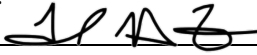

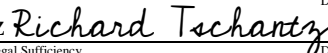




Meeting Date February 8, 2022

Consent Section       Regular Section       Public Hearing

<b>Subject:</b> Public Hearing – Vacating Petition V21-0011, by Starlight Homes Florida L.L.C. to vacate and replace a public lift station tract, and vacate portions of a private landscape area, private drainage area, and a public drainage easement, lying within Folios 56773-0200 and 56773-0202, in Ruskin.	
Department Name: Facilities Management & Real Estate Services Department	
Contact Person: Anne-Marie Lenton (C. Allen)	Contact Phone: 813-272-5810
<b>Sign-Off Approvals:</b>	
Thomas H. Fass  1/16/22 Assistant County Administrator Date	John Muller  Department Director Date
N/A Management and Budget – Approved as to Financial Impact Accuracy Date	Richard Tschantz  County Attorney – Approved as to Legal Sufficiency Date

**Staff's Recommended Board Motion:**

a) Adopt a resolution vacating all of tract 400 (public lift station tract), a portion of tract 105 (private landscape area), and a portion of tract 500 (private drainage area and public drainage easement) within the plat of Ruskin Reserve, as recorded in Plat Book 140, Page 1, of the public records of Hillsborough County, and being more particularly described in the Resolution. b) Accept a warranty deed for a new public lift station over the entirety of the vacate area. The purpose of this vacating petition is to accommodate a larger public lift station and rededicate the area to Hillsborough County (as explained further in the background). The proposed vacate area consists of approximately 6,318 square feet (.15 acres) and is generally located west of 9<sup>th</sup> Street Southeast and north of 14<sup>th</sup> Avenue Southeast, in Ruskin.

Reviewing departments, agencies, and utility providers have raised no objections to the vacate and replacement of the public lift station. The Water Resources Department recommends acceptance of the warranty deed. 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 Starlight Homes Florida L.L.C. as owner of the property underlying the proposed vacate area, to vacate all of tract 400 (public lift station tract), a portion of tract 105 (private landscape area), and a portion of tract 500 (private drainage area and public drainage easement), lying within Folios No. 56773-0200 and 56773-0202, in Ruskin (no physical address). These platted areas were established in March 2021 by virtue of the plat of Ruskin Reserve, as recorded in Plat Book 140, Page 1 of the public records of Hillsborough County, Florida.

After the plat of Ruskin Reserve was approved and recorded, the Petitioner discovered that the platted lift station tract was not of sufficient size to support the Ruskin Reserve subdivision. In order to utilize the necessary additional land as a lift station, the underlying platted interests must first be vacated. Acceptance of the warranty deed will provide Hillsborough County with an expanded public lift station to support the Ruskin Reserve subdivision.

Reviewing departments, agencies, and utility providers have raised no objections to the vacate and replacement of the public lift station. The Water Resources Department recommends acceptance of the warranty deed.

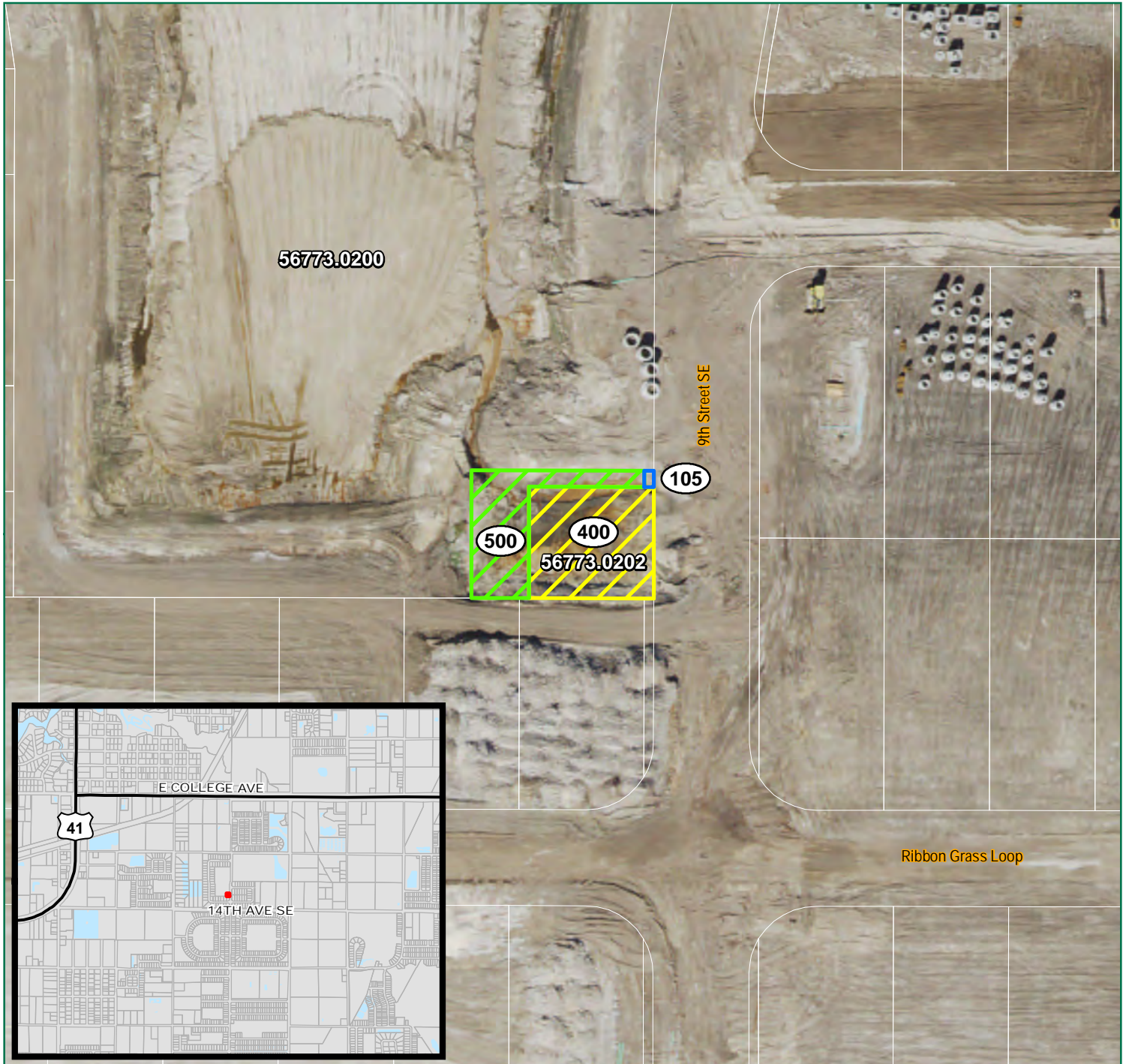
Pursuant to F.S. 177.101(4), Public Notice of this public hearing was published in *La Gaceta* on January 14, 2022 and January 21, 2022.

**Staff Reference: V21-0011 Petition to vacate and replace Lift Station, Ruskin Reserve (Starlight Homes)**




List Attachments: Location Map, Overview Map, Resolution, Warranty Deed, Water Resources Department Recommendation, Plat Excerpt, Review Summary and Comments, Petition

V21-0011

# Petition to vacate and replace Lift Station, Ruskin Reserve (Starlight Homes)

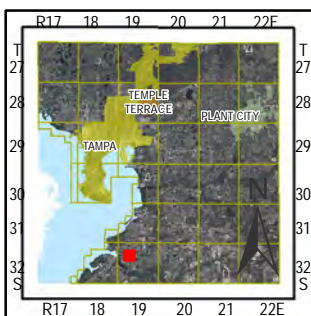


## LEGEND

-  Folio 56773.0202  
Vacate Tract 400 - Lift Station Tract  
Approx. 3,770 SqFt (0.087 Ac)
-  Folio 56773.0200  
Vacate Portion of Tract 500 - Private Drainage Area &  
Public Drainage Esmt Approx. 2,505 SqFt (0.058 Ac)
-  Folio 56773.0200  
Vacate Portion of Tract 105 - Private Landscape Area  
Approx. 43 SqFt (0.001 Ac)

Total Vacate Area: Approx. 6,318 SqFt (0.15 Ac)

SEC 08 TWP 32S RNG 19E



**Hillsborough  
County Florida**

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

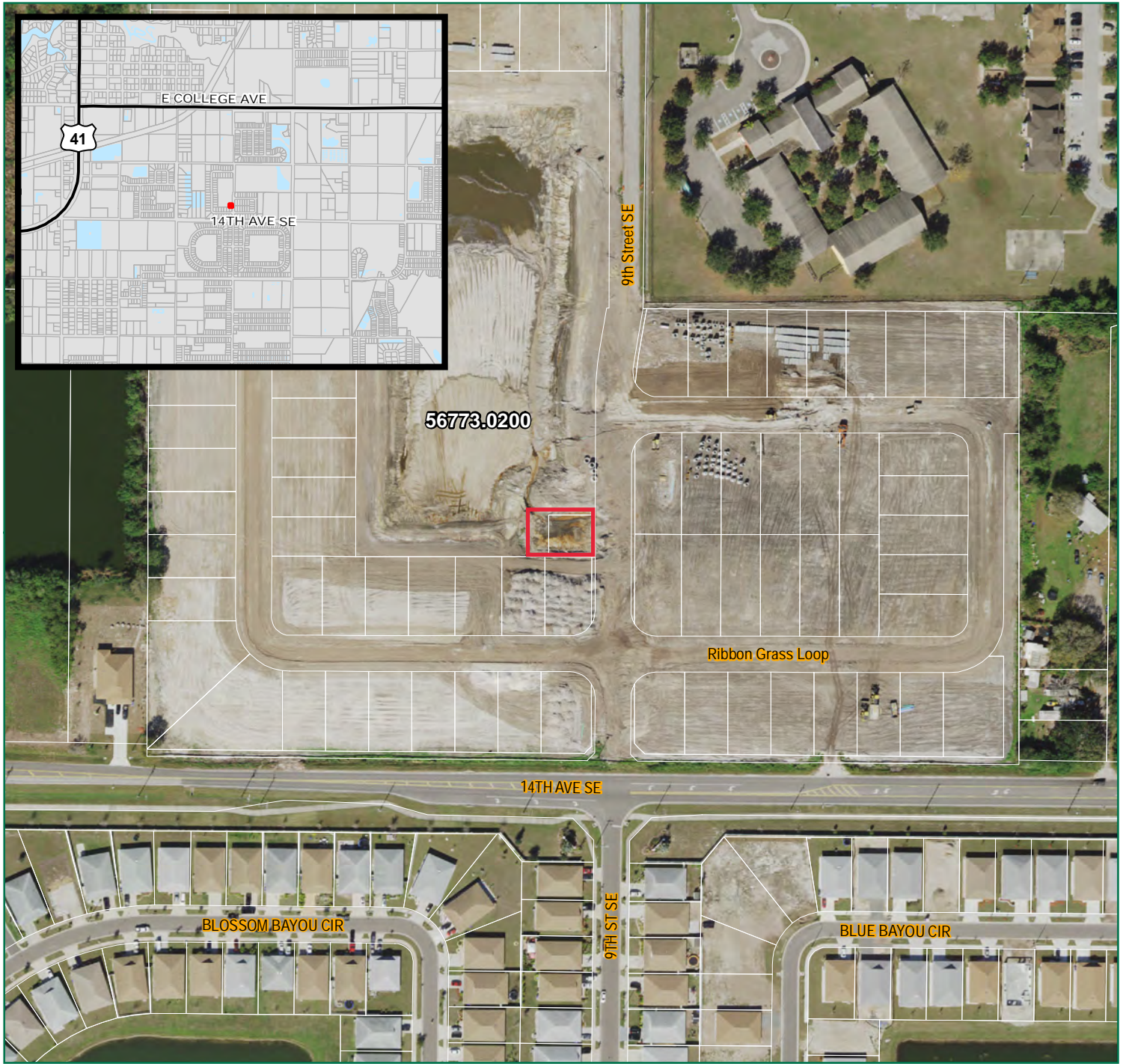
NOTE: Every reasonable effort has been made to assure the accuracy of this map. Hillsborough County does not assume any liability arising from use of this map. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, but not limited to, the implied warranties of merchantability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

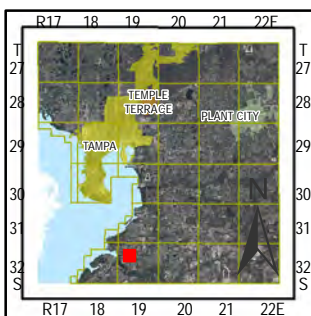
V21-0011

# Petition to vacate and replace Lift Station, Ruskin Reserve (Starlight Homes)



## LEGEND

- Folio 56773.0202
- Folio 56773.0200
- Total Vacate Area and Rededication of Public Lift Station - Approx. 6,318SqFt (0.15 Ac)



SEC 08 TWP 32S RNG 19E



**Hillsborough County Florida**

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

Vacating Petition V21-0011  
Starlight Homes Florida, L.L.C. - Petitioner  
Vacate & Replace lift station  
Ruskin Reserve (PB 140, PG 1)  
Folios: 56773-0200 and 56773-0202  
Section 8, Township 32 South, Range 19 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, Starlight Homes Florida, L.L.C. has petitioned the Board  
of County Commissioners of Hillsborough County, Florida, in which  
petition said Board is asked to close, vacate, and abandon all of  
tract 400 (public lift station tract), a portion of tract 105  
(private landscape area), and a portion of tract 500 (private  
drainage area and public drainage easement) 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 all of tract 400 (public lift station tract), a  
portion of tract 105 (private landscape area), and a portion of  
tract 500 (private drainage area and public drainage easement) 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 February 8, 2022, and the same having been  
investigated and considered, and it 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  
8th DAY OF FEBRUARY, 2022:

1. That the above described tract 400 (public lift station tract), a portion of tract 105 (private landscape area), and a portion of tract 500 (private drainage area and public drainage easement) are hereby closed, vacated, and abandoned, and the right of the public and the County in and to these platted interests 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 Tschantz  
Approved As to Form and Legal  
Sufficiency

BY: \_\_\_\_\_  
Deputy Clerk

# EXHIBIT "A" SHEET 1 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
**DESCRIPTION & SKETCH**  
(THIS IS NOT A FIELD SURVEY)

## LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED 09/07/2021)

ALL OF TRACT 400, RUSKIN RESERVE, A SUBDIVISION RECORDED IN PLAT BOOK 140, PAGES 1 THROUGH 8 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**"TOGETHER WITH"** THOSE PORTIONS OF TRACTS 105 AND 500, OF SAID RUSKIN RESERVE , BEING DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF TRACT 400 OF SAID RUSKIN RESERVE; THENCE ALONG THE EAST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 58.00 FEET TO THE NE CORNER OF SAID TRACT 400 FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 5.00 FEET TO THE SW'LY MOST CORNER OF TRACT 105, OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 60.00 FEET TO THE NW CORNER OF SAID TRACT 400; THENCE ALONG THE WEST LINE OF SAID TRACT 400, S.00°06'54"W., A DISTANCE OF 58.00 FEET TO THE SW CORNER OF SAID TRACT 400; THENCE ALONG THE SOUTH LINE OF TRACT 500 OF SAID RUSKIN RESERVE, N.89°53'06"W., A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF THE WEST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 66.50 FEET TO A LINE THAT IS 8.50 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 400, S.89°53'06"E., A DISTANCE OF 90.00 FEET TO THE WEST LINE OF TRACT 105 OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG SAID PARALLEL LINE, S.89°53'06"E., A DISTANCE OF 5.00 FEET TO THE EAST LINE OF SAID TRACT 105; THENCE ALONG SAID EAST LINE OF TRACT 105, S.00°06'54"W., A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE FORMS ONE CONTIGUOUS PARCEL CONTAINING 6,317.5 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS;  
(INDIVIDUAL AREAS: TRACT 105=42.5 SQ. FT.; TRACT 400=3,770.0 SQ. FT.; TRACT 500=2,505 SQ. FT.)

BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.

R.J. RHODES ENGINEERING, INC.  
STATE OF FLORIDA, LB NO. 6924

**Steven E  
Burkholder**

Digitally signed by Steven E  
Burkholder  
Date: 2021.10.29 10:51:51  
-04'00'

BY: \_\_\_\_\_  
STEVEN E. BURKHOLDER, P.L.S., VICE PRESIDENT  
PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE LS 4521



NOT FULL & COMPLETE NOR VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2  
(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)  
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**R.J. RHODES ENGINEERING, INC.**  
FLORIDA LB #6924, FLORIDA EB#8120  
CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240  
PHONE: 941-924-1600

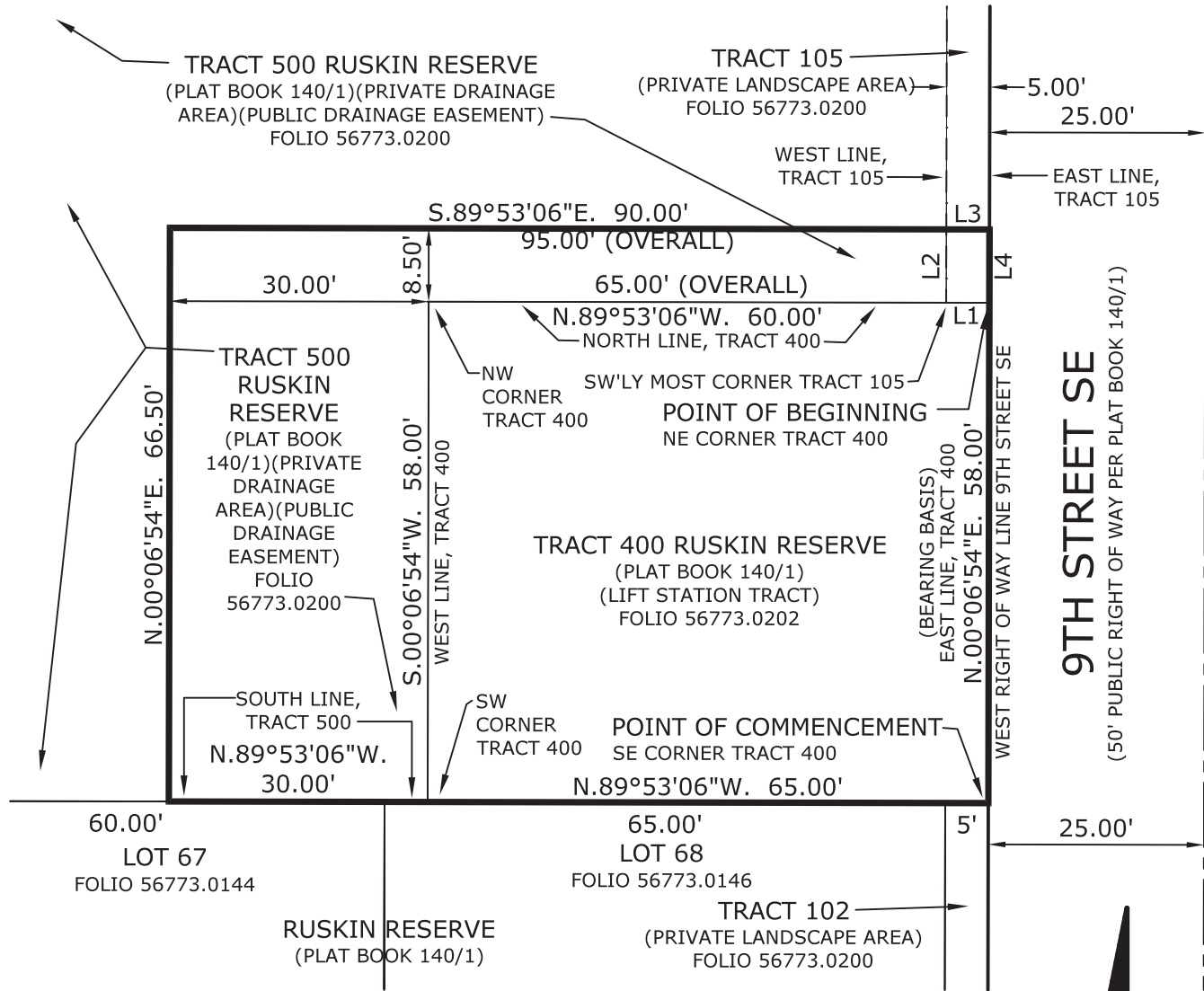
# EXHIBIT "A" SHEET 2 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

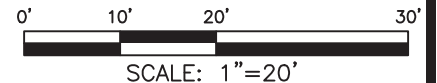
## DESCRIPTION & SKETCH

(THIS IS NOT A FIELD SURVEY)

LINE	BEARING	DISTANCE
L1	N.89°53'06"W.	5.00'
L2	S.00°06'54"W.	8.50'
L3	S.89°53'06"E.	5.00'
L4	S.00°06'54"W.	8.50'



BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.)



**R.J. RHODES ENGINEERING, INC.**

FLORIDA LB #6924, FLORIDA EB#8120  
CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240  
PHONE: 941-924-1600

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UNLESS ACCOMPANIED BY SHEET 1  
OF 2

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## Placeholder for Notice of Hearing Affidavit

A notice of hearing will be published on January 14, 2022 and January 21, 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, February 8, 2022, to determine whether or not:

**Vacating Petition V21-0011, petition to vacate and replace lift station within Tract 400 (lift station) and portions of Tracts 105 and 500 (drainage and landscape), within the plat of Ruskin Reserve, as recorded in Plat Book 140, Page 1, of the public records of Hillsborough County, lying within folios 56773-0200 & 56773-0202, within Section 8, Township 32 South, Range 19 East**

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](mailto: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.

This instrument prepared by:  
Hillsborough County Facilities Management &  
Real Estate Services Department  
Attn: Cari Allen  
P.O. Box 1110 Tampa, Florida 33601

Project: V21-0011  
Project Name: Petition to vacate and replace Lift Station, Ruskin Reserve (Starlight Homes)  
Folio #: 56773-0200 and 56773-0202  
Sec 8, Twp 32 South, Rge 19 East

## **WARRANTY DEED**

**THIS INDENTURE**, Made this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_, between **STARLIGHT HOMES FLORIDA L.L.C.**, a limited liability company existing under the laws of the State of Delaware, hereinafter "Grantor," whose address is 9720 Princess Palm Avenue, Suite 130, Tampa, Florida 33610, and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1110, Tampa, Florida 33601, of the County of Hillsborough and State of Florida, hereinafter "Grantee."

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough and State of Florida. The lands conveyed herein being the same as the land vacated by Hillsborough County per Resolution \_\_\_\_, as recorded per Instrument # \_\_\_\_\_, of the public records of Hillsborough County, Florida, and said conveyed lands being more particularly described as follows:

**LANDS DESCRIBED IN EXHIBIT "A" CONSISTING OF 2 PAGES  
ATTACHED HERETO AND MADE A PART HEREOF**

**SKETCHES INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY**

**TOGETHER** with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining;

**TO HAVE AND TO HOLD** the same in fee simple forever.

And the Grantor doth covenant with the Grantee that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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:

STARLIGHT HOMES FLORIDA L.L.C., a Delaware limited liability company

[Signature]

Signature of Witness #1

Mike Lewis

Print Name of Witness #1

[Signature]

Signature of Witness #2

ANDY RICHARDSON

Print Name of Witness #2

By: [Signature]

Print Name: Darryl Colwell

Title: Authorized Representative

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of [] physical presence or [ ] online notarization, this 5 day of August, 2021, by Darryl Colwell, as Authorized Representative of Starlight Homes Florida L.L.C., a limited liability company under the laws of the State of Delaware, on its behalf. He is personally known to me or has produced \_\_\_\_\_ as identification.

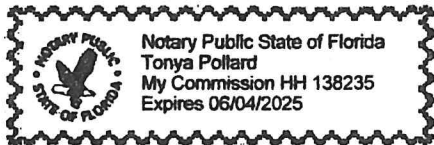
NOTARY PUBLIC:

Sign: [Signature]

Print: Tonya Pollard

My Commission Expires: 6/4/25

(SEAL)



# EXHIBIT "A" SHEET 1 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
**DESCRIPTION & SKETCH**  
(THIS IS NOT A FIELD SURVEY)

## LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED 09/07/2021)

ALL OF TRACT 400, RUSKIN RESERVE, A SUBDIVISION RECORDED IN PLAT BOOK 140, PAGES 1 THROUGH 8 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**"TOGETHER WITH"** THOSE PORTIONS OF TRACTS 105 AND 500, OF SAID RUSKIN RESERVE , BEING DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF TRACT 400 OF SAID RUSKIN RESERVE; THENCE ALONG THE EAST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 58.00 FEET TO THE NE CORNER OF SAID TRACT 400 FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 5.00 FEET TO THE SW'LY MOST CORNER OF TRACT 105, OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 60.00 FEET TO THE NW CORNER OF SAID TRACT 400; THENCE ALONG THE WEST LINE OF SAID TRACT 400, S.00°06'54"W., A DISTANCE OF 58.00 FEET TO THE SW CORNER OF SAID TRACT 400; THENCE ALONG THE SOUTH LINE OF TRACT 500 OF SAID RUSKIN RESERVE, N.89°53'06"W., A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF THE WEST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 66.50 FEET TO A LINE THAT IS 8.50 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 400, S.89°53'06"E., A DISTANCE OF 90.00 FEET TO THE WEST LINE OF TRACT 105 OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG SAID PARALLEL LINE, S.89°53'06"E., A DISTANCE OF 5.00 FEET TO THE EAST LINE OF SAID TRACT 105; THENCE ALONG SAID EAST LINE OF TRACT 105, S.00°06'54"W., A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE FORMS ONE CONTIGUOUS PARCEL CONTAINING 6,317.5 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS;  
(INDIVIDUAL AREAS: TRACT 105=42.5 SQ. FT.; TRACT 400=3,770.0 SQ. FT.; TRACT 500=2,505 SQ. FT.)

BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.

R.J. RHODES ENGINEERING, INC.  
STATE OF FLORIDA, LB NO. 6924

**Steven E  
Burkholder**

Digitally signed by Steven E  
Burkholder  
Date: 2021.10.29 10:51:51  
-04'00'

BY: \_\_\_\_\_  
STEVEN E. BURKHOLDER, P.L.S., VICE PRESIDENT  
PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE LS 4521



NOT FULL & COMPLETE NOR VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2  
(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)  
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**R.J. RHODES ENGINEERING, INC.**  
FLORIDA LB #6924, FLORIDA EB#8120  
CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240  
PHONE: 941-924-1600

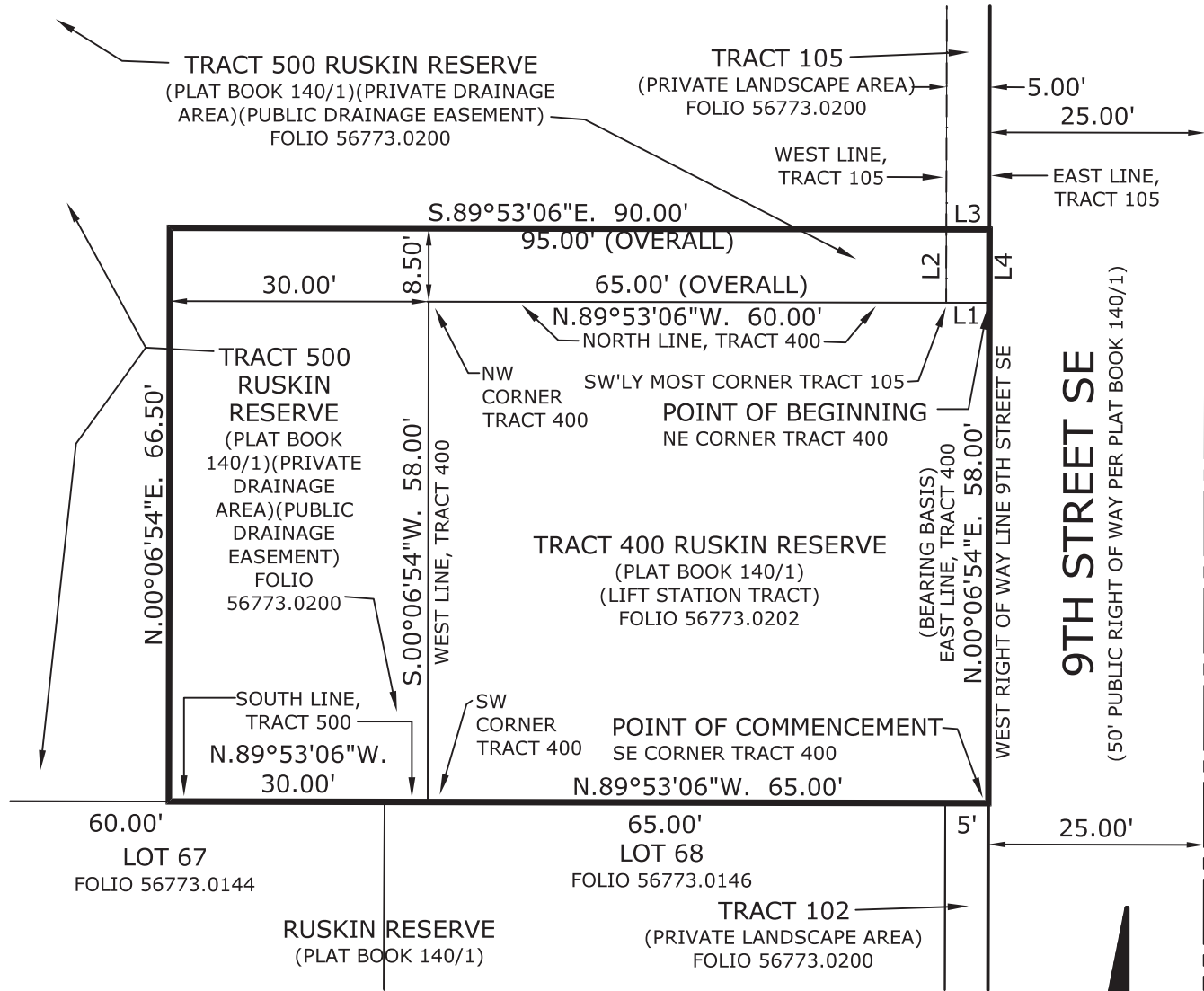
# EXHIBIT "A" SHEET 2 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

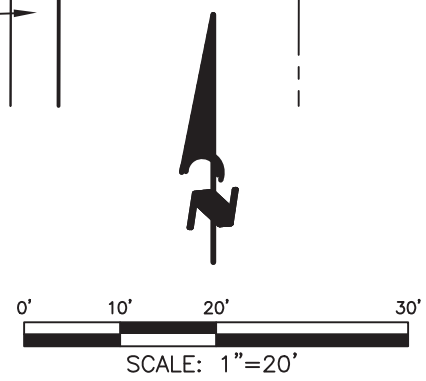
## DESCRIPTION & SKETCH

(THIS IS NOT A FIELD SURVEY)

LINE	BEARING	DISTANCE
L1	N.89°53'06"W.	5.00'
L2	S.00°06'54"W.	8.50'
L3	S.89°53'06"E.	5.00'
L4	S.00°06'54"W.	8.50'



BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.)



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 PHONE: 941-924-1600

NOT FULL & COMPLETE NOR VALID  
 UNLESS ACCOMPANIED BY SHEET 1  
 OF 2

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**From:** [Allen, Cari](#)  
**To:** [Allen, Cari](#)  
**Subject:** FW: V21-0011 Petition to vacate portion of Drainage Easement, Ruskin Reserve (Starlight Homes)  
**Date:** Thursday, January 6, 2022 1:56:00 PM  
**Attachments:** [image004.png](#)  
[image008.png](#)  
[image001.png](#)  
[image002.png](#)

---

**From:** Rochelle, Randy  
**Sent:** Tuesday, December 28, 2021 2:23 PM  
**To:** Dion, Bryan <[DionB@hillsboroughcounty.org](mailto:DionB@hillsboroughcounty.org)>  
**Subject:** RE: V21-0011 Petition to vacate portion of Drainage Easement, Ruskin Reserve (Starlight Homes)

Dion, we recommend acceptance of the deed as written.

Regards,

**Randy Rochelle**  
**Engineering Associate**  
Water Resources Department

---

**P:** (813) 209-3079  
**M:** (813) 272-5977 Ext. 43387  
**E:** [RochelleR@HCFLGov.net](mailto:RochelleR@HCFLGov.net)  
**W:** [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**  
601 E. Kennedy Blvd., Tampa, FL 33602

[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)

Please note: All correspondence to or from this office is subject to Florida's Public Records law.

---

**From:** Dion, Bryan <[DionB@hillsboroughcounty.org](mailto:DionB@hillsboroughcounty.org)>  
**Sent:** Monday, November 1, 2021 4:07 PM  
**To:** Padron, Ingrid <[PadronI@hillsboroughcounty.org](mailto:PadronI@hillsboroughcounty.org)>; Garcia, Christina - PUD <[GarciaCh@hillsboroughcounty.org](mailto:GarciaCh@hillsboroughcounty.org)>; Rochelle, Randy <[RochelleR@HillsboroughCounty.ORG](mailto:RochelleR@HillsboroughCounty.ORG)>; Schaedler, Paul <[SchaedlerP@HillsboroughCounty.ORG](mailto:SchaedlerP@HillsboroughCounty.ORG)>; Steijlen, Ronald <[SteijlenR@HillsboroughCounty.ORG](mailto:SteijlenR@HillsboroughCounty.ORG)>; PW-CIPTransportationReview <[PW-CIPTransportationReview@hillsboroughcounty.org](mailto:PW-CIPTransportationReview@hillsboroughcounty.org)>; Hand, William - PW <[HandWT@HillsboroughCounty.ORG](mailto:HandWT@HillsboroughCounty.ORG)>; Riveron, Sharbel <[RiveronS@hillsboroughcounty.org](mailto:RiveronS@hillsboroughcounty.org)>; Hamilton, Landon <[HamiltonL@hillsboroughcounty.org](mailto:HamiltonL@hillsboroughcounty.org)>; Olivero-Lopez, Juan <[OliveroJ@hillsboroughcounty.org](mailto:OliveroJ@hillsboroughcounty.org)>; Schrock, Heidi <[SchrockH@hillsboroughcounty.org](mailto:SchrockH@hillsboroughcounty.org)>  
**Cc:** Sears, E. Randy <[SearsR@HillsboroughCounty.ORG](mailto:SearsR@HillsboroughCounty.ORG)>; Suess, Robert

<[SuessR@HillsboroughCounty.ORG](mailto:SuessR@HillsboroughCounty.ORG)>; Campbell, Robert <[CampbellR@HillsboroughCounty.ORG](mailto:CampbellR@HillsboroughCounty.ORG)>; Ho, Chin <[HoC@HillsboroughCounty.ORG](mailto:HoC@HillsboroughCounty.ORG)>; Dicus, Leland <[DicusL@hillsboroughcounty.org](mailto:DicusL@hillsboroughcounty.org)>

**Subject:** V21-0011 Petition to vacate portion of Drainage Easement, Ruskin Reserve (Starlight Homes)

Good Afternoon,

Hillsborough County has been petitioned by Starlight Homes Florida, LLC to vacate tract 400 (lift station tract), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat (PB 140, PG 1) which is a total of approximately 6,318 sqft (.15 acres).

The subject area is located in Section 8, Township 32 South, Range 19 East, in Ruskin, and the vacate area is within folios 56773-0202 (lift station tract) and 56773-0200 (public drainage easement and private landscape easement).

The vacate is requested so that the lift station can be expanded to an adequate size and rededicated to Hillsborough County.

We are requesting your review of this vacate to be returned no later than Monday November 15, with an objection or no objection to the proposed vacation. Should you have any questions or concerns, please do not hesitate to contact me.

Best,

**Bryan C. Dion, Esq.**

**Real Property Specialist, Technical Services**

Real Estate Division

Facilities Management & Real Estate Services Department

---

P: (813) 307-1011

E: [DionB@HillsboroughCounty.org](mailto:DionB@HillsboroughCounty.org)

W: [HCFLGov.net](http://HCFLGov.net)

**Hillsborough County**

601 E. Kennedy Blvd., Tampa, FL 33602

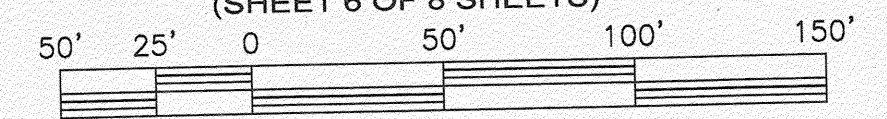
[Facebook](#) | [Twitter](#) | [YouTube](#) | [LinkedIn](#) | [HCFL Stay Safe](#)



Please note: All correspondence to or from this office is subject to Florida's Public Records law.

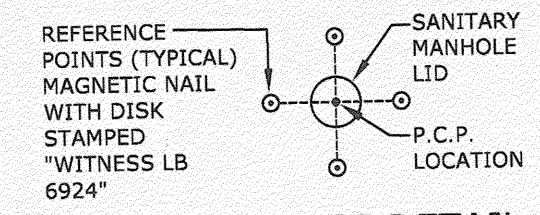
**SUBDIVISION DETAIL SHEET**

(SHEET 6 OF 8 SHEETS)



SCALE IN FEET  
(INTENDED SCALE: 1"=50')

**NOTE:** IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A MANHOLE OR OTHER UTILITY STRUCTURE AND IT CANNOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION



**P.C.P. REFERENCE DETAIL**  
(NOT TO SCALE)

**LINE TABLE**

LINE	BEARING	DISTANCE
L16	N.00°06'54"E.	87.02'
L17	S.00°06'54"W.	78.15'
L18	S.44°53'39"W.	14.55'
L19	N.89°53'06"W.	5.00'
L20	N.00°06'54"E.	75.00'
L21	N.00°06'54"E.	93.03'
L22	S.89°53'06"E.	5.00'
L37	N.44°53'39"E.	13.32'

**LEGEND**

- TIC MARK AT PC/PT
- ◻ PRM LB 6924 CONCRETE MONUMENT
- IRON ROD OR PIPE FOUND AS NOTED
- FOUND CONCRETE MONUMENT AS NOTED
- PCP LB 6924
- IRON ROD SET AS NOTED

**ABBREVIATIONS**

- R/W=RIGHT OF WAY
- SQ.FT.= SQUARE FEET
- LB=LICENSED BUSINESS
- PLS=PROFESSIONAL LAND SURVEYOR
- PRM=PERMANENT REFERENCE MONUMENT
- PCP=PERMANENT CONTROL POINT
- PC=POINT OF CURVE
- PT=POINT OF TANGENCY
- CCR=CERTIFIED CORNER RECORDED
- TECO=TAMPA ELECTRIC COMPANY
- OR=OFFICIAL RECORDS BOOK

**CURVE TABLE**

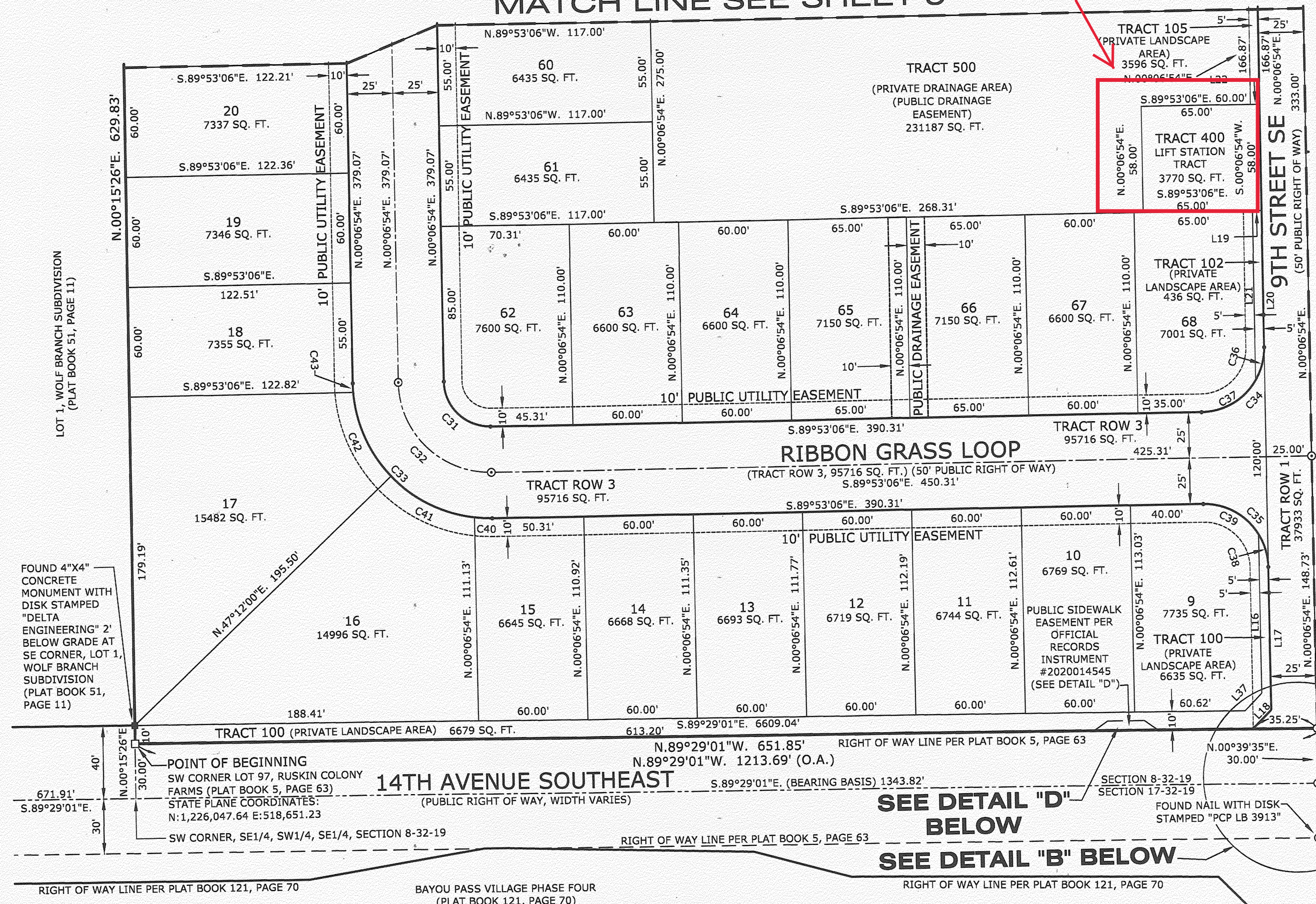
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C31	25.00'	90°00'00"	39.27'	35.36'	N.44°53'06"W.
C32	50.00'	90°00'00"	78.54'	70.71'	N.44°53'06"W.
C33	75.00'	90°00'00"	117.81'	106.07'	N.44°53'06"W.
C34	35.00'	90°00'00"	54.98'	49.50'	N.45°06'54"E.
C35	35.00'	90°00'00"	54.98'	49.50'	S.44°53'06"E.
C36	35.00'	31°00'10"	18.94'	18.71'	S.15°36'59"W.
C37	35.00'	58°59'50"	36.04'	34.47'	S.60°36'59"W.
C38	35.00'	31°00'10"	18.94'	18.71'	N.15°23'11"W.
C39	35.00'	58°59'50"	36.04'	34.47'	N.60°23'10"W.
C40	75.00'	7°25'32"	9.72'	9.71'	N.86°10'20"W.
C41	75.00'	39°39'34"	51.91'	50.88'	N.62°37'47"W.
C42	75.00'	39°05'33"	51.17'	50.19'	N.23°15'13"W.
C43	75.00'	3°49'21"	5.00'	5.00'	N.01°47'46"W.

**R.J. RHODES ENGINEERING, INC.**  
FLORIDA LB #6924, FLORIDA EB#8120  
CONSULTING CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BLVD. SARASOTA, FL. 34240  
PHONE: 941-924-1600

**RUSKIN RESERVE**  
A REPLAT OF LOTS 77, 97, PART OF LOT 98, AND THAT PORTION OF 9TH STREET SOUTHEAST LYING BETWEEN SAID LOTS 97 AND 98, RUSKIN COLONY FARMS, RECORDED IN PLAT BOOK 5, PAGE 63, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING AND BEING IN THE SE1/4 OF SECTION 8, TOWNSHIP 32 SOUTH, RANGE 1 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**Subject Area**

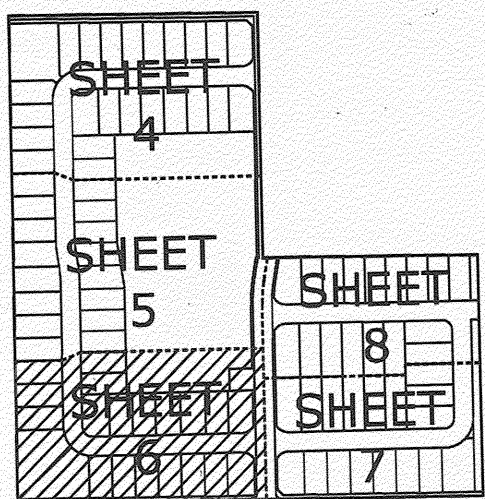
**MATCH LINE SEE SHEET 5**



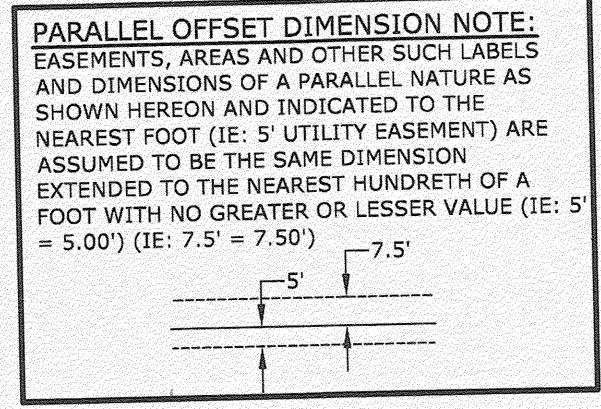
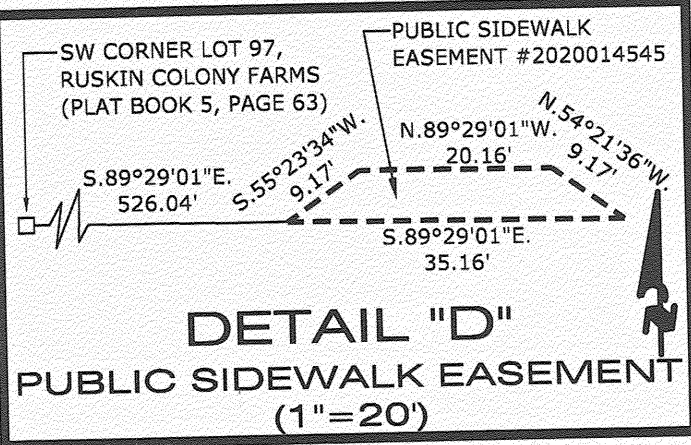
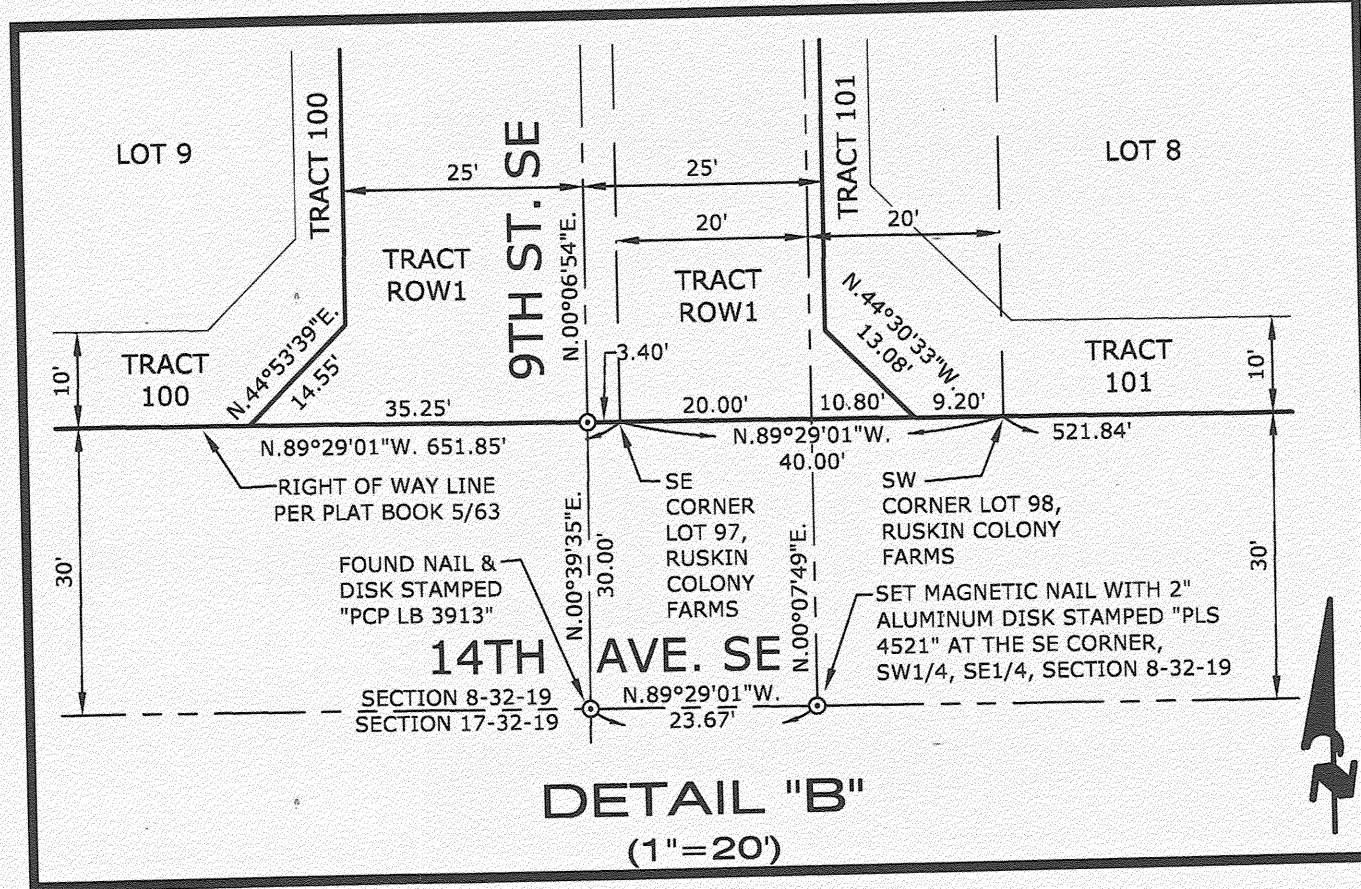
FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "DELTA ENGINEERING" 2" BELOW GRADE AT SE CORNER, LOT 1, WOLF BRANCH SUBDIVISION (PLAT BOOK 51, PAGE 11)

POINT OF BEGINNING  
SW CORNER LOT 97, RUSKIN COLONY FARMS (PLAT BOOK 5, PAGE 63)  
STATE PLANE COORDINATES:  
N: 1,226,047.64 E: 518,651.23  
SW CORNER, SE1/4, SW1/4, SE1/4, SECTION 8-32-19

**SEE DETAIL "D" BELOW**  
**SEE DETAIL "B" BELOW**



- SHEET INDEX**
1. COVER SHEET
  2. BOUNDARY & REPLAT DETAIL
  3. KEY MAP
  4. SUBDIVISION DETAIL SHEET
  5. SUBDIVISION DETAIL SHEET
  6. SUBDIVISION DETAIL SHEET
  7. SUBDIVISION DETAIL SHEET
  8. SUBDIVISION DETAIL SHEET





# Vacating Petition V21-0011

Vacate and replace platted lift station  
Ruskin Reserve (Plat Book 140 Page 1)  
Section 8– Township 32 S – Range 19 E  
Folio: 56773-0200; 56773-0202  
Petitioner - Starlight Homes Florida, L.L.C.

- 1<sup>ST</sup> FEE (\$169.00) REC'D
- 2<sup>ND</sup> 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 Facilities Management & Real Estate Services Department, to DionB@hillsboroughcounty.org

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

Reviewing Agency: Development Services

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.

NO OBJECTION by this agency to the vacating as petitioned.  
 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/Mike Williams Date: 12/16/21

Email: padronl@hillsboroughcounty.org Phone: 307-1709

VACATING REVIEW COMMENT SHEET

DATE 11/02/2021

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

Project: V21-0011 - Vacate tract 400, a portion of tract 500 and a portion of tract 105 of the Ruskin Reserve Plat, PB 140, Page 1, Folio# 56773.0202 & 56773.0200

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

S., T., R. 08 - 32 - 19

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:

Blank lines for explanation of question 1.

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

Blank lines for explanation of question 2.

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:

Blank lines for explanation of question 3A.

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

Blank lines for explanation of question 3B.

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

Blank lines for explanation of question 4.

Phone No.

Additional Comments: Hillsborough County has no existing water, wastewater and/or reclaimed water facilities located within the area to be vacated, therefore we have no objections to the proposed vacating request.

Reviewed By: Randy Rochelle Date: November 02, 2021

FROM:

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

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 Geospatial and Land Acquisition Services Department. The back of this form may be used for additional comments.

Form with checkboxes for 'NO OBJECTION' and 'OBJECTION'.

1) Do you currently use or have facilities in said area to be vacated? YES NO. If YES, please explain: The requested portion of Tract 500 (+/- 2505 sf (or only 1%) to be vacated is part of a much larger pond (dedicated Private drainage area, public drainage easement)

2) Do you foresee a need for said area in the future? YES NO. IF YES, please explain: Remaining 99% of the pond is not expected to suffer any appreciable effects from the 1% reduction in size.

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 N/A 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 N/A NO N/A

\*\*\*\*\*

Additional Comments: Hillsborough County Stormwater has no objections to vacating the requested portion (+/- 2505 sf (or only 1%) of Tract 500 (dedicated Private drainage area, public drainage easement), The area will be used to expand Tract 400 for the public sanitary lift station. This area contains no County owned drainage pipes or structures.

Reviewed By: Ronald Steijlen Date: 11/01/2021 Email: SteijlenR@HillsboroughCounty.Org Phone: (813) 307-1801

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.
 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: 11/12/21

Email: PW-CIPTransportationReview@hcflgov.net

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

Reviewing Agency: \_\_\_\_\_ Systems Planning Stormwater Team\_\_\_\_\_

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.

NO OBJECTION by this agency to the vacating as petitioned.  
 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? \_\_\_\_\_ YES \_\_\_\_\_ NO  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

Additional Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By: \_\_\_\_\_ William Hand, P.E. \_\_\_\_\_ Date: \_\_\_\_\_ 12/2/21 \_\_\_\_\_

Email: \_\_\_\_\_ handwt@hillsboroughcounty.org \_\_\_\_\_ Phone: \_\_\_\_\_ 813-635-5404 \_\_\_\_\_

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

Form with checkboxes for 'NO OBJECTION' (checked) and 'OBJECTION'.

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

2) Do you foresee a need for said area in the future? YES NO (checked)
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

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: 11/02/2021
Email: HamiltonL@HCFLGov.net Phone: 813-538-5452

\*\*\*\*\*

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

\*\*\*\*\*

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

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 Facilities Management & Real Estate Services Department. The back of this form may be used for additional comments.

NO OBJECTION by this agency to the vacating as petitioned.
 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:11/02/2021

Email: oliveroj@hillsboroughcounty.org

Phone: 813-671-7624 Ext.41539



VACATING REVIEW COMMENT SHEET

DATE: 11/01/2021

\*\*\*\*\*

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

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

Reviewing Agency: \_\_\_\_\_ 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 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:   Aaron Sweet   Date:   11/02/2021    
 Email:   Aaron.Sweet@Charter.com   Phone:   (813)927-1716

VACATING REVIEW COMMENT SHEET

DATE: 11/01/2021

\*\*\*\*\*

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

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

Reviewing Agency: TECO-PGS Ribbon Grass Loop E 9th St. SE  
Ruskin, FL 33570

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: 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

\_\_\_\_\_

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  
N/A

\_\_\_\_\_

\*\*\*\*\*

Additional Comments: \_\_\_\_\_

Joan Domning-Senior Admin Specialist  
TECO-PGS-Distribution Engineering  
8416 Palm River Rd, Tampa, FL 33619

Re: 813-275-3783  
Email: jdomning@tecoenergy.com

Date: 11/2/2021

Phone: \_\_\_\_\_

VACATING REVIEW COMMENT SHEET

DATE: 11/01/2021

\*\*\*\*\*

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

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

Reviewing Agency: Tampa Electric

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: We have no objections to the vacation of a drainage and landscape easement since a utility easement will not be affected.

Reviewed By: Taylor J. Leggatt

Date: 11/2/2021

Email: tjleggatt@tecoenergy.com

Phone: 813-228-1424

VACATING REVIEW COMMENT SHEET

DATE: 11/01/2021

\*\*\*\*\*

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

VACATING PETITION: V21-0011 Vacate tract 400 (lift station), a portion of tract 500 (private drainage area with public drainage easement) and a portion of tract 105 (private landscape area), of the Ruskin Reserve plat, as recorded in Plat Book 140, Pages 1, located in Section 08, Township 32 South, Range 19 East, in Ruskin, Folio nos.: 056773-0200 & 056773-0202.

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: 11/2/2021

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 – 23<sup>rd</sup> Floor  
Tampa, Florida 33602  
Telephone: (813) 272-5810 | Fax: (813) 272-5597

Right-of-Way

Easement

Subdivision Plat

#### PETITIONER'S INFORMATION

Name(s): Starlight Homes Florida, LLC  
Address: 9720 Princess Palm Ave, Suite 130  
City: Tampa State: FL Zip Code: 33619  
Phone Number(s): (321) 363-6151  
Email address: lisa.walker@starlighthomes.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*):

Legal Description is attached

Located in Section 8, Township 32S, Range 19E, Folio # 056773-0200 & 056773-0202

#### 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): Charles A. Otero  
Company: Otero Engineering, Inc  
Address: 13902 N. Dale Mabry Hwy, Suite 230  
City: Tampa State: FL Zip Code: 33618  
Phone Number(s): (813) 918-2498  
Email address: cotero@oteroengineering.com

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

The purpose of this petition is to vacate and rededicate tract 400 and a portion of tract 500 and a portion of tract 105 in order to accommodate a larger lift station lot.

**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.

N/A

**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:**

The construction of the lift station has been initiated.

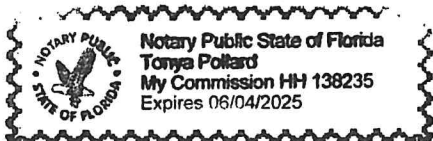
**If the Petition seeks to clear or resolve a code enforcement violation, please provide all information regarding such violation (date of violation, nature of violation, assigned officer, etc.):**

There are no code enforcement violations associated with this request.

**Please review and initial:**

1.     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.     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.     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.     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.     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.     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.     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.     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.     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



A large, handwritten signature in blue ink, appearing to be "Tonya Pollard", written over the notary seal area.

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

[Signature] \_\_\_\_\_

Darryl Colwell, Authorized Representative 9720 Princess Palm Ave, Suite 130  
Starlight Homes Florida, LLC Tampa, FL 33619

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

STATE OF Florida  
 COUNTY OF Pasco

The following instrument was sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization this 5 day of August, 2021, by Darryl Colwell who is/are personally known to me or who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

Signature: [Signature]

Printed Name: Tonya Pollard

Title or Rank: Notary

Serial / Commission Number: HH 138235

My Commission Expires: 6/4/25

(SEAL)





# EXHIBIT "A" SHEET 1 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.  
**DESCRIPTION & SKETCH**  
(THIS IS NOT A FIELD SURVEY)

## LEGAL DESCRIPTION (PREPARED BY THE UNDERSIGNED 09/07/2021)

ALL OF TRACT 400, RUSKIN RESERVE, A SUBDIVISION RECORDED IN PLAT BOOK 140, PAGES 1 THROUGH 8 INCLUSIVE, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

**"TOGETHER WITH"** THOSE PORTIONS OF TRACTS 105 AND 500, OF SAID RUSKIN RESERVE , BEING DESCRIBED AS FOLLOWS;

COMMENCE AT THE SE CORNER OF TRACT 400 OF SAID RUSKIN RESERVE; THENCE ALONG THE EAST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 58.00 FEET TO THE NE CORNER OF SAID TRACT 400 FOR A POINT OF BEGINNING OF LAND BEING DESCRIBED; THENCE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 5.00 FEET TO THE SW'LY MOST CORNER OF TRACT 105, OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT 400, N.89°53'06"W., A DISTANCE OF 60.00 FEET TO THE NW CORNER OF SAID TRACT 400; THENCE ALONG THE WEST LINE OF SAID TRACT 400, S.00°06'54"W., A DISTANCE OF 58.00 FEET TO THE SW CORNER OF SAID TRACT 400; THENCE ALONG THE SOUTH LINE OF TRACT 500 OF SAID RUSKIN RESERVE, N.89°53'06"W., A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET WESTERLY OF THE WEST LINE OF SAID TRACT 400, N.00°06'54"E., A DISTANCE OF 66.50 FEET TO A LINE THAT IS 8.50 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 400, S.89°53'06"E., A DISTANCE OF 90.00 FEET TO THE WEST LINE OF TRACT 105 OF SAID RUSKIN RESERVE; THENCE CONTINUE ALONG SAID PARALLEL LINE, S.89°53'06"E., A DISTANCE OF 5.00 FEET TO THE EAST LINE OF SAID TRACT 105; THENCE ALONG SAID EAST LINE OF TRACT 105, S.00°06'54"W., A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE FORMS ONE CONTIGUOUS PARCEL CONTAINING 6,317.5 SQUARE FEET, OR 0.15 ACRES, MORE OR LESS;  
(INDIVIDUAL AREAS: TRACT 105=42.5 SQ. FT.; TRACT 400=3,770.0 SQ. FT.; TRACT 500=2,505 SQ. FT.)

BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.

R.J. RHODES ENGINEERING, INC.  
STATE OF FLORIDA, LB NO. 6924

**Steven E  
Burkholder**

Digitally signed by Steven E  
Burkholder  
Date: 2021.10.29 10:51:51  
-04'00'

BY: \_\_\_\_\_  
STEVEN E. BURKHOLDER, P.L.S., VICE PRESIDENT  
PROFESSIONAL LAND SURVEYOR, FLORIDA CERTIFICATE LS 4521



NOT FULL & COMPLETE NOR VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2

(THIS DOCUMENT HAS NOT BEEN AUTHORIZED NOR VALID UNLESS SIGNED IN INK WITH EMBOSSED SEAL AFFIXED HERETO, OR ACCOMPANIED BY AN AUTHENTICATED ELECTRONIC DIGITAL SIGNATURE & DATE, AND ANY COPIES OF THIS DOCUMENT ARE FOR INFORMATIONAL PURPOSES ONLY)  
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**R.J. RHODES ENGINEERING, INC.**

FLORIDA LB #6924, FLORIDA EB#8120  
CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240  
PHONE: 941-924-1600

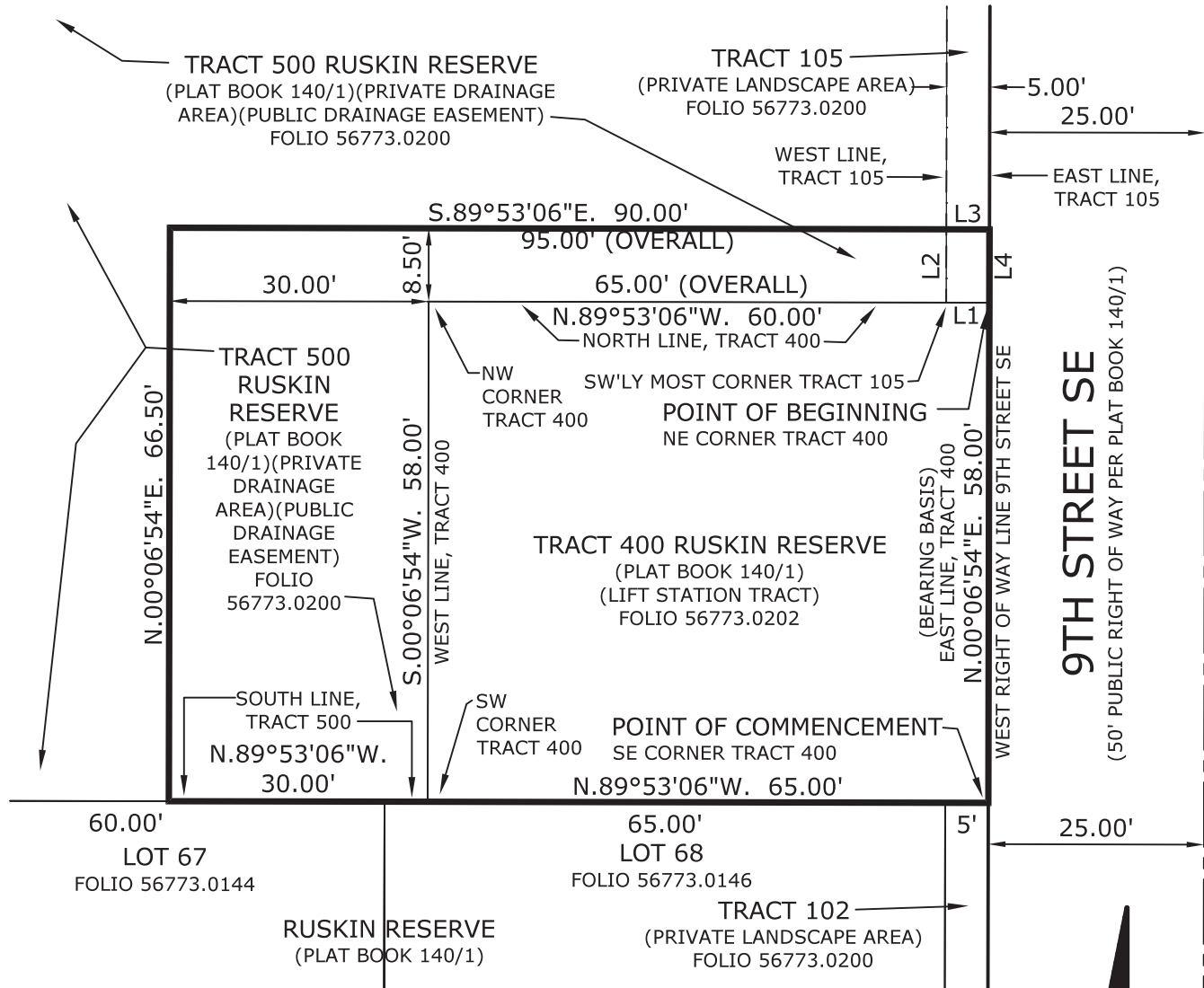
# EXHIBIT "A" SHEET 2 OF 2

IN SECTION 8, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.

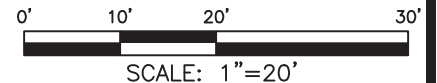
## DESCRIPTION & SKETCH

(THIS IS NOT A FIELD SURVEY)

LINE	BEARING	DISTANCE
L1	N.89°53'06"W.	5.00'
L2	S.00°06'54"W.	8.50'
L3	S.89°53'06"E.	5.00'
L4	S.00°06'54"W.	8.50'



BEARINGS ARE BASED ON THE RECORD PLAT OF RUSKIN RESERVE (PLAT BOOK 140/1). A BEARING OF N.00°06'54"E. FOR THE EAST LINE OF TRACT 400 WAS USED.)



**R.J. RHODES ENGINEERING, INC.**

FLORIDA LB #6924, FLORIDA EB#8120  
CIVIL ENGINEERING & SURVEYING  
325 INTERSTATE BOULEVARD SARASOTA, FL. 34240  
PHONE: 941-924-1600

NOT FULL & COMPLETE NOR VALID  
UNLESS ACCOMPANIED BY SHEET 1  
OF 2

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