

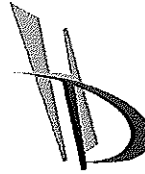
SUBJECT: Avila Unit 11K
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: March 9, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Avila Unit 11K, A Private Subdivision, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Michael R. Tucker, a Florida Professional Engineer, with Heidt Design, LLC.

BACKGROUND:

On April 11, 2014, Permission to Construct Prior to Platting was issued for the Avila Unit 11K. 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 Heidt Design, LLC.



HEIDT
DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

**ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION**

I, Michael R. Tucker, P.E., hereby certify that I am associated with the firm of Heidt Design, LLC which has been retained by SICO Properties. I certify that construction of the Improvement Facilities (water, wastewater), for Avila Unit 11K Subdivision have been completed in substantial compliance with the Subdivision Regulations and in substantial compliance with the approved plans and specifications. I also certify that the noted facilities were platted, bonded and built and accepted as part of the Avila Unit 11A Subdivision Plat.

Signed and sealed this _____ day of _____, 2021

Michael R. Tucker, State of Florida,
Professional Engineer, License No. 40569

This item has been digitally
signed and sealed by
Michael R. Tucker, P.E. on the date
indicated here.

**Michael R.
Tucker**

Signature

Digitally signed by Michael R. Tucker
DN: c=US, s=Florida, o=Michael R. Tucker,
CN=Michael R. Tucker + E=mtucker@heidtdesign.com
Reason: I am approving this document with my legally
binding signature
Location: your signing location here
Date: 2021.01.11 10:09:11-0500
Foxit Reader PDF Version: 10.1.1

Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies.

Florida Professional Engineer No. 40569

Affix Seal

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. Azeele Street, Suite 150
Tampa, Florida 33609

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

AVILA UNIT NO. 11K
LOT CORNER CERTIFICATION

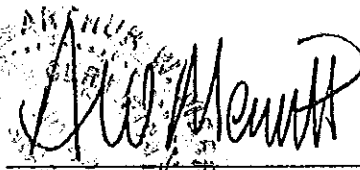
The Lot Corners for the above referenced project, which is a one lot plat, were set as Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

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:

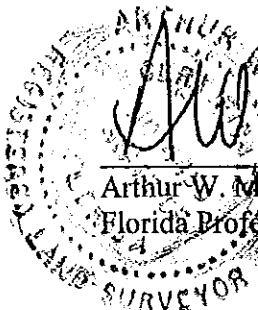
SURVEYOR'S CERTIFICATE

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 15th, day of December, 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. Azeele Street, Suite 150
Tampa, Florida 33609



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



AVILA UNIT NO. 11K SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

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 Northwest corner of said Section 26, said point also being the Southwest corner of LAKE CHARLES, Hillsborough County, Florida, run thence along the North boundary of the Northwest 1/4 of said Section 26, following two (2) courses: 1) along the South boundary of said plat of LAKE CHARLES S.89°29'09"E, 1695.33 feet to the Southwest corner of AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 2) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 3) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 4) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 5) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 6) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 7) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 8) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 9) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 10) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 11) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 12) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 13) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 14) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 15) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 16) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 17) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 18) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 19) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 20) along the Southern boundary of said AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 21) following eleven (11) courses: 1) S.21°31'05"E, 158.55 feet to a point of curvature; 2) Southwesterly, 79.75 feet along the arc of a curve to the left having a radius of 100.00 feet and a central angle of 45°41'37" (chord bearing S.44°21'54"E, 77.65 feet) to a point of tangency; 3) S.67°12'42"E, 44.53 feet to a point of curvature; 4) Southwesterly, 51.23 feet along the arc of a curve to the right having a radius of 180.00 feet and a central angle of 69°08'03" (chord bearing S.59°03'31"E, 51.05 feet) to a point of curvature; 5) along the North boundary of the Northeast 1/4 of the aforesaid Section 26, S.89°29'09"E, 1700.00 feet to a point on the curve; 6) Northwesterly, 20.72 feet along the arc of a curve to the left having a radius of 34.50 feet and a central angle of 34°25'03" (chord bearing N.1°35'06"E, 70.41 feet) to a point of curvature; 7) N.00°28'55"E, 17.00 feet; 8) S.89°31'05"E, 18.00 feet to the left having a radius of 34.50 feet and a central angle of 34°25'04" (chord bearing S.18°43'37"E, 20.41 feet) to a point on said South boundary of the 200 foot wide Tampa Electric Company Easement; 9) along said South boundary of the 200 foot wide Tampa Electric Company Easement, lying 200.00 feet South of and parallel with said North boundary of the Northeast 1/4 of Section 26, S.89°31'05"E, 48.88 feet to the Northeast corner of the TRACT "B-1A" (COMMON AREA), according to said plat of AVILA UNIT NO. 12, according to the plat thereof as recorded in Plat Book 106; Pages 45 through 53 inclusive, of the Public Records of Hillsborough County, Florida; 10) along said South boundary of the 200 foot wide Tampa Electric Company Easement, lying 200.00 feet South of and parallel with said North boundary of the Northeast 1/4 of Section 26, S.89°31'05"E, 111.70 feet to the Southeast corner of said Tract "A" (VILLALAGOS de AVILA); 11) along said East boundary of Tract "A" (VILLALAGOS de AVILA), N.00°28'55"E, 52.00 feet to the POINT OF BEGINNING.

Containing 0.332 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplemented in authority by any other graphic or digital form of the plat. There may be additional discrepancies that are not recovered 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 surveyed; 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 by said Chapter 177 of the Florida Statutes were set on the 15th day of December, 2020, as shown herein, 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. Alafia Street, Suite 150 Tampa, Florida 33609

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

DEDICATION:

The undersigned, SICO, Inc., a Florida corporation, as owner of the lands being platted hereby dedicate this plat of AVILA UNIT NO. 11K for record. 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 plat, and all other records, instruments and documents recorded in the Public Records of Hillsborough County, Florida; Declaration of Conveyance, Instruments (all recording references are to the Public Records of Hillsborough County, Florida); Declaration of Conveyance, Instruments, and Assessments, which contains provisions for a private charge or assessment, including any amendments thereto, as recorded in the Public Records of Hillsborough County, Florida; and the Official Record Book 3497, Page 1870, as Revitalized, Consolidated, Amended and Restated Declaration in Official Record Book 23530, Page 646, all of the Public Records of Hillsborough County, Florida, 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.

The Golf Course Easement as shown on this plat is not dedicated to the public, but is expressly reserved as a private easement for the beneficial use of SICO, Inc., doing business as Hills Golf and Country Club, and the Avila Property Owners Association, Inc., and their successors and assigns, together with such amendments as may be made from time to time in the future and any amendments that may be made, but not listed herein. Said Golf Course Easement will be privately maintained pursuant to the terms of the Revitalized, Consolidated, Amended and Restated Declaration referenced above.

SICO, INC., A FLORIDA CORPORATION - OWNER

John R. Sierra Jr., as President Witness Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough My Commission expires: day of or has produced The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of 2020, by John R. Sierra Jr., as President of SICO, Inc., a Florida Corporation on behalf of the corporation. Personally known to me as or as produced as identifiable.

Notary Public, State of Florida at Large My Commission expires: Commission Number: (Printed Name of Notary)

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 Deputy Clerk This day of 20 TIME

CLERK FILE NUMBER

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

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

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

AMERRITT, INC. LAND SURVEYING & MAPPING Certificate of Authorization Number: LB 7778 3010 W. Alafia Street, Suite 150 Tampa, FL 33609 PHONE: (813) 253-0880 FAX: (813) 253-0881

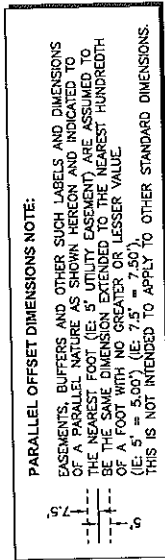
SHEET 1 OF 4 SHEETS

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

NOTES:

1. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemented by additional control points established from a RTK GPS Network and verified by horizontal control monuments. The original control points 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 Review Division has information regarding flooding and restrictions on development.
3. All placed utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, that 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.
4. Lands being platted herein are benefited by and subject to the following:
 - a. Private Access and Utility Easement in favor of Avila Property Owner's Association, Inc., recorded in Official Record Book 23226, Page 1901, of the Public Records of Hillsborough County, Florida.
 - b. Declaration of Covenants, Restrictions and Assessments, recorded in Official Records Book 2497, Page 1870, as amended, restated, consolidated and supplemented in Official Records Book 22785, Page 769, and Supplement as recorded in Official Records Book 23630, Page 646.

ALL as recorded in the Public Records of Hillsborough County, Florida.

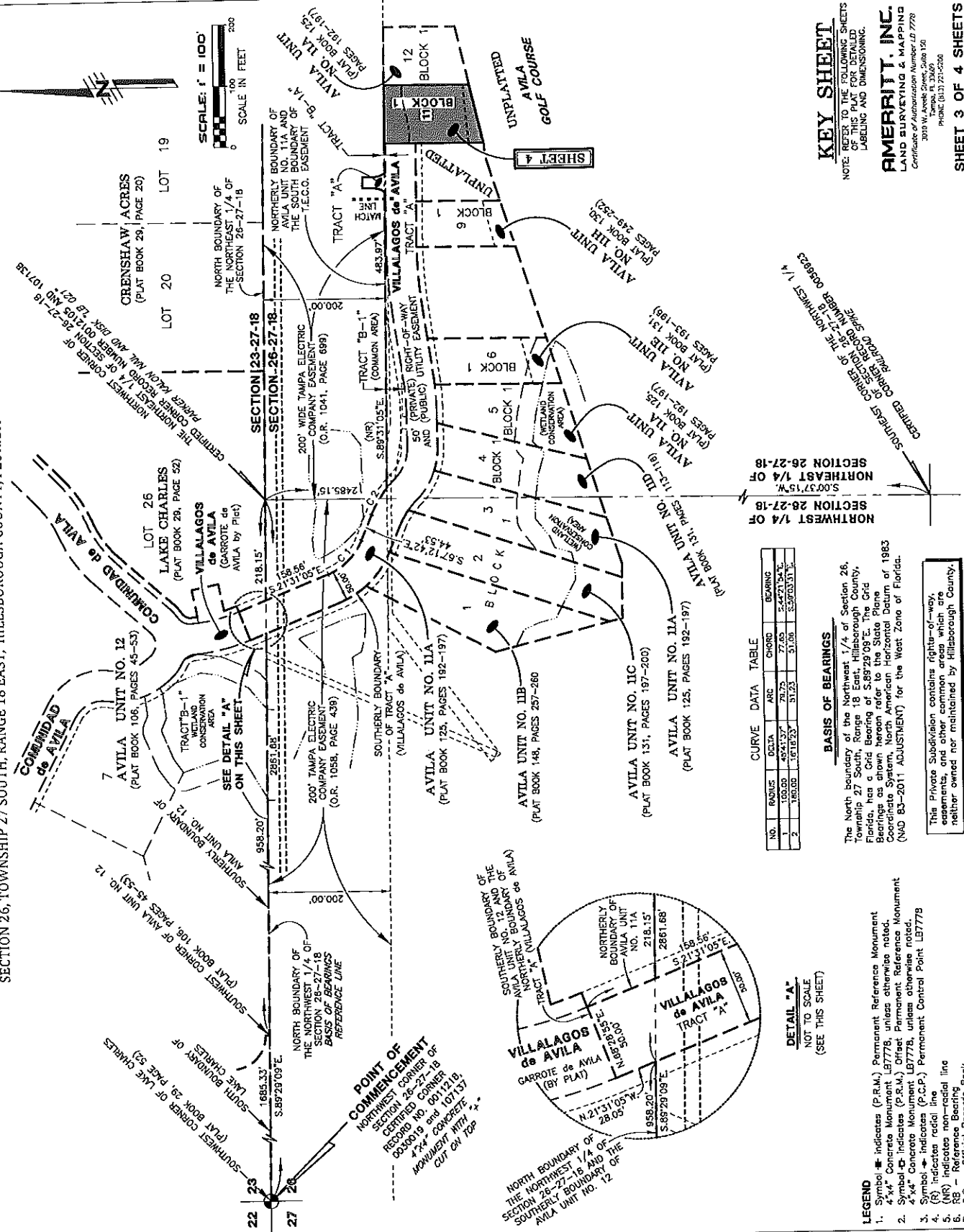


PARALLEL OFFSET DIMENSIONS NOTE:
 EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL LINE AS SHOWN HEREON AND INDICATED TO THE CENTER LINE (IE. 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE.
 (IE.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

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LD 2778
 3010 W. Avenue Street, Suite 130
 Tampa, FL 33609
 PHONE (813) 221-0000

AVILA UNIT NO. 11K

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



CURVE DATA TABLE

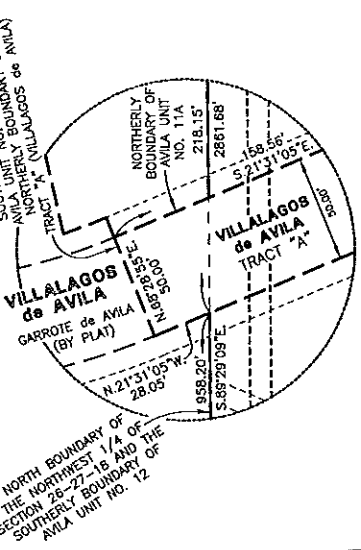
NO.	POINTS	DELTA	ARC	CHORD	BEARING
1	100.00	454.537'	37.05	27.00	244.07134°
2	160.00	1618.25'	51.25	51.00	53.070314°

LEGEND

- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
- Symbol \blacksquare indicates (P.R.M.) Offset Permanent Reference Monument
- Symbol \blacksquare indicates (P.R.M.) Concrete Monument (B.T.7778), unless otherwise noted.
- Symbol \blacksquare indicates (P.C.P.) Permanent Central Point (B.T.7778)
- Symbol \rightarrow indicates radial line
- (R) indicates non-radial line
- RB - Reference Bearing Book
- O.T. Official Recording Book
- T.E.C.O. - Tampa Electric Company

DETAIL "A"

NOT TO SCALE
(SEE THIS SHEET)

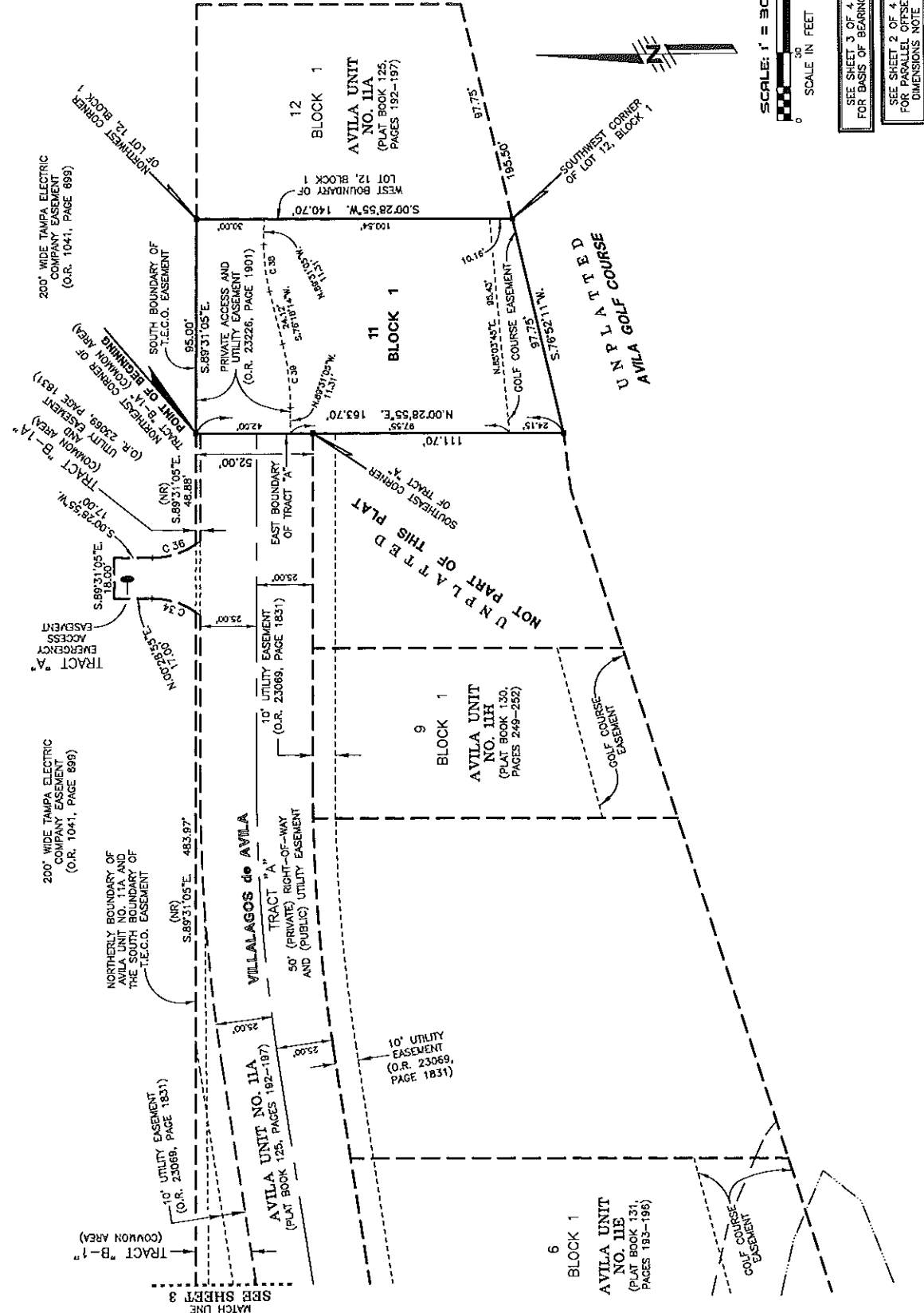


KEY SHEET

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 W. Anneke Street, Suite 150
Tampa, Florida 33613
PHONE (813) 242-0208

AVILA UNIT NO. 11K
SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 3 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE

SEE SHEET 2 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LD 7778
Tampa, FL 33629
Phone (813) 215-9200

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARINGS
24	34.50	342°03'	20.72	20.41	N17°41'20"E
25	34.50	342°04'	20.72	20.41	S15°43'37"E
30	65.00	141°04'	21.03	20.90	S10°23'54"W
30	115.00	141°04'	28.45	28.38	S10°23'54"W

- LEGEND**
- Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
 - Symbol \square indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted.
 - Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \square indicates (P.R.M.) Concrete Monument LB7778, unless otherwise noted.
 - Symbol \bullet indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - O.R. - Official Records Book
 - T.E.C.O. - Tampa Electric Company