

SUBJECT: Mango Pointe **PI#3069**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 9, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

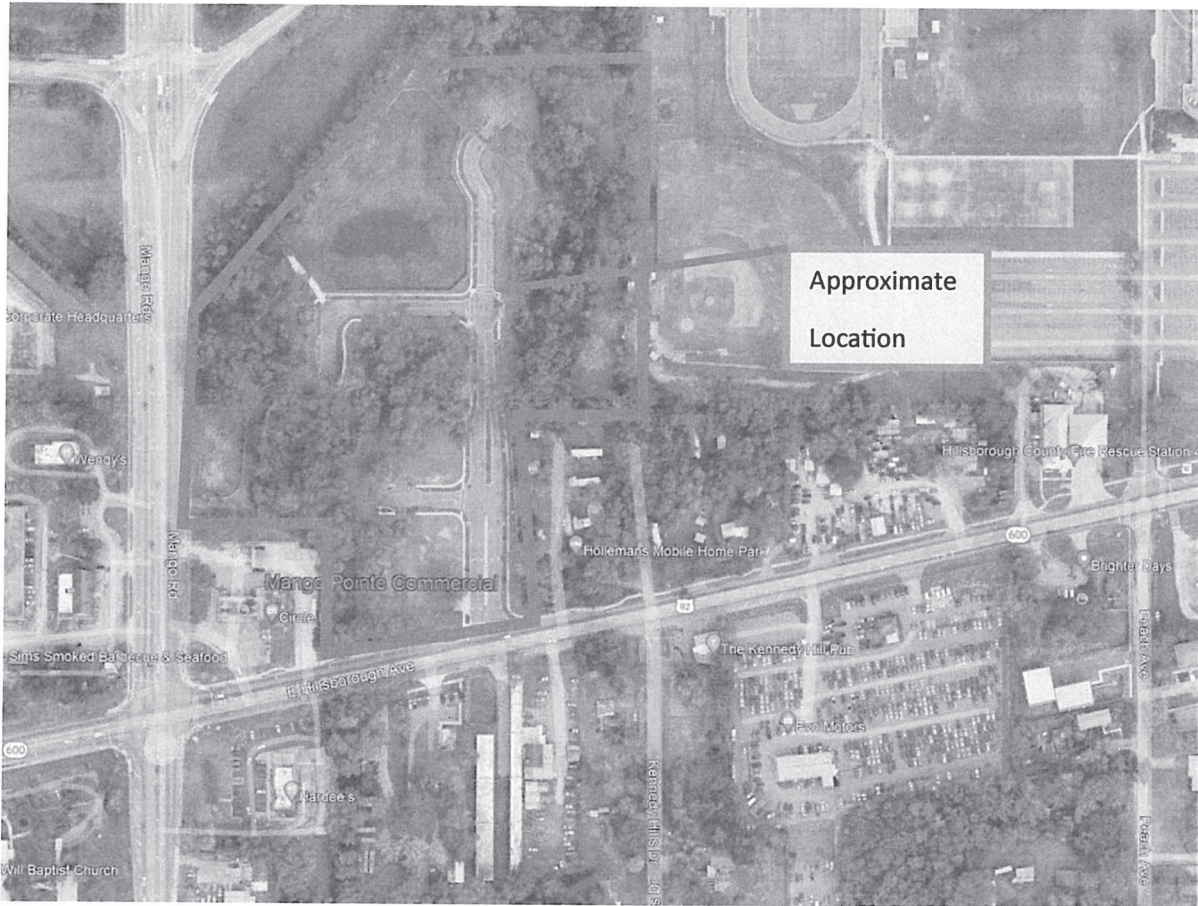
Accept the plat for recording for Mango Pointe, located in Section 34, Township 28, and Range 20. Construction has been completed and has been certified by Daniel C. Peters, a Florida Professional Engineer, with A.D. Engineering, P.A.

School Concurrency does not apply to this project.

BACKGROUND:

On May 24, 2018, Permission to Construct Prior to Platting was issued for the Mango Pointe. Lot corners are in place and placement has been certified by Steven M. Infield, Professional Surveyor and Mapper with Brooks Land Surveying, Inc. The developer is Mango Pointe, LLC and the engineer is A.D. Engineering, P.A.

HC PI 3069 MANGO POINTE COMMERCIAL SUBDIVISION



VICINITY MAP

N.T.S.



**Hillsborough
County Florida**
Development Services

Engineer of Record Certification of Construction Completion

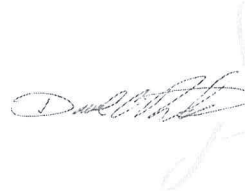
I, Daniel C. Peters, P.E., hereby certify that I am associated with the firm of A. D. Engineering, P.A.. I certify that construction of the Improvement Facilities, at Mango Pointe HC PI 3069 have been completed in substantial compliance with the current Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that these Record plans have recorded any design deviations due to field conflicts.

Signed and sealed this 29 day of November, 2023

Daniel C. Peters

(signature)

Florida Professional Engineer No. 56972



Digitally signed by Daniel C Peters
DN: c=US, o=A.D. ENGINEERING
P.A.,
dnQualifier=A01410D0000017888F
A416F0001156C, cn=Daniel C
Peters
Date: 2023.11.29 10:44:26 -05'00'

Affix Seal



No County agreement, approval or acceptance is implied by this Certification.

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

SURVEYORS CERTIFICATION

RE: MANGO POINTE SUBDIVISION, A PLATTED SUBDIVISION

OCTOBER 9, 2023

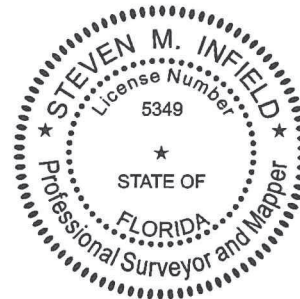
TO WHOM IT MAY CONCERN:

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 26TH day of JANUARY, 2022, 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: 2023.10.09
09:37:25 -04'00'

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



A RE-PLAT OF ALL OF LOTS 12 THRU 15 AND PORTIONS OF LOTS 16 THRU 18, KENNEDY HILL SUBDIVISION, PLAT BOOK 27, PAGE 114 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

Legal Description:

AS A POINT OF REFERENCE COMMENCE AT THE CENTER OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID POINT BEING A QUADROUS POINT, THENCE N68°54'31"W, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 34 AND THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 34 TO THE NORTH BOUNDARY OF KENNEDY HILL SUBDIVISION AS RECORDED IN PLAT BOOK 27, PAGE 114 OF THIS PUBLIC RECORDS, THENCE N89°54'18"W, ALONG SAID BOUNDARY LINE, A DISTANCE OF 208.88 FEET TO THE NORTHWEST CORNER OF LOT 12 OF AFORESAID KENNEDY HILL SUBDIVISION, THENCE S04°18'04"W, A DISTANCE OF 372.59 FEET TO THE NORTHWEST CORNER OF U.S. HIGHWAY NO. 2835 STATE ROAD 160, THENCE S71°23'00"W, ALONG SAID BOUNDARY LINE, A DISTANCE OF 89.53 FEET TO A POINT ON THE EAST BOUNDARY LINE OF LOT 16 OF AFORESAID KENNEDY HILL SUBDIVISION, THENCE N10°10'28"W, FROM A DISTANCE OF 439.61 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF AFORESAID KENNEDY HILL SUBDIVISION, FROM A DISTANCE OF 18.48 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 579 ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 10190-2428, THENCE N 00°10'19"W, ALONG SAID EAST RIGHT DISTANCE OF 4.54 FEET, THENCE N 07°03'28"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 150.02 FEET, THENCE N 07°03'28"E, ALONG SAID SOUTH BOUNDARY LINE, A DISTANCE OF 22.70 FEET TO THE LIMITED ACCESS ROAD TO INTERSTATE 4, ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 10190-2428, SAID POINT BEING S.89°54'19"E, A DISTANCE ALONG SAID EAST RIGHT OF WAY LINE OF THE LIMITED ACCESS ROAD TO INTERSTATE 4, A DISTANCE OF 100.00 FEET, TO A POINT OF CURVATURE OF A CURVE COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID SECTION 34, THENCE N 31°16'58"E, AND A CHORD BEARING AND DISTANCE OF N 22°41'13"E, 53.92 FEET, THENCE ALONG S.73°53'34"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 229.59 FEET, THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S.89°50'20"E, A DISTANCE OF 299.95 FEET, THENCE S.00°03'25"E, A DISTANCE OF 74.50 FEET TO THE POINT OF BEGINNING, CONTAINS 11.30 ACRES, MORE OR LESS.

Plat Notes:

- 1. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding. Development Review 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 subdivision. The plat is to be read in conjunction with the plat. There may be additional restrictions that are not shown on the plat that may be found in the public records of Hillsborough County, Florida.
3. Areas of setback for Transportation Conditions will contain no permanent underground utilities (as designated and permitted by individual lot owners), fences, retention areas and landscaping materials, or by undisturbed or appropriately managed vegetation, approved/permittted driveways or other interim uses as provided in Part 5.11.00 of 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.
5. Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code.

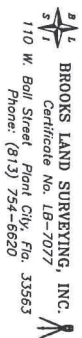
Plat Approval:

This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.
Reviewed by: Florida Professional Surveyor and Mapper, License # Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County.

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 under my direction and supervision; that this plat 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 (PRMs) were set on the 8th day of July, 2020, as shown hereon, and that permanent control points (PCPs) and lot corners have been set.

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



The Undersigned, as Owner(s) of the lands platted herein do hereby dedicate this plat of MANGO POINTE, a platted subdivision, to record. Further, Owner(s) do hereby make the following dedications and reservations:

Fee interest in (Tract 'A' and Tract 'B') are hereby reserved by the Owner(s). For convenience to a Homeowner's Association and maintenance of the subdivision, the recording of this plat, for the benefit of the lot owners within the subdivision, said easement is not dedicated to the public and will be privately maintained. The maintenance of the Owner-reserved tracts and easements reserved by Owner(s) will be the responsibility of the Owner(s), if/when assigns and if/their successors in title.

Private drainage easements are hereby reserved by the Owner(s) for convenience 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.

Private drainage, sidewalk, landscape and utility easements are hereby reserved by the Owner(s) for convenience 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.

Private drainage area is hereby reserved by the Owner(s) for convenience 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.

Private sidewalk, landscape and utility easements are hereby reserved by the Owner(s) for convenience 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.

Public utility easements are hereby reserved by the Owner(s) for convenience 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.

Dedication:

The private roads and rights of way shown hereon as WEAKLEY BOWLIVARO, FOX BLUFF COURT and HIGH FOREST LANE - Tract 'A' are not dedicated to the public, but are private and are hereby reserved by the Owner for convenience to a Homeowner's Association subsequently to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of the lot owners and their guests 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, 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.

Owner hereby grants to Hillsborough County government and providers of telephone, electric, cable television, and cable data, water and sewer and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within Tract 'A' and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

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

Owner: Mango Pointe, LLC, A Florida Limited Liability Company

By: Edward M. Verner, President Witness: _____

Acknowledgement:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this ____ day of _____, 20____, by _____, Florida Limited Liability Company on behalf of the company. He is personally known to me or has produced _____ as identification. (Seal)

NOTARY PUBLIC: _____ Sign: _____ Print: _____ Title: _____ Serial Number: _____ Commission Expires: _____

Board of County Commissioners:

This plat has been approved for recording. Chairman _____ Date _____

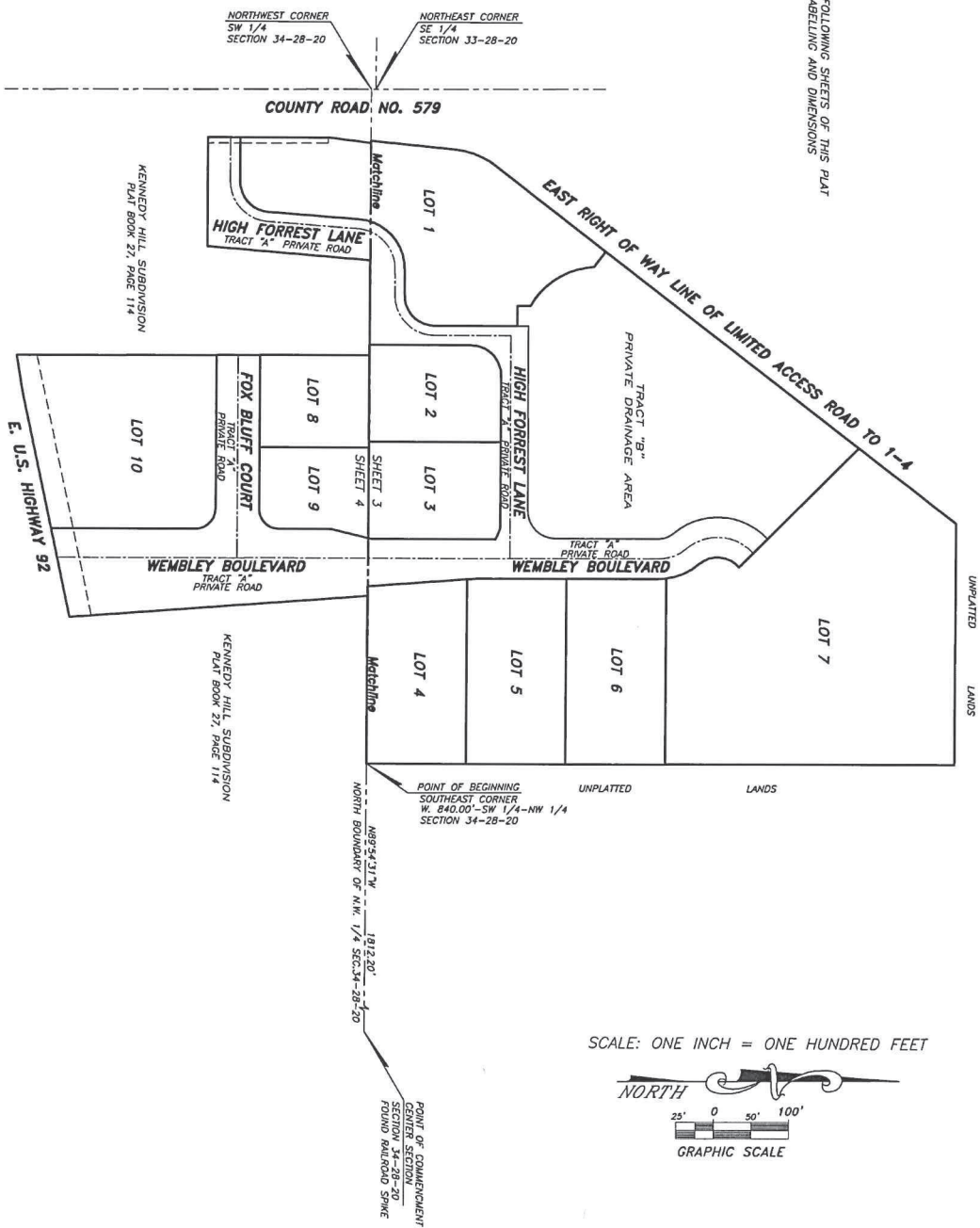
Clerk of Circuit Court: County of Hillsborough, State of Florida

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

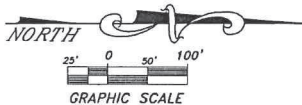
A RE-PLAT OF ALL OF LOTS 12 THRU 15 AND PORTIONS OF LOTS 16 THRU 18, KENNEDY HILL SUBDIVISION, PLAT BOOK 27, PAGE 114 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA


KEY SHEET

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



SCALE: ONE INCH = ONE HUNDRED FEET

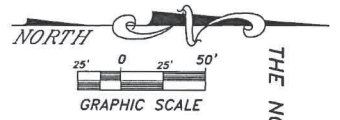



 BROOKS LAND SURVEYING, INC.
 Certificate No. LB-7077
 110 W. Gulf Street, Plant City, Fla. 33563
 Phone: (813) 734-6220

MANGO POINTE

A RE-PLAT OF ALL OF LOTS 12 THRU 15 AND PORTIONS OF LOTS 16 THRU 18, KENNEDY HILL SUBDIVISION, PLAT BOOK 27, PAGE 114 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

SCALE: ONE INCH = FIFTY FEET



BEARING BASIS:

REFERENCE BEARING OF N47°30'34"E ALONG BROOKS LAND SURVEYING, INC. DERIVED FROM THE FLORIDA STATE PLANE COORDINATE NORTH AMERICAN MERIDIAN WEST ZONE OF 1980, ORIGINATING FROM VALUES PUBLISHED FOR HILLSBOROUGH COUNTY CONTROL STATIONS TO FLORIDA STATUTE 17-7-15, M.S. PASQUANT

Note:

DRAINAGE EASEMENTS SHALL NOT CONVEY PERMANENT IMPROVEMENTS INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, WATERWAYS, SURFACES, PAVES, DECKS, POOLS, FENCINGS, SPENCER, STAIRS, ELEVATORS, POLES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION BASINS. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

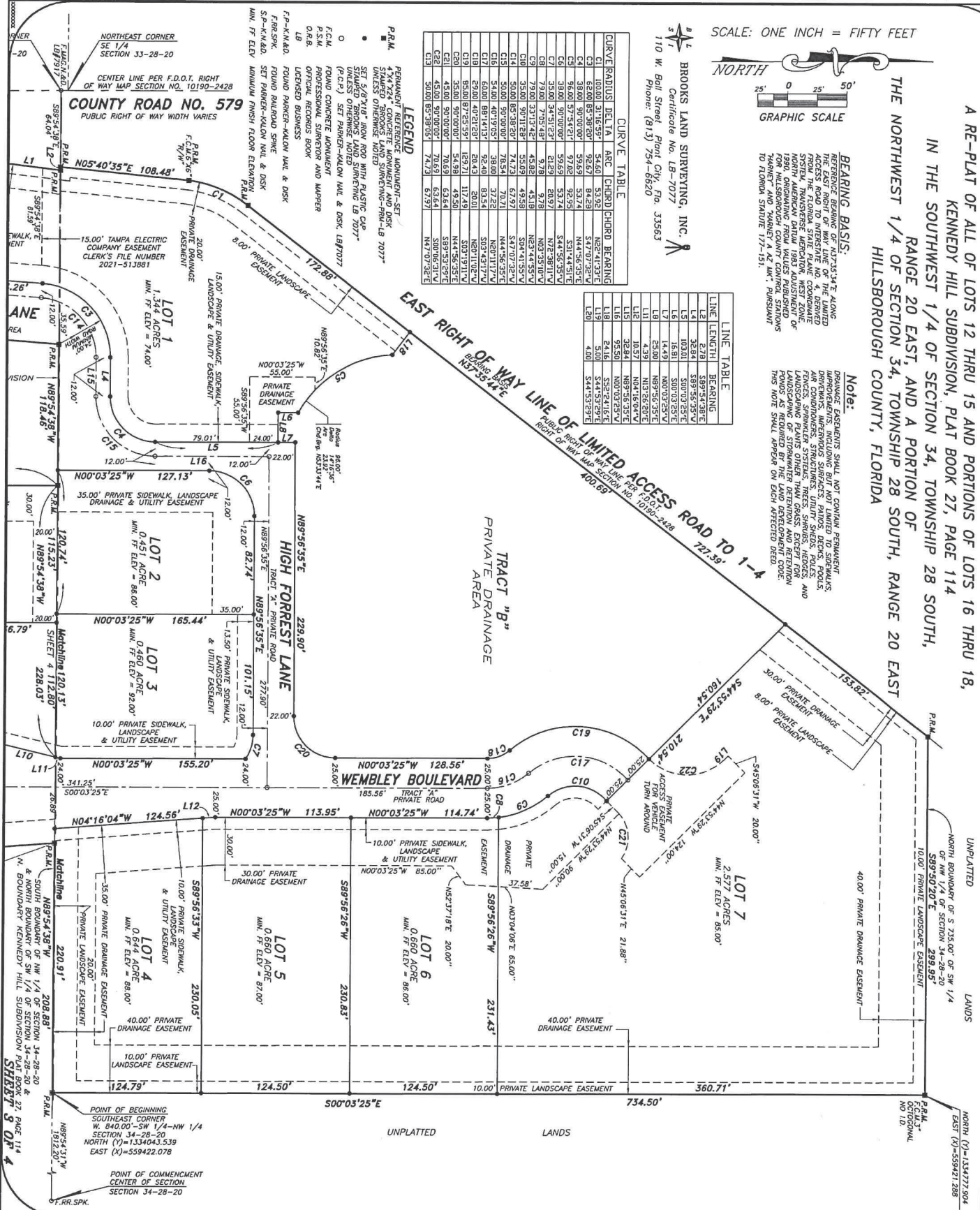
BROOKS LAND SURVEYING, INC. Certificate No. LB-7077 110 W. Bell Street, Plant City, Fla. 33663 Phone: (813) 754-0820

CURVE TABLE with columns: CURVE RADIUS, DELTA, ARC, CHORD, CHORD BEARING

LINE TABLE with columns: LINE, LENGTH, BEARING

LEGEND

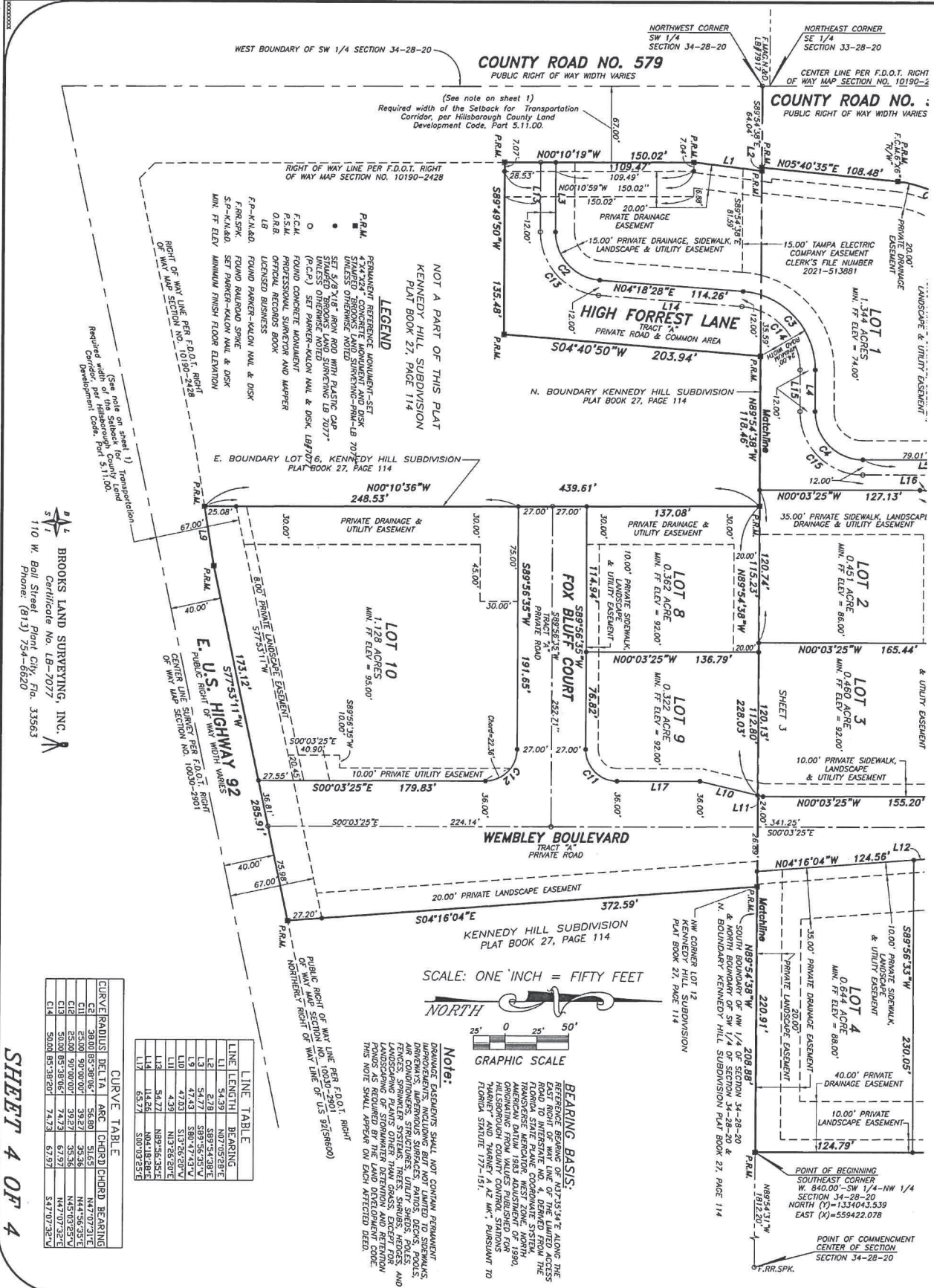
- PERMANENT REFERENCE MONUMENT - SET BY BROOKS LAND SURVEYING, INC. LB 7077 UNLESS OTHERWISE NOTED
SET 5/8" X 1/8" IRON ROD WITH PLASTIC CAP (P.C.P.) SET PARKER-KALON MAIL & DISK UNLESS OTHERWISE NOTED
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
O.R.B. OFFICIAL RECORDS BOOK
L.B. LICENSED BUSINESS
F.P.-K-K-M-K-D. FOUND PARKER-KALON MAIL & DISK
F.R.R.-S.P.K.-K-K-M-D. FOUND PARKER-KALON MAIL & DISK
MIN. FT. ELEV. MINIMUM FINISH FLOOR ELEVATION



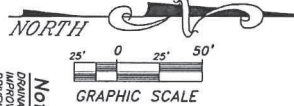
POINT OF BEGINNING SOUTHEAST CORNER W. 840.00' - SW 1/4 - NW 1/4 SECTION 34 - 28 - 20 NORTH (Y) = 1334043.539 EAST (X) = 559422.078
POINT OF COMMENCEMENT CENTER OF SECTION SECTION 34 - 28 - 20

UNPLATTED LANDS
NORTH (Y) = 1334777.904 EAST (X) = 559421.288
UNPLATTED LANDS
NORTH (Y) = 1334777.904 EAST (X) = 559421.288

A RE-PLAT OF ALL OF LOTS 12 THRU 15 AND PORTIONS OF LOTS 16 THRU 18, KENNEDY HILL SUBDIVISION, PLAT BOOK 27, PAGE 114 IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA



SCALE: ONE INCH = FIFTY FEET



BEARING BASIS:
 REFERENCE BEARING OF N27°35'34"E ALONG THE EAST BOUNDARY OF THE LIMITED ACCESS ROAD (L.A.R.) TO THE SOUTH CORNER OF THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERIDIAN, WEST ZONE, NORTH AMERICAN DATUM OF 1983, IS THE BASIS FOR ORIGINATING FROM THE HILLSBOROUGH COUNTY CONTROL STATION (H.C.S.) AND SHARKEY A.Z.M., PURSUANT TO FLORIDA STATUTE 177-151.

Note:
 DAMAGE DESCRIPTIONS SHALL NOT CONTAIN REPAIRS, IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPROVED SURFACES, PATIOS, DECKS, POOLS, FENCES, DRINKING STRUCTURES, PLANT, TREES, POLES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION BASINS. DAMAGE DESCRIPTIONS SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE PLAT. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

- LEGEND**
- PERMANENT REFERENCE MONUMENT—SET BY BROOKS LAND SURVEYING—PLAT—LB 7077 UNLESS OTHERWISE NOTED
 - SET 3/8" X 1/8" IRON ROD WITH PLASTIC CAP
 - SET 1/2" X 1/4" IRON ROD WITH PLASTIC CAP
 - (P.C.P.) SET PAPER-KALON NAIL & DISK, LB#7077 UNLESS OTHERWISE NOTED
 - FOUND CONCRETE MONUMENT
 - PROFESSIONAL SURVEYOR AND LAND SURVEYOR LICENSED BUSINESS
 - O.R.B.
 - P.S.M.
 - F.C.K.
 - FOUND PARKER-KALON NAIL & DISK
 - F.P.-K.K.K.A.D.
 - FOUND RAILROAD SPIKE
 - S.P.-K.K.K.A.D.
 - MIN. FT. ELEV.
 - MINIMUM FINISH FLOOR ELEVATION

NOT A PART OF THIS PLAT
 KENNEDY HILL SUBDIVISION
 PLAT BOOK 27, PAGE 114

CURVE TABLE

CURVE RADIUS	DELTA I	ARC	CHORD	CHORD BEARING
CE	38.00	85°28'06"	56.80	51.65
CL	25.00	90°00'00"	39.27	55.36
CL2	25.00	90°00'00"	39.27	55.36
CL3	50.00	85°39'06"	74.73	67.97
CL4	50.00	85°39'06"	74.73	67.97

LINE	LENGTH	BEARING
L1	54.29	N07°05'28"E
L2	2.78	S89°54'38"E
L3	54.77	S89°56'25"E
L4	47.83	S89°47'43"W
L5	47.03	S13°26'28"W
L6	4.39	N19°28'20"E
L7	54.12	N89°54'38"E
L8	54.12	N89°54'38"E
L9	50.00	S00°03'25"E
L10	50.00	S00°03'25"E
L11	50.00	S00°03'25"E
L12	50.00	S00°03'25"E