

SUBJECT: Belmond Reserve Tract AC Retail **P1#4999**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 9, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Belmond Reserve Tract AC Retail, located in Section 2, Township 31, and Range 20. Construction has been completed and has been certified by Ely Payne, a Florida Professional Engineer, with LevelUp Consulting, LLC. Improvements for this plat were accepted with Belmond Reserve Phase 1 on September 27, 2021. This plat is a commercial plat and has no school concurrency.

BACKGROUND:

On August 4, 2020, Permission to Construct Prior to Platting was issued for the Belmond Reserve Tract AC Retail. Lot corners are in place and placement has been certified by Robert B. Curtis, Professional Surveyor and Mapper with Ardurra Group, Inc. The developer is Rhodine Holdings, LLC and the engineer is LevelUp Consulting, LLC.

BELMOND RESERVE TRACT AC RETAIL
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK
PAGE

DESCRIPTION:
TRACT AC, BELMOND RESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE(S) 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
CONTAINING 1.643 ACRES, MORE OR LESS

DEDICATION:
THE UNDERSIGNED, AS THE OWNERS OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF BELMOND RESERVE TRACT AC RETAIL, FOR RECORD, FURTHER, THE OWNERS DO HEREBY STATE, DECLARE AND MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS, EACH AS THEIR INTERESTS APPEAR:
OWNERS DO HEREBY DEDICATE TO ANY PUBLIC OR PRIVATE UTILITY PROVIDER, TELECOMMUNICATIONS PROVIDER, INFORMATION SERVICES PROVIDER, CABLE TELEVISION OPERATOR OR OTHER SIMILAR ENTITY PROVIDING UTILITY SERVICES TO THE DEVELOPMENT A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UNDER THE AREAS DESIGNATED HEREON AS "PUBLIC UTILITY EASEMENTS" FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SUCH UTILITIES AND RELATED PURPOSES.
THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
FEE INTEREST IN TRACT 1 IS HEREBY RESERVED BY THE OWNERS, THEIR ASSIGNS AND/OR THEIR SUCCESSORS IN TITLE. SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND WILL BE INDEPENDENTLY MAINTAINED BY THE OWNERS, THE CDD, AND/OR THE ASSOCIATION, AND THEIR RESPECTIVE ASSIGNS AND SUCCESSORS IN TITLE.
FEE INTEREST IN TRACT 2 IS HEREBY RESERVED BY THE CDD FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND WILL BE MAINTAINED.
THE MAINTENANCE OF OWNER-RESERVED TRACTS RESERVED BY OWNERS WILL BE THE RESPONSIBILITY OF THE OWNERS, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

OWNER:
NICHOLAS J. DISTER, VICE-CHAIRMAN
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY NICHOLAS J. DISTER AS VICE-CHAIRMAN, ON BEHALF OF THE DISTRICT, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

OWNER:
WILLOW GROVE DRIVE LLC
A FLORIDA LIMITED LIABILITY COMPANY

KNAREY WISDOM, REGISTERED AGENT

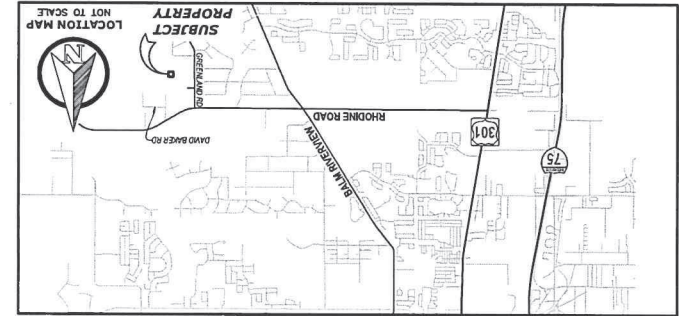
(PRINT NAME)
WITNESS

(PRINT NAME)
WITNESS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2023, BY KNAREY WISDOM AS REGISTERED AGENT, ON BEHALF OF THE COMPANY, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

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One Memorial Center, Suite 300
Tampa, Florida 33614
Phone: (813) 880-8881
www.ardurra.com
License #2610
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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 _____
CLERK OF CIRCUIT COURT
THIS _____ DAY OF _____, 2023, TIME: _____
BY _____
DEPUTY CLERK
CLERK FILE NUMBER _____

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____
DATE _____

PLAT APPROVAL:
GEOMETRIC DATA HAS NOT BEEN VERIFIED.
REVIEWED BY: _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY, FLORIDA

SURVEY CERTIFICATE:
1. 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 COMPLES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE 28TH DAY OF FEBRUARY, 2023, AND THAT LOT CORNERS HAVE BEEN SET AS SHOWN HEREON.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, LS6051
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33614
L82610

PLAT	BOOK	PAGE
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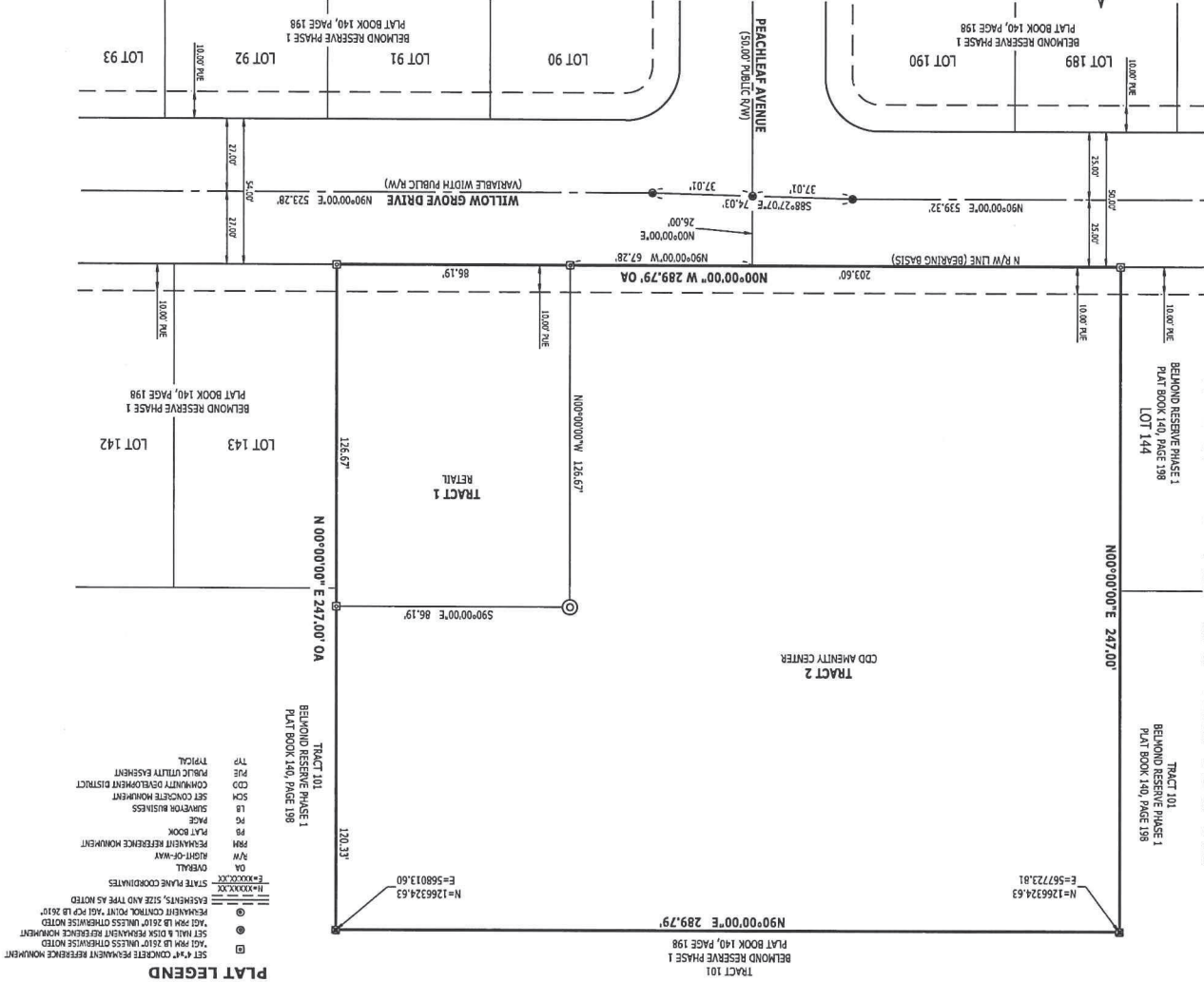
1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD, LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPER'S REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON

2. BEARING SHOWN HEREON ARE BASED ON THE LATEST STATE PLATE RECORDS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION. BEARINGS SHOWN HEREON ARE MEANS TO REFERENCE THE SURVEYED PARCELS TO THE DEED OR PLAT OF RECORD. THE NORTH NAD 83 NORTH-OF-WAY LINE OF WILLIAM GROVE STATE PLATE COORDINATES HEREON (NAD 83) BEARING 100° 00' 00" W. 100.000 FEET.
3. ESTABLISHED BY REAL-TIME KINEMATIC GPS OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION NEAR THE NETWORK OBSERVATION POINT (RTP) GLOBAL POSITIONING SYSTEM (GPS) DATA COLLECTION AND REAL-TIME KINEMATIC (RTK) DATA COLLECTION (CONSISTING OF TWO STATIONS, ONE AT WILLIAM GROVE AND ANOTHER AT THE CONTROL POINT, NAD 83).
4. NOTICE: THIS PLAT AS RECORDED IN THIS GRAPHIC FORM IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO MANNER BE SUPERSEDED BY ANY OTHER RECORDS. ANY RECORDS THAT ARE NOT RECORDED ON THIS PLAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ALL EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL BE EXERCISED FOR THE PURPOSES OF THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO USE OF CABLE OR OTHER PUBLIC UTILITY, OR OTHER PUBLIC FACILITIES AND SERVICES OF THE FLORIDA PUBLIC UTILITY COMMISSION, SHALL BE REQUIRED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE FLORIDA ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC UTILITY COMMISSION.
6. ALL EASEMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
7. ALL DISTANCES SHOWN HEREON ARE SUBJECT TO A NOTICE OF REVISION.
8. THIS PLAT IS A PUBLIC RECORD AND THE SAME IS HEREBY NOTED TO BE SUBJECT TO A PUBLIC RECORD.
9. RECORDED IN OFFICIAL RECORD BOOK 21787, PAGE 623, TOGETHER WITH FINAL EASEMENT AGREEMENT DEVELOPMENT DISTRICT OF ESTABLISHMENT OF THE BETHUNE RESERVE COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 2, 2022 IN INSTRUMENT NUMBER 2022-072973, OF THE PUBLIC RECORDS OF BETHUNE RESERVE COMMUNITY DEVELOPMENT DISTRICT.
10. RECORDED MAY 24, 2022 IN INSTRUMENT NUMBER 2022-072973, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

7. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
8. ESTABLISHMENT OF THE BEAUFORT RESERVE COMMUNITY DEVELOPMENT DISTRICT
ESTABLISHMENT OF THE BEAUFORT RESERVE COMMUNITY DEVELOPMENT DISTRICT
IN JUDGMENT VALIDATING AND CONFIRMING THE DISTRICT RECORDED IN
INSTRUMENT "202027319", AMENDED NOTICE OF ESTABLISHMENT OF THE
2022 IN INSTRUMENT NUMBER 202227319 DISTRICT RECORDED ABOUT 2,
RECORDED MAY 24, 2022 IN INSTRUMENT NUMBER 202227319, OF THE PUBLIC
HILSBOROUGH COUNTY, FLORIDA, AND A RAVINE LOT EASEMENT AGREEMENT
RECORDED IN HILSBOROUGH COUNTY, FLORIDA.

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License #2610



PLAT LEGEND

[illegible]



COLLABORATE. INNOVATE. CREATE.

Surveyor's Certificate:

Signed and sealed this 31st day of March, 2023.

Robert B Curtis, State of Florida,
Professional Surveyor and Mapper,
License No. LS6051. This form has
been electronically signed and sealed
by Robert B Curtis, PSM, using a
SHA-1 authentication code.
Printed copies of this document are
provided for your records. The
SHA-1 authentication code
may be verified on any electronic
device.

Robert B Curtis
2023.03.31 13:50:26 -0400

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