

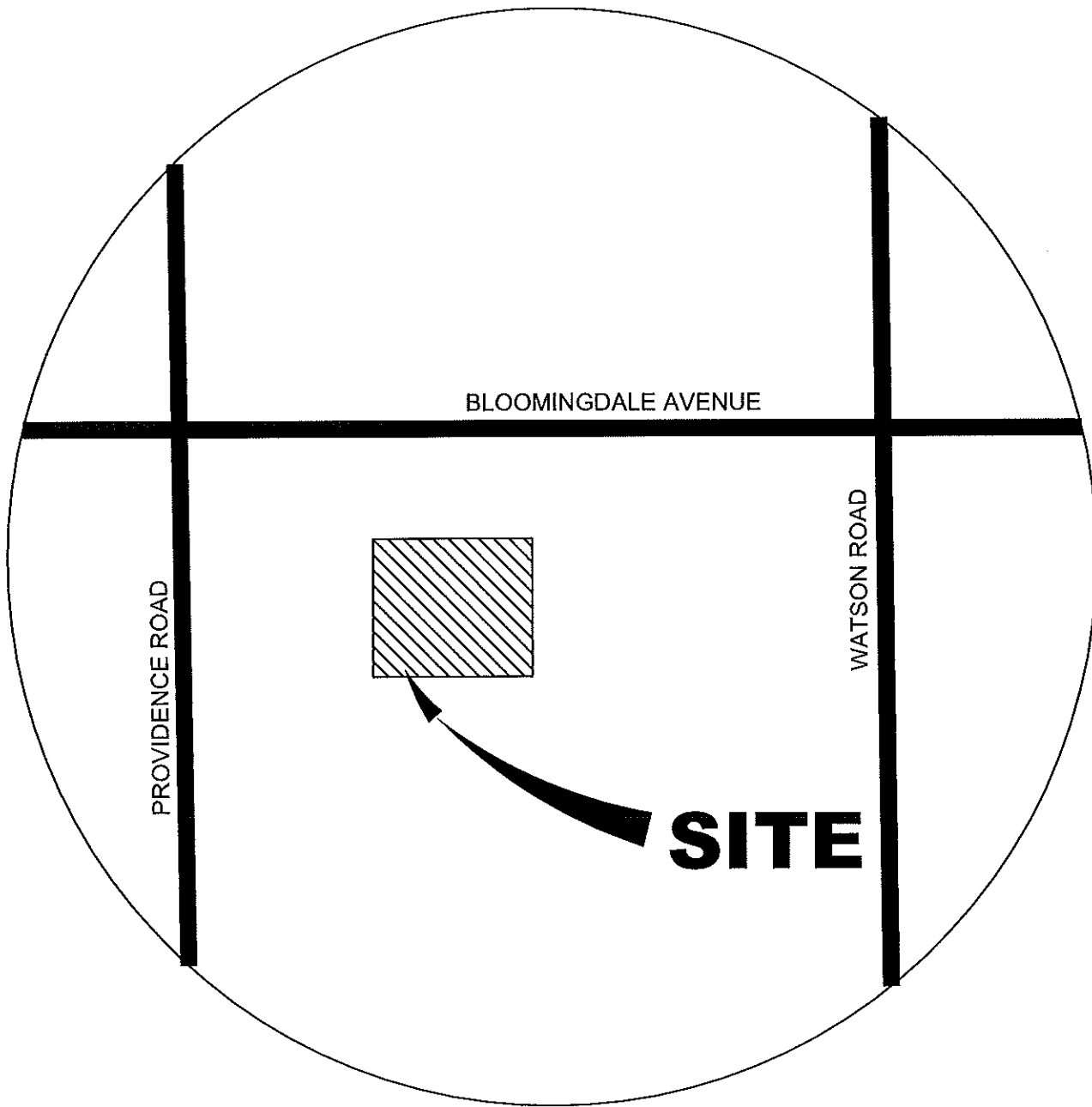
SUBJECT: Sullivan Subdivision aka Arrested Development
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: April 13, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Sullivan Subdivision aka Arrested Development, A Private Subdivision, located in Section 2, Township 32, and Range 18. Construction has been completed and has been certified by Brett R. Hedstrom, a Florida Professional Engineer, with Brad Design & Engineering, Inc.

BACKGROUND:

On July 24, 2019, Permission to Construct Prior to Platting was issued for the Sullivan Subdivision aka Arrested Development. Lot corners are in place and placement has been certified by James H. Kirk, Jr., Professional Surveyor and Mapper with W.C. Sherrill and Company, LLC. The developers are Winthrop Retail, LLC and the engineer is Brad Design & Engineering, Inc.



VICINITY MAP

N.T.S

BD

Brad Design & Engineering, Inc.
 708 Lithia Pinecrest Road, Suite 101
 Brandon, FL 33511
 Phone: (813)689-7002 Fax: (813)684-1691
 Email: brett@hedstromeng.com

&E

Vince Bradley, P.E.
 President

March 9, 2021

Hillsborough County
 Planning and Growth Management
 601 E. Kennedy Blvd.
 Tampa, FL 33601

RE: Sullivan Subdivision
 Engineer of Record Certification
 Folio: 74147.0000

**ENGINEER OF RECORD CERTIFICATION
 OF CONSTRUCTION COMPLETION**

I, Brett R. Hedstrom, P.E., hereby certify that I am associated the firm of Brad Design & Engineering, Inc. which has been retained by Winthrop Retail, LLC. I certify that construction of the private Roadway and Utilities for the Sullivan Subdivision have been completed in substantial compliance with the Hillsborough County Land Development code, Stormwater Management Technical Manual, Transportation Technical Manual for Subdivision and Site Development Projects, Water, Wastewater and Reclaimed Water Technical Manual, the FDOT Standard Specifications for Road and Bridge Construction, The FDOT Design Standards, and the approved plans and specifications. I certify that these Record "As Built" Drawing plans have recorded any substantial design deviations due to field conflicts.

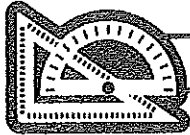
Signed and sealed this 9th day of March 2021

BRETT R HEDSTROM, P.E.
 STATE OF FLORIDA PROFESSIONAL
 ENGINEER, LICENSE NO. 53662.
 THIS ITEM HAS BEEN DIGITALLY
 SIGNED AND SEALED BY BRETT R HEDSTROM,
 FLORIDA P.E. #53662 USING A THIRD PARTY
 DIGITAL ID ISSUED BY IGC CA-2.
 EXPIRES 2022.12.01
 PRINTED COPIES OF THIS DOCUMENT ARE
 NOT CONSIDERED SIGNED AND SEALED
 AND THE SIGNATURE MUST BE VERIFIED
 ON ANY ELECTRONIC COPIES.

Digitally signed by
 Brett R Hedstrom
 Date: 2021.03.09
 10:32:19 -05'00'

Brett R. Hedstrom

Florida Professional Engineer, No. 53662



W.C. SHERRILL AND COMPANY LLC

SURVEYING • MAPPING • CONSULTING

P.O. Box 203 • ODESSA • FL 33556 • PHONE: 813.345.4270

SURVEYOR CERTIFICATION

I, James H. Kirk, Jr., hereby certify that I am associated with the firm of W.C. Sherrill and Company, LLC who has been retained by Winthrop Town Builders, LLC. I hereby certify that I have been functioning as the Surveyor for the Arrested Development Subdivision. I further certify that all Permanent Reference Monuments and Lot Corners shown on the above subdivision plat as required by the Hillsborough County Land Development Code have been established and flagged and/or painted for ease of location as of September 20, 2019.

Signed and Sealed This 20th

Day of October, 2020

Signed: 

Florida Registered Land Surveyor No. 6103

Affix Seal



ARRESTED DEVELOPMENT

PLAT BOOK _____
PAGE _____

SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 9; RUN THENCE ALONG THE NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
N17°47'00"W 147.00 FEET TO POINT A; THENCE S89°00'00"W 147.00 FEET TO POINT B; THENCE S00°00'00"W 200.00 FEET TO POINT C; THENCE S00°00'00"W 200.00 FEET TO POINT D; THENCE S00°00'00"W 200.00 FEET TO POINT E; THENCE S00°00'00"W 200.00 FEET TO POINT F; THENCE S00°00'00"W 200.00 FEET TO POINT G; THENCE S00°00'00"W 200.00 FEET TO POINT H; THENCE S00°00'00"W 200.00 FEET TO POINT I; THENCE S00°00'00"W 200.00 FEET TO POINT J; THENCE S00°00'00"W 200.00 FEET TO POINT K; THENCE S00°00'00"W 200.00 FEET TO POINT L; THENCE S00°00'00"W 200.00 FEET TO POINT M; THENCE S00°00'00"W 200.00 FEET TO POINT N; THENCE S00°00'00"W 200.00 FEET TO POINT O; THENCE S00°00'00"W 200.00 FEET TO POINT P; THENCE S00°00'00"W 200.00 FEET TO POINT Q; THENCE S00°00'00"W 200.00 FEET TO POINT R; THENCE S00°00'00"W 200.00 FEET TO POINT S; THENCE S00°00'00"W 200.00 FEET TO POINT T; THENCE S00°00'00"W 200.00 FEET TO POINT U; THENCE S00°00'00"W 200.00 FEET TO POINT V; THENCE S00°00'00"W 200.00 FEET TO POINT W; THENCE S00°00'00"W 200.00 FEET TO POINT X; THENCE S00°00'00"W 200.00 FEET TO POINT Y; THENCE S00°00'00"W 200.00 FEET TO POINT Z; THENCE S00°00'00"W 200.00 FEET TO POINT A.

TRACT CONTAINS 0.71 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 89°40'00" EAST FOR THE NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE BEARING OF SAID NORTH BOUNDARY LINE OF SAID NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: N17°47'00"W 147.00 FEET TO POINT A; THENCE S89°00'00"W 147.00 FEET TO POINT B; THENCE S00°00'00"W 200.00 FEET TO POINT C; THENCE S00°00'00"W 200.00 FEET TO POINT D; THENCE S00°00'00"W 200.00 FEET TO POINT E; THENCE S00°00'00"W 200.00 FEET TO POINT F; THENCE S00°00'00"W 200.00 FEET TO POINT G; THENCE S00°00'00"W 200.00 FEET TO POINT H; THENCE S00°00'00"W 200.00 FEET TO POINT I; THENCE S00°00'00"W 200.00 FEET TO POINT J; THENCE S00°00'00"W 200.00 FEET TO POINT K; THENCE S00°00'00"W 200.00 FEET TO POINT L; THENCE S00°00'00"W 200.00 FEET TO POINT M; THENCE S00°00'00"W 200.00 FEET TO POINT N; THENCE S00°00'00"W 200.00 FEET TO POINT O; THENCE S00°00'00"W 200.00 FEET TO POINT P; THENCE S00°00'00"W 200.00 FEET TO POINT Q; THENCE S00°00'00"W 200.00 FEET TO POINT R; THENCE S00°00'00"W 200.00 FEET TO POINT S; THENCE S00°00'00"W 200.00 FEET TO POINT T; THENCE S00°00'00"W 200.00 FEET TO POINT U; THENCE S00°00'00"W 200.00 FEET TO POINT V; THENCE S00°00'00"W 200.00 FEET TO POINT W; THENCE S00°00'00"W 200.00 FEET TO POINT X; THENCE S00°00'00"W 200.00 FEET TO POINT Y; THENCE S00°00'00"W 200.00 FEET TO POINT Z; THENCE S00°00'00"W 200.00 FEET TO POINT A.
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. NOTICE: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM IS THE OFFICIAL DESCRIPTION OF THE SUBDIVISION LANDS DESCRIBED HEREIN. THIS PLAT HAS BEEN RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. 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 HILLSBOROUGH COUNTY.
4. DRAINAGE EASEMENT PRESERVE STATEMENT: DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: SIDEWALKS, DRIVEWAYS, IMPROVED SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
5. 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.
6. THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
7. INGRESS AND EGRESS EASEMENTS TO BLOOMHURST AVENUE AND PRIVATE ROAD PROVIDED BY COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IS BEING RECORDED IN O.R. BOOK 18620, PAGE 473, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH ALIENMENTS RECORDED IN O.R. BOOK 18620, PAGE 1223, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
8. NOTICE OF ASSESSMENTS RECORDED IN O.R. BOOK 14925, PAGE 13 AND AMENDED IN O.R. BOOK 19613, PAGE 1225, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
9. NOTICE OF ASSESSMENTS RECORDED IN O.R. BOOK 21723, PAGE 1588, OF THE PUBLIC OF HILLSBOROUGH COUNTY, FLORIDA.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CRIBARIAN _____ DATE _____

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 FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ DEPUTY CLERK

THIS _____ DAY OF _____ 20 _____ TIME _____

CLERK FILE NUMBER _____

DEDICATION:

THE UNDERSIGNED, AS OWNER AND/OR MORTGAGE HOLDER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "ARRESTED DEVELOPMENT" FOR RECORD.
PRIVATE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE INTEREST IN TRACT A IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY THE OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.

THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON AS TRACT A ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF LOT OWNERS AND THEIR GUESTS AND INVITEES TO AND FROM THE TRACTS AND AREAS AND PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT A, AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE SANITATION, AND OTHER PUBLIC SERVICES AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT A, AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND GAS, AND TO PROVIDERS OF CUSTODIAL AND MAINTENANCE SERVICES, PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT A, AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

WINTHROP TOWN BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY - OWNER

JOHN E. SULLIVAN, MANAGING MEMBER _____ WITNESS _____

ACKNOWLEDGEMENT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20 _____ BY

JOHN E. SULLIVAN, MANAGING MEMBER, WINTHROP TOWN BUILDERS, LLC, WHO IS PERSONALLY KNOWN _____

OR PRODUCED IDENTIFICATION _____

NOTARY PUBLIC:

SIGN _____ SEAL _____

PRINT _____

TITLE _____

SERIAL NUMBER _____

COMMISSION EXPIRES _____

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 & MAPPER, LICENSE # _____

SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICE DEPARTMENT, HILLSBOROUGH COUNTY

SURVEYOR'S CERTIFICATE:

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 (PRM) WERE SET ON THE 20TH DAY OF SEPTEMBER, 2018, AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

CERTIFIED BY: JAMES H. KIRK, JR. PSM #8103

W.C. SHERILL AND COMPANY, LLC (LB #7083)

P.O. BOX 203, COESEA, FLORIDA 33556



W.C. SHERILL AND COMPANY LLC

1000 W. WINDYBROOK AVENUE, SUITE 200
P.O. BOX 203, COESEA, FL 33556
26232 WELLY CHAPEL, DR. W. LUTZ, FLORIDA 33559
P: 813-345-4270 • WEBSITE: WCSHERILL.COM
State of Florida, Certificate of Authorization LB #7083
Professional Surveyor / Notary Public / Notary Public
Professional Surveyor / Notary Public

ARRESTED DEVELOPMENT

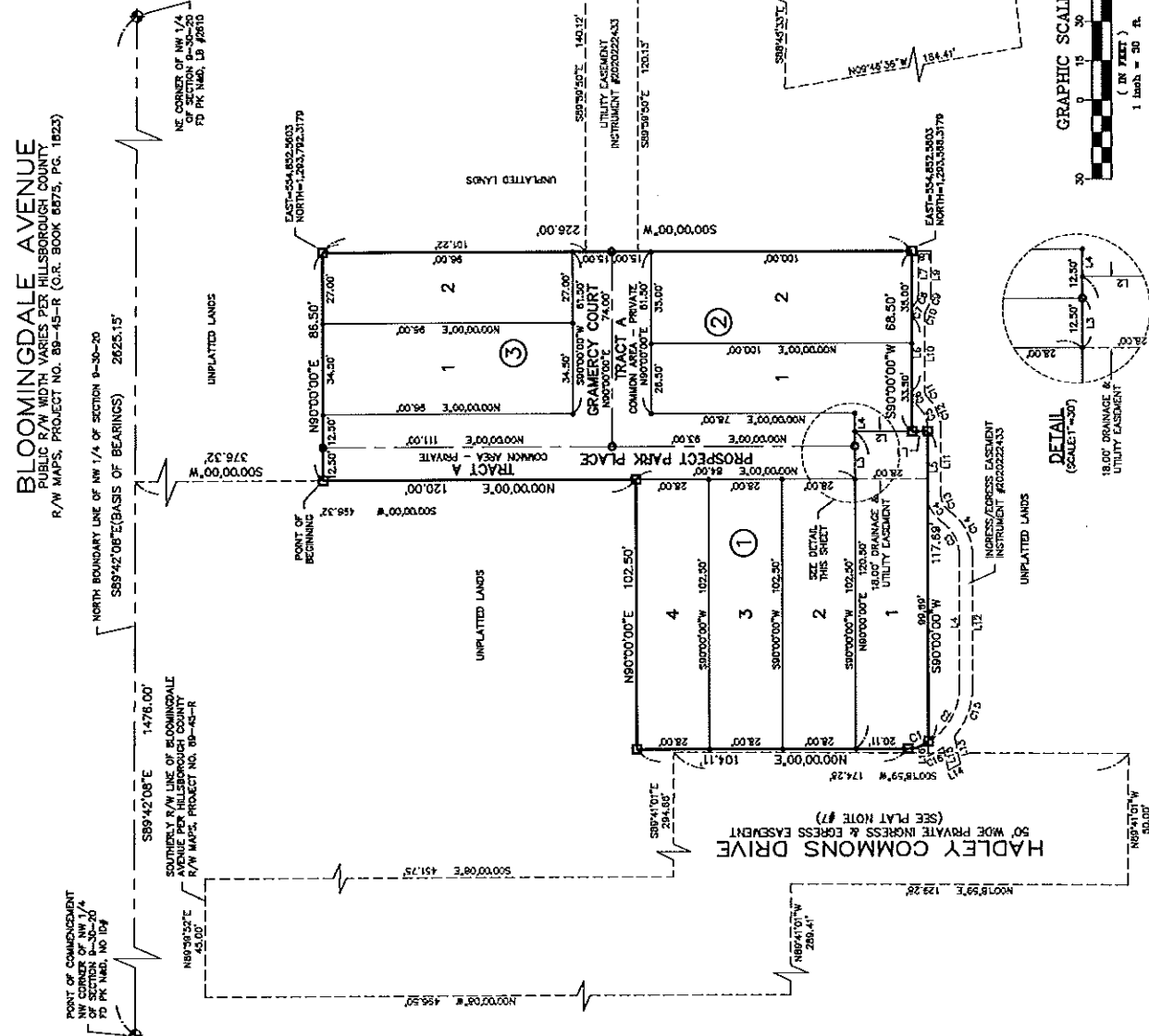
SECTION 9, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

LEGEND

PERMANENT REFERENCE MONUMENT
 SET PER 4" x 4" CONCRETE
 MONUMENT, LB #7883
 UNPLATTED BUSINESS
 FOUND
 VALON
 MAIN ST. RISK
 IDENTIFICATION
 OFFICIAL RECORDS
 LOT CORNER, SET CAPPED
 1/2" IRON ROD, LB #7883
 PERMANENT CORNER
 POINT SET, LB #7883
 LOT NUMBER
 BLOCK NUMBER



LINE TABLE

LINE	LENGTH	BEARING
L1	5.00	S00°00'00\"/>
L2	18.00	N00°00'00\"/>
L3	18.00	N00°00'00\"/>
L4	7.00	N00°00'00\"/>

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	8.54	12.80	39°09'37\"/>			
C2	8.54	12.80	39°09'37\"/>			
C3	8.54	12.80	39°09'37\"/>			
C4	8.54	12.80	39°09'37\"/>			

EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
E1	12.92	20.00	34.55	8.39	18.24	S12°24'00\"/>
E2	12.92	20.00	34.55	8.39	18.24	S12°24'00\"/>
E3	12.92	20.00	34.55	8.39	18.24	S12°24'00\"/>
E4	12.92	20.00	34.55	8.39	18.24	S12°24'00\"/>

EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L5	50.00	S00°00'00\"/>
L6	25.00	S00°00'00\"/>
L7	18.31	S00°00'00\"/>
L8	3.00	S00°00'00\"/>
L9	18.31	S00°00'00\"/>
L10	25.00	S00°00'00\"/>
L11	50.00	S00°00'00\"/>
L12	50.00	S00°00'00\"/>
L13	10.00	S77°45'30\"/>
L14	5.18	N77°45'30\"/>
L15	9.00	N77°45'30\"/>
L16	5.81	S00°00'00\"/>



W.C. SHERRILL AND COMPANY LLC

SURVEYING - MAPPING - CONSULTING

1322 WESLEY CHAPEL BLVD., SUITE 3355
 WESLEY CHAPEL, FLORIDA 32835

P: 813-340-4270 • WBSITE: WESHERRILL.COM

of Florida, Certificate of Authorization LB #7863

Plate: S 1337-01 (Utility Plat - Private Plat) Plat: S 1337-02 (Utility Plat - Private Plat)