hillsborough County, Florida, thence along said North boundary of the right-of-way line for RHODINE ROAD, N39°48'59"W, 36.54 feet to a point on the Westealy boundary of the plat of said TRACT "B-2", N00°23'24"E, 175.00 feet to the North boundary of said TRACT "B-2", also being a point on the aforesaid Southerly boundary of TRACT "A" (Chilly Water Court) thence along said Southerly boundary of TRACT "A" (Chilly Water Court), S69°48'58"E, 97.91 feet to the **POINT OF BEGINNING**.
Containing 0.395 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands being surveyed, and is intended to be used as the authoritative and final record of the survey. It may be printed in 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.

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the _____ day of _____, 2022, as shown hereon, and there are no Permanent Control Points (P.C.P.s) on this plat to be set.

AMERITT, INC. (Certificate of Authorization Number LB7778)
3010 W. Azalea Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No.: AM-LOF-PC-005
File: RCRS-LAKES-REPLAT-01

RIVERCREST LAKES - PARTIAL REPLAT

A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION:

The undersigned, Crestview Lakes Community Association, Inc., a Florida not for profit corporation (the "Owner"), as owner of the lands platted herein does hereby dedicate this plat of RIVERCREST LAKES - PARTIAL REPLAT for record. The undersigned further makes the following dedications and reservations:

TRACT "Z": (Public) Pump Station Site is hereby dedicated to Hillsborough County, Florida (the "County") for the benefit of the public.

Owner does further dedicate to the County for the benefit of the public, the Utility Easements as shown hereon for purposes incidental thereto.

Owner does further dedicate to the County for the benefit of the public, the (Public) Water/Wastewater Easement as shown hereon for purposes incidental thereto.

Fee interest in TRACT "B-2A", as shown hereon is hereby reserved by the Owner. Said tract is not dedicated to the public and will be maintained by Owner, its assigns and successors in title.

Said TRACT "B-2A" is subject to any and all easements dedicated to public use as shown on this plat.

Crestview Lakes Community Association, Inc., a Florida not for profit corporation - Owner

_____, as _____ Witness _____

_____, as _____ Witness _____

ACKNOWLEDGEMENT: State of Florida, County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__ by _____, as _____ of Crestview Lakes Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation. Personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large My Commission expires: _____

(Printed Name of Notary) Commission Number: _____

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

PARALLEL OFFSET DIMENSIONS NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

TRACT DESIGNATION TABLE

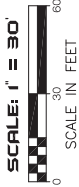
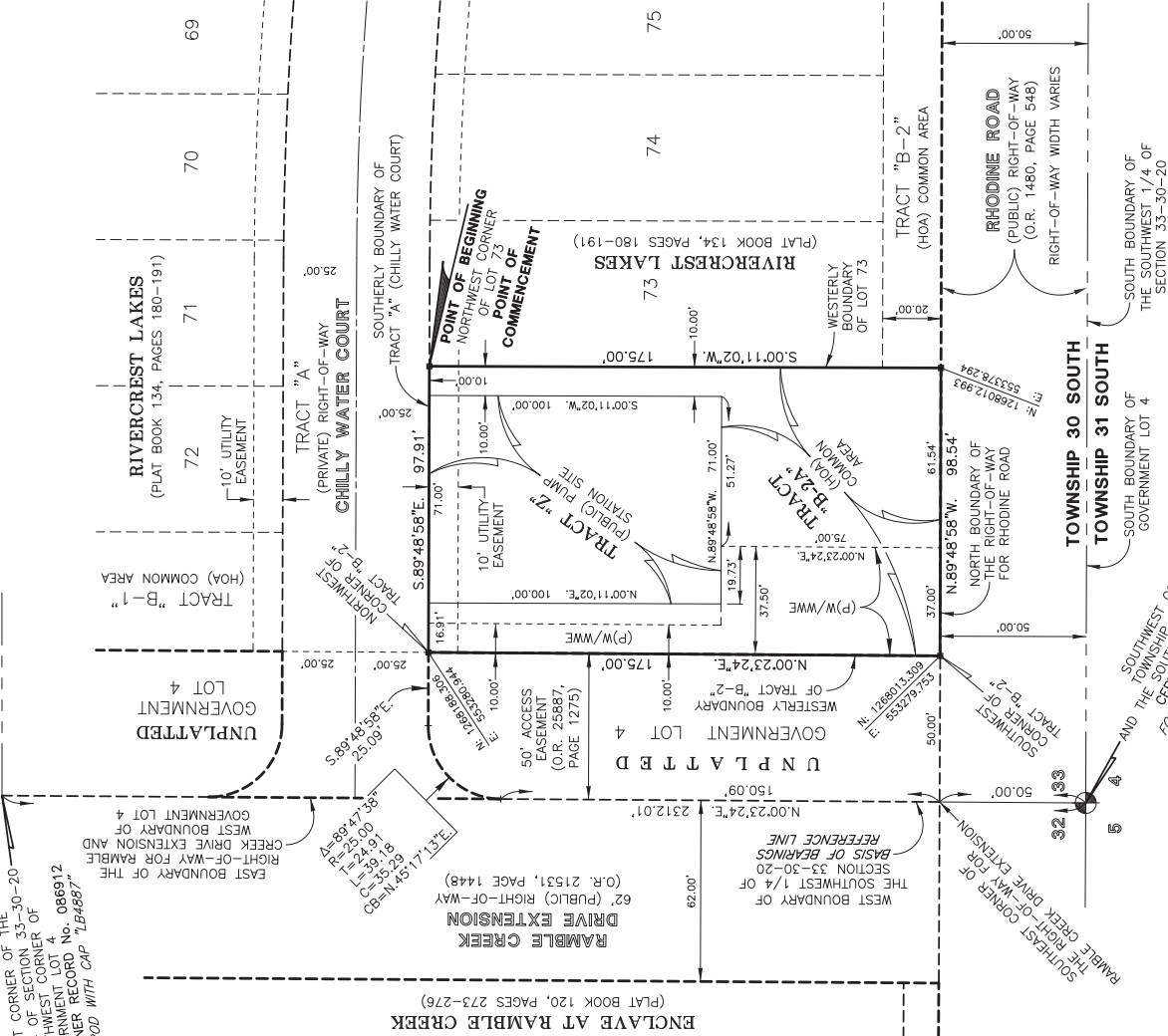
TRACT	DESIGNATION	ACREAGE
TRACT "B-2A"	(HOA) COMMON AREA: (PUBLIC) WATERMAIN EASEMENT; (PUBLIC) SANITARY FORCEMAIN EASEMENT	0.232 Ac.±
TRACT "Z"	(PUBLIC) PUMP STATION SITE	0.163 Ac.±

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Analee Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

RIVERCREST LAKES - PARTIAL REPLAT

A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 33-30-20 AND GOVERNMENT LOT 4
 CERTIFIED CORNER RECORD NO. 086912
 CERTIFIED CORNER RECORD NO. "LB4887"
 5/8" IRON ROD WITH CAP "LB4887"



BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, has a grid bearing of N.00°23'24"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida.

LEGEND

- Symbol: Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted.
- O.R. - Official Records Book
- (HOA) - Homeowners Association
- (P) W/WWE - (Public) Water/Wastewater Easement

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azalea Street, Suite 150
 Tampa, FL 33609
 PHONE (813) 221-5200

Vacating Petition V20-0018

Petition To Vacate Tract "Z," a platted public pump station site

Rivercrest Lakes (Plat Book 134 Page 180)

Section 33 – Township 30 S – Range 20 E

Folio: 077345-8540

Petitioners – Lennar Homes, LLC and Crestview Lakes Community Association, Inc.

1ST FEE (\$414.10) REC'D

2ND FEE (\$250.00) REC'D

NOTICE OF HEARING AD PUBL'D

NOTICE OF HEARING SIGN PST'D

REVIEWING DEPARTMENTS

- HC DEVELOPMENT SERVICES – NO OBJECTION
- HC PUBLIC UTILITIES – NO OBJECTION
- HC PUBLIC WORKS-STORMWATER – NO OBJECTION
- HC PUBLIC WORKS-TRANSPORTATION – NO OBJECTION
- HC PUBLIC WORKS-SYSTEMS PLANNING – NO OBJECTION
- HC PUBLIC WORKS-STREET LIGHTING – NO OBJECTION
- HC PUBLIC WORKS-SERVICE UNIT – NO OBJECTION

REVIEWING AGENCIES

- CHARTER/SPECTRUM – CONSENT
- PEOPLES GAS – CONSENT
- TAMPA ELECTRIC COMPANY – CONSENT
- FRONTIER – CONSENT

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: Development Services Department

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? YES NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? N/A YES NO

Additional Comments: _____

Reviewed By: J. Brian Grady

Date: 3/21/2022

Email: gradyb@hillsboroughcounty.org

Phone: 813-276-8343

VACATING REVIEW COMMENT SHEET

DATE 05/03/2022

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

Project: V20-0018 (Revised) - Vacate a platted Pump Station Site, identified as "Tract Z" PB 134, Page 180 - 191 Folio# 77345.8540

Reviewing Agency: Public Utilities department - Administrative Division - Randy Sears General Manager II - 925 Twiggs Street Tampa, FL 33602

S., T., R. 33 - 30 - 20

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned. (If you have no objections, check here and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO If YES, please explain: A minimum 20 ft buffer is required surrounding the pump station and the force main is located within Tract Z.

2) Do you foresee a need for said area in the future? YES NO IF YES, please explain: See comment #1.

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES"; A) Could any portion of said area be vacated? YES NO If YES, please specify which portion may be vacated: Tract Z can be fully vacated provided that Hillsborough County Water Resources Department is granted an exclusive easement that covers the pump station, force main, and water main within Tract B-2 and Tract Z.

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO See comment #3.

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Phone No.

Additional Comments: We have no objections to the vacating request as long as a Utility easement is dedicated to the County covering the County owned Utiliy Mains and pump station.

Reviewed By: Randy Rochelle / Sarah Tsang Date: Revised May 3, 2022

FROM:

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: _PW Engineering & Operations Dept./ Stormwater Services Section _____

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.
--

1) Do you currently use or have facilities in said area to be vacated? _____ YES ___X___ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES ___X___ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? _____ YES _____ NO

If YES, please specify which portion may be vacated:
___ N/A _____

B) Could said area be vacated subject to reserving an
easement over all or part of area to be vacated? _____ YES _____ NO

___ N/A _____

4) If there are facilities in said area to be vacated, could they be
moved at petitioner's expense if they so desire? _____ YES _____ NO

___ N/A _____

Additional Comments: Stormwater has no objections to vacating the Platted Tract Z for the pump station site, since this is not a drainage easement, and being on the north side of Rhodine Road, across from Summerfield Blvd, it is at the upper end of the drainage system, where there are currently no reports of flooding. From a drainage standpoint, since there are no drainage facilities in the easement, and serves no drainage purposes in the foreseeable future, there is no real value with regard to drainage to this easement.

Reviewed By: _Ronald Steijlen _____

Date: __12/23/2021_____

Email: SteijlenR@HillsboroughCounty.Org

Phone: _(813) 307-1801_____

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: Public Works - Technical Services Division - Transportation Design

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? YES NO
If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? YES NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Additional Comments: _____

Reviewed By: Marcia Bento Date: 12/22/21

Email: PW-CIPTransportationReview@hillsboroughcounty.org

VACATING REVIEW COMMENT SHEET

DATE:

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.

Reviewing Agency: _____ Systems Planning _____

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.
--

1) Do you currently use or have facilities in said area to be vacated? _____ YES ___X___ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES ___X___ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? _____ YES _____ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? _____ YES _____ NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? ___X___ YES _____ NO

Additional Comments: _____

Reviewed By: __ William Hand, PE _____ Date: __ 3/8/2022 _____

Email: __ handwt@hillsboroughcounty.org _____ Phone: __ 813-635-5404 _____

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: Hillsborough County Residential Street Lighting Program

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.
--

1) Do you currently use or have facilities in said area to be vacated? YES NO
If YES, please explain:

2) Do you foresee a need for said area in the future? YES NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? YES NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Additional Comments: _____

Reviewed By: Landon Hamilton

Date: 12/22/2021

Email: HamiltonL@HCFLGov.net

Phone: 813-538-5452

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: PW - South Service Unit _____

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> NO OBJECTION by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION (If you have objections, check here, complete and sign below.)

1) Do you currently use or have facilities in said area to be vacated? _____ YES _____ NO
If YES, please explain:

2) Do you foresee a need for said area in the future? _____ YES _____ NO
IF YES, please explain:

3) IF THE ANSWER TO EITHER QUESTION 1 OR QUESTION 2 IS "YES";
A) Could any portion of said area be vacated? _____ YES _____ NO
If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? _____ YES _____ NO

4) If there are facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? _____ YES _____ NO

Additional Comments: _____

Reviewed By: Juan O. Olivero Lopez _____ Date:12/28/2021 _____

Email:Oliveroj@hillsboroughcounty.org _____ Phone: 813-671-7624 Ext.41539 _____

Return to: Hillsborough County Real Estate Department, P. O. Box 1110, Tampa, Florida 33601

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.

Reviewing Agency: Charter / Spectrum

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Real Estate Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> X CONSENT by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip;

A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Additional Comments: _____

Reviewed By: Chris Smith

Date: 12/21/2021

Email: Christopher.Smith8@Charter.com

Phone: 813-478-0160

VACATING REVIEW UTILITY COMMENT SHEET

DATE: 12/20/2021

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540 NE Corner of Rhodine Rd & Amber Creek Dr. Riverview, FL 33579

Reviewing Agency: TECO-PGS

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

CONSENT by this agency to the vacating as petitioned.
OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip;

A) Could any portion of said area be vacated? YES NO

B) Could said area be vacated subject to reserving an easement over all or part of area to be vacated? YES NO

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

Additional Comments:

Joan Domning-Senior Admin Specialist
TECO-PGS-Distribution Engineering
8416 Palm River Rd, Tampa, FL 33619
813-275-3783
jdomning@tecoenergy.com

Date: 1-5-2022

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: Tampa Electric Company

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/> X CONSENT by this agency to the vacating as petitioned. <input type="checkbox"/> OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip;

A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: _____

Reviewed By: Lena Kirby

Date: 01/21/2022

Email: cjkirby@tecoenergy.com

Phone: 813-635-1467

Return to: Hillsborough County Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

VACATING PETITION: V20-0018- Vacate Tract Z, Crestview Lakes Comm. Assoc.- lying within the River Crest Lakes plat, Plat Book 134, Page 180, located in Section 33, Township 30S, Range 20E, in Riverview, Folio 77345-8540

Reviewing Agency: Frontier Florida LLC

Please review attached information on above-stated petition to vacate and check appropriate boxes (making comments when necessary) as the following statements pertain to your company or agency. Upon completion, please return this form to the County Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

<input checked="" type="checkbox"/>	CONSENT by this agency to the vacating as petitioned.
<input type="checkbox"/>	OBJECTION by this agency to the vacating as petitioned

1) Do you currently use or have facilities in said area to be vacated? YES NO
 If YES, please explain:

2) Is QUESTION #1 is "YES", answer question 2, otherwise skip;
 A) Could any portion of said area be vacated? YES NO
 If YES, please specify which portion may be vacated:

B) Could said area be vacated subject to reserving an easement over **all or part of area** to be vacated? YES NO

C) If there are existing facilities in said area to be vacated, could they be moved at petitioner's expense if they so desire? YES NO

 Additional Comments: _____

Reviewed By: Stephen Waidley

Date: 12/21/2021

Email: stephen.waidley@ftr.com

Phone: (941) 266-9218



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Geospatial & Land Acquisition Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Lennar Homes, LLC
Address: 4600 West Cypress Street, Suite 120
City: Tampa State: FL Zip Code: 33607
Phone Number(s): (813) 574-5658 Direct Line
Email address: parker.hirons@lennar.com

For multiple Petitioners, attach additional signature sheets for each additional Petitioner

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (provide or attach legal description of area or property interest to be vacated):

See attached Legal Description

Located in Section 33, Township 30, Range 20, Folio # 077345-8540

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:

Name(s): Chris Fisher, Mary Robin Thiele
Company: Clearview Land Design, P.L.
Address: 3010 West Azeele Street, Suite 150
City: Tampa State: FL Zip Code: 33609
Phone Number(s): (813) 223-3919
Email address: chris.fisher@clearviewland.com, maryrobin.thiele@clearviewland.c



**Hillsborough
County Florida**

PETITION TO VACATE

Hillsborough County Geospatial & Land Acquisition Services Department
County Center
601 East Kennedy Boulevard – 23rd Floor
Tampa, Florida 33602
Telephone: (813) 272-5810 | Fax: (813) 272-5597

Right-of-Way

Easement

Subdivision Plat

PETITIONER'S INFORMATION

Name(s): Crestview Lakes Community Association, Inc.
Address: 4600 West Cypress Street, Suite 120
City: Tampa State: FL Zip Code: 33607
Phone Number(s): (813) 574-5658 Direct Line
Email address: parker.hirons@lennar.com

For multiple Petitioners, attach additional signature sheets for each additional Petitioner

The above named Petitioner(s) hereby petition(s) the Honorable Board of County Commissioners of Hillsborough County to adopt a resolution vacating, abandoning, renouncing, and disclaiming any right or interest of Hillsborough County and the public in and to the following described right(s)-of-way, easement(s), or subdivision plat or portion thereof (*provide or attach legal description of area or property interest to be vacated*):

See attached Legal Description

Located in Section 33, Township 30, Range 20, Folio # 077345-8540

AGENT AUTHORIZATION - PLEASE COMPLETE IF APPLICABLE

The above-named Petitioner(s) hereby authorizes as the following to act as agent on my/our behalf:
Name(s): Chris Fisher, Mary Robin Thiele
Company: Clearview Land Design, P.L.
Address: 3010 West Azeele Street, Suite 150
City: Tampa State: FL Zip Code: 33609
Phone Number(s): (813) 223-3919
Email address: chris.fisher@clearviewland.com, maryrobin.thiele@clearviewland.cc

Provide a detailed reason for, and the purpose of, the Vacating request. Please be specific:

The platted pump station tract was not in the location that the pump station was constructed in. The existing tract will need to be vacated and the new tract recorded in the location where the pump station was built.

For Right-of-Way Vacating Petitions Only:

If any adjacent property owners have not signed the Petition, please explain why an adjacent property owner has not signed.

If the Petition seeks to clear or resolve an encroachment into an easement or right-of-way, please state the construction date of the encroachment:

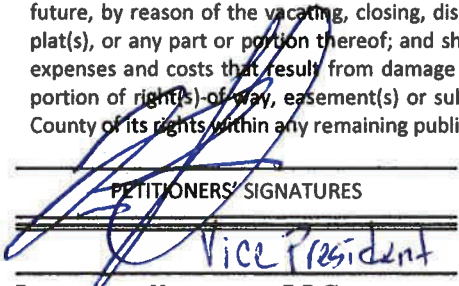
If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):

Please review and initial:

1. DPH The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. DPH The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. DPH The Petitioner(s) attaches a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. DPH The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. DPH The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6. DPH The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7. DPH The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. DPH The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. DPH The Petitioner(s) hereby acknowledges and agrees that HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.


REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

PETITIONERS' SIGNATURES  Vice President Lennar Homes, LLC	MAILING ADDRESS 4301 W. Boy Scout Blvd., Suite 600 Tampa, FL 33607

STATE OF Florida
COUNTY OF Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this 7th day of February, 2022, by Parker Herons who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:
Signature: 
Printed Name: Kristen Joseph
Title or Rank: Notary
Serial / Commission Number: HH098791
My Commission Expires: April 21, 2025

(SEAL)



Please review and initial:

1. KC The Petitioner(s) hereby acknowledges that the average minimum processing time for bringing a Petition for public hearing is sixty (60) to ninety (90) days from the date the County receives a completed, sufficient Petition. The Petitioner(s) acknowledge that this timeframe is only an estimate and Hillsborough County is not responsible for any extensions, delays, or otherwise due to unfulfilled or incomplete Petition requirements.
2. KC The Petitioner(s) hereby expressly acknowledges and agrees that all Petitions are circulated for review and comment by both internal and external departments and agencies, and that it is the Petitioner(s) sole responsibility to address and/or resolve any and all objections in writing prior to scheduling the matter for public hearing. Note: failure to cure such objections prior to public hearing may result in a staff recommendation of denial of the Petition.
3. KC The Petitioner(s) attaches a check for the initial filing fee in the amount of \$414.10 made payable to the Board of County Commissioners of Hillsborough County, Florida, to cover the administrative costs of processing the Petition prior to the scheduling of a public hearing. Petitioner acknowledges and agrees that the initial filing fee is non-refundable in whole or in part.
4. KC The Petitioner(s) hereby waive(s), renounce(s), absolve(s), relinquish(es) and discharge(s) Hillsborough County from any claims or damages of any nature and kind whatsoever that such Petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing and abandoning of said right(s)-of-way, easement(s), or subdivision plat.
5. KC The Petitioner(s) acknowledges and agrees that if the Petition proceeds to public hearing the Petitioner(s) will pay the additional filing fee of \$250.00 made payable to the Board of County Commissioners of Hillsborough County, Florida. Petitioner further acknowledges and agrees the additional filing fee is non-refundable in whole or in part.
6. KC The Petitioner(s) hereby acknowledges and agrees that all terms and conditions of the Vacating Resolution, if approved and adopted by the Board of County Commissioners, shall be strictly complied with by the Petitioner(s).
7. KC The Petitioner(s) hereby acknowledges and agrees they have read and understand all applicable steps listed within the VACATING PETITION INFORMATION PACKET received by Petitioner(s) prior to submittal of this PETITION TO VACATE.
8. KC The Petitioner(s) hereby acknowledges and agrees that the Petition may not cure any and/or all code enforcement violations and that additional curative measures may be required to be completed by Petitioner prior to removal of such violation.
9. KC The Petitioner(s) hereby acknowledges and agrees that **HILLSBOROUGH COUNTY MAKES NO STATEMENT, OPINION OR WARRANTY AS TO THE TITLE OF VACATED PUBLIC PROPERTY INTERESTS BY VIRTUE OF ANY VACATING ACTION BY ITS BOARD OF COUNTY COMMISSIONERS. PETITIONER(S) SHOULD VERIFY WITH A TITLE COMPANY WHERE TITLE VESTS FOLLOWING THE VACATING ACTION.**

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Petitioner(s) herein named hereby waive(s), renounce(s), relinquish(es), absolve(s), and discharge(s) Hillsborough County from any claims for damages of any nature and kind whatsoever that petitioner(s) may have or claim or demand, now or in the future, by reason of the vacating, closing, discontinuing, and abandoning of public right(s)-of-way, easement(s) or subdivision plat(s), or any part or portion thereof; and shall indemnify and hold harmless Hillsborough County from any claims, damages, expenses and costs that result from damage to or destruction of any improvement, structure or property located within the portion of right(s)-of-way, easement(s) or subdivision plat(s) being vacated herein as a result of the exercise by Hillsborough County of its rights within any remaining public right(s)-of-way, easement(s), or subdivision plat(s) not vacated.

PETITIONERS' SIGNATURES

MAILING ADDRESS

Kimberly Clay, President

Kimberly Clay
Crestview Community
Association, Inc.

11412 Chilly Water Court
Riverview, FL 33579

STATE OF

Florida

COUNTY OF

Hillsborough

The following instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or [] online notarization this 10 day of February, 2022, by Kimberly Clay who is/are personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature:

[Signature]

(SEAL)

Printed Name:

Heather Denee Lewandowski

Title or Rank:

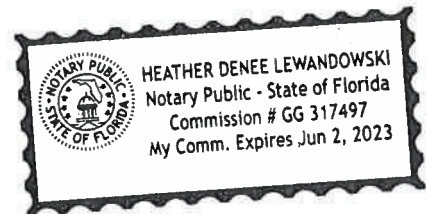
Notary Signing Agent

Serial / Commission Number:

GG317497

My Commission Expires:

06-02-2023



**RIVERCREST LAKES
TRACT "Z"
VACATING**

LEGAL DESCRIPTION: ALL of TRACT "Z", according to the plat of RIVERCREST LAKES, as recorded in Plat Book 134, Pages 180 through 191 inclusive, of the Public Records of Hillsborough County, Florida.

Containing 7,000 square feet (0.163 acres) more or less.

Hillsborough County Facilities Management &
Real Estate Services Department
Attn: Chris Hieber
P.O. Box 1110 Tampa, Florida 33601

Project: No.: V20-0018
Project Name: Vacate Tract Z, Crestview Lakes Comm. Assoc.
Folio #: 077345-8540
Section 33, Township 30S, Range 20E

WATER/WASTE WATER EASEMENT

THIS WATER/WASTE WATER EASEMENT (the “Easement”) is made this ____ day of _____, 2022, by and between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172, and **CRESTVIEW LAKES COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, as Grantor, and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose post office address is: P. O. Box 1110, Tampa, Florida 33601, as Grantee.

WITNESSETH: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, paid receipt of which is hereby acknowledged, does grant unto Grantee, its successors and assigns, a perpetual, exclusive easement, license and right, together with the right of ingress and egress for utility purposes for use by the Grantee’s Water Resources Department (the “Department”), over, across, upon, through and under that certain property of Grantor, which is more particularly described and depicted on **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Easement Area”). The Easement includes the right to construct, operate, maintain, repair and replace any utility facilities, and related fixtures and/or appurtenances thereto, and vehicular and pedestrian access over the Easement Area.

Grantor agrees that no structures or landscaping, whether temporary or permanent in nature, shall be constructed, installed, planted, or placed over, across, upon, through, or under the Easement Area without the prior written approval from the Department. Notwithstanding, acceptance of this Easement does not constitute the Department’s approval of any structures or landscaping existing within the Easement Area as of the effective date of this Easement (the “Existing Structures”). Grantor agrees to remove, at its sole cost and expense, any Existing Structure that is found in Grantee’s sole opinion to impede or restrict the Department’s access, use, and enjoyment of this Easement or the Easement Area. Further, Grantor acknowledges and agrees that neither the Grantee nor the Department shall be responsible for the upkeep, maintenance, repair, or replacement of any Existing Structures, regardless of whether or not such upkeep, maintenance, repair, or replacement is necessitated due to acts made by the Grantee or the Department. Grantor agrees that it is solely responsible for the repair and costs associated with any damage that may occur to Grantee’s property, facilities, utilities, fixtures, appurtenances or other items owned by Grantee within the Easement Area which is caused by Grantor and/or Grantor’s contractors, subcontractors, personnel, or invitees.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first above written.

Signed, sealed and delivered in the presence of:

LENNAR HOMES, LLC
a Florida limited liability company

[Signature]
Signature of Witness #1

By: [Signature]

Mary Robin Thiele
Print Name of Witness #1

Print Name: Parker Hiron

[Signature]
Signature of Witness #2

Title: Vice President

Kelly Evans
Print Name of Witness #2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of JUNE, 2022, by Parker Hiron as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company He and/or she are personally known to me or have produced M/A as identification.

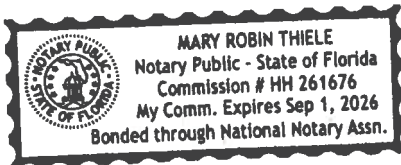
NOTARY PUBLIC:

(SEAL)

Sign: [Signature]

Print: Mary Robin Thiele

My Commission Expires: _____



TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first above written.

Signed, sealed and delivered in the presence of:

CRESTVIEW LAKES COMMUNITY ASSOCIATION, INC.
a Florida not for profit corporation

By: Kimberley C. Clay

Print Name: Kimberley C. Clay

Title: President

[Signature]
Signature of Witness #1
Heather Denee Lewandowski
Print Name of Witness #1

[Signature]
Signature of Witness #2
MONIQUE T. RANDALL
Print Name of Witness #2

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 4 day of November, 2021, by Kimberley C. Clay as President of Crestview Lakes Community Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He and/or she are personally known to me or have produced personally known as identification.

NOTARY PUBLIC:

(SEAL)



Sign: [Signature]

Print: Heather Denee Lewandowski

My Commission Expires: 06-02-2023
GG317497

**RIVERCREST LAKES
WATER AND WASTEWATER EASEMENT**

DESCRIPTION: That part of TRACTS "B-2" and "Z", according to the plat of RIVERCREST LAKES, as recorded in Plat Book 134, Pages 180 through 191 inclusive, of the Public Records of Hillsborough County, Florida, lying in Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said TRACT "B-2" for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said TRACT "B-2", S.89°48'58"E., 87.91 feet; thence along a line lying 10.00 feet Westerly of and parallel with the Westerly boundary of LOT 73, according to the aforesaid plat of RIVERCREST LAKES, the following two (2) courses: 1) S.00°11'02"W., 75.00 feet to the Northeast corner of the aforesaid TRACT "Z"; 2) along the Easterly boundary of said TRACT "Z", continue S.00°11'02"W., 25.00 feet; thence N.89°48'58"W., 55.77 feet; thence S.00°23'24"W., 75.00 feet to a point on the Southerly boundary of said TRACT "Z"; thence along said Southerly boundary of TRACT "Z", N.89°48'58"W., 14.96 feet to the Southwest corner of said TRACT "Z"; thence along the Southerly boundary of the aforesaid TRACT "B-2", continue N.89°48'58"W., 17.54 feet to the Southwest corner of said TRACT "B-2"; thence along the Westerly boundary of said TRACT "B-2", N.00°23'24"E., 175.00 feet to the **POINT OF BEGINNING**.

Containing 11,247 square feet (0.258 acres), more or less.

BASIS OF BEARINGS

The Westerly boundary of TRACT "B-2", according to the plat of RIVERCREST LAKES, as recorded in Plat Book 134, Pages 180 through 191 inclusive, of the Public Records of Hillsborough County, Florida, has a Grid bearing of N.00°23'24"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2007 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

INFORMATION IS NOT COMPLETE WITHOUT THE ACCOMPANYING SKETCH.

**RIVERCREST LAKES
WATER & WASTEWATER EASEMENT**

Prepared For: **LENNAR HOMES**

DESCRIPTION SKETCH

(Not a Survey)

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

1215 E. 6th Avenue
Tampa, FL 33605
PHONE (813) 221-5200

No.	Date	Description	Dwn.
1	9/16/21	Address County comments	VBR

REVISIONS

SHEET NO. 1 OF 2 SHEETS

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-RC-001
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Date: May 24, 2021 Dwg: R-LAKES-W&WW EL-DS V20-0018.dwg

File Path: P:\Rivercrest Lakes - Lennar\Master Plan\Description\Water&Waste Water EL

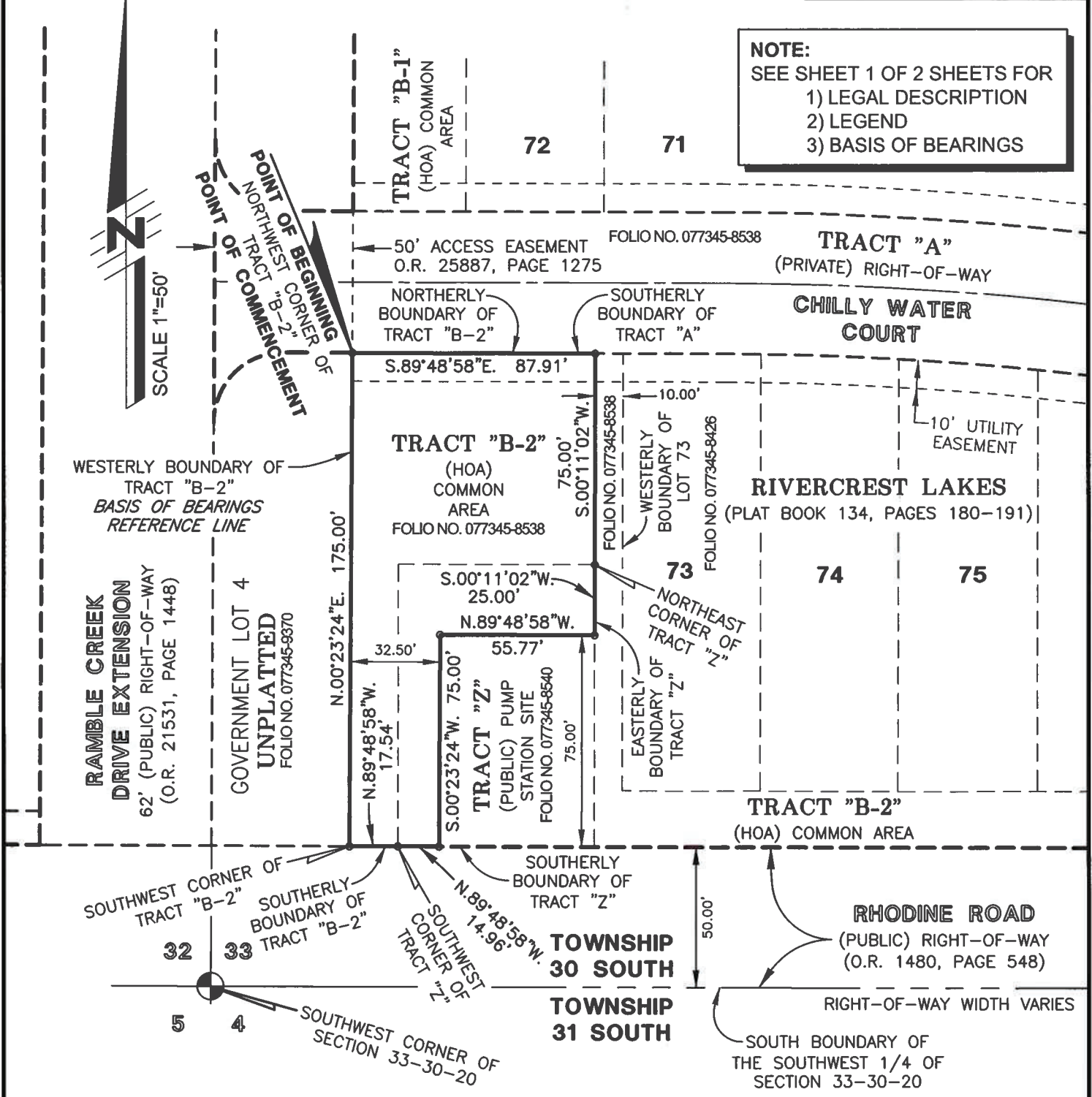
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 2 SHEETS.

EXHIBIT "A"

Project No: V20-0018

NOTE:
 SEE SHEET 1 OF 2 SHEETS FOR
 1) LEGAL DESCRIPTION
 2) LEGEND
 3) BASIS OF BEARINGS



RIVERCREST LAKES WATER & WASTEWATER EASEMENT

Prepared For: **LENNAR HOMES**

DESCRIPTION SKETCH
 (Not a Survey)

Arthur W. Merritt
 Arthur W. Merritt
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

AMERRITT, INC.

LAND SURVEYING AND MAPPING
 LICENSED BUSINESS NUMBER LB7778
 1215 E. 6th Avenue
 Tampa, FL 33605
 PHONE (813) 221-5200

No.	Date	Description	Dwn.
1	9/16/21	Address County comments	VBR

REVISIONS
SHEET NO. 2 OF 2 SHEETS

Drawn: WFS	Checked: AWM	Order No.: AMI-CLD-RC-001
Date: May 24, 2021	Dwg: R-LAKES-W&WW EL-DS V20-0018.dwg	
File Path: P:\Rivercrest Lakes - Lennar\Master Plan\Description\Water&Waste Water EL		
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST		

THIS DOCUMENT IS NOT COMPLETE WITHOUT THE ENTIRETY OF ALL 2 SHEETS.