

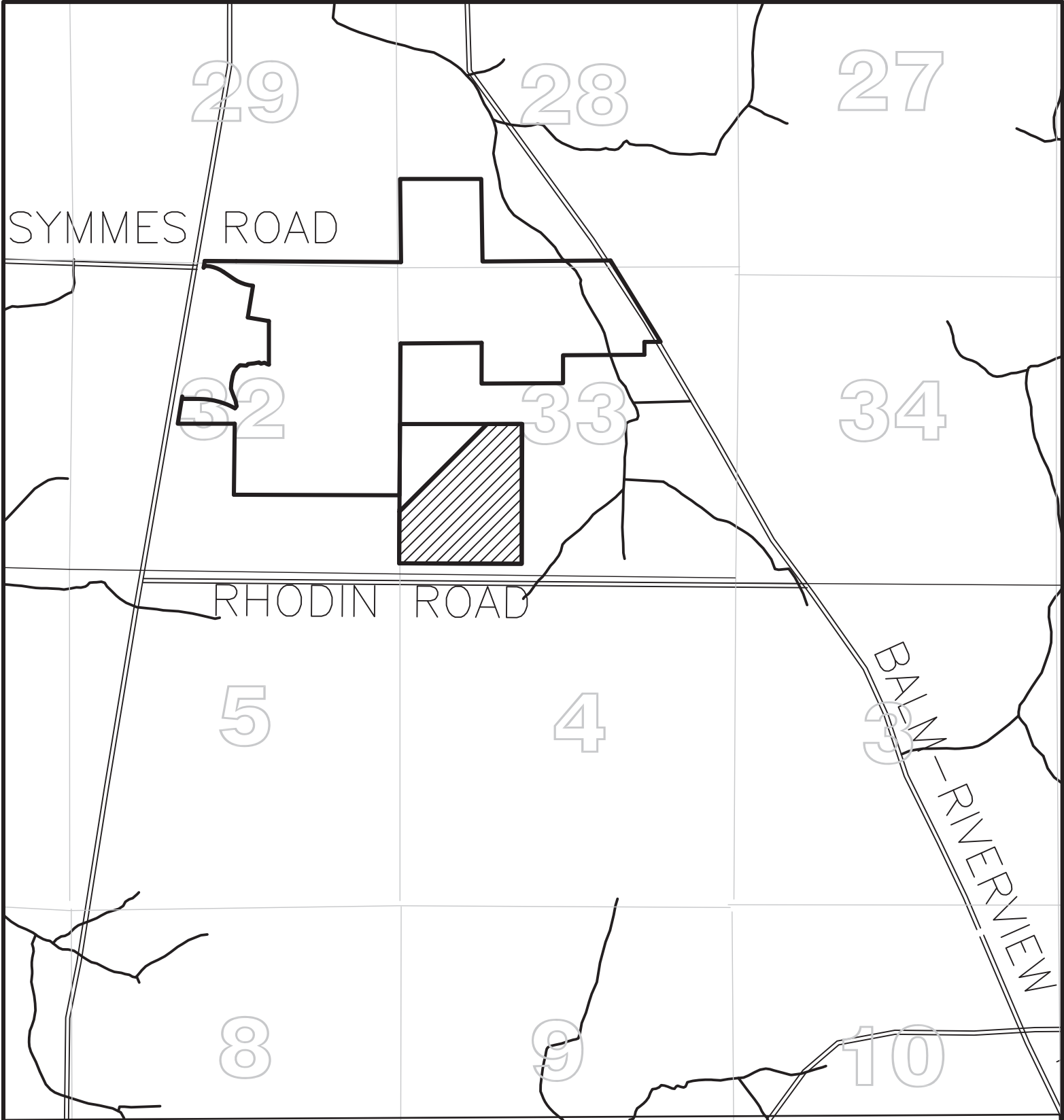
SUBJECT: Rivercrest Lakes Replat
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 26, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the re-plat for recording for Rivercrest Lakes Replat, a Subdivision, located in Section 33, Township 30, and Range 30. Construction has been completed and has been certified by Chris OKelley, a Florida Professional Engineer, with Clearview Land Design. Lot corners are in place and placement was certified by Clearview Land Design.

BACKGROUND:

On October 26, 2018, Permission to Construct Prior to Platting was issued for the Rivercrest Lakes Replat. On February 12, 2019, the original plat was accepted along with bonding for construction, warranty and lot corners. The developers are Lennar Homes, LLC, and the engineer is Clearview Land Design.



RIVERCREST LAKES VICINITY MAP

Hillsborough County, Florida

RIVERCREST LAKES - PARTIAL REPLAT
A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF
RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 33, Township 30 South, Range 20 East, Hillsborough County, Florida, including ALL of TRACT "Z" and a portion of the plat of RIVERCREST LAKES, as recorded in Plat Book 134, Pages 180 through 191 inclusive, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of Lot 73, also being a point on the Southerly boundary of TRACT A* (Chilly Water Court), ALL according to said plat of RIVERCREST LAKES for a POINT OF BEGINNING, run thence along said Southerly boundary of said Lot 73 and the Southerly prolongation thereof, S.00111°02'W., 175.00 feet to a point on the North boundary of the right-of-way line for RHODINE ROAD, as recorded in Official Records Book 1480, Page 548, of the Public Records of Hillsborough County, Florida; thence along said North boundary of the right-of-way line for RHODINE ROAD, N.89°48'58"W., 98.54 feet to the Southwest corner of the aforesaid TRACT B-2; thence along the Westerly boundary of said TRACT B-2, N.00°23'24"E., 175.00 feet to the Northwest corner of said TRACT B-2, also being a point on the aforesaid Southerly boundary of TRACT A* (Chilly Water Court); thence along said Southerly boundary of TRACT A* (Chilly Water Court), S.89°48'58"E., 97.91 feet to the POINT OF BEGINNING. Containing 0.395 acres, more or less.

NOTES:

1. Northing and Easting coordinates (indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 -- 2007 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.
- Originating Coordinates: Station "DIXON"
2. Land within plats by no means represent a determination on whether properties will or will not flood. Land under the boundaries of this plat may or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.
3. All planned 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.
4. Lands being platted herein are benefited by and subject to the following:
 - a. Reciprocal Easement Agreement by and between Lennar Homes, LLC, a Florida limited liability company, and Rhodie Lake, LLC, a Florida limited liability company, recorded July 3, 2018, in Official Records Book 25887, Page 1283.
 - b. Community Declaration for Rivercrest Lakes by Lennar Homes, LLC, a Florida limited liability company, Declarant, recorded February 11, 2019, in Official Records Book 26390, Page 719.
 - c. Plat of RIVERCREST LAKES recorded February 12, 2019 in Plat Book 134, Pages 180 through 191, inclusive.
 - d. Temporary Access and Utility Easement by and between Lennar Homes, LLC, a Florida limited liability company, Granter, and Hillsborough County, a political subdivision of the state of Florida, Grantee, recorded August 27, 2019 in Official Records Book 26906, Page 711.

BOARD OF COUNTY COMMISSIONERS

=====

This plat has been approved for recordation.

Chairman

Date _____

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

I hereby certify that this subdivision plot 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

BY _____

This _____ day of _____, 20____. TIME _____.

CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

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 Section, Geospatial & Land Acquisition Services Department, Hillsborough County

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200
Job No.: AMI-LCF-RC-005
File: RCREST-LAKES-REPLAT-01

SHEET 1 OF 3 SHEETS

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.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify, that this Platted Subdivision is a correct representation of the lands herein subdivided; that this plat was prepared under my direction and supervision and complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that all Permanent Reference Monuments (P.R.M.'s) and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision were measured by said Chapter 177, Part I, Florida Statutes, and set on the Permanent Control Points (P.C.P.s) on this plat to be set.

AMERRITT, INC., (Certificate of Authorization Number LB7778)
3010 W. Azelee Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

RIVERCREST LAKES - PARTIAL REPLAT

A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191 SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION:

The undersigned, Crestview Lakes Community Association, Inc., a Florida not for profit corporation (the "Owner"), as owner of the lands platted herein does hereby dedicate this plat of RIVERCREST LAKES - PARTIAL REPLAT for record. The undersigned further makes the following dedications and reservations:

TRACT "Z" (Public) Pump Station Site is hereby dedicated to Hillsborough County, Florida (the "County") for the benefit of the public.

Owner does further dedicate to the County for the benefit of the public, the Utility Easements as shown hereon for purposes incidental thereto.

Owner does further dedicate to the County for the benefit of the public, the (Public) Wastewater/Water Easement as shown hereon for purposes incidental thereto.

Fee interest in TRACT "B-2A", as shown hereon is hereby reserved by the Owner for conveyance by separate instrument to a Homeowners' Association, 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 maintained by Owner, its assigns and successors in title, which may include a Homeowners' Association.

Said TRACT "B-2A" is subject to any and all easements dedicated to public use as shown on this plat.

Crestview Lakes Community Association, Inc., a Florida not for profit corporation - Owner

_____, as _____, Witness, _____, Witness, _____, Witness,

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence this _____ day of _____, 2020, by _____, as _____ of Crestview Lakes Community Association, Inc., a Florida not for profit corporation, who is personally known to me.

Notary Public, State of Florida at Large My Commission expires:

Printed Name of Notary Commission Number:

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

PARALLEL OFFSET DIMENSIONS NOTE:

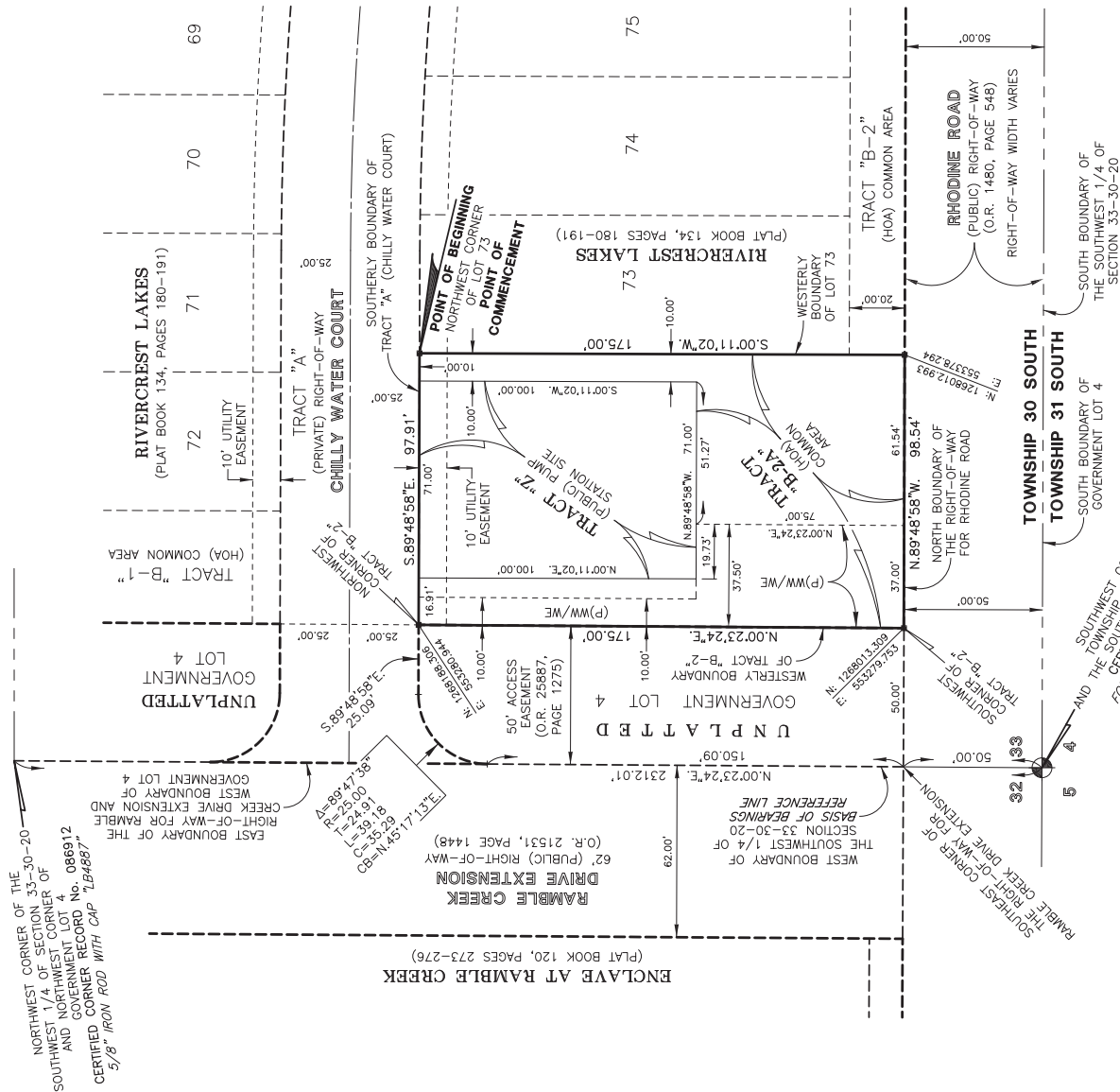
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-2A"	(HOA) COMMON AREA; (PUBLIC) WATERMAIN EASEMENT; (PUBLIC) SANITARY FORCEMAIN EASEMENT	0.232 Ac.±
TRACT "Z"	(PUBLIC) PUMP STATION SITE	0.163 Ac.±

RIVERCREST LAKES - PARTIAL REPEAT

A REPLAT OF ALL OF TRACT "Z" AND A PORTION OF TRACT "B-2", ACCORDING TO THE PLAT OF RIVERCREST LAKES, AS RECORDED IN PLAT BOOK 134, PAGES 180 THROUGH 191
SECTION 33, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

1. Symbol ■ indicates (P.R.M.) Permanent Reference Monument
4"x4" Concrete Monument LB7778, unless otherwise noted.
O.R. — Official Records Book
2. (HOA) — Homeowners Association
3. (D.V.H./N.F. (D.V.I.b.2) Workbooks/Waterways Easement)

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SUBJECT: Rivercrest Lakes
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 12, 2019
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Rivercrest Lakes, located in Section 33, Township 30, and Range 30, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also 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 Performance Letter of Credit in the amount of \$2,723,479.89, a Warranty Letter of Credit in the amount of \$217,878.39, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of \$13,000.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On October 26, 2018, Permission to Construct Prior to Platting was issued for Rivercrest Lakes. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC and the engineer is Clearview Land Design.