

SUBJECT: Magnolia Estates Subdivision
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 7, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Magnolia Estates Subdivision, located in Section 13, Township 27, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Off-Site Improvement Facilities (roadway, sidewalks and water) for Maintenance upon proper completion, submittal and approval of all required documentation. Provide the administrative rights to release the 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 Check in the amount of \$3,696.00 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Off-Site Improvements.

Construction has been completed and has been certified by Christopher S. McNeal, a Florida Professional Engineer, with McNeal engineering, Inc. Lot corners are in place and placement has been certified by Dennis J. Benham, Professional Surveyor and Mapper with McNeal Engineering, Inc.

BACKGROUND:

On September 29, 2021, Permission to Construct Prior to Platting was issued for Magnolia Estates Subdivision. The developer has submitted the required Check, which the County Attorney's Office has reviewed and approved. The developer is R & R Land Ventures, LLC and the engineer is McNeal Engineering, Inc.

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

This Agreement made and entered into this ____ day of _____, 20____, by and between R & R Land Ventures, 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 Magnolia Estates Subdivision (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:

WATER: 30 LF ~ 8" C900 WM, 4 LF ~ 6" C900 WM, 6" backflow prevention device, and all associated valves & fittings.

OTHER: 2,819 SF of concrete sidewalk and 204 SY Asphalt Roadway Apron.

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:

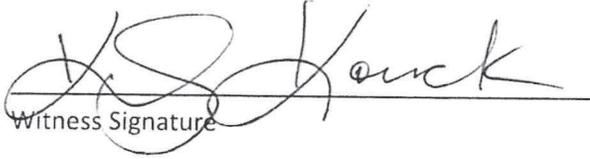
- a. Letter of Credit, number _____, dated _____, with _____ by order of _____
- b. A Warranty Bond, number _____ dated, _____ with _____ by order of _____, or
- c. Cashier/Certified Check, number 5507755015, dated April 8, 2022 which shall be deposited by the County into a non-interest bearing escrow 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.

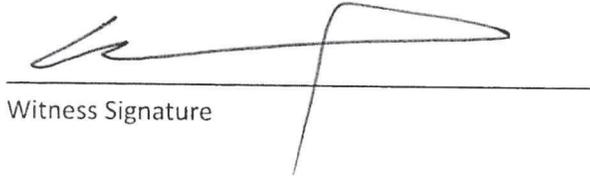
4. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective off-site improvement facilities to the final total cost, including but not limited to engineering, 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

Kimberly Koencik
Printed Name of Witness


Witness Signature

CHRISTOPHER S. MCNEAL
Printed Name of Witness

Subdivider:

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

Raymond Rairigh, Sr.
Name (typed, printed or stamped)

Owner
Title

13625 N. Florida Avenue, Tampa, FL 33613
Address of Signer

(813) 971-7733
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

Representative 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 _____ as
(day) (month) (year) (name of person acknowledging)
_____ for _____
(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

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(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
16th day of May, 2022, by Raymond Rarrish, Sr
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

Type of Identification Produced



Kevin M. McDowell
(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
16th day of May, 2022, by Raymond Rairigh, Sr. as
(day) (month) (year) (name of person acknowledging)
Owner for R & R Land Ventures, LLC, A Florida Limited Liability Company
(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

Kevin M. McDowell

(Signature of Notary Public - State of Florida)

Type of Identification Produced



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

(Commission Number)

(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)



CASHIER'S CHECK
04/08/2022

5507755015

R&R LAND VENTURES, LLC / MAGNOLIA ESTATES

Purchaser / Purchased For

VOID

THREE THOUSAND SIX HUNDRED NINETY SIX DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: HILLSBOROUGH COUNTY BOCC

\$3,696.00 Fee \$0.00

NOT NEGOTIABLE
CUSTOMER COPY

Regions Bank

Branch FL00157
CC157100



CASHIER'S CHECK

61-1/620

5507755015

04/08/2022

R&R LAND VENTURES, LLC / MAGNOLIA ESTATES

Purchaser / Purchased For

THREE THOUSAND SIX HUNDRED NINETY SIX DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: HILLSBOROUGH COUNTY BOCC

\$3,696.00



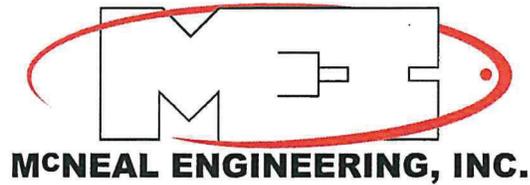
Security
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Details on
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Regions Bank

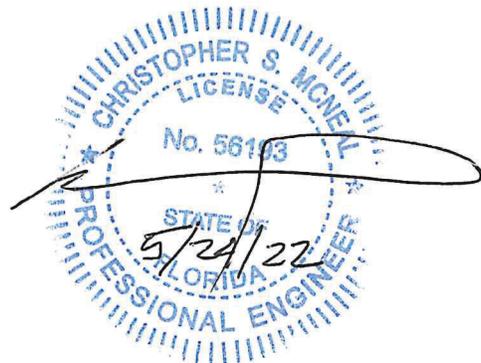
Authorized Signature

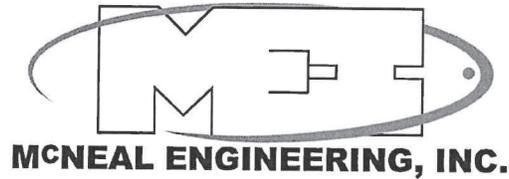
Branch FL00157
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⑈ 5507755015⑈ ⑆06200019⑆ 0000742651⑈



ENGINEERING COST ESTIMATE				
Magnolia Estates				
MEI FILE #21-004				
April 8, 2022				
Description	Unit	Unit \$	Qty	Total
Water				
8" C900	LF	35.00	30	1,050
6" C900	LF	32.00	4	128
12" x 8" Saddle	EA	3,166.00	1	3,166
8" Tapping Valve	EA	1,548.00	1	1,548
8" MJ 45 Bend	EA	256.00	2	512
8" MJ 90 Bend	EA	371.00	2	742
8"x6" MJ Red	EA	321.00	1	321
6" GV w/VB	EA	623.00	1	623
6" RDPA (includes all fittings)	EA	13,510.00	1	13,510
Other				
Sidewalk	SF	5.45	2,819	15,364
Asphalt Roadway Apron	SY	46.00	204	9,384
Total				\$36,964
10% Performance Guarantee (Letter of Credit, Warranty Bond or Cashier/Certified Check)				\$3,696





**ENGINEER OF RECORD
CERTIFICATION OF CONSTRUCTION COMPLETION**

I, Christopher S. McNeal hereby certify that I am associated with the firm of **McNEAL ENGINEERING, INC.** which has been retained by **R & R Land Ventures, LLC.** I certify that construction of Magnolia Estates Subdivision has been completed in substantial compliance with Hillsborough County Regulations and in substantial compliance with the approved plans and specifications. I certify that the Record drawings have recorded any design deviations due to field conflicts.

Signed:
Date: May 16, 2022
Print name: Christopher S. McNeal, PE

License # 56193



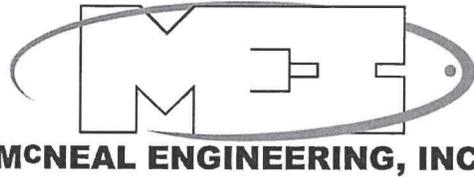
Digitally signed by Christopher S McNeal
DN: CN=Christopher S McNeal,
OU=A01410D0000016BE1CAECFC00004035,
O=McNeal Engineering Inc, C=US
Location: For Review & Permitting
Reason: I have reviewed this document
Date: 2022.05.16 11:20:08-04'00'

*Christopher S. McNeal,
State of Florida,
Professional Engineer,
License No. 56193*

*This item has been digitally
signed and sealed by
Christopher S. McNeal, PE on
05/16/2022.*

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

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



Hillsborough County
Development Services
601 E. Kennedy Blvd, 19th FL
Tampa, FL 33602

Re: **Magnolia Estates**
17918 N US HWY 41
Hillsborough County
PI # 5799

BENCH MARK CERTIFICATION
MAGNOLIA ESTATES
SECTION 13, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

PARENT BENCH MARK

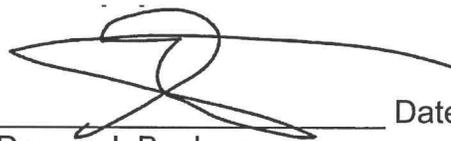
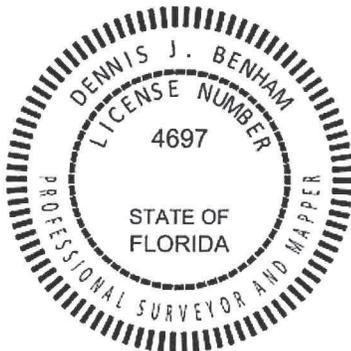
Hillsborough County Bench Mark VA-752, a Hillsborough County Survey Disk stamped "VA-752 set in the top of a concrete curb inlet on the North side of Cypress Lane (Lake Brant Drive) and on the West side of U.S. Highway No.41
Elevation = 62.41 (NAVD 1988)

BENCH MARK NO. 1

Set nail and disk L.B. No. 8384 in the top of a concrete curb inlet on the North side of Magnolia Acres Court and on the Southerly extension of the common Lot line between Lot(s) 8 and 9.
Elevation = 60.54' (NAVD 1988)

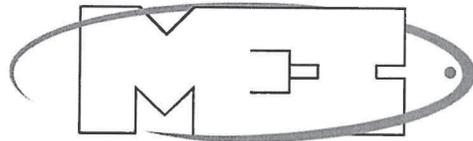
BENCH MARK NO. 2

Set nail and disk L.B. No. 8386 in the top center of a concrete mitered end section on the South side of Magnolia Acres Court near the Northwest corner of Tract "D".
Elevation = 64.39' (NAVD 1988)



Date 05/16/2022

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida
McNeal Engineering, Inc.
Licensed Business No. 8384



MCNEAL ENGINEERING, INC.

Hillsborough County
Development Services
601 E. Kennedy Blvd, 19th FL
Tampa, FL 33602

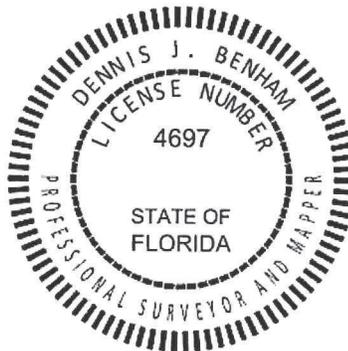
Re: **Magnolia Estates**
17918 N US HWY 41
Hillsborough County
PI # 5799

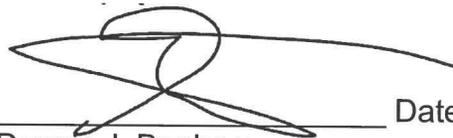
SURVEYOR'S CERTIFICATION

MAGNOLIA ESTATES

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

I, Dennis J. Benham, am Professional Surveyor and Mapper No. 4697 in the State of Florida. I am the Professional Surveyor and Mapper in responsible charge of the preparation of the subdivision plat of MAGNOLIA ESTATES. This is to certify that as of the 25th day of March, 2022, in accordance with Florida Statute, monumentation has been placed at all lot and tract corners; Permanent Control Points (P.C.P.'s) have been set; and all Permanent Reference Monuments (P.R.M.'s) disturbed during construction have been re-set.





Date 05/16/2022

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida
McNeal Engineering, Inc.
Licensed Business No. 8384

MAGNOLIA ESTATES

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

DEDICATION

R & R LAND VENTURES, LLC, a Florida Limited Liability Company as the owner of the herein described lands which are being platted into the subdivision of MAGNOLIA ESTATES hereby dedicate this plat for record. The undersigned further makes the following dedications and reservations:

- The private roads and private rights of way shown herein as TRACT "A" is not dedicated to the PUBLIC, but are private, and are hereby reserved by owner for conveyance to the Magnolia Estates Homeowners' Association, Inc., a Florida corporation not for profit (the "Homeowners' Association") or other entity, to be used and maintained in accordance with the recorded plat for this subdivision plat, for the benefit of the lot owners for ingress and egress of lot owners, their guests and invitees.
- Owner hereby grants to Hillsborough County Government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/debris and other governmental services, easements and 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, cable data, gas, water and sewer and other public and quasi-public utilities a non-exclusive access easement over and across and within TRACT "A" for ingress and egress for the construction, installation, operation and maintenance for utilities and related purposes, for the benefit of the lot owners herein as designated by the owner.
- Owner hereby dedicates the 27.00' Public Utility Easement shown hereon to the PUBLIC for the use of the lot owners for ingress and egress, and for the maintenance of electric, telephone, gas, cable television and cable data facilities.
- Fee interest in TRACTS "A", "B", "C" and "D" shown hereon, are hereby reserved by owner for conveyance to the Magnolia Estates Homeowners' Association, Inc., a Florida corporation not for profit (the "Homeowners' Association"), to be used and maintained in accordance with the recorded plat for this subdivision plat, for the benefit of the lot and tract owners within the limits of the subdivision plat. TRACTS "A", "B", "C" and "D" are not dedicated to the PUBLIC and will be privately maintained.
- TRACTS "A", "B", "C", "D" and Private Drainage Easements are subject to any and all easements, encumbrances and dedications to public use as shown on this subdivision plat or as subject to matters of public record.
- The maintenance of owner reserved tracts and areas reserved by owner will be the responsibility of the owner and its successor and/or assigns in title.
- Owner hereby reserves the 17.00' Private Drainage Easement and Access Easement shown hereon dedicated to the PUBLIC and will be privately maintained.
- Owner hereby reserves the 20.00' Private Drainage Easement, 30.00' Private Drainage Easement, and Drainage Easements shown hereon for stormwater management. Said easements are not dedicated to the PUBLIC and will be privately maintained.
- Maintenance of the 17.00' Private Drainage Easement and Access Easement, 20.00' Private Drainage Easement, 30.00' Private Drainage Easement, and Private Drainage Easements shown hereon is the responsibility of the lot owner. The Environmental Protection Act, Chapter 62-466, and Chapter 1-11, Rules of the Department 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.
- It is the intent of the undersigned Owners that the private ingress, egress and utility easement shown hereon as the Private Ingress Egress and Private Utility Easement (Magnolia Acres Court), being a minimum of 30.00 feet in width, and lying within and being a part of Lot 5, is hereby created for the benefit of Lot 5, Lot 6, and Lot 7. Said easement is for access for ingress and egress and the provision of utilities services, and will run appurtenant and pass in title with aforesaid benefited lots. Said easement is not dedicated to the public, but is private, and will be maintained by the owner of the aforesaid benefited lots.
- Owner hereby confirms the location of Public Rights of Way shown hereon.

OWNER

R & R LAND VENTURES, LLC, a Florida Limited Liability Company

Raymond L. Raleigh Sr., _____ Date
 Manager
 Witness _____
 Print Name _____
 Print 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 _____, 2021 by Raymond L. Raleigh Sr., Manager who are personally known to me or have produced _____ as identification.

Notary Seal _____
 Notary Public _____
 My commission expires: _____

DESCRIPTION

A parcel of land lying in Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 13, thence N.00 degrees 26'05"E., on the West line of the Northwest 1/4 of said Section 13 to the Northwest corner of the Northwest 1/4 of said Section 14 of said Section 13, thence N.00 degrees 26'05"E., on the West line of said Section 14 to the Northwest corner of the Northwest 1/4 of said Section 15 of said Section 13, a distance of 803.35 feet; thence S.89 degrees 25'13"E., departing the West line of the Southwest 1/4 of said Section 13, a distance of 1066.65 feet to a point on the West maintained right of way line of the Southwest 1/4 of said Section 13, a distance of 1066.65 feet; thence N.00 degrees 26'05"E., on the West line of said Section 13, a distance of 803.35 feet to the Northwest corner of the Northwest 1/4 of said Section 14 of said Section 13, a distance of 803.35 feet; thence S.07 degrees 43'09"W., a distance of 70.62 feet and (5) S.13 degrees 54'35"E., a distance of 1.86 feet; thence S.82 degrees 09'50"W., departing the West maintained right of way line of said North-Highway 41, a distance of 162.23 feet; thence N.00 degrees 26'05"E., on the West line of said Section 13, a distance of 803.35 feet to the Northwest corner of the Southwest 1/4 of said Section 13, thence N.88 degrees 25'55"W., on the South line of the Northwest 1/4 of the Southwest 1/4 of said Section 13, a distance of 865.51 feet to the POINT OF BEGINNING.

Plat contains 2,148 acres, more or less.

GENERAL NOTES

- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of the plat may or may not be subject to flooding; the Development Review Division of Hillsborough County has information regarding flooding and restrictions on development.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Hillsborough County, Florida.
- Coordinates and Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the East line of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida as being N.00 degrees 26'05"E., Hillsborough County Control Station "MENDOZA" was utilized in the determination of this bearing.
- All planned utility easements will provide that such easements will 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 will interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Wetland Conservation Areas shown hereon shall be retained in its natural state pursuant to the Hillsborough County Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-466, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area boundary shall conform to the provisions stipulated within the Hillsborough County Land Development Code.
- Drainage easements shall not contain permanent improvements, including but not limited to sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, power lines, etc. The easement shall be used for the purpose of stormwater management and landscaping of stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each effective deed.
- This Private Subdivision contains right-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.
- Property is Subject to Environmental Protection Commission of Hillsborough County Wetland Impact Approval and Mitigation Agreement Easement by and between Environmental Protection Commission of Hillsborough County, Creator, and First Baptist Church of Luz, Luz Baptist Holding Corporation, Inc., Grantor, recorded February 18, 2013, in Official Records Book 21685, Page 016.

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 supplanted 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.

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 Station, Geospatial & Land Acquisition Services Department, Hillsborough County

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman _____ Date _____

CLERK OF THE CIRCUIT COURT

State of FLORIDA
 County of HILLSBOROUGH

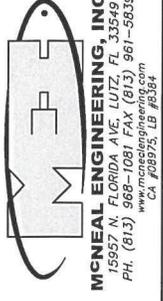
I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of the Florida Statutes, and has been filed for record in Plat Book _____, Page _____ of the Public Records of Hillsborough County, Florida.

By: _____ Clerk of the Circuit Court
 By: _____ Deputy Clerk
 This _____ day of _____, 2021. Time _____
 Clerk File No. _____

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Subdivision Plat is a correct and true and accurate representation of the land shown hereon, and 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 (PRMs) were set on the 10th day of June, 2021; and that permanent control points (PCPs) and lot corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: _____
 Dennis J. Benham
 Professional Surveyor and Mapper No. 4697
 State of Florida
 McNeal Engineering, Inc.
 Licensee Business No. 8394



MAGNOLIA ESTATES

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

PAGE

PLAT
BOOK

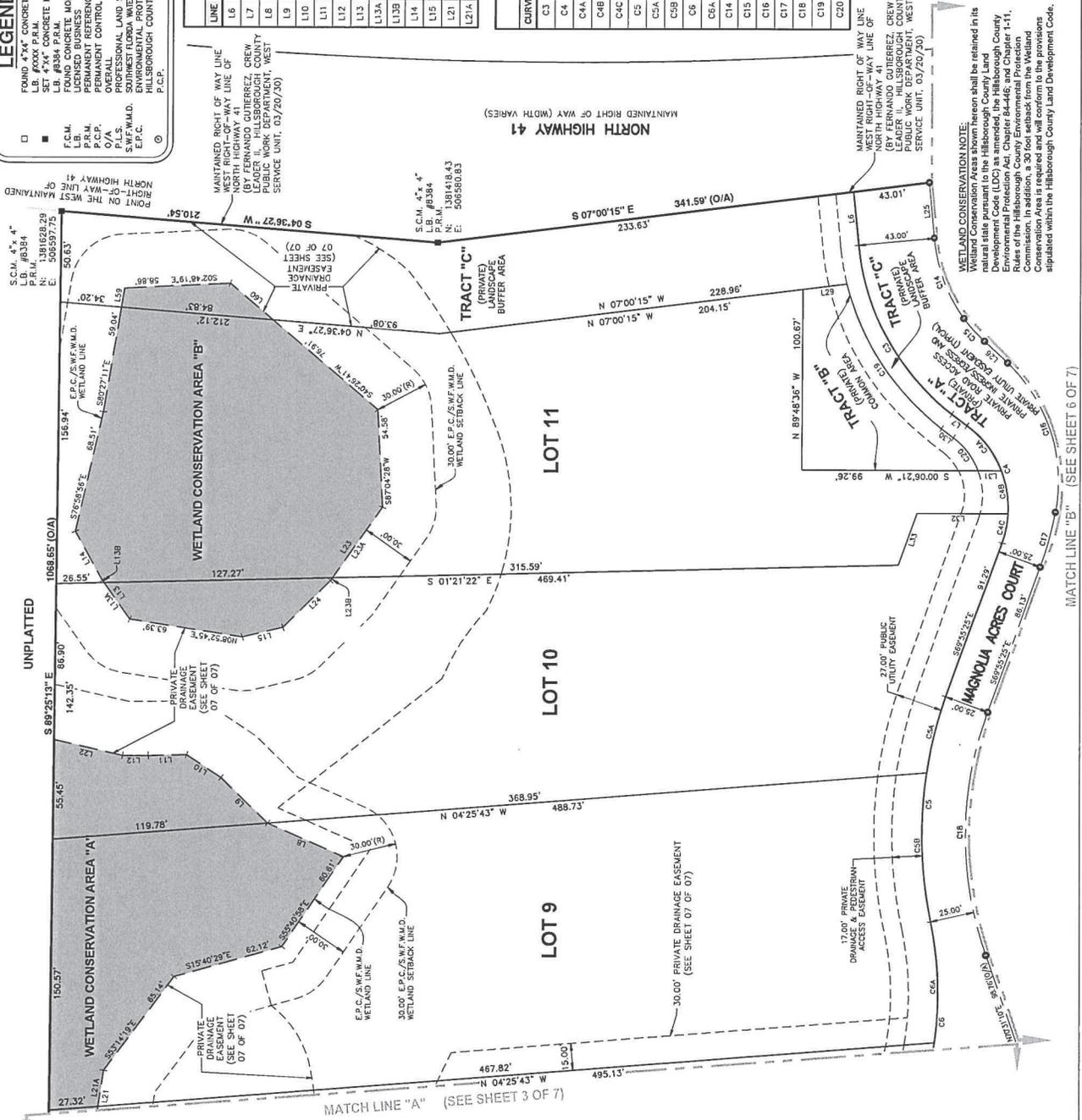


LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
- L.B. #XXX P.R.M. CONCRETE MONUMENT
- L.B. #994 P.R.M. CONCRETE MONUMENT
- L.B. #994 P.R.M. CONCRETE MONUMENT
- LICENSED BUSINESS PERMANENT REFERENCE MONUMENT (AS NOTED)
- PERMANENT REFERENCE MONUMENT
- PROFESSIONAL LAND SURVEYOR
- SOUTHFLORIDA WATER MANAGEMENT DISTRICT
- ENVIRONMENTAL PROTECTION COMMISSION
- HILLSBOROUGH COUNTY P.C.P.

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L6	N 84°31'14" E	29.82'	L22	N 12°50'58" E	39.58'
L7	N 35°31'32" E	10.68'	L23	N 54°46'01" W	52.21'
L8	N 23°46'50" E	46.21'	L23A	N 54°46'01" W	50.18'
L9	N 44°15'56" E	36.26'	L23B	N 54°46'01" W	2.03'
L10	N 33°37'33" E	22.98'	L24	N 44°33'05" W	37.17'
L11	N 01°55'42" W	21.27'	L25	N 84°31'14" W	30.97'
L12	N 00°13'54" E	14.36'	L26	N 42°44'41" E	17.80'
L13	N 54°43'03" E	28.37'	L29	S 07°00'15" E	24.81'
L13A	N 54°43'03" E	26.66'	L30	S 35°31'32" W	8.61'
L13B	N 54°43'03" E	1.71'	L31	S 00°06'21" E	13.08'
L14	N 60°37'45" E	31.10'	L32	N 00°06'21" E	51.66'
L15	N 13°32'38" W	23.17'	L33	N 89°55'25" W	30.76'
L21A	S 81°26'07" E	76.83'	L59	S 80°27'11" E	10.88'
			L60	S 40°26'41" W	31.48'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C3	111.41'	133.00'	47°59'42"	N 60°31'23" E	108.18'
C4	73.17'	57.00'	73°33'02"	N 73°16'03" E	68.25'
C4A	31.90'	57.00'	32°04'09"	N 52°33'36" E	31.49'
C4B	24.50'	57.00'	24°37'40"	S 80°54'30" W	24.31'
C4C	16.77'	57.00'	16°51'13"	N 78°21'03" E	16.71'
C5	127.32'	225.00'	32°25'19"	S 86°08'05" E	125.63'
C5A	83.46'	225.00'	21°15'09"	N 89°16'50" E	82.98'
C5B	43.86'	225.00'	11°10'10"	N 75°30'31" W	43.79'
C6	93.24'	187.50'	28°29'27"	S 86°08'01" E	92.28'
C6A	25.70'	187.50'	07°51'12"	S 77°46'53" E	25.66'
C14	48.63'	90.00'	30°57'22"	S 69°22'33" W	48.04'
C15	17.00'	90.00'	10°49'11"	S 48°09'17" W	16.97'
C16	91.43'	90.00'	58°12'11"	S 74°29'17" E	87.54'
C17	31.86'	200.00'	9°07'43"	S 74°29'17" E	31.63'
C18	136.08'	200.00'	39°33'25"	N 89°42'08" W	135.35'
C19	88.79'	143.00'	39°34'55"	S 56°16'59" W	96.84'
C20	23.06'	40.00'	33°01'48"	S 53°02'26" W	22.74'



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SHEET 4 OF 7 SHEETS

WETLAND CONSERVATION NOTE:
Wetland Conservation Areas shown herein shall be retained in its natural state pursuant to the Hillsborough County Land Stewardship Act, Chapter 84-448 and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30 foot setback from the Wetland Conservation Area is required and will conform to the provisions stipulated within the Hillsborough County Land Development Code.

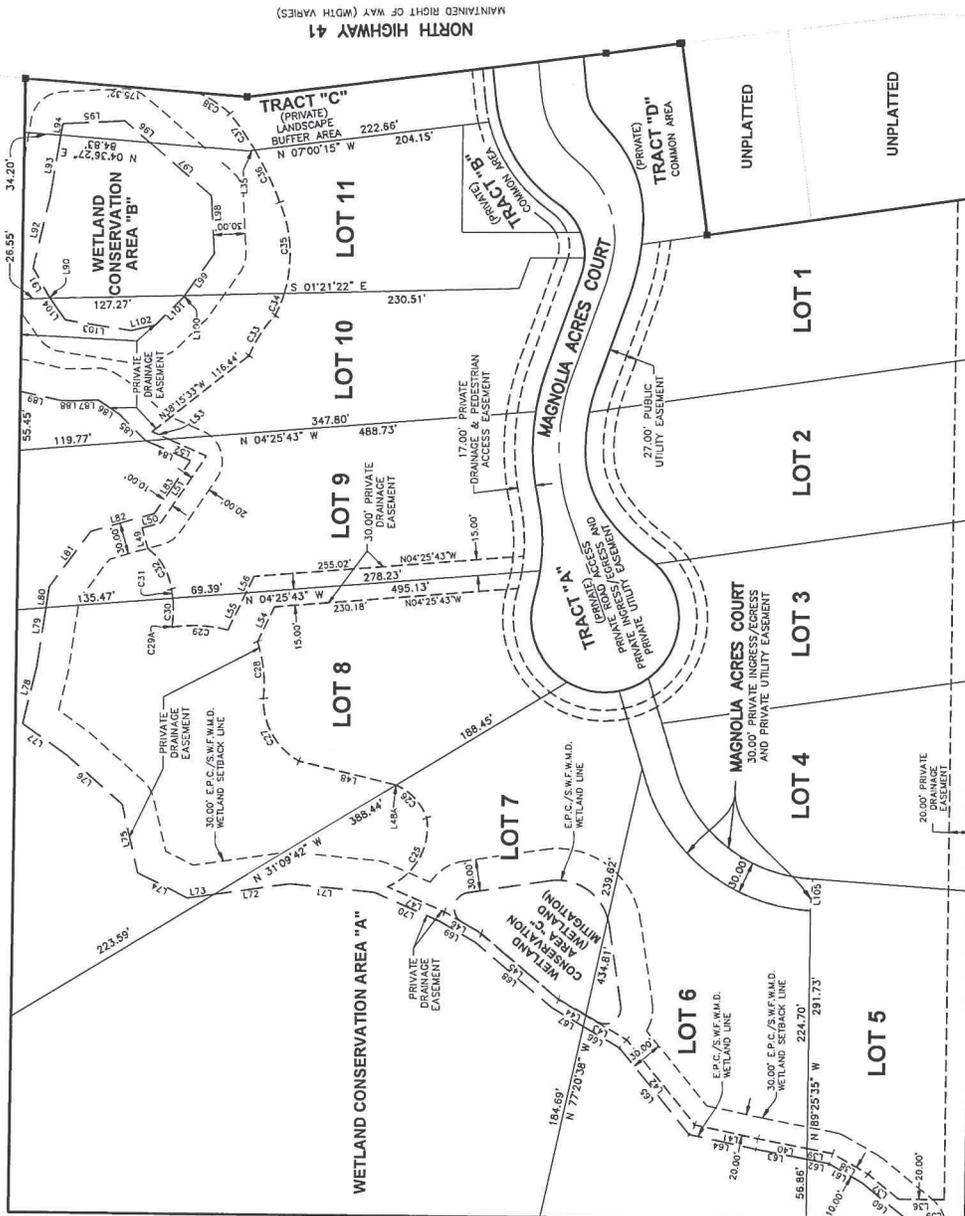
MAGNOLIA ESTATES

SECTION 13, TOWNSHIP 27 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA
UNPLATTED

PLAT BOOK PAGE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C25	80.46°	60.78'	75.90°53'	S 60°36'48" E	74.72'
C26	42.97°	54.61'	49.05°08'	N 47°11'33" E	41.57'
C27	71.69°	65.35'	62.50°59'	N 60°17'48" E	68.15'
C28	54.18°	132.11'	23.29°51'	N 83°46'40" E	53.80°
C29	53.46°	130.13'	23.32°23'	N 02°38'52" E	53.08'
C29A	0.82°	10.00'	04°41'46"	S 78°20'43" E	0.82'
C30	26.43°	95.43'	15.92°06'	S 88°37'39" E	26.34'
C31	9.06°	95.43'	5.26°16"	N 60°43'08" E	9.05'
C32	45.18°	58.92'	43.59°08'	N 59°30'18" E	44.09'
C33	45.39°	172.88'	21.09°49'	N 57°09'50" W	45.13'
C34	22.15°	125.07'	10.08°50'	N 66°01'02" W	22.12'
C35	87.67°	125.07'	40.09°40'	S 86°49'43" W	85.88'
C36	54.59°	314.88'	9.56°00'	S 64°05'29" W	34.52'
C37	41.59°	314.88'	7.34°05'	S 55°20'26" W	41.56'
C38	36.67°	104.48'	20.08°26'	S 32°28'47" W	36.48'

LINE	BEARING	DISTANCE	LINE TABLE	LINE	BEARING	DISTANCE
L35	N 07°00'15" W	6.30'	L71	N 05°36'32" E	79.65'	
L36	S 00°26'05" W	42.92'	L72	N 08°02'45" W	71.99'	
L37	N 39°21'30" E	56.03'	L73	N 08°02'45" W	25.51'	
L38	N 29°56'25" E	38.57'	L74	N 26°45'38" E	52.51'	
L39	N 11°09'15" E	24.84'	L75	N 76°44'17" E	66.25'	
L40	N 11°09'15" E	47.04'	L76	N 41°25'57" E	69.93'	
L41	N 12°15'00" E	61.07'	L77	N 32°25'15" E	51.28'	
L42	N 51°01'07" E	103.38'	L78	S 76°20'48" E	54.76'	
L43	N 30°25'33" E	45.13'	L79	S 81°26'07" E	56.57'	
L44	N 30°25'33" E	30.15'	L80	S 81°26'07" E	20.27'	
L45	N 40°22'54" E	98.48'	L81	S 53°41'19" E	65.14'	
L46	N 30°18'39" E	40.32'	L82	S 15°40'29" E	62.12'	
L47	N 23°45'46" E	58.78'	L83	S 55°40'58" E	60.61'	
L48A	N 13°46'43" E	94.28'	L84	N 23°46'50" E	46.21'	
L48B	N 13°46'43" E	0.57'	L85	N 44°15'56" E	36.26'	
L49	N 74°19'31" E	20.00'	L86	N 33°37'33" E	22.96'	
L50	S 15°40'29" E	18.03'	L87	N 01°35'42" W	21.97'	
L51	S 55°40'58" E	76.28'	L88	N 00°13'54" E	14.36'	
L52	N 23°46'50" E	39.60'	L89	N 12°50'58" E	39.56'	
L53	N 23°46'50" E	18.84'	L90	N 54°43'03" E	1.71'	
L54	S 65°58'23" E	36.48'	L91	N 60°57'45" E	31.10'	
L55	S 64°06'38" E	38.82'	L92	S 76°38'56" E	68.51'	
L56	S 64°06'38" E	17.37'	L93	S 80°27'11" E	59.04'	
L59	N 00°28'05" E	54.02'	L94	S 80°27'11" E	10.86'	
L60	N 39°21'38" E	55.90'	L95	S 02°48'19" E	58.86'	
L61	N 29°56'25" E	36.09'	L96	S 40°26'41" W	31.46'	
L62	N 11°09'15" E	21.32'	L97	S 40°26'41" W	76.91'	
L63	N 11°09'15" E	48.00'	L98	S 87°04'28" W	54.58'	
L64	N 12°18'30" E	64.68'	L99	N 54°46'01" W	50.18'	
L85	N 51°01'07" E	105.07'	L100	N 54°46'01" W	2.03'	
L66	N 30°25'33" E	40.11'	L101	N 44°33'05" W	37.17'	
L67	N 30°25'33" E	34.23'	L102	N 13°32'38" W	23.17'	
L68	N 40°24'12" E	95.83'	L103	N 08°52'45" E	63.39'	
L69	N 30°18'39" E	38.87'	L104	N 54°43'03" E	26.66'	
L70	N 23°45'46" E	67.92'	L105	S 85°38'16" E	30.00'	



HERITAGE STATION SUBDIVISION
(PLAT BOOK 107, PAGE 283)

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SEE SHEETS 3-6 FOR LOTS
EASEMENT SHEET
SHEET 7 OF 7 SHEETS

WETLAND CONSERVATION NOTE:
Wetland Conservation Areas shown herein shall be retained in its natural state pursuant to the Hillsborough County Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Code (EPC) as amended, and the Florida Department of Environmental Protection's Wetland Conservation Area is required and will conform to the provisions stipulated within the Hillsborough County Land Development Code.



Certificate of School Concurrency

Project Name	Magnolia Estates Subdivision
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	5799
HCPS Project Number	827
Parcel ID Number(s)	14011.0000`
Project Location	17918 N US Hwy 41
Dwelling Units & Type	SFA: 0 / SFD: 11 / MF: 0 / MH: 0
Applicant	Raymon Rairigh, Sr

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	3	1	2	6

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Renée M. Kamen, AICP
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 Hillsborough County Public Schools
 E: renee.kamen@hcps.net
 P: 813.272.4083

Date 5/27/2021