

SUBJECT: Avila Unit 14 Phase 2J
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 9, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Avila Unit 14 Phase 2J, A Private Subdivision, 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.

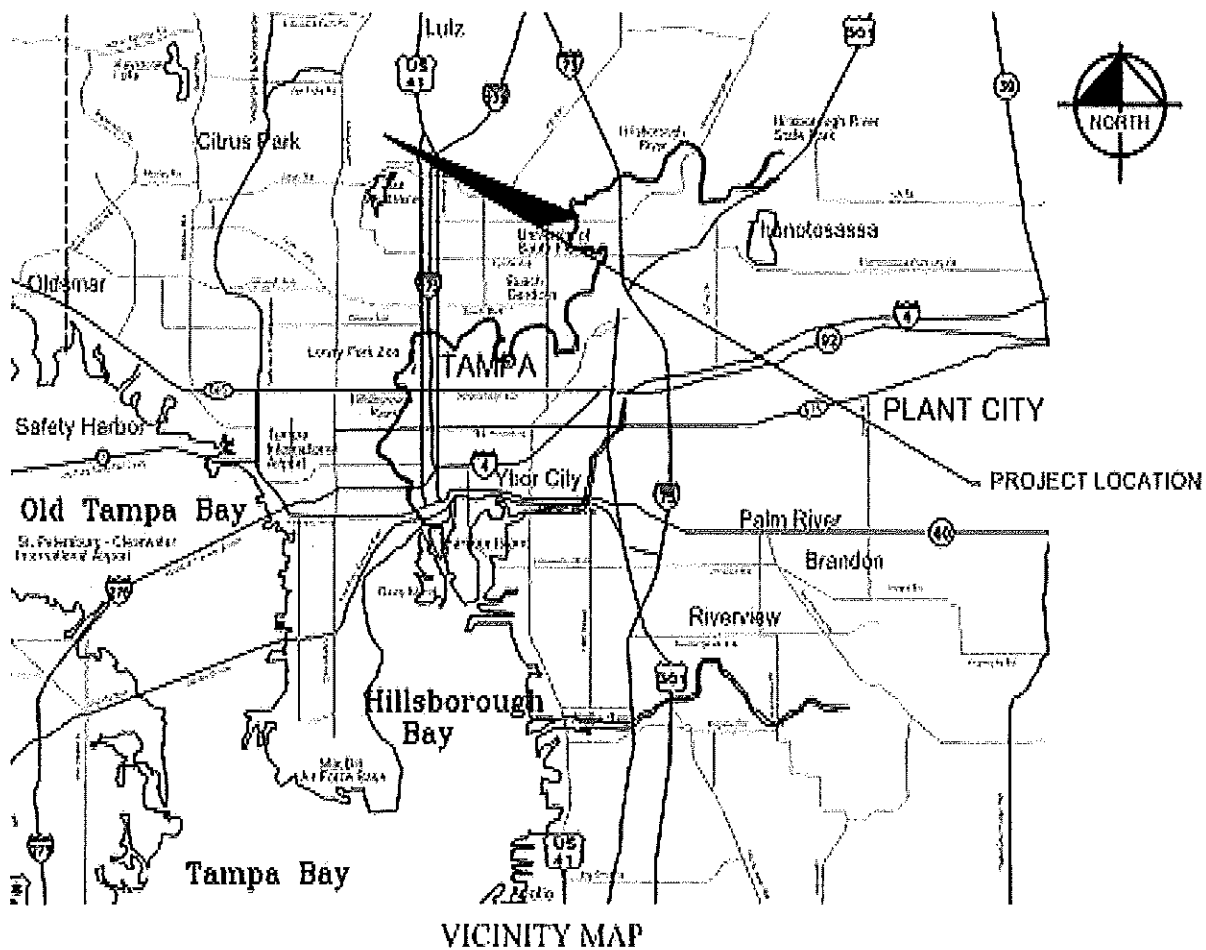
BACKGROUND:

On February 29, 2016, Permission to Construct Prior to Platting was issued for the Avila Unit 14 Phase 2J. Lot corners are in place and placement has been certified by Arthur W. Merritt, Professional Surveyor and Mapper with Amerritt, Inc. The developers are Sierra-Properties, 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**

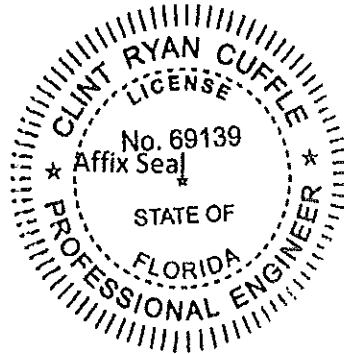
I, Clint R. Cuffle, P.E., 69139, hereby certify that I am associated with the firm of Water Resource Associates, LLC (WRA). I certify that construction of the Improvement Facilities at Avila Unit 14 Project have been completed in substantial compliance with the current Hillsborough County Regulations 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 November, 2020.



(Signature)

Florida Professional Engineer No. 69139



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 2J
LOT CORNER CERTIFICATION

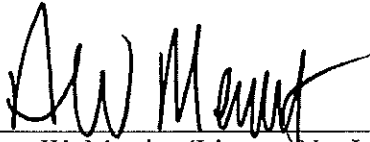
The Lot Corners for the above referenced project, which is a one lot plat, were set as Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

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:

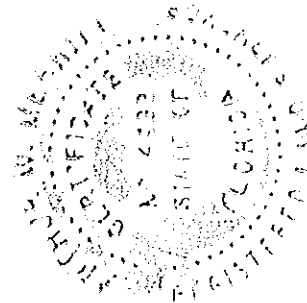
SURVEYOR'S CERTIFICATE

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 10th, day of August, 2020, 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



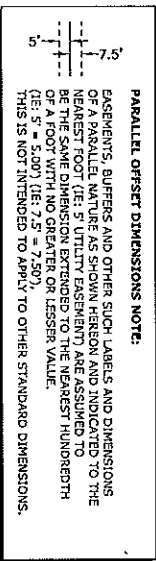
Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper



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

NOTES:

1. Northing and Easting coordinates (indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83) for the State of Florida. All distances are in feet. The Control point used for originating coordinates: National Geodetic Survey (NCS), Control Station "CALDWELL".
2. Subdivision plat 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 Services Division has information regarding flooding and restrictions on development.
3. All plotted 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 easements shall include any easements for the 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.



DEDICATION:
The undersigned, LATS, LLC, a Florida limited liability company, as owner of the lands plotted herein does hereby dedicate this plat of AVILA UNIT NO. 14 PHASE 2J for record. Owner hereby states and declares the following:
The land contained in this plat is dedicated to be part of the Avila Subdivision, and is subject to the terms, conditions and provisions of the following instruments (all recording references to the Public Records of Hillsborough County, Florida): Declaration of Covenants, Conditions and Restrictions, which contains provisions for a private charge or assessment, including any amendments or modifications thereto, recorded in Official Record Book 3497, Page 1870 as Revitalized, Consolidated, Amended and Restated in Official Record Book 22785, Page 760 and Supplemental Declaration as recorded in Instrument Number 2020329447, together with such amendments as may be made from time to time in the future and any amendments that may have been made, but not listed herein.

LATS, LLC, a Florida limited liability company - OWNER

John R. Sierra, III, Vice President _____ Witness _____
Printed Name _____ Printed Name _____

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of _____, 20____, by John R. Sierra, III as Vice President of LATS, LLC, a Florida limited liability company, on behalf of the company. Personally know to me _____ or has produced _____ as identification.

Notary Public, State of Florida at Large _____ My Commission expires: _____
(Printed Name of Notary) _____ Commission Number: _____

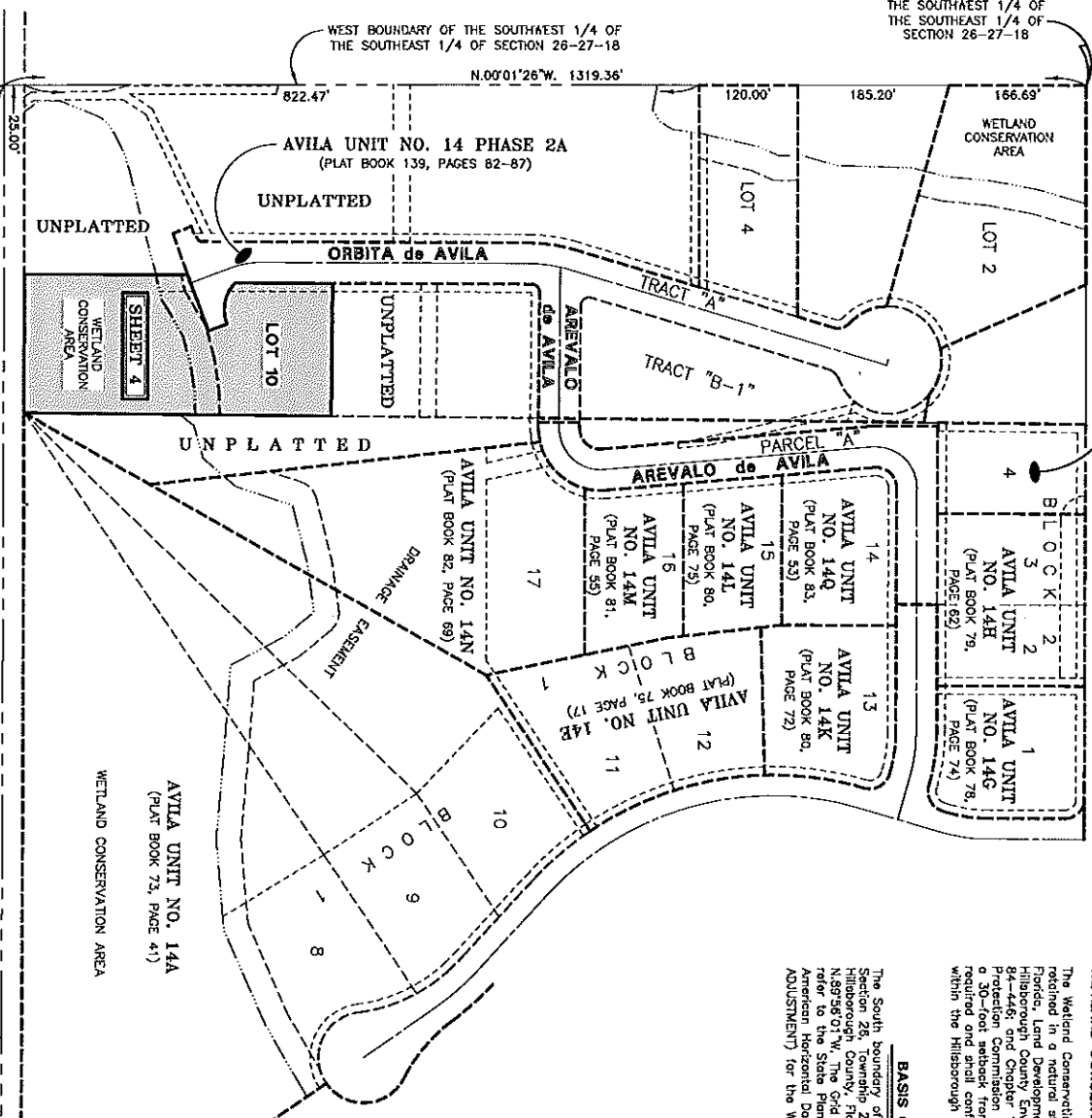
AVILA UNIT NO. 14 PHASE 2J

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

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

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

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

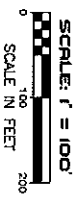


WETLAND CONSERVATION AREA NOTE:

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 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.

BASIS OF BEARINGS

The South boundary of the Southeast 1/4 of Section 26, Township 27 South, Range 18 East, Hillsborough County, Florida, is defined by bearing of N.89°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.



LAKE MAGDALENE BOULEVARD
(DEED BOOK 1790, PAGE 103)

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

N.89°56'01"W. 2813.37'

35 36

AMERIKIT, INC.
LAND SURVEYING & MAPPING
Certified Professional Surveyors
3310 W. Avenue Street, Suite 150
Tampa, FL 33609
PHONE: (813) 221-2200

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

SOUTHWEST CORNER OF SECTION 26-27-18
CERTIFIED CORNER RECORD NUMBER 100802
M&M DISK 7A 6423

SHEET 3 OF 4 SHEETS

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26-27-18
CERTIFIED CORNER RECORD NUMBER 090207
M&M DISK 7A 3913

AVILA UNIT NO. 14 PHASE 2A
(PLAT BOOK 139, PAGES 82-87)

N.00°01'26"W. 1319.36'

822.47'

120.00'

185.20'

166.63'

LOT 4

LOT 2

UNPLATTED

UNPLATTED

ORBITA de AVILA

TRACT "A"

TRACT "B-1"

UNPLATTED

UNPLATTED

UNPLATTED

AVILA UNIT NO. 14N
(PLAT BOOK 82, PAGE 69)

AREVALO de AVILA

AVILA UNIT NO. 14J
(PLAT BOOK 83, PAGE 53)

AVILA UNIT NO. 14I
(PLAT BOOK 80, PAGE 75)

AVILA UNIT NO. 14H
(PLAT BOOK 81, PAGE 59)

AVILA UNIT NO. 14G
(PLAT BOOK 78, PAGE 74)

AVILA UNIT NO. 14F
(PLAT BOOK 80, PAGE 72)

AVILA UNIT NO. 14E
(PLAT BOOK 75, PAGE 12)

AVILA UNIT NO. 14D
(PLAT BOOK 82, PAGE 69)

AVILA UNIT NO. 14C
(PLAT BOOK 82, PAGE 69)

AVILA UNIT NO. 14B
(PLAT BOOK 82, PAGE 69)

AVILA UNIT NO. 14A
(PLAT BOOK 73, PAGE 41)

AVILA UNIT NO. 14Z

AVILA UNIT NO. 14Y

AVILA UNIT NO. 14X

AVILA UNIT NO. 14W

AVILA UNIT NO. 14V

AVILA UNIT NO. 14U

AVILA UNIT NO. 14T

AVILA UNIT NO. 14S

AVILA UNIT NO. 14R

AVILA UNIT NO. 14Q

AVILA UNIT NO. 14P

AVILA UNIT NO. 14O

AVILA UNIT NO. 14N

AVILA UNIT NO. 14M

AVILA UNIT NO. 14L

AVILA UNIT NO. 14K

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AVILA UNIT NO. 14I

AVILA UNIT NO. 14H

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AVILA UNIT NO. 14F

AVILA UNIT NO. 14E

AVILA UNIT NO. 14D

AVILA UNIT NO. 14C

AVILA UNIT NO. 14B

AVILA UNIT NO. 14A

AVILA UNIT NO. 14Z

AVILA UNIT NO. 14Y

AVILA UNIT NO. 14X

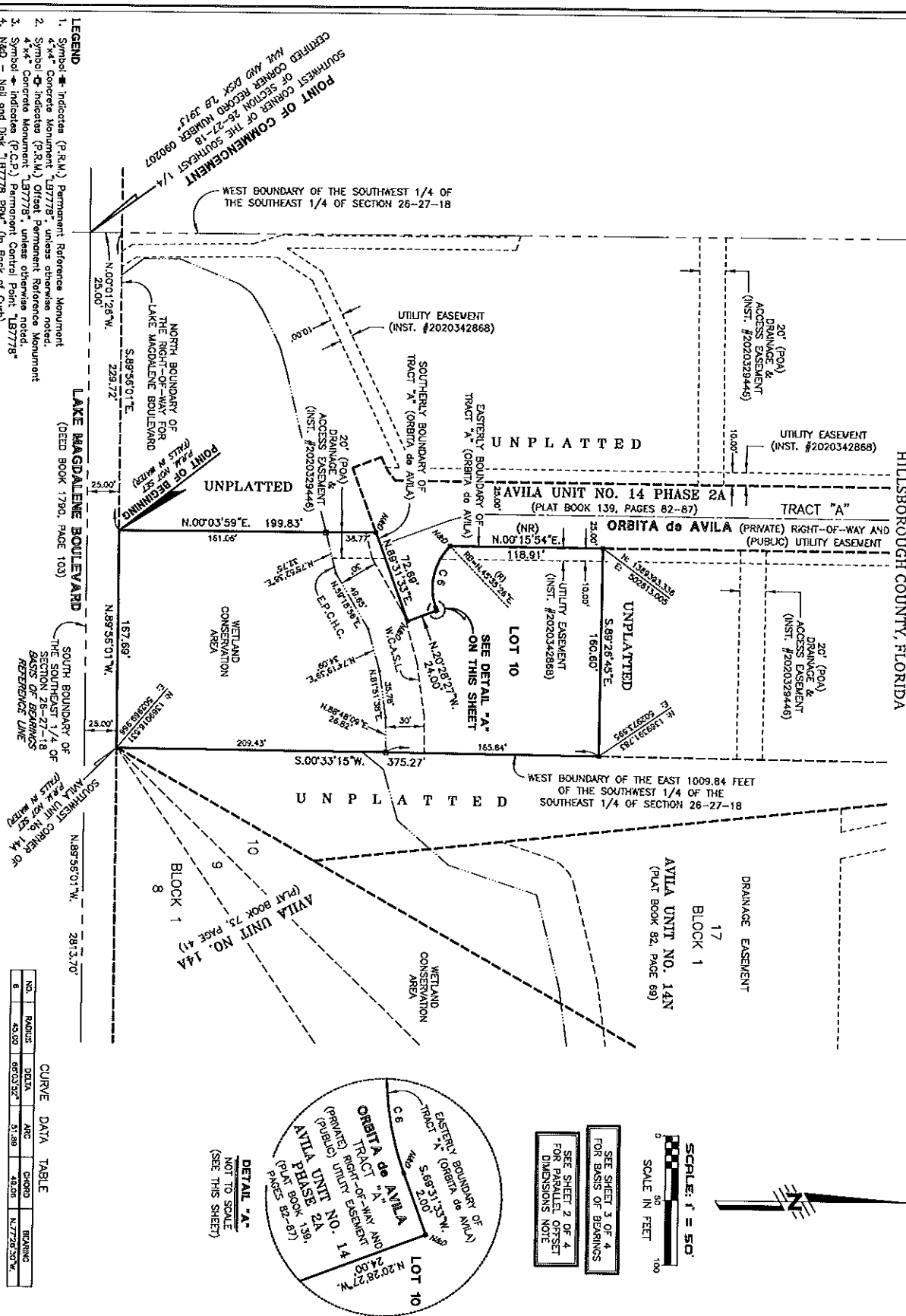
AVILA UNIT NO. 14W

AVILA UNIT NO. 14V

AVILA UNIT NO. 14U

AVILA UNIT NO. 14 PHASE 2J

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



- LEGEND**
- Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
 - Symbol \odot indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \otimes indicates (P.C.S.) Permanent Control Point "187778"
 - Symbol \ominus indicates (P.C.S.) Permanent Control Point "187779"
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - R.B. - Reference Bearing
 - O.R. - Official Records Book
 - INT. - Instrument
 - P.O.A. - Avila Property Owner's Association, Inc.
 - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County, Florida
 - W.C.A.S.L. - Wetland Conservation Area Standard 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; Hillsborough County Ordinance No. 11, Rules of the Environmental Protection Commission of Hillsborough County, Florida, and the Wetland Conservation Area as shown hereon shall be retained and shall provisions stipulated within the Hillsborough County Land Development Code.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
8	43.00	00°03'32"	51.89	40.05	N.77°29'30"W

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DETAIL "A"
NOT TO SCALE
(SEE THIS SHEET)

SEE SHEET 3 OF 4
FOR BASIS OF BEARINGS

SEE SHEET 4 OF 4
FOR DIMENSIONS NOTE



SCALE: 1" = 50'
SCALE IN FEET

PLAT BOOK PAGE

SHEET 4 OF 4 SHEETS