

**SUBJECT:** Avila Unit 14 Phase 2L  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 9, 2021  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Avila Unit 14 Phase 2L, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

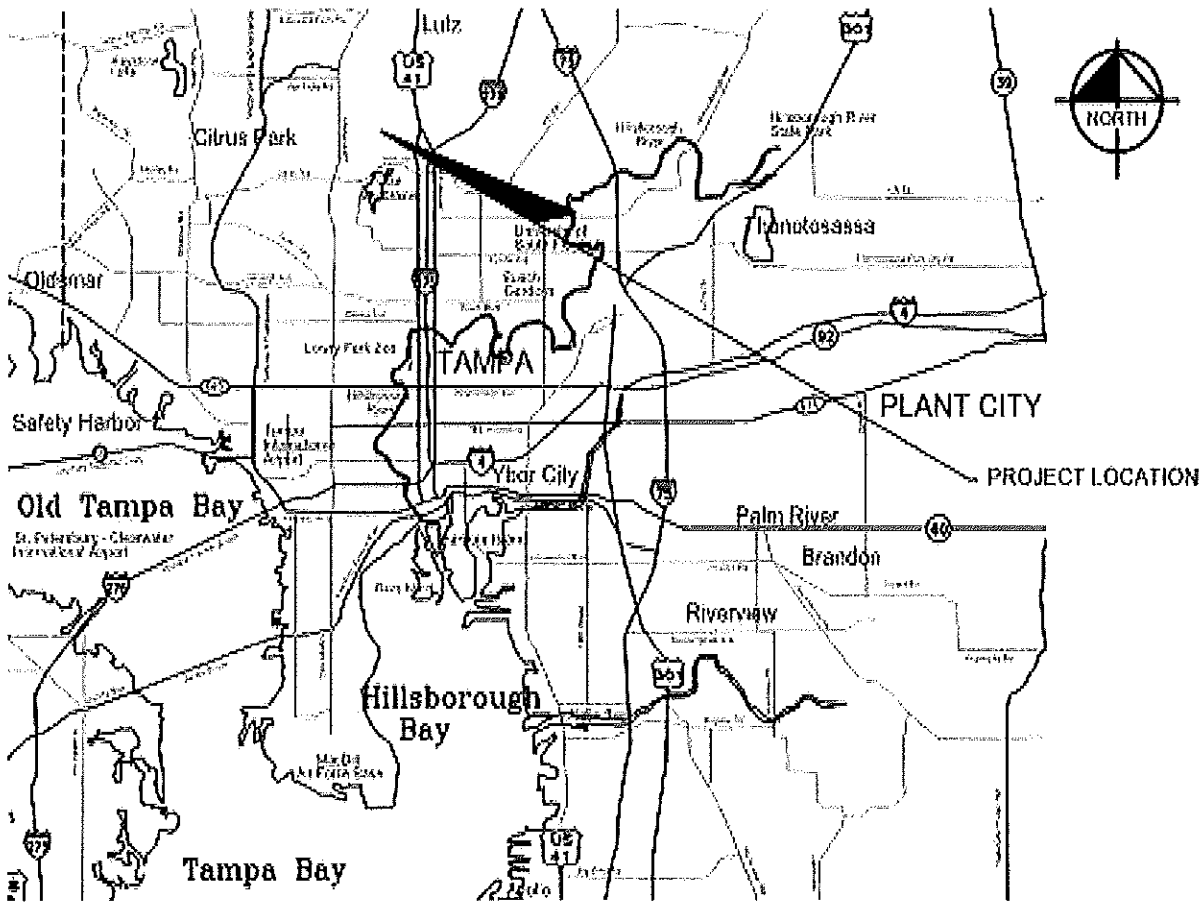
**BACKGROUND:**

On February 29, 2016, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2L. Lot corners are in place and placement has been certified by Arthur W. Merritt, Professional Surveyor and Mapper with Ameritt, Inc. The developers are Sierra-Properties, and the engineer is Water Resource Associates, LLC.



4260 West Linebaugh Avenue  
Tampa, Florida 33618  
813-265-3130 phone  
813-265-6610 fax  
[www.wraengineering.com](http://www.wraengineering.com)

### Avila Unit 14 Vicinity Map



VICINITY MAP

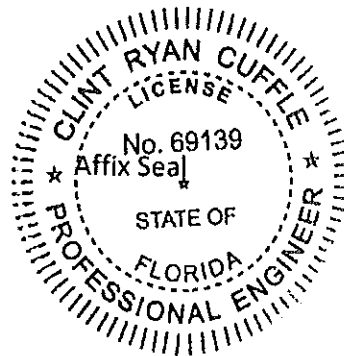
**ENGINEER OF RECORD CERTIFICATION  
OF CONSTRUCTION COMPLETION**

I, Clint R. Cuffle, P.E., 69139, hereby certify that I am associated with the firm of Water Resource Associates, LLC (WRA). I certify that construction of the Improvement Facilities at Avila Unit 14 Project 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/included any design deviations due to field conflicts.

Signed and sealed this 5<sup>th</sup> day of November, 2020.

  
\_\_\_\_\_  
(Signature)

Florida Professional Engineer No. 69139



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

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

Arthur W. Merritt  
Florida Registered  
Professional Land Surveyor

3010 W. Azele Street, Suite 150  
Tampa, Florida 33609

Phone: (813) 221-5200  
Email: ArtM@AMerrittinc.com

**AVILA UNIT NO. 14 PHASE 2L**  
**LOT CORNER CERTIFICATION**

The Lot Corners for the above referenced project, which is a one lot plat, were set as Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

The following Surveyor's Certificate is taken from the signed and sealed Original Plat Document that was submitted for recording to Hillsborough County for the above referenced project:

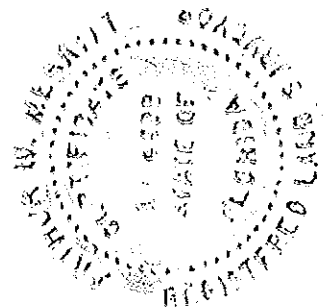
**SURVEYOR'S CERTIFICATE**

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 I, Florida Statutes, and the Hillsborough County Land Development Code; and that all Permanent Reference Monuments (P.R.M.'s) within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the 10th, day of August, 2020, as shown hereon, and there are no lot corners or Permanent Control Points (P.C.P.s) on this plat to be set.

**AMERRITT, INC.**, (Certificate of Authorization Number LB7778)  
3010 W. Azele Street, Suite 150  
Tampa, Florida 33609



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



**AVILA UNIT NO. 14 PHASE 2L**  
 SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
 HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

**DESCRIPTION:** A parcel of land lying in Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

**COMMENCE** at the Southeast corner of the Southeast 1/4 of said Section 26, run thence along the West boundary of the Southwest 1/4 of said Section 26, N. 00°01'28"W., 25.00 feet to a point on the North boundary of the right-of-way for LAKE MADGALENE BOULEVARD, according to Deed Book 1790, Page 101, of the Public Records of Hillsborough County, Florida; thence along said North boundary of the right-of-way for LAKE MADGALENE BOULEVARD, lying 25.00 feet North and parallel with the South boundary of the aforesaid Southeast 1/4 of Section 26, S. 89°56'01"E., 397.40 feet to the Southwest corner of AVILA UNIT No. 14A, according to the plat thereof, as recorded in Plat Book 73, Page 41, of the Public Records of Hillsborough County, Florida, also being a point on the West boundary of the East 1009.84 feet of the aforesaid Plot 1009.84 feet of Southwest 1/4 of the Southeast 1/4 of Section 26, N. 00°33'15"E., 492.33 feet to the **POINT OF BEGINNING**; thence N. 89°26'54"W., 161.19 feet to a point on the Eastern boundary of TRACT "A" (Ortiba de Avila), according to the plat of AVILA UNIT No. 14 PHASE 2A, as recorded in Plat Book 139, Pages 82 through 87 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Eastern boundary of TRACT "A" (Ortiba de Avila), the following two (2) courses: 1) N. 00°15'54"E., 124.95 feet to a point of curvature; 2) Northwesterly, 15.76 feet along the arc of a curve having a radius of 10.00 feet and a central angle of 90°17'20" (round bearing N. 45°26'34"E., 14.38 feet) to a point of tangency; thence along the Southern boundary of TRACT "A" (Arrevalo de Avila), according to the aforesaid plat of AVILA UNIT No. 14 PHASE 2A, S. 89°56'01"E., 131.92 feet to a point on the Western boundary of Parcel 2, of Hillsborough County, Florida, also being a point on the West boundary of the East 1009.84 feet of the Southwest 1/4 of the Southeast 1/4 of Section 26; thence along said West boundary of the East 1009.84 feet of the Southwest 1/4 of the Southeast 1/4 of Section 26, the following two (2) courses: 1) along the Western boundary of the aforesaid Parcel 2, S. 00°33'15"W., 1.21 feet to the Southwest corner of said Parcel 2; 2) southeasterly, S. 00°33'15"W., 133.79 feet to the **POINT OF BEGINNING**.

Containing 0.500 acres, more or less.

**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 \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

BY: \_\_\_\_\_  
 Clerk of Circuit Court  
 This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

CLERK FILE NUMBER \_\_\_\_\_

**REVENING 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

**NOTICE:** This plat, as recorded in its graphic form, is the official declaration of the subdivision as described hereon and will be the authoritative declaration of the subdivision in authority by 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 CERTIFICATE**

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 all Permanent Reference Monuments (P.R.M.'s) within the subdivision as required in Chapter 177 of the Florida Statutes were set on the 1 day of August, 2020, as shown hereon, and there are no Permanent Corner Points (P.C.'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. LS4493)  
 Florida Professional Surveyor and Mapper

**AMERITT, INC.**  
 LAND SURVEYING & MAPPING  
 3010 W. Azalea Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 231-5300  
 FAX (813) 231-5303  
 WWW.AMERITTINC.COM

**SHEET 1 OF 4 SHEETS**

**AVILA UNIT NO. 14 PHASE 2L**  
 SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
 HILLSBOROUGH COUNTY, FLORIDA

**NOTES:**

1. Northing and Easting coordinates (Indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Control point used for originating coordinates: National Geodetic Survey (NGS) Control Station "CALDWELL".
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 or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.
3. All affected utility assessments shall provide that such assessments shall also be assessments for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

**DEDICATION:**

The undersigned, LLATS, LLC, a Florida limited liability company, as owner of the lands depicted herein does hereby dedicate this plat of AVILA UNIT NO. 14 PHASE 2L (as recorded). Owner hereby agrees and declares the following:  
 The land contained in this plat is declared to be part of the Avila Subdivision, and is subject to the terms, conditions and provisions of the following instruments (all recording references to the Public Records of Hillsborough County, Florida): Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessments, including any amendments or modifications thereto, recorded in Official Records Book 3497, Page 1870 as Revoked, Consolidated, Amended and Restored in Official Record Book 22785, Page 760 and Supplemental Declaration as recorded in Instrument Number 2020329447, together with such amendments as may be made from time to time in the future and any amendments that may have been made, but not listed herein.

**LLATS, LLC, a Florida limited liability company - OWNER**

John R. Sierra, III, Vice President

Witness: \_\_\_\_\_

Witness: \_\_\_\_\_

Printed Name \_\_\_\_\_

Printed Name \_\_\_\_\_

**ACKNOWLEDGEMENT: State of Florida, County of Hillsborough**

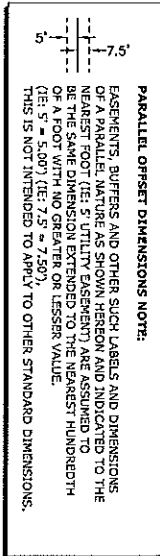
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by John R. Sierra, III as Vice President of LLATS, LLC, a Florida limited liability company, on behalf of the company, personally knew to me \_\_\_\_\_ or has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

My Commission expires: \_\_\_\_\_

(Printed Name of Notary) \_\_\_\_\_

Commission Number: \_\_\_\_\_



# AVILA UNIT NO. 14 PHASE 2L

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE

AVILA UNIT NO. 14P  
(PLAT BOOK 82, PAGE 83)

NORTHWEST CORNER OF  
THE SOUTHWEST 1/4 OF  
THE SOUTHEAST 1/4 OF  
SECTION 26-27-18

WEST BOUNDARY OF THE SOUTHWEST 1/4 OF  
THE SOUTHEAST 1/4 OF SECTION 26-27-18

N.0°01'26"W. 1319.36'

822.47'

120.00'

185.20'

166.69'

AVILA UNIT NO. 14 PHASE 2A  
(PLAT BOOK 139, PAGES 82-87)

UNPLATTED

ORBITA de AVILA  
50' (PRIVATE) RIGHT-OF-WAY

LOT 12  
SHEET 4

TRACT "B-1"

AREVALO de AVILA  
PARCEL A

AVILA UNIT NO. 14A  
(PLAT BOOK 83, PAGE 83)

AVILA UNIT NO. 14L  
(PLAT BOOK 80, PAGE 75)

AVILA UNIT NO. 14M  
(PLAT BOOK 81, PAGE 55)

AVILA UNIT NO. 14N  
(PLAT BOOK 82, PAGE 89)

AVILA UNIT NO. 14K  
(PLAT BOOK 79, PAGE 72)

AVILA UNIT NO. 14H  
(PLAT BOOK 78, PAGE 74)

AVILA UNIT NO. 14G  
(PLAT BOOK 77, PAGE 74)

AVILA UNIT NO. 14F  
(PLAT BOOK 76, PAGE 72)

AVILA UNIT NO. 14E  
(PLAT BOOK 75, PAGE 17)

AVILA UNIT NO. 14D  
(PLAT BOOK 74, PAGE 17)

AVILA UNIT NO. 14C  
(PLAT BOOK 73, PAGE 41)

AVILA UNIT NO. 14B  
(PLAT BOOK 72, PAGE 72)

AVILA UNIT NO. 14A  
(PLAT BOOK 71, PAGE 72)

AVILA UNIT NO. 14  
(PLAT BOOK 70, PAGE 72)

AVILA UNIT NO. 13  
(PLAT BOOK 69, PAGE 72)

AVILA UNIT NO. 12  
(PLAT BOOK 68, PAGE 72)

AVILA UNIT NO. 11  
(PLAT BOOK 67, PAGE 72)

AVILA UNIT NO. 10  
(PLAT BOOK 66, PAGE 72)

AVILA UNIT NO. 9  
(PLAT BOOK 65, PAGE 72)

AVILA UNIT NO. 8  
(PLAT BOOK 64, PAGE 72)

AVILA UNIT NO. 7  
(PLAT BOOK 63, PAGE 72)

AVILA UNIT NO. 6  
(PLAT BOOK 62, PAGE 72)

AVILA UNIT NO. 5  
(PLAT BOOK 61, PAGE 72)

AVILA UNIT NO. 4  
(PLAT BOOK 60, PAGE 72)

AVILA UNIT NO. 3  
(PLAT BOOK 59, PAGE 72)

AVILA UNIT NO. 2  
(PLAT BOOK 58, PAGE 72)

AVILA UNIT NO. 1  
(PLAT BOOK 57, PAGE 72)

WETLAND  
CONSERVATION  
AREA

WETLAND  
CONSERVATION  
AREA

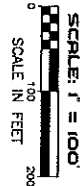
WETLAND  
CONSERVATION  
AREA

### 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 Florida Wetland Delineation Manual, Second Edition, Chapter 84-448; and Chapter 1-111 of the Florida Administrative Code, Chapter 62C-2.01, Florida Department of Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

### BASIS OF BEARINGS

The South boundary of the Southeast 1/4 of Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, has a Grid Bearing of N85°56'01"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.



LAKE MAGDALENE BOULEVARD  
(DEED BOOK 1790, PAGE 103)

WETLAND CONSERVATION AREA

AVILA UNIT NO. 14A  
(PLAT BOOK 73, PAGE 41)

SOUTH BOUNDARY OF  
THE SOUTHEAST 1/4 OF  
SECTION 26-27-18  
BASIS OF BEARINGS  
REFERENCE LINE

N.85°56'01"W. 2813.70'

35 36

28 25

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF THE SOUTHEAST 1/4  
OF SECTION 26-27-18  
CERTIFIED CORNER RECORD NUMBER 090207  
MIL AND DISK 7B 3913"

### KEY SHEET

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

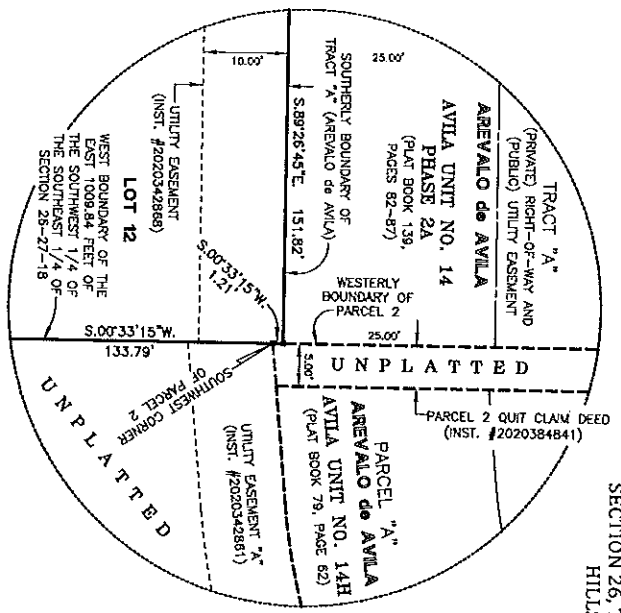
**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number: LD 7778  
3010 N. Moore Street, Suite 150  
Tampa, Florida 33610  
PHONE: (813) 231-5700

SHEET 3 OF 4 SHEETS

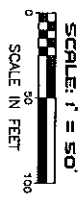
SOUTHEAST CORNER OF SECTION 26-27-18  
MIL AND DISK 7B 6423"

# AVILA UNIT NO. 14 PHASE 2L

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA



**DETAIL "A"**  
NOT TO SCALE  
(SEE THIS SHEET)

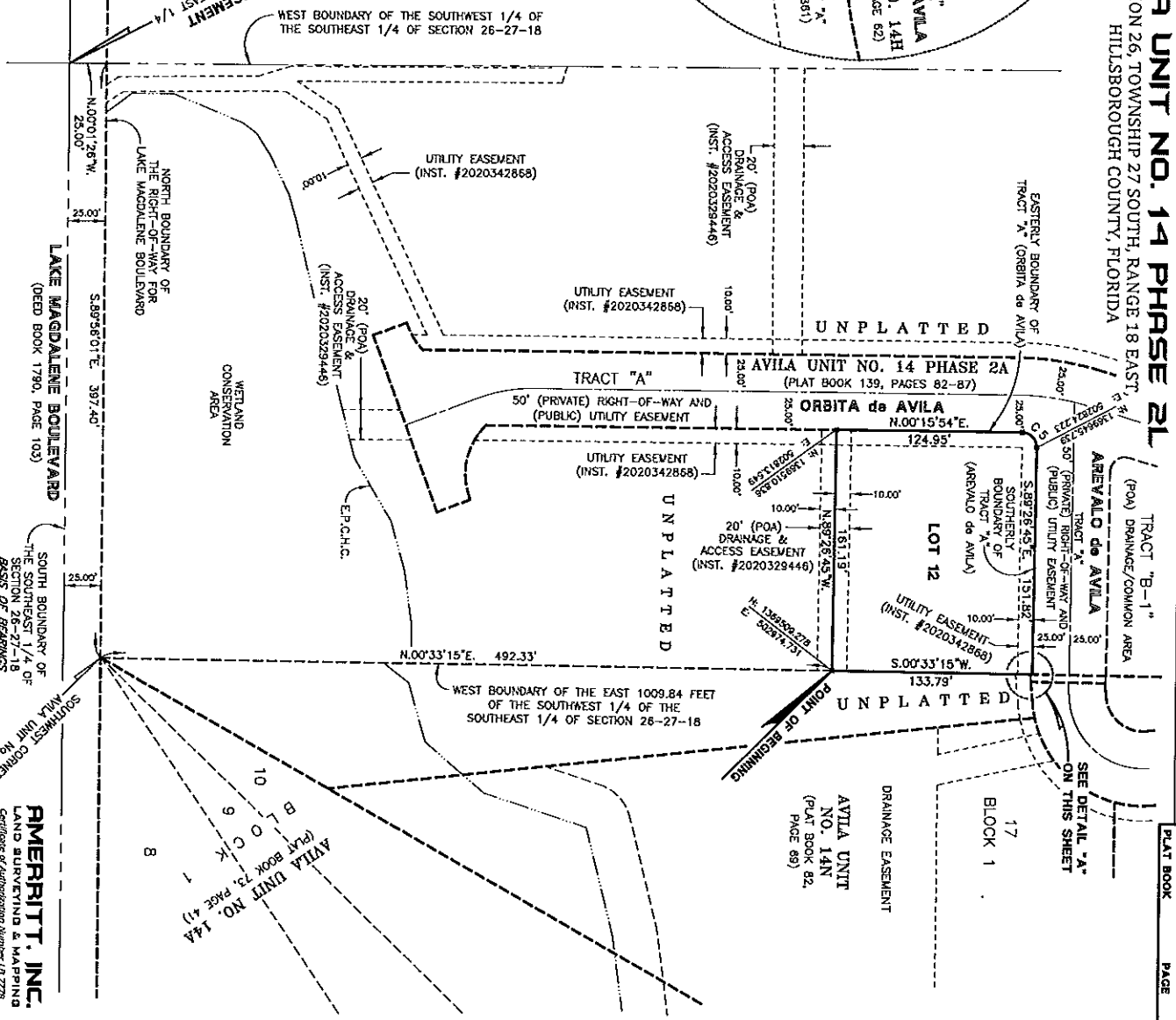


SEE SHEET 3 OF 4  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 4  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) unless otherwise noted.
  3. Symbol indicates (P.R.M.) unless otherwise noted.
  4. Symbol indicates (P.C.P.) Permanent Control Point "187778"
  5. (R) indicates radial line
  6. (NR) indicates non-radial line
  7. O.R. - Official Record Book
  8. INST. - Instrument
  9. POA - Avila Property Owner's Association, Inc.
  10. E.P.C.H.C. - Hillsborough County Wetland Line

**POINT OF COMMENCEMENT**  
CERTIFIED CORNER RECORD NUMBER 080207  
AND DISK TO 3915'  
SOUTHWEST CORNER OF THE SOUTHWEST 1/4  
OF SECTION 26-27-18  
THE SOUTHWEST 1/4 OF  
SECTION 26-27-18



**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	10.00	96°12'28"	15.78	14.18	N.67°23'54"E

**AMERRITT, INC.**  
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3910 W. Avoca Street, Suite 150  
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