

SUBJECT: White Trout Lake Subdivision
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 14, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for White Trout Lake Subdivision, A Private Subdivision, located in Section 22, Township 28, and Range 18. Construction has been completed and has been certified by Michael Stalzer, a Florida Professional Engineer, with CPWG Engineering.

BACKGROUND:

On October 11, 2018, Permission to Construct Prior to Platting was issued for the White Trout Lake Subdivision. Lot corners are in place and placement has been certified by Stacy L. Brown, Professional Surveyor and Mapper with SurvTech Solutions, Inc. The developers are Grandresch 2, LLC and the engineer is CPWG Engineering.



SurvTech Solutions, Inc.

10220 U.S. Highway 92 East
Tampa, Florida 33610
Florida Licensed Business No. 7340

Phone: 813-621-4929

Fax: 813-621-7194

Web: www.survtechsolutions.com

Thursday, March 11, 2021

Lot Corner Certification –White Trout Lake Subdivision Plat

I, Stacy L. Brown, hereby certify that I am associated with the firm of SurvTech Solutions, Inc., and that I am the Surveyor of Record for the platting of WHITE TROUT LAKE SUBDIVISION. I further certify that all permanent reference monuments (PRMs) were set on the 12th day of December 2019, verified on the 24th day of February 2021 and that all lot corners have been set.

The permanent control points (PCPs) will be set when the roads have been constructed and per requirements of Florida Statute.

Respectfully submitted,
And Certified By:
SurvTech Solutions, Inc.



Digitally signed
by Stacy L
Brown
Reason: I am
approving this
document
Date:
2021.03.11
10:35:35 -05'00'

Stacy L. Brown, P.S.M. #6516
Vice President

WHITE TROUT LAKE SUBDIVISION
SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION:

A PARCEL OF LAND LYING AND BEING IN THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE COINCIDENT WITH THE WEST BOUNDARY OF SAID SECTION 22, N 0°45'15" E A DISTANCE OF 1298.92 FEET, THENCE DEPARTING S 89°07'44" E A DISTANCE OF 625.63 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF THE WEST 448.6 FEET OF THE EAST 710.35 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22, SAID POINT BEING THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID WEST BOUNDARY, N 0°46'10" E A DISTANCE OF 100.00 FEET TO A POINT COINCIDENT WITH THE SOUTH BOUNDARY OF SAID SECTION 22, THENCE DEPARTING S 89°07'44" E A DISTANCE OF 43.77 FEET, THENCE DEPARTING SAID SOUTH BOUNDARY, N 89°07'44" E A DISTANCE OF 334.88 FEET, THENCE DEPARTING SAID PARALLEL LINE, S 89°07'44" E A DISTANCE OF 100.00 FEET TO A POINT COINCIDENT WITH THE SOUTH BOUNDARY OF SAID SECTION 22, THENCE COINCIDENT WITH THE WEST BOUNDARY OF SAID SECTION 22, N 0°45'15" E A DISTANCE OF 625.63 FEET TO A POINT COINCIDENT WITH THE WEST BOUNDARY OF SAID SECTION 22, N 0°45'15" E A DISTANCE OF 1298.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.96 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF N 87°01'46" W FOR THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF WEST BUSH BOULEVARD, AND ARE TIED TO THE FLORIDA STATE PLAT SYSTEM. THE SYSTEM OF COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET. THE SYSTEM OF COORDINATES SHOWN HEREON ARE SUPPLEMENTAL DATA ONLY. SAID DATA WAS OBTAINED FROM THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND VERIFIED BY LOCATING NGS (NATIONAL GEODETIC SURVEY) HORIZONTAL CONTROL STATION "028847".
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY BE SUBJECT TO FLOODING. THE REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
3. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, WHETHER IN ANALOG OR DIGITAL FORM, IS THE FINAL AND AUTHENTIC VERSION 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. DECKS, POOL DECKS, SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALK, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, THICK GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION POND 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. SUCH EASEMENTS SHALL INTERFERE WITH THE FACILITIES, SERVICES, OR OTHER PUBLIC UTILITY.
6. THIS PRIVATE SUBDIVISION CONTAINS RIGHT-OF-WAYS, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NUTHER OWNED OR MAINTAINED BY HILLSBOROUGH COUNTY.
7. THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED: CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION, IN ADDITION TO THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS OF THE WETLANDS BUFFER ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION.
8. WETLANDS BUFFERS SHALL REMAIN IN AN UNDISTURBED CONDITION EXCEPT FOR APPROVED DRAINAGE FACILITY CONSTRUCTION/MAINTENANCE. NO PROPERTY OWNER WITHIN THE SUBDIVISION MAY PERFORM ANY WORK, CONSTRUCTION, MAINTENANCE, CLEARING, FILLING OR ANY OTHER TYPE OF ACTIVITIES WITHIN THE WETLANDS MANAGEMENT DISTRICT.
9. REQUIRED WIDTH (39.00') OF THE SETBACK FOR THE TRANSPORTATION CORRIDOR TO BE PRESERVED IN ACCORDANCE WITH THE HILLSBOROUGH COUNTY CORRIDOR PRESERVATION PLAN, PER HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, PART 5.11.00.
10. NOTE: AREAS OF SETBACK FOR TRANSPORTATION CORRIDORS WILL CONTAIN NO PERMANENT STRUCTURES. SUCH AREAS MAY BE OCCUPIED ON AN INTERIM BASIS BY UNDERGROUND UTILITIES (AS DESIGNATED AND PERMITTED BY INDIVIDUAL LOT OWNERS), FENCES, RETENTION AREAS AND LANDSCAPING MATERIALS, OR BY DEVELOPMENT CODE.
11. THIS PROPERTY IS SUBJECT TO AND BENEFITS FROM THE FOLLOWING:
 - A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR EDEWATER AT WHITE TROUT HOMEOWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 25845, PAGE 1324, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
 - B. FLORIDA.

PLAT APPROVAL:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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 NUMBER: _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____
CLERK OF CIRCUIT COURT
THIS _____ DAY OF _____, 2020
CLERK FILE NUMBER _____

BY _____
DEPUTY CLERK
TIME: _____

SUBDIVIDER/DEDICATION:

THE UNDERSIGNED, GRANDRESC 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "WHITE TROUT LAKE SUBDIVISION" FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT OR OTHER INTERESTED ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE INTEREST IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION OR 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 TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SAID TRACTS "A", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z" AND ALL THE PRIVATE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

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

THE PRIVATE ROAD AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT "A" ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

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OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND NON-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "A", AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

OWNER(S) HEREBY GRANT(S) TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUAS-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "A", AS SHOWN HEREON FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AS DESIGNATED BY THE OWNER AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

ALL PRIVATE TRACTS, RIGHT-OF-WAY, ROADWAYS AND EASEMENTS SHOWN HEREON ARE SUBJECT TO ANY AND ALL PUBLIC EASEMENTS SHOWN HEREON.

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

GRANDRESC 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY – OWNER

JIM RESCH, CEO _____ WITNESS _____

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS SIGNED BEFORE ME THIS _____ OF _____, 2020, BY JIM RESCH, CEO OF GRANDRESC 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED PERSONAL IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

NOTARY PUBLIC:

SIGN _____ SEAL _____
PRINT _____
TITLE _____
SERIAL NUMBER _____
COMMISSION EXPIRES _____

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____

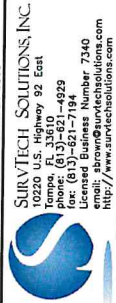
DATE _____

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 DIRECT SUPERVISION AND IN ACCORDANCE WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT THE PERMANENT MONUMENTS (FPRM) WERE SET ON THE 12TH DAY OF DECEMBER, 2019, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP) AND LOT CORNERS HAVE BEEN OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

SURVEYOR: STACY L. BROWN

PROFESSIONAL SURVEY AND MAPPER NUMBER 6516



CERTIFIED BY _____
STACY L. BROWN P.S.M. #6516
SURVEYTECH SOLUTIONS, INC. – LICENSED BUSINESS NUMBER 7340
10220 EAST HIGHWAY 92
TAMPA, FL 33610



Certificate of School Concurrency

Project Information

Project Name	White Trout
Jurisdiction	Hillsborough
HCPS Project Number	520
Date/Time application deemed complete	January 17, 2018
Jurisdiction Project Number	4083
Parcel ID Number	024237.0000; 024243.0000
Project Location	Busch Blvd. & Dale Mabry
Dwelling Units & Type	9 Single Family Detached
Applicant	Grandresch 2, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	2	2	2		6
Notes:					

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.

Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

February 1, 2018
Date Issued