

SUBJECT: Avila Unit 14 Phase 2G **PI#2657**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 18, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Avila Unit 14 Phase 2G, located in Section 26, Township 27, and Range 18. Construction has been completed and has been certified by Clint R. Cuffle, a Florida Professional Engineer, with Water Resource Associates, LLC.

School Concurrency does not apply to this project.

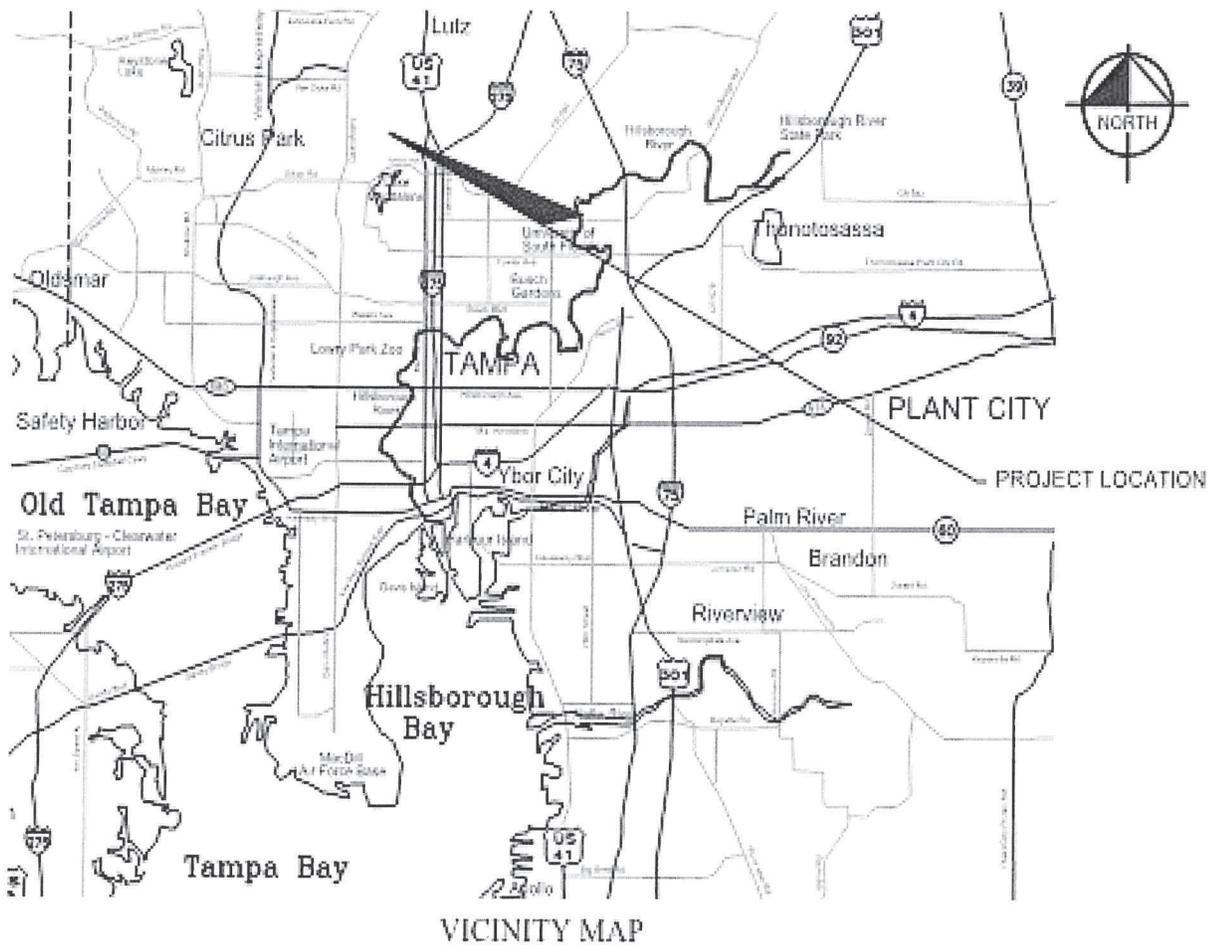
BACKGROUND:

On February 29, 2018, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2G. Lot corners are in place and placement has been certified by Arthur Merritt, Professional Surveyor and Mapper with Amerritt, Inc. The developer is LLATS, LLC and the engineer is Water Resource Associates, LLC.



4260 West Linebaugh Avenue
Tampa, Florida 33618
813-265-3130 phone
813-265-6610 fax
www.wraengineering.com

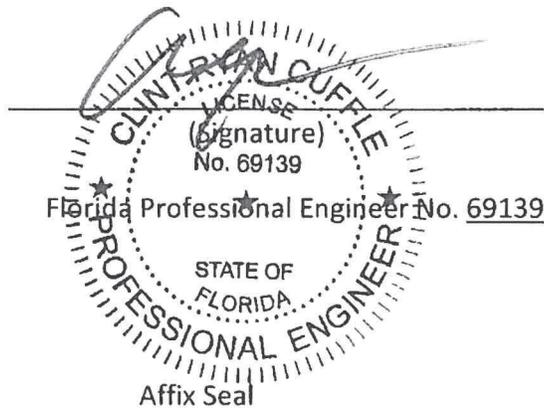
Avila Unit 14 Vicinity Map



**ENGINEER OF RECORD CERTIFICATION
OF CONSTRUCTION COMPLETION**

I, Clint R. Cuffle, P.E., 69139, hereby certify that I am associated with the firm of Water Resource Associates, LLC (WRA). I certify that construction of the Improvement Facilities at Avila Unit 14 2G Project 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/included any design deviations due to field conflicts.

Signed and sealed this 5th day of June, 2023.



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

AMERRITT, INC.
LAND SURVEYING & MAPPING

Arthur W. Merritt
Florida Registered
Professional Land Surveyor

3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

Phone: (813) 221-5200
Email: ArtM@AMerrittinc.com

AVILA UNIT NO. 14 PHASE 2G
LOT CORNER CERTIFICATION

The Lot Corners for the above referenced project, which is a one lot plat, were set as Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

The following Surveyor's Certificate is taken from the signed and sealed Original Plat Document that was submitted for recording to Hillsborough County for the above referenced project:

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey 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) within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the 25th day of April, 2022, as shown hereon, and there are no lot corners or Permanent Control Points (P.C.P.s) on this plat to be set.

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

**Arthur W
Merritt**

Digitally signed by
Arthur W Merritt
Date: 2023.06.05
11:01:02 -04'00'



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

AVILA UNIT NO. 14 PHASE 2G
SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of said Section 26, run thence along the West boundary of the Southwest 1/4 of said Section 26, the following three (3) courses: (1) South 28° 28' W., 25.00 feet to a point on the North boundary of the Right-of-Way for LAKE MAGDALENE BOUNDARY, thence along the North boundary of said Right-of-Way for LAKE MAGDALENE BOUNDARY, (2) continue N.00°01'25"W., 392.47 feet to the POINT OF BEGINNING, (3) thence along the West boundary of said Right-of-Way for LAKE MAGDALENE BOUNDARY, 191.02 feet to a point on the Western boundary of TRACT "A" (Orchla de Avila) according to the plat of AVILA UNIT No. 14 PHASE 2A, as recorded in Plat Book 139, Pages 82 through 87, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Western boundary of TRACT "A" (Orchla de Avila), S.00°15'54"W., 117.50 feet; thence S.89°58'34"W., 190.43 feet to the POINT OF BEGINNING.

Containing 0.514 acres, more or less.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

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 _____, Pages _____ of the Public Records of Hillsborough County, Florida.

BY: _____ BY: _____
Clerk of Circuit Court Deputy Clerk

This _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

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 supplanting in any way the original or digital form of the plat. There may be additional restrictions or conditions 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 plated Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; and that all Permanent Reference Monuments (P.R.M.'s) within the subdivision as required by said Chapter 177 of the Florida Statutes were set on the 25th day of April, 2022, as shown herein, and there are no lot corners or Permanent Control Points (P.C.P.'s) on this plat to be set.

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

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

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

PMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609
PHONE: (813) 225-5200
FAX: (813) 225-5201

AVILA UNIT NO. 14 PHASE 2G

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA

AVILA UNIT NO. 14P
(PLAT BOOK 82, PAGE 83)

WETLAND CONSERVATION AREA NOTE:

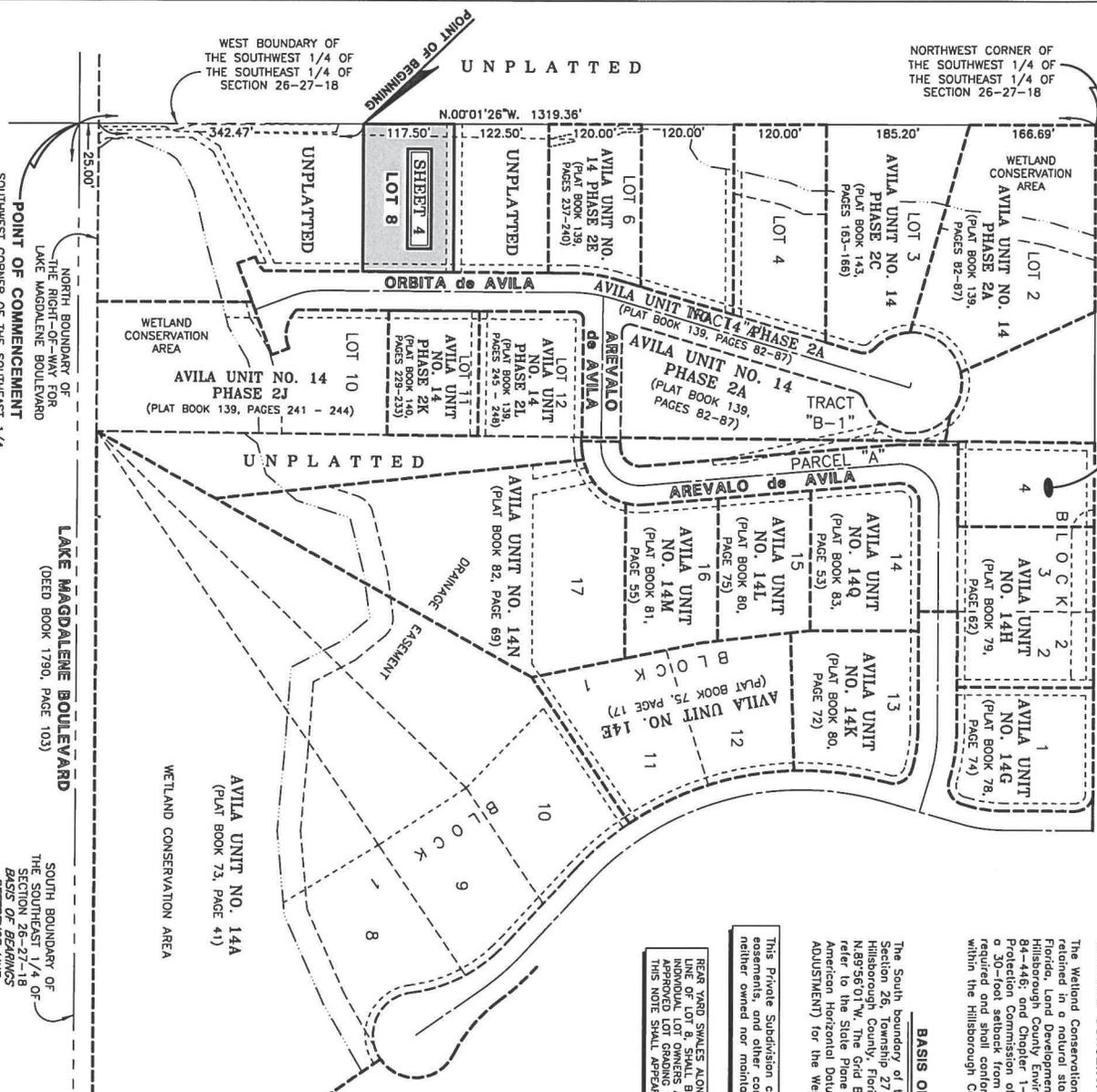
The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Florida Wetland Environmental Protection Act, Chapter 84-446 and Chapter 84-447, Florida Statutes. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

BASIS OF BEARINGS

The South boundary of the Southeast 1/4 of Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, has a Grid Bearing of N89°56'01"W. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.

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

REAR YARD SWALES ALONG THE BACK PROPERTY LINES OF THIS SUBDIVISION SHALL BE THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.



LAKE MAGDALENE BOULEVARD
(DEED BOOK 1790, PAGE 103)

SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26-27-18
BASIS OF BEARINGS
REFERENCE LINE

N.89°56'01"W. 2813.70'

WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26-27-18

NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26-27-18

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 26-27-18
CERTIFIED CORNER RECORD NUMBER 090207
MAIL AND DISK 1B 39173

SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SECTION 26-27-18
BASIS OF BEARINGS
REFERENCE LINE

N.89°56'01"W. 2813.70'

35 38
26 25

KEY SHEET
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILS LABELING AND DIMENSIONING.

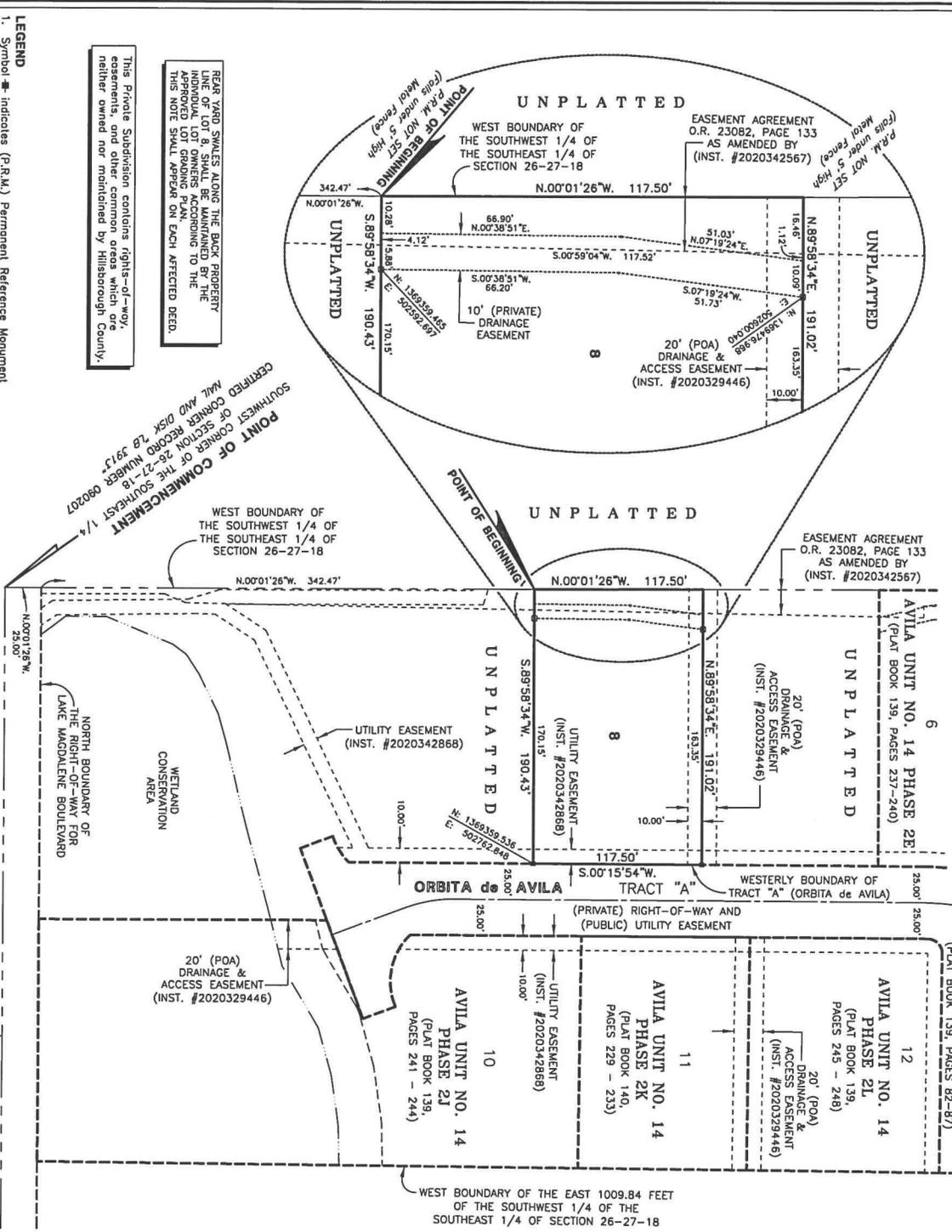
AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number: LB 7728
3000 W. Asolo Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SOUTHEAST CORNER OF SECTION 26-27-18
CERTIFIED CORNER RECORD NUMBER 100802
MAIL AND DISK 1B 6429

SHEET 3 OF 4 SHEETS

AVILA UNIT NO. 14 PHASE 2G

SECTION 26, TOWNSHIP 27 SOUTH, RANGE 18 EAST,
HILLSBOROUGH COUNTY, FLORIDA



REAR YARD SWALES ALONG THE BACK PROPERTY LINE OF LOT 8, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE PROVISIONS OF THE DEED. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

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

- LEGEND**
1. Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \otimes Concrete Monument "187778" unless otherwise noted.
 3. Symbol \oplus Concrete Monument "187778" unless otherwise noted.
 4. Symbol \otimes Concrete Monument (P.C.P.) Permanent Control Point "187778"
 5. (R) indicates radial line
 6. (NR) indicates non-radial line
 7. RB - Reference Bearing
 8. INST - Instrument Number Book
 9. POA - Avia Property Owner's Association, Inc.
 10. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 11. W.C.A.S.L. - Wetland Conservation Area Setback Line

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LAKE MAGDALENE BOULEVARD
(DEED BOOK 1790, PAGE 103)

ORBITA de AVILA TRACT "A"
(PRIVATE) RIGHT-OF-WAY AND (PUBLIC) UTILITY EASEMENT

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Tampa, FL 33609
PHONE (813) 221-5200

SHEET 4 OF 4 SHEETS

PLAT BOOK _____ PAGE _____

SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 4 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 4 FOR PARALLEL OFFSET DIMENSIONS NOTE