

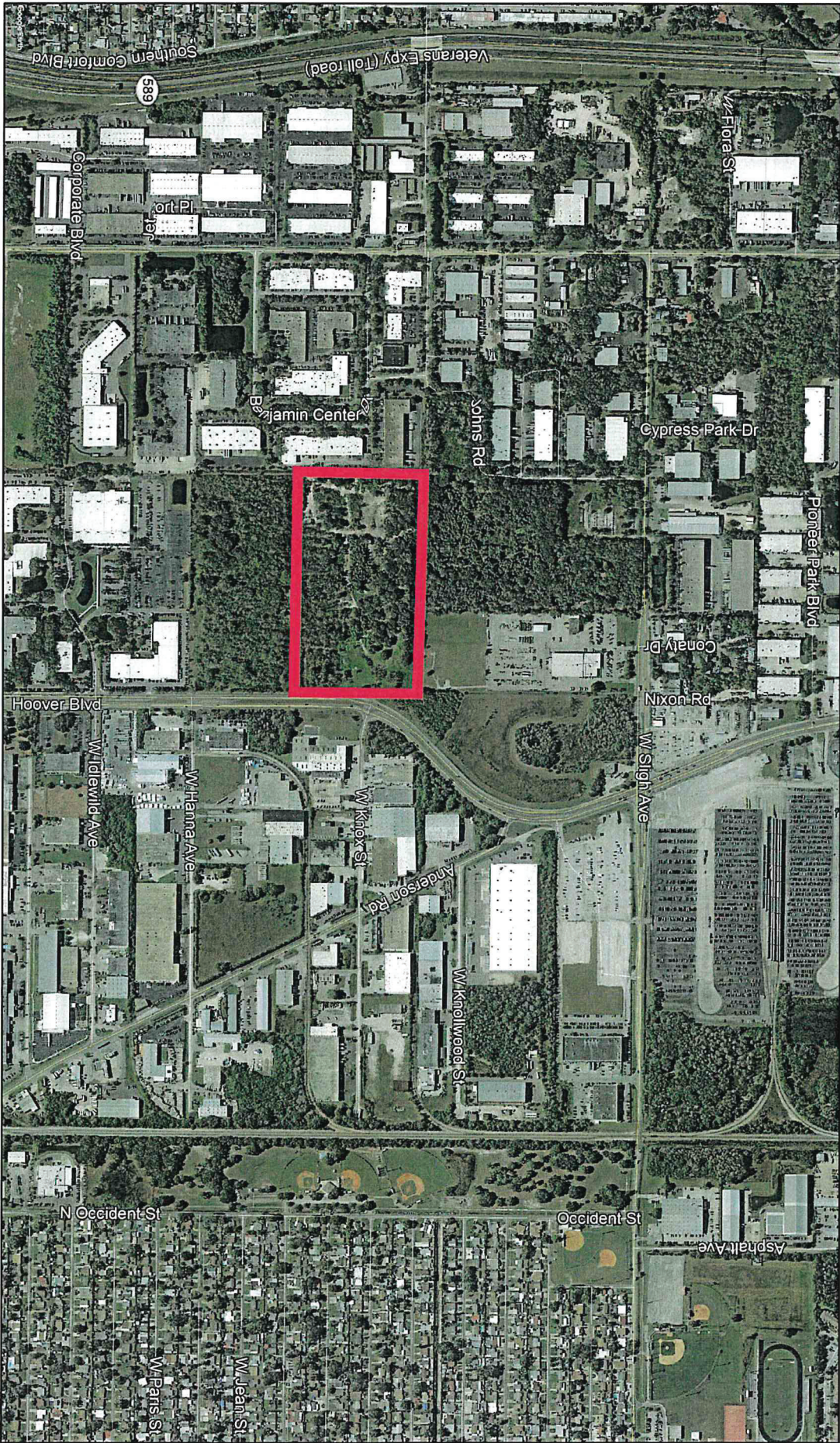
SUBJECT: TIA Logistics Center **PI#5586**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: April 11, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for TIA Logistics Center, located in Section 31, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (turn lane, sidewalks and force main) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Warranty Bond in the amount of \$21,773.11 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Off-Site Improvements.
School Concurrency not required for Commercial Plat.

BACKGROUND:

On April 29, 2021, Permission to Construct Prior to Platting was issued for TIA Logistics Center. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Scannell Properties #699, LLC and the engineer is Otero Engineering.



LOCATION MAP

SUBDIVIDER'S AGREEMENT FOR WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS

This Agreement made and entered into this _____ day of _____, 20_____, by and between Scannel Properties #699, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, the LDC authorizes the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Subdivider in conjunction with projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Subdivider has completed certain off-site improvement facilities in conjunction with the subdivision known as TIA Logistics Center (hereafter, the "Subdivision"); and

WHEREAS, pursuant to the LDC, the Subdivider has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Subdivider has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Subdivider has offered to warrant the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Subdivider and the County agree as follows:

1. The terms, conditions and regulations contained in the Hillsborough County Land Development Code, are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Subdivider agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Subdivider agrees to correct within the warranty period any such failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and LDC. The off-site improvement facilities, constructed in conjunction with the Subdivision are as follows:

Turn Lane from Hoover Boulevard, sidewalk replacement, and a section of forcemain.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC, does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:


- a. Letter of Credit, number _____, dated _____, with _____ by order of _____
- b. A Warranty Bond, number 82C236749 dated, March 10, 2023 with The Ohio Casualty Company by order of Barbara Duncanson Attorney-in-Fact, or
- c. Cashier/Certified Check, number _____, dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.

4. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective off-site improvement facilities to the final total cost, including but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the LDC, to accept the off-site improvement facilities for maintenance, at such time as:
 - a. The Engineer-of-Record for the Subdivider certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b. Authorized representatives of the County's Development Review Division of the Development Services Department have reviewed the Engineer-of-Record's certification and have not found any discrepancies existing between the constructed improvement facilities and said certification.
6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
7. This document, including all exhibits and other documents incorporated herein by reference, contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.
8. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
9. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Jennifer Marks

Printed Name of Witness



Witness Signature

Deborah H. Crabtree

Printed Name of Witness

Subdivider:

By 

Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Marc Pflieger

Name (typed, printed or stamped)

Manager

Title

8801 River Crossing Blvd., Suite 300, Indianapolis, IN 46240

Address of Signer

317-834-5959

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)


ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF ~~FLORIDA~~ INDIANA
COUNTY OF ~~HILLSBOROUGH~~ MARION

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
16th day of March, 2023, by Marc Pflaging as
(day) (month) (year) (name of person acknowledging)
Manager for Scannell Properties #699, LLC
(type of authority,....e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

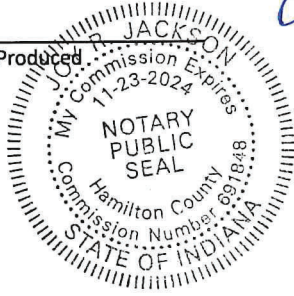


(Signature of Notary Public - State of Florida)

Type of Identification Produced

Joy R. Jackson for State of Indiana

(Print, Type, or Stamp Commissioned Name of Notary Public)



(Notary Seal)

691848

(Commission Number)

11/23/2024

(Expiration Date)

Individual 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 _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

(Commission Number)

(Expiration Date)

C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

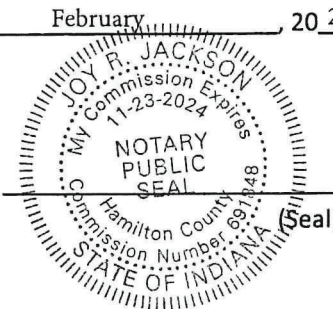
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 15, 2025

SIGNED, SEALED AND DATED this 27th day of February, 2023

ATTEST: Scannell Properties #699, LLC



Principal Signature



(Seal)

Surety Signature

(Seal)

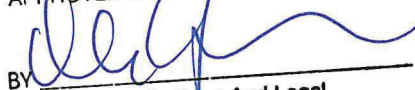
ATTEST: The Ohio Casualty Insurance Company



Barbara Duncan, Attorney-in-fact Signature

(Seal)

APPROVED BY THE COUNTY ATTORNEY



BY _____
Approved As To Form And Legal Sufficiency.



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8208847-014167

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy Smith; Barbara Duncan; Beth Frymire; Brook T. Smith; Deborah S. Neichter; Jacob Motto; James H. Martin; James T. Smith; Jason D. Cromwell; Jill Kemp; Leigh McCarthy; Lynnette Long; Mark A. Guidry; Michele D. Lacrosse; Raymond M. Hundley

all of the city of Louisville state of KY each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of October, 2022.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
By: David M. Carey, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of October, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 29th day of Feb, 2023



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary



ENGINEERS ESTIMATE (PUBLIC)
TIA Logistics Center (FKA Hoover Development)
SCHEDULE - Summary

Complete as of 03-14-2023

SCHEDULE A -OFFSITE TURN LANE	\$87,928.77	\$87,928.77
SCHEDULE B - WASTEWATER	\$49,528.08	\$49,528.08
SCHEDULE C - SIDEWALK	\$80,274.24	\$80,274.24
TOTAL AMOUNT	\$217,731.09	

Engineers Estimate
SCHEDULE A - Offsite Turn Lane

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 11/01/2022	Qty Comp	Amount Completed as of 11/01/2022
A	1	Type F Curb Removal	847	LF	\$14.50	\$12,281.50	100%	847	\$12,281.50
A	2	Sawcut Concrete	32	LF	\$8.54	\$273.28	100%	32	\$273.28
A	3	Sawcut Asphalt	766	LF	\$8.54	\$6,541.64	100%	766	\$6,541.64
A	4	Cut to Export	212	CY	\$15.24	\$3,230.88	100%	212	\$3,230.88
A	5	Proofrolling	1	LS	\$773.68	\$773.68	100%	1	\$773.68
A	6	Fine Grading	710	SY	\$3.27	\$2,321.70	100%	710	\$2,321.70
A	7	1 1/2" SP9.5R Asphalt Paving- 2nd Lift	485	SY	\$15.03	\$7,289.55	100%	485	\$7,289.55
A	8	2 1/2" SP12.5R Asphalt Paving-1st Lift	485	SY	\$19.69	\$9,549.65	100%	485	\$9,549.65
A	9	12" Limerock Road Base	485	SY	\$22.91	\$11,111.35	100%	485	\$11,111.35
A	10	12" Stabilized Subgrade (LBR 40)	485	SY	\$9.89	\$4,796.65	100%	485	\$4,796.65
A	11	1" Milling	591	SY	\$17.55	\$10,372.05	100%	591	\$10,372.05
A	12	1" FC-12.5 Overlay	591	SY	\$14.03	\$8,291.73	100%	591	\$8,291.73
A	13	Type F Curb Removal	392	LF	\$22.03	\$8,635.76	100%	392	\$8,635.76
A	14	6" Yellow Thermoplastic Striping	380	LF	\$2.06	\$782.80	100%	380	\$782.80
A	15	6" White Thermoplastic Striping	267	LF	\$2.08	\$555.36	100%	267	\$555.36
A	16	6" Thermplastic Skip Dash Striping	412	LF	\$1.26	\$519.12	100%	412	\$519.12
A	17	Thermoplastic Direction Arrow	3	EA	\$133.59	\$400.77	100%	3	\$400.77
A	18	Paint Curb Nose Yellow	1	LS	\$201.30	\$201.30	100%	1	\$201.30
TOTAL A - Earthwork						\$87,928.77			\$87,928.77

Engineers Estimate
SCHEDULE B - Wastewater

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 11/01/2022	Qty Comp	Amount Completed as of 11/01/2022
B	1	4" CONNECTION TO EXISTING STUB - FORCE MAIN	1	EA	\$4,456.33	\$4,456.33	100%	1	\$4,456.33
B	2	4" VALVE REMOVAL FOR FORCE MAIN CONNECTION	1	EA	\$315.28	\$315.28	100%	1	\$315.28
B	3	2" SDR-21 PVC PIPE - FORCE MAIN (0FT TO 6FT DEEP)	900	LF	\$21.10	\$18,990.00	100%	900	\$18,990.00
B	4	4" C900 DR-18 PVC PIPE - FORCE MAIN (0FT TO 6FT DEEP)	40	LF	\$27.12	\$1,084.80	100%	40	\$1,084.80
B	5	6" SDR-26 PVC PIPE (8FT TO 10FT DEEP)	154	LF	\$29.24	\$4,502.96	100%	154	\$4,502.96
B	6	8" SDR-26 PVC PIPE (8FT TO 10FT DEEP)	392	LF	\$36.87	\$14,453.04	100%	392	\$14,453.04
B	7	2" SCHEDULE-80 PVC 45 BEND - FORCE MAIN	8	EA	\$112.03	\$896.24	100%	8	\$896.24
B	8	4"X2" MJ REDUCER - FORCE MAIN	1	EA	\$461.49	\$461.49	100%	1	\$461.49
B	9	4" MJ 90 BEND - FORCE MAIN	4	EA	\$536.94	\$2,147.76	100%	4	\$2,147.76
B	10	4" PLUG VALVE - FORCE MAIN	2	EA	\$1,110.09	\$2,220.18	100%	2	\$2,220.18
TOTAL B - Wastewater						\$49,528.08			\$49,528.08

Engineers Estimate
SCHEDULE C - Sidewalk

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed as of 11/01/2022	Qty Comp	Amount Completed as of 11/01/2022
C	1	Sidewalk Removal and Replace - 4" Thick	6156	SF	\$13.04	\$80,274.24	100%	6,156	\$80,274.24

TOTAL C - Sidewalk **\$80,274.24** **\$80,274.24**



Hillsborough
County Florida
Development Services

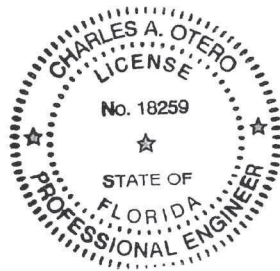
Engineer of Record Certification of Construction Completion

I, Charles Otero, hereby certify that I am associated with the firm of Otero Engineering, Inc.. I certify that construction of the Improvement Facilities, at TIA Logistics Center - Phase 1 have been completed in substantial compliance with the current Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that these Record plans have recorded any design deviations due to field conflicts.

Signed and sealed this 14th day of March, 2023

(signature)

Florida Professional Engineer No. 18259



Affix Seal

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

PLAT CORNER CERTIFICATION

November 15, 2022

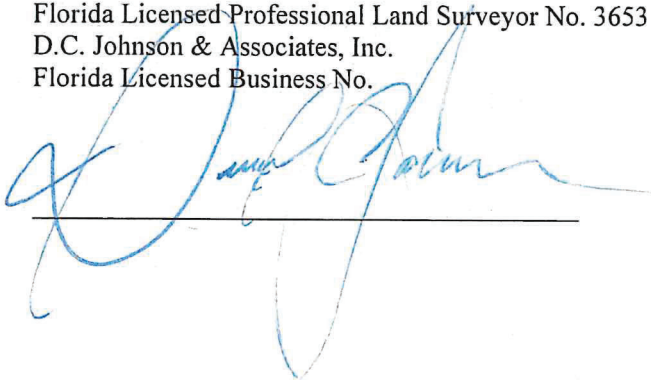
To whom it may concern:

This letter is to certify that Permanent Reference Monuments and Lot Corners associated with the Plat of TIA LOGISTICS CENTER have been set in accordance with requirements of Chapter 177, Part I of the Florida Statutes.

Permanent Reference Monuments and Lot Corners were originally set April 4, 2022 in conjunction with platting. A field inspection to confirm their locations and/or re-set monuments disturbed in construction was made November 15, 2022, and all Permanent Reference Monuments and Lot Corners are in place as of that date.

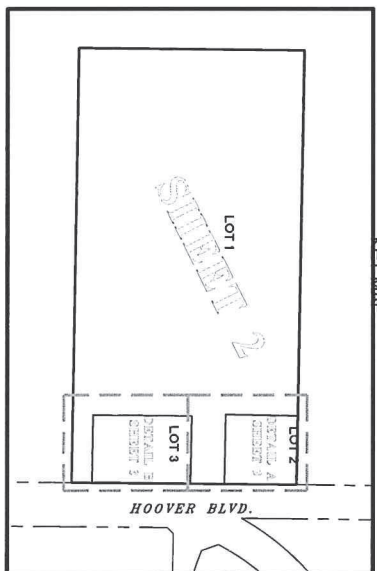
Permanent Control Points at the centerlines of roadways within the Plat will be set in accordance with requirements of Florida Statutes or in according with conditions of bonding once roadway construction is completed to a sufficient state.

Daniel C. Johnson.
Florida Licensed Professional Land Surveyor No. 3653
D.C. Johnson & Associates, Inc.
Florida Licensed Business No.



TIA LOGISTICS CENTER

PLATTED SUBDIVISION
SECTION 31, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
KEYMAP



BOARD OF COUNTY COMMISSIONERS
This plat has been approved for recordation.

Chairman _____ Date _____
Witness _____

PLAT APPROVAL:

This Plat has been prepared in accordance with the Florida Statutes, Section 177.001 for Chapter Conformity. The geometric data has not been verified.

Reviewed By: _____
Florida Professional Surveyor and Mapper License # _____
Survey Station, Geospatial & Land Acquisition Services Department,
Hillsborough County

**CLERK OF THE CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA**

I hereby certify that this subdivision plat meets the requirements in form of Chapter 177, Part 1 of Florida Statutes and has been filed for record in Public Book _____ Page _____ of the Public Records of Hillsborough County, Florida.

By: _____
Clerk of Circuit Court
By: _____
Deputy Clerk
This _____ day of _____ 20____ Time: _____
Clerk File Number: _____

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this platted subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all applicable laws, rules, and regulations of the State of Florida, and the Hillsborough County Land Development Code and the engineering requirements (P.L. 86-360) as set on the 4th day of April, 2022, as shown hereon; and that permanent control points (PCPs) and lot corners have been set or re-set in accordance with the provisions of Florida Statute or in accordance with the conditions of bonding.

Signed and Sealed this _____ day of _____ 20____
Daniel C. Johnson
Florida Professional Surveyor and Mapper No. 36653
11911 S. Curry St., San Antonio, FL 33976
Phone: (352) 588-2780

MORTGAGEE-CONSENT TO DEDICATION
AMERICAN EQUITY INVESTMENT LIFE INSURANCE COMPANY, an Iowa Corporation, hereby joins and consents to the dedication of this plat.

Notary Public, State of Florida at Large
By: (Manager) _____ Name _____ Witness _____
_____ Name _____ Witness _____

ACKNOWLEDGMENT
Personally appeared before me, by means of physical presence, the undersigned authority, _____ as _____ AMERICAN EQUITY LIFE INSURANCE COMPANY who has identified him/herself to me as the person described in and who executed the foregoing instrument and who acknowledged the execution thereof to be their free act and deed as a duly authorized agent, for the uses and purposes herein expressed.

Witness my hand and official seal on this _____ day of _____ 20____
Notary Public, State of Florida at Large _____

DESCRIPTION:

A parcel of land lying within Section 31, Township 28 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:
For a POINT OF BEGINNING commence at the Northeast corner of said Section 31; thence South 89°55'47"W a distance of 500.731447' to the Southeast corner of said Section 31; thence N 89°55'47"W along the North boundary of the Southeast 1/4 of said Section 1/4 of said Section 31, a distance of 500.00 feet for a POINT OF BEGINNING; thence S 00°31'44"W of said Section 31, a distance of 800.00 feet to a point of beginning of the Southeast 1/4 boundary of the North 1/2 of the Southeast 1/4 of said Section 31; thence N 89°55'47"W along said South boundary, a distance of 1,273.05 feet to the said Section 31; thence N 00°55'47"W along the South boundary of the Southeast 1/4 of said Section 31 to the Northeast corner of the Southeast 1/4 of said Section 31; thence S 89°55'47"W along the North boundary thereof, a distance of 1,273.05 feet to the POINT OF BEGINNING.
Containing 19.38 acres, more or less.

NOTES:

Subdivision plats by no means represent a determination on whether properties will or will not be eligible for financing under the provisions of the Florida Statutes, Section 177.001, and the Development Review Division has information regarding Flooding and Restriction on Development.

Bearings shown hereon are based on the Florida State Plane Coordinate System, Ft.-West Projection, with the East boundary of the Northeast 1/4 of Section 31, Township 28 South, Range 18 East, Hillsborough County, Florida having a grid bearing of S 00°31'44"W. Coordinates shown hereon are based on the Florida State Plane Coordinate System, NAD83 Datum (2007 adjustment), Ft.-West Projection, referenced to Florida Department of Transportation Horizontal Control Station VALUDA 2011.

Lands within this plat are subject to the following:
-Drainage Easement, Recorded in Official Records Book (O.R. Bk.) #254, Page (Pg.) 2000, Public Records of Hillsborough County, Florida.
-Easement, Recorded in Official Records of Hillsborough County, Florida, Instrument No. 2020/076810, Public Records of Hillsborough County, Florida.
-Recorded Notice of Environmental Resource Permit, recorded in Instrument No. 2020/079472, Public Records of Hillsborough County, Florida.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will under no circumstances be supplanting in any way the original plat as recorded in the Public Records of Hillsborough County. Any restrictions that are not recorded on this plat that may be found in Public Records of Hillsborough County.

DAMAGE EXEMPTION NOTE: Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioning structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, and other structures, and the operation of cable television services, provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.

UTILITY EXEMPTION NOTE: This plat's Subdivided entities shall not be responsible for any common areas which are either owned nor maintained by Hillsborough County.
CABLE TELEVISION SERVICE NOTE: All public utility easements will provide that such easements shall not be used for the installation, maintenance, and operation of cable television services, provided, however, no such construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.

TRANSPORTATION CORRIDOR NOTE: Areas of Setback for Transportation Corridors will contain no permanent structures. Such areas may be occupied on an interim basis by underground utility lines, overhead utility lines, signs, lighting, utility poles, and other utility structures and handcarrying materials, or by undisturbed or appropriately managed vegetation.
PRIVATE PROPERTY NOTE: Other interim uses as provided in part 511.00 of the Land Development Code.

DEDICATION

The undersigned, as Owner(s) of the lands platted herein do hereby dedicate this plat of THE LOGISTICS CENTER for record. Further, the Owner(s) do hereby dedicate to public use all easements designated on the plat as "public" the undersigned does further make the following dedication and reservations:

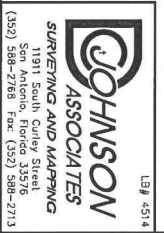
The Private Cross-Access Easement shown hereon lying within Lot 1 is hereby reserved by Owner(s) for conveyance to Property Owner's Association, Community Development District, or other local and non-profit entity subsequent to the filing of this plat, for the benefit of the lot owners within this subdivision for purposes of construction, maintenance, and use of private storm water drainage facilities. Said easement is not dedicated to the public and will be privately maintained.

Owner(s) hereby grant to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/landfill, and other similar governmental and quasi-governmental services, a non-exclusive access easement, over highways and egress for the performance of their official duties.

The Private Secondary Easement shown hereon lying within Lots 1, 2 and 3 is hereby reserved by Owner(s) for conveyance to Property Owner's Association, Community Development District, or other local and non-profit entity subsequent to the filing of this plat, for the benefit of the lot owners within this subdivision for purposes of construction, maintenance, and use of private storm water drainage facilities. Said easement is not dedicated to the public and will be privately maintained.

The Private Drainage Easement shown hereon lying within Lot 1 is hereby reserved by Owner(s) for conveyance to Property Owner's Association, Community Development District, or other local and non-profit entity subsequent to the filing of this plat, for the benefit of the lot owners within this subdivision for purposes of construction, maintenance, and use of private storm water drainage facilities.

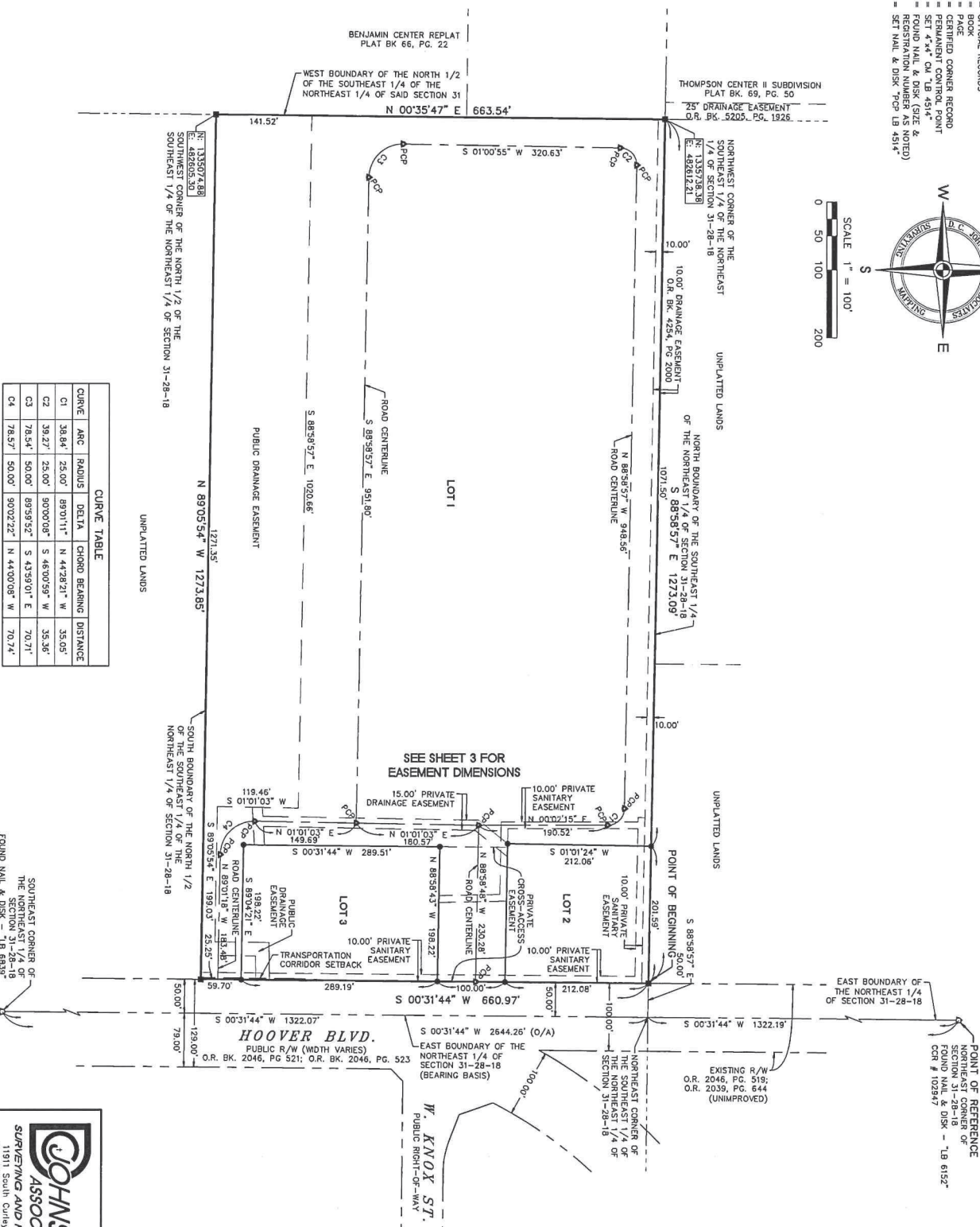
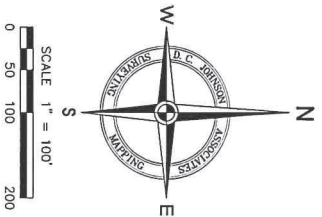
The Public Drainage Easement shown hereon lying within Lots 1 and 3 is hereby dedicated to the public use of Hillsborough County government and providers of law enforcement, fire emergency, and use of public storm water drainage facilities.
The undersigned also hereby confirm the limits of the public right of way as shown hereon.



TIA LOGISTICS CENTER

PLATTED SUBDIVISION
SECTION 31, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

- LEGEND**
- R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS
 - BK. = BOOK
 - PG. = PAGE
 - CCR = CERTIFIED CORNER RECORD
 - PCP = PERMANENT CONTROL POINT
 - SET 4"x4" OR 1" B 4514
 - FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - SET NAIL & DISK FOR LB 4514



CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	38.84°	25.00'	89°01'11"	N 44°28'21" W	35.05'
C2	39.27°	25.00'	90°00'08"	S 46°00'56" W	35.36'
C3	78.54°	50.00'	89°59'52"	S 43°59'01" E	70.71'
C4	78.57°	50.00'	90°02'22"	N 44°00'08" W	70.74'

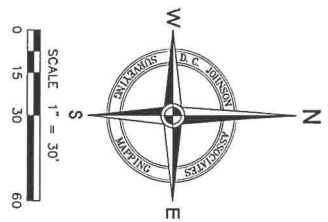
SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31-28-18
FOUND NAIL & DISK - 1" B 6192°
CCR # 102592

LB # 4514

JOHNSON ASSOCIATES
SURVEYING AND MAPPING
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San Antonio, Florida 33575
(352) 588-2758 Fax: (352) 588-2713

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PLATTED SUBDIVISION
SECTION 31, TOWNSHIP 28 SOUTH, RANGE 18 EAST
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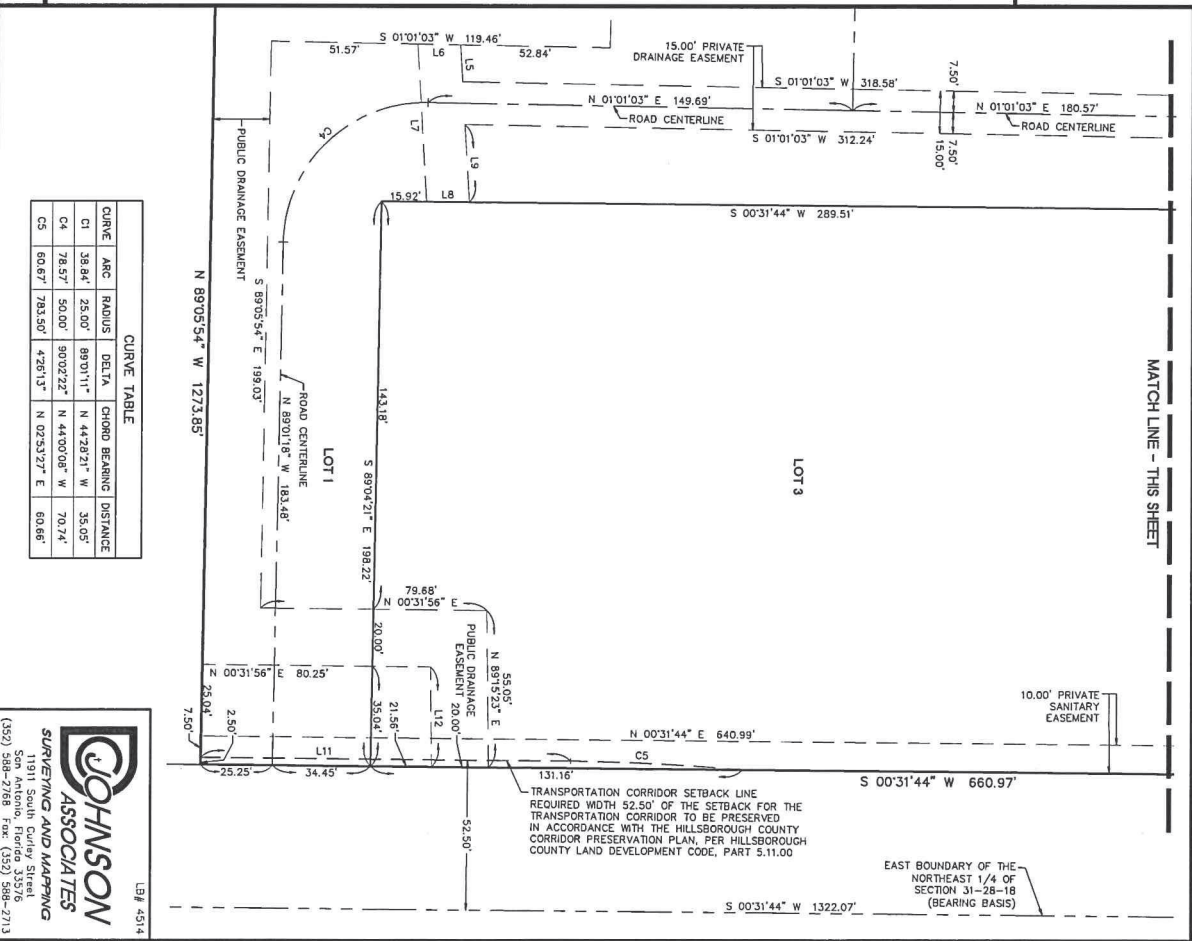
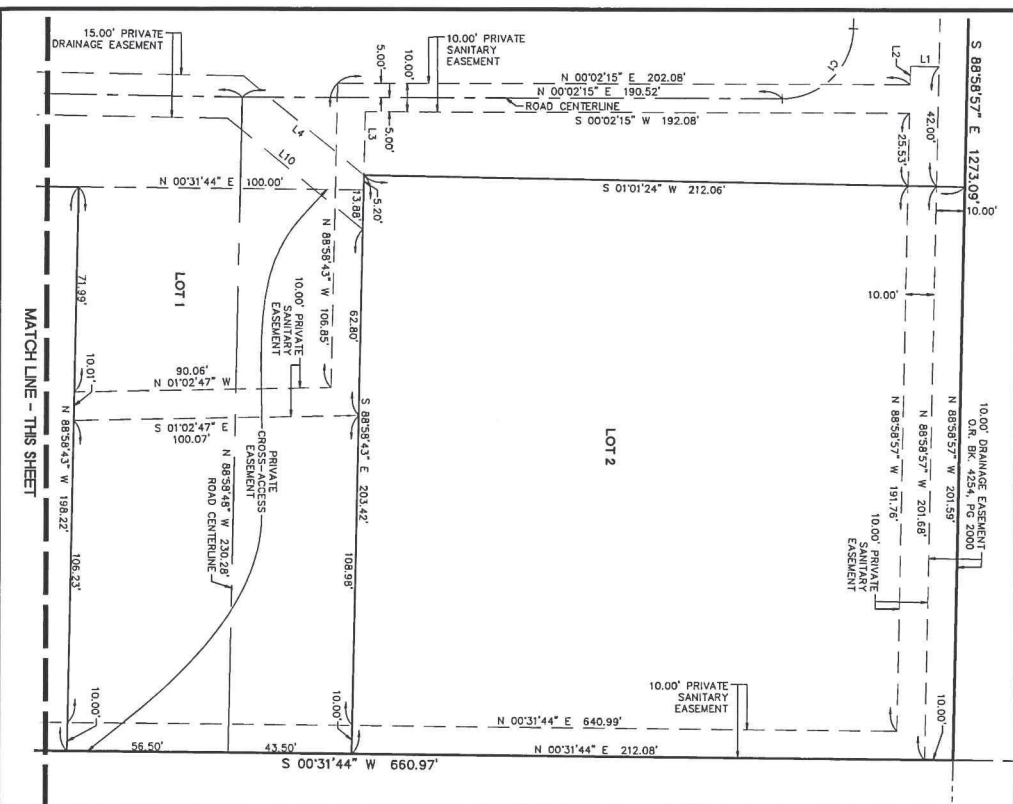
LINE	BEARING	DISTANCE
L1	N 01°06'37" E	10.00'
L2	N 88°58'37" W	6.48'
L3	S 88°58'43" E	22.23'
L4	S 39°12'03" W	54.97'
L5	S 86°37'45" W	13.04'
L6	S 01°10'37" W	15.04'

LINE	BEARING	DISTANCE
L7	N 86°37'45" E	55.53'
L8	N 00°31'44" E	15.03'
L9	N 86°37'45" E	27.32'
L10	S 39°12'03" W	61.58'
L11	N 00°31'44" E	130.24'
L12	N 89°15'23" E	35.04'

DETAIL A

DETAIL B

- LEGEND
- R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS
 - P.C. = PAGE
 - C.C.R. = CERTIFIED CORNER RECORD
 - P.C.P. = PERMANENT CONTROL POINT
 - = SET 4"x4" CH 1/8 4514"
 - ▲ = FOUND NAIL & DISK (SIZE & SECTION NUMBER) (TOP FOR LB 4514)
 - ▲ = SET NAIL & DISK (TOP FOR LB 4514)



CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	38.84'	25.00'	89°01'11"	N 44°28'21" W	35.05'
C4	78.57'	50.00'	90°02'22"	N 44°30'08" W	70.74'
C5	60.67'	793.50'	4°26'13"	N 02°53'27" E	60.66'



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