

SUBJECT: Magnolia Creek fka Riverview Flower Farm Phase 2 Replat **PI#5855**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: March 11, 2025
CONTACT: Lee Ann Kennedy

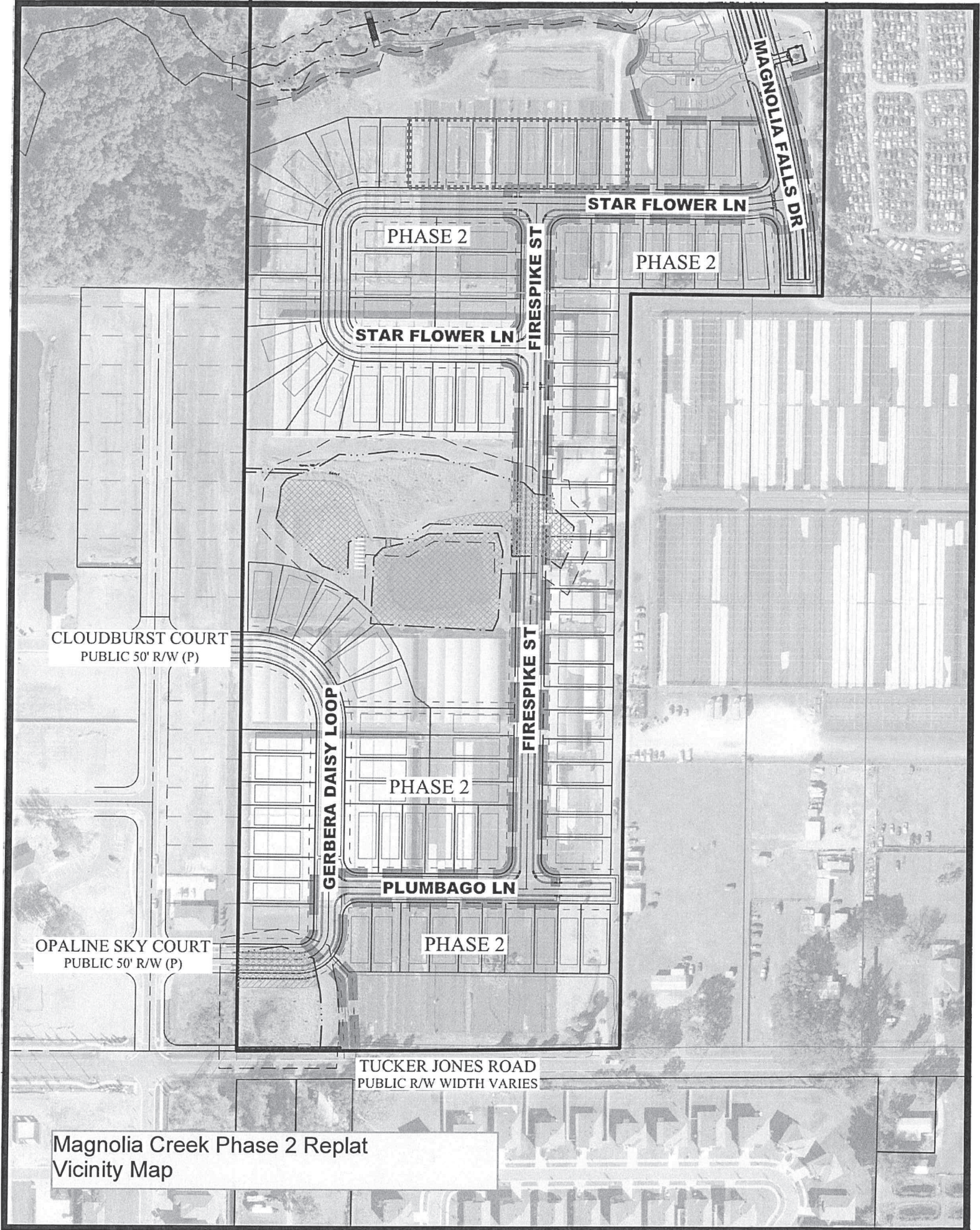
RECOMMENDATION:

Accept the plat for recording for Magnolia Creek fka Riverview Flower Farm Phase 2 Replat, located in Section 31, Township 30, and Range 20. Construction has been completed and has been certified by Strickland Smith, a Florida Professional Engineer, with Heidt Design.

School Concurrency does not apply to this project.

BACKGROUND:

On August 1, 2022, Permission to Construct Prior to Platting was issued for Magnolia Creek fka Riverview Flower Farm Phase 2 Replat, after construction plan review was completed on June 28, 2022. The developer is KB Homes and the engineer is Heidt Design.



CLOUDBURST COURT
PUBLIC 50' R/W (P)

OPALINE SKY COURT
PUBLIC 50' R/W (P)

Magnolia Creek Phase 2 Replat
Vicinity Map

MAGNOLIA CREEK PHASE 2 REPLAT

PLAT BOOK PAGE

BEING A REPLAT OF LOTS 156 THROUGH 159, LOTS 168 THROUGH 172 OF MAGNOLIA CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGES 133-139, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

ALL OF LOTS 156 THROUGH 159, LOTS 168 THROUGH 172 OF MAGNOLIA CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGES 133 THROUGH 139 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 156, RUN THENCE ALONG THE SOUTHERLY BOUNDARY OF TRACT B OF SAID MAGNOLIA CREEK PHASE 2, 5.89'4107"E, A DISTANCE OF 430.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 172; THENCE ALONG THE EASTERLY BOUNDARY THEREOF, S.00°18'53"W, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 172; THENCE ALONG THE NORTHEAST BOUNDARY THEREOF, S.00°18'53"W, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 156; THENCE ALONG THE WESTERLY BOUNDARY THEREOF, N.00°18'53"E, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.185 ACRES, MORE OR LESS.

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 _____ BY _____
CINDY STUART, DEPUTY CLERK

THIS _____ DAY OF _____, 2024, 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 THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (FRMS) WERE SET ON THE _____TH DAY OF _____, 2024, AS SHOWN HEREON; THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR CALLED BY ME OR MY DEPUTY, AND THAT THE PLAT COMES INTO BEING IN ACCORDANCE WITH THE CONDITIONS OF BONDING.

By: _____
DAVID A. WILLIAMS, (LICENSE NO. LS6423)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC.
213 HOBBS STREET, TAMPA, FL 33619
LICENSED BUSINESS NUMBER LB 7768

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES
DEPARTMENT, HILLSBOROUGH COUNTY

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____ DATE _____

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF MAGNOLIA CREEK PHASE 2 REPLAT FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, RIGHTS-OF-WAY, AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, ALL OF THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.

OWNER: KB HOME TAMPA LLC, A DELAWARE LIMITED LIABILITY COMPANY

DOUGLAS C. GUY _____ WITNESS _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, PERSONALLY APPEARED DOUGLAS C. GUY, AS AUTHORIZED SIGNER FOR KB HOME TAMPA LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES: _____

STATE OF FLORIDA AT LARGE

(PRINTED NAME OF NOTARY) _____ COMMISSION NUMBER: _____

NOTES:

- COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE LENGEMANN LINE GPS NETWORK, WHICH IS AMERICAN DATUM OF 1983 (NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT), AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATIONS "DIXON". THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY BOUNDARY OF TRACT B, CORNER OF THE PLAT OF MAGNOLIA CREEK PHASE 1, AS RECORDED IN PLAT BOOK 146, PAGES 133-139, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, HAVING A BEARING OF S.89°41'07"E. 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.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS NO INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STREETS, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR REMEDIATION OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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.
- ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
- THIS PRIVATE SUBDIVISION CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
- THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC), AS AMENDED, THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC). IN ADDITION, A 30-FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. PURSUANT TO FL. STAT. SEC. 373.421(3) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPC, WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS ANY MODIFICATION TO THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF A WETLAND DURING THAT TIME. AFTER 5 YEARS, THE BOUNDARIES OF A WETLAND DETERMINED HEREON ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC AND THE 30-FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

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 SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PROPERTY IS SUBJECT TO AND/OR BENEFITS BY:

- DECLARATION OF COVENANTS AND RESTRICTIONS FOR MAGNOLIA CREEK RECORDED IN INSTRUMENT NO. 2023018074



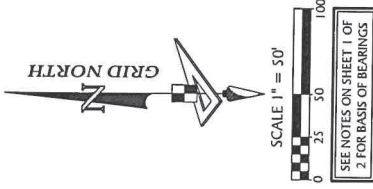
213 Hobbs Street
Tampa, Florida 33619
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Licensed Business Number LB 7768

SHEET 1 OF 2 SHEETS

MAGNOLIA CREEK PHASE 2 REPLAT

BEING A REPLAT OF LOTS 156 THROUGH 159, LOTS 168 THROUGH 172 OF MAGNOLIA CREEK PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 146, PAGES 133-139, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



TRACT B
MAGNOLIA CREEK PHASE 1
(PLAT BOOK 144, PAGE 176-183)

TRACT B
MAGNOLIA CREEK PHASE 2
(PLAT BOOK 146, PAGES 133-139)

TRACT B
MAGNOLIA CREEK PHASE 1
(PLAT BOOK 144, PAGE 176-183)

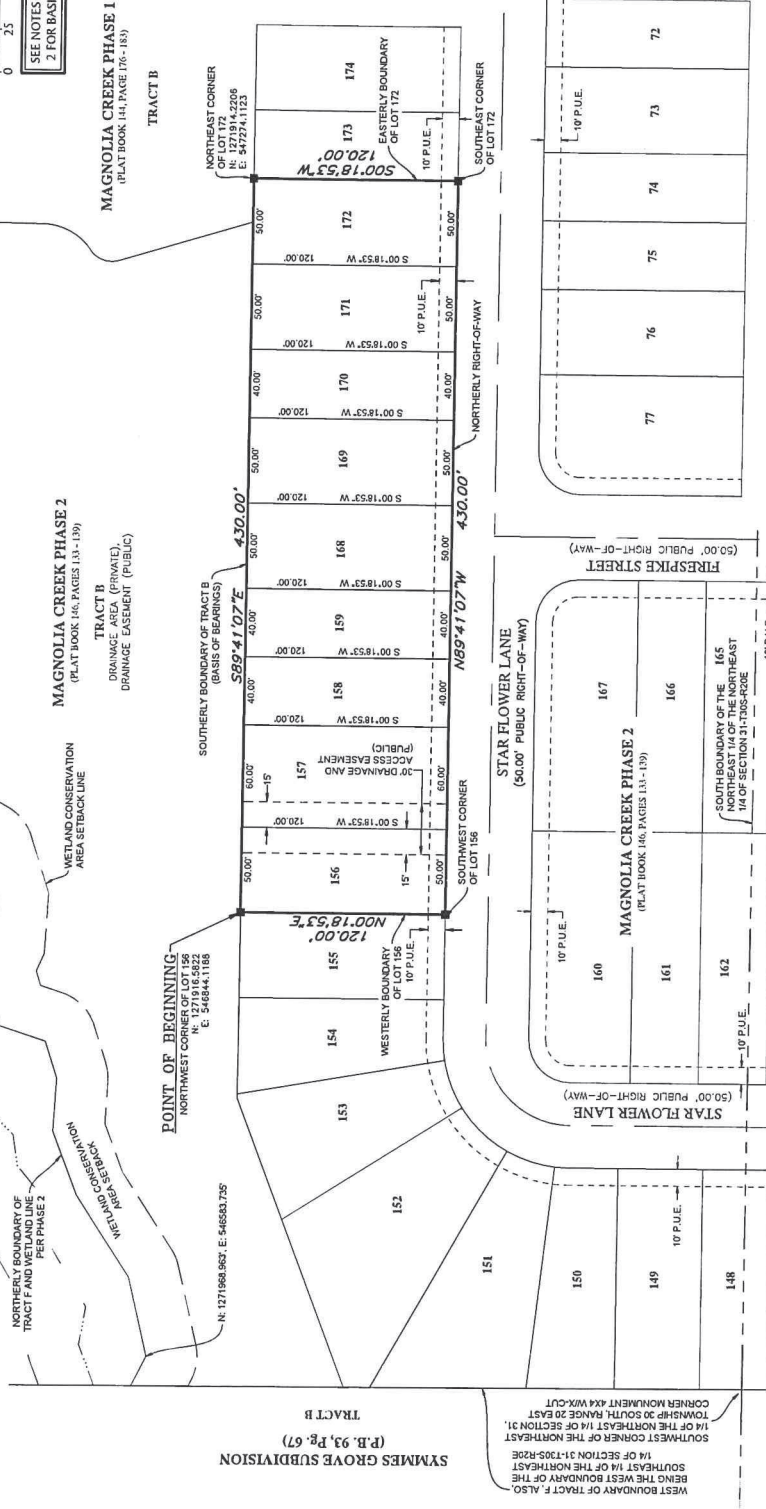
TRACT B
DRAINAGE AREA (PRIVATE)
DRAINAGE EASEMENT (PUBLIC)

POINT OF BEGINNING
NORTHWEST CORNER OF LOT 156
T.B. 93, P. 67
N: 127196.982' E: 546583.735'

SYMMES GROVE SUBDIVISION
(P.B. 93, P. 67)

TRACT B

WEST BOUNDARY OF TRACT F, ALSO
BEING THE WEST BOUNDARY OF THE
SOUTHEAST 1/4 OF THE NORTHEAST
1/4 OF SECTION 31-1305-R20E
1/4 OF THE NORTHEAST 1/4 OF SECTION 31,
TOWNSHIP 30 SOUTH, RANGE 20 EAST
CORNER MONUMENT 4X4 W.X.CUT



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS
AND OTHER SUBTANTIAL FEATURES OF A
PARALLEL NATURE AS SHOWN HEREON AND
INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY
EASEMENT) ARE ASSUMED TO BE THE SAME
HUNDRETH OF A FOOT HIGHER OR
LESSER VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

LEGEND:

- INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7798, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7798
- P.U.E. PUBLIC UTILITY EASEMENT

GeoPoint
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SHEET 2 OF 2 SHEETS