

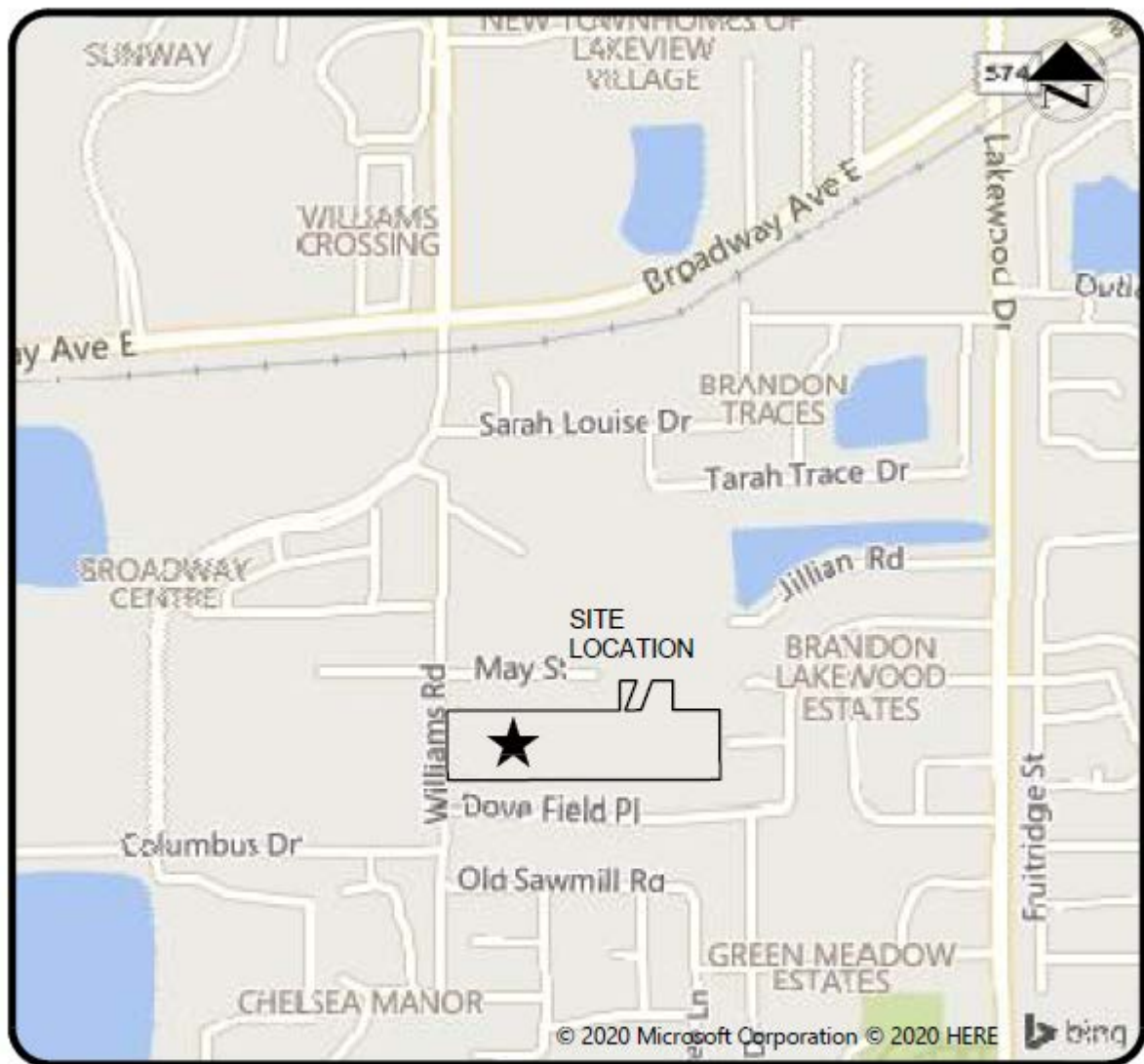
SUBJECT: Preston Oaks Phase 2 fka Williams Road
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 13, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Preston Oaks Phase 2, A Private Subdivision, located in Section 9, Township 29, and Range 20. Construction has been completed and has been certified by Trent Stephenson, a Florida Professional Engineer, with LevelUp Consulting, LLC.

BACKGROUND:

On July 18, 2021, Permission to Construct Prior to Platting was issued for the Preston Oaks Phase 2. Lot corners are in place and placement has been certified by Charles Arnett, Professional Surveyor and Mapper with Geopoint Surveying, Inc. The developers are Meritage Homes of Florida, Inc. and the engineer is LevelUp Consulting, LLC.



VICINITY MAP

N.T.S.

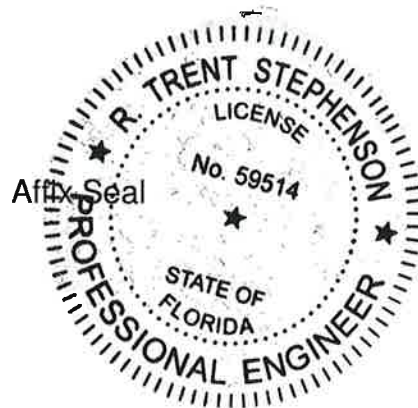
ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION

I, R. Trent Stephenson, hereby certify that I am associated with
the firm of LevelUp Consulting, LLC. I certify that construction
of the Improvement Facilities, at Preston Oaks 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 21st day of DECEMBER, 2021

R. Trent Stephenson
(signature)

Florida Professional Engineer No. 59514

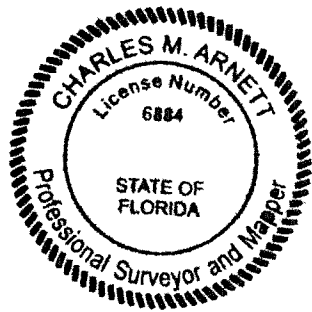


No County agreement, approval or acceptance is implied by this Certification.

Surveyor's Certificate

I, **CHARLES ARNETT**, hereby certify that I am associated with **GEOPOINT SURVEYING, INC.**, which has been retained by **MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION**, and that I have been functioning as the Surveyor of the proposed Plat for **PRESTON OAKS TOWNHOMES, PHASE II**, that all **LOT CORNERS** have been either found in place or set in accordance to the dimensions and locations as shown on said plat of **PRESTON OAKS TOWNHOMES, PHASE II**, and in compliance with Chapter 177 of the Florida Statutes as of the 16th day of December, 2021.

Signed and Sealed
this 21th day of December, 2021.



GeoPoint Surveying, Inc.

A handwritten signature in black ink, appearing to read "Charles M. Arnett", written over a horizontal line.

Charles M. Arnett
Florida Professional Surveyor and Mapper
No. LS6884

PRESTON OAKS TOWNHOMES, PHASE 2

PLAT BOOK PAGE

BEING A REPLAT OF TRACTS "F-1" AND "F-2", PRESTON OAKS TOWNHOMES, RECORDED IN PLAT BOOK 141, PAGES 64-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

TRACT F-1 and TRACT F-2, PRESTON OAKS TOWNHOMES, according to the plat thereof, as recorded in Plat Book 141, Pages 64 through 67, inclusive, of the Public Records of Hillsborough County, Florida.

Containing 0.516 acres, more or less.

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 I OF 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

BY: _____
DEPUTY CLERK

THIS ____ DAY OF _____ 20 ____ . TIME _____

CLERK FILE NUMBER _____

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

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 I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 5TH DAY OF OCTOBER, 2021, AS SHOWN HEREON; AND THAT LOT CORNERS HAVE BEEN SET PER REQUIREMENTS OF FLORIDA STATUTE.

CHARLES M. ARNETT (LICENSE NO. LS6884)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC.
213 HOBBS STREET TAMPA, FLORIDA 33619
LICENSED BUSINESS NUMBER LB7768

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF PRESTON OAKS TOWNHOMES, PHASE 2 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:

1. THE PRIVATE DRAINAGE EASEMENT IS HEREBY RESERVED BY OWNER FOR CONVEYANCE BY SEPARATE INSTRUMENT 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 EASEMENT IS NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
2. THE MAINTENANCE OF THE PRIVATE EASEMENT RESERVED BY OWNER, WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE. SUCH SUCCESSORS AND ASSIGNS MAY INCLUDE A HOMEOWNERS' ASSOCIATION, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY, EXCEPT AS OTHERWISE CONVEYED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC.
3. THIS PRIVATE SUBDIVISION CONTAINS AN EASEMENT WHICH IS NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

OWNER: MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION

BY: _____

WITNESS WITNESS
PRINT PRINT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS ____ DAY OF _____ 20 ___, PERSONALLY APPEARED _____, AS ____ OF _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Notary Public

Sign: _____

Print: _____

Commission No.: _____ Expires: _____

NOTICE:

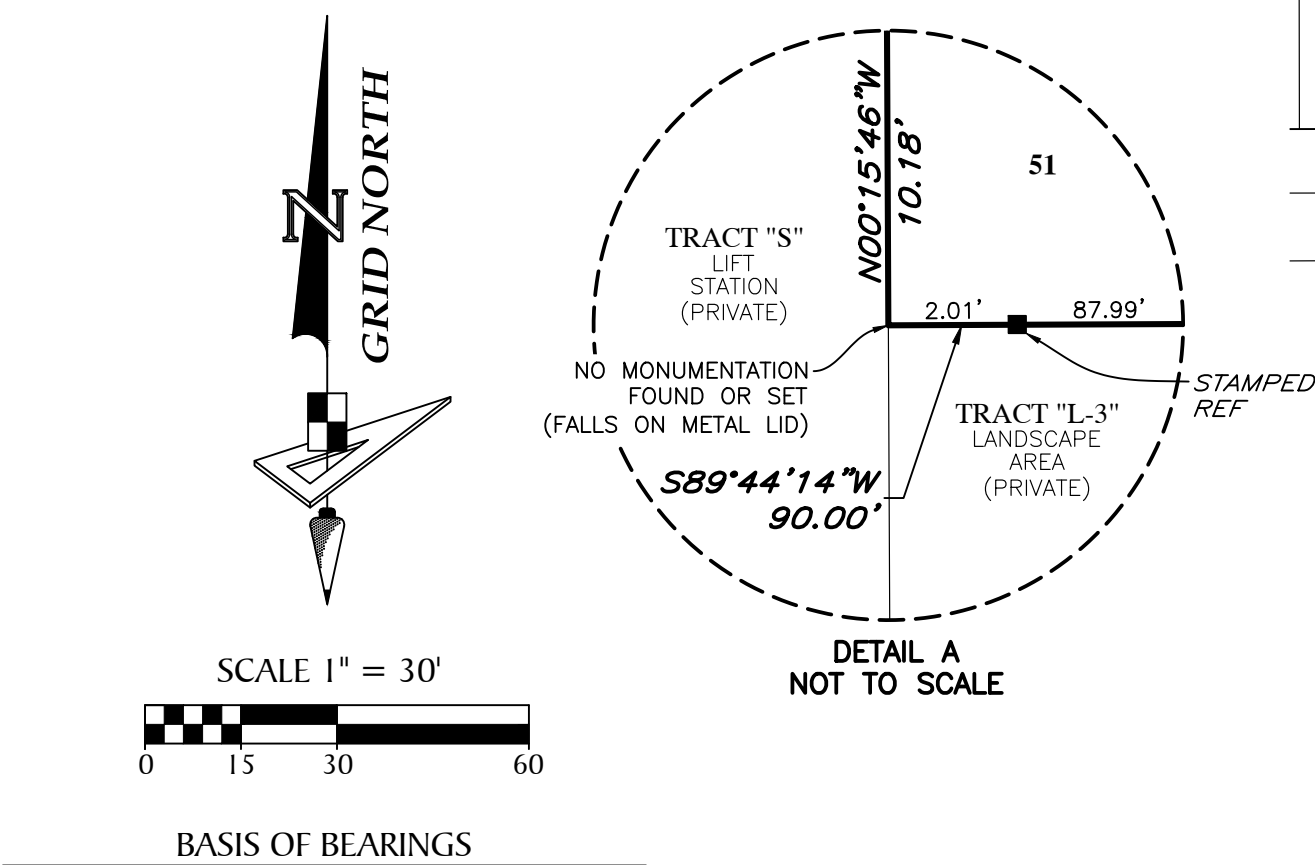
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

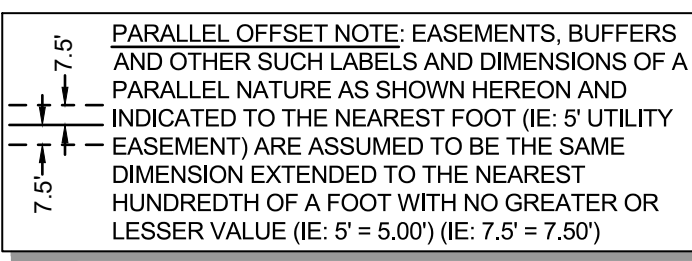
PRESTON OAKS TOWNHOMES, PHASE 2

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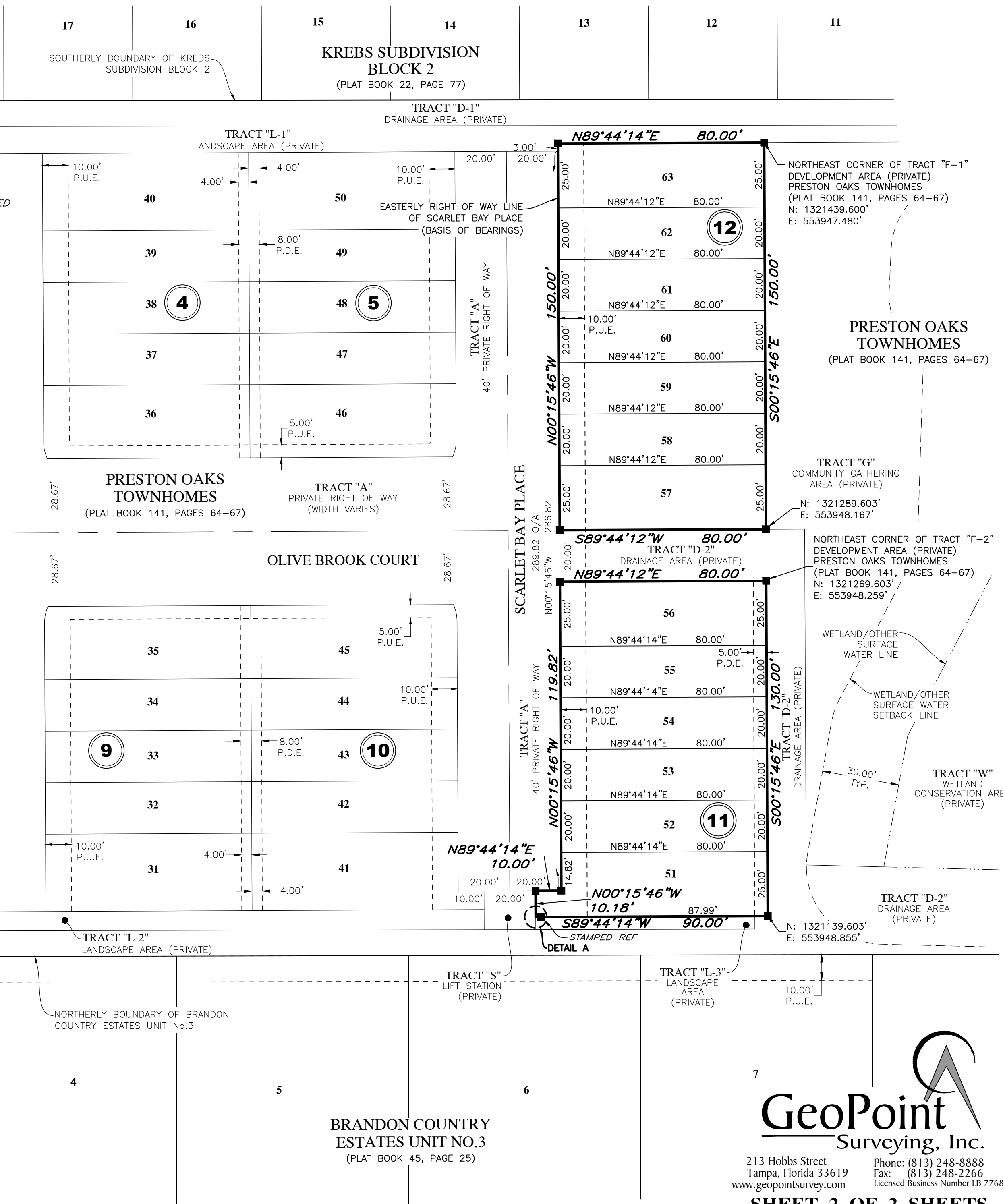


BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF SCARLET BAY PLACE, PRESTON OAKS TOWNHOMES, HAVING A GRID BEARING OF N.00°15'46"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, AS ESTABLISHED FROM A RTK GPS NETWORK.

- PLAT NOTES:**
- 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.
 - COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE LENGEMANN L-NET GPS NETWORK NORTH AMERICAN DATUM OF 1983 (NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT). AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION "DIXON." THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
 - 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.
 - DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS 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.
 - THE LANDS DESCRIBED HEREON CONTAIN A NET AREA OF 0.516 ACRES, MORE OR LESS.



- LEGEND:**
- (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LB7768.
 - (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - O/A ----- OVERALL
 - REF ----- REFERENCE
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENTS
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - ③ ----- BLOCK NUMBER



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SHEET 2 OF 2 SHEETS