

SUBJECT: Sundara Subdivision
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 Sundara Subdivision, A Private Subdivision, located in Section 10, Township 28, and Range 18. Construction has been completed and has been certified by Sam Shaheen, a Florida Professional Engineer, with Arefco International Consulting Engineers.

BACKGROUND:

On July 24, 2013, Permission to Construct Prior to Platting was issued for the Sundara Subdivision. Lot corners are in place and placement has been certified by Daniel L Van Horn, Professional Surveyor and Mapper with Van Horn & Associates, Inc. The developers are 3101 Lake Ellen Lane, LLC, and the engineer is Arefco International Consulting Engineers.





Sam Shaheen
2021.01.05
16:31:15
'00'05-



This item has been electronically signed and sealed by Sam Shaheen using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Ms. Lee Ann Kennedy
General Manager I
Hillsborough County
Site and Subdivision Intake
Development Services Department
601 East Kennedy Boulevard
Tampa, Florida 33601

January 5, 2021

Subject: Sundara
Project ID: 1365

Dear Ms. Kennedy:

This letter is to certify that the site construction of the above subject project has been constructed in accordance with Hillsborough County and the Southwest Florida Water Management District approved/permitted construction plans.

Should you have any questions or required additional information, please let us know.

Sincerely Yours,

Sam Shaheen, PE
Florida PE# 61841

*Van Horn & Associates, Inc.
Land Surveyors and Mappers
12610 Sydney Road
Dover, Florida 33527*

August 27, 2020

*Mrs. Lee Ann Kennedy
Hillsborough County Development Services Department
601 East Kennedy Blvd.
Tampa, Florida 33602*

Re: Sundara Plat (#1365) Lot Corner Certification.

Dear Mrs. Kennedy:

Responding to your request for a letter of Certification Sundara Plat regarding the Lot Corners following:

All Corners have been set at Sundara Plat - Prm's, PCP's & Iron Rods.

If you have any further questions, please don't hesitate to call me at 684-4565.

Sincerely,

DANIEL L VAN HORN
Digitally signed by DANIEL
L. VAN HORN
Date: 2021.01.04 12:04:48
-05'00'

*Daniel L. Van Horn, PLS
President*

Le10104ds.doc

BEING A REPLAT OF A PORTION OF LOTS 10, 13, 14, 16, 17 AND 18 ACCORDING TO THE PLAT OF LAKEVIEW TERRACE, AS RECORDED IN PLAT BOOK 14, PAGE 21 SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

ESSENTIALS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY ESSENTIALS) 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	ACREAGE
TRACT "A" (HQA)	(PRIVATE) RIGHT-OF-WAY, ACCESS AND UTILITY EASEMENT.	0.586 Ac. ±
TRACT "B" (HQA)	OPEN SPACE, PRIVATE WETLAND AREA, PRIVATE UTILITY AND DRAINAGE EASE.	0.049 Ac. ±
TRACT "C" (HQA)	OPEN SPACE, PRIVATE.	0.029 Ac. ±
TRACT "D" (HQA)	OPEN SPACE, PRIVATE WETLAND AREA, PRIVATE UTILITY EASEMENT.	1.168 Ac. ±
TRACT "E" (HQA)	OPEN SPACE, PRIVATE WETLAND AREA, PRIVATE UTILITY AND DRAINAGE EASE.	0.393 Ac. ±
TRACT "F" (HQA)	LPOCON DRAINAGE AREA, PRIVATE.	1.365 Ac. ±
TRACT "G" (HQA)	PUMP STATION SITE, PRIVATE, PRIVATE UTILITY EASEMENT.	0.023 Ac. ±

THE OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "A," AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

3101 LAKE ELLEN LANE, LLC.

A FLORIDA, LIMITED LIABILITY COMPANY
OWNER
BY: VINANTA MUNDRA, MANAGER

ACKNOWLEDGMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence, this _____ day of _____, 2020, by VINANTA MUNOZA, as Manager of 3101 LAKE ELLEN LANE, LLC., a Florida limited liability company, on behalf of the company. She is personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Largo

My Commission expires:

Printed Name of Notary

Commission Number:

**VAN HORN &
ASSOCIATES, INC.
LAND SURVEYING AND MAPPING**

SUNDARA SUBDIVISION BEING A REPLAT OF A PORTION OF LOTS 10, 13, 14, 16, 17 AND 18 ACCORDING TO THE PLAT OF LAKESIDE TERRACE, AS RECORDED IN PLAT BOOK 14, PAGE 21 SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

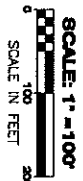
SAINT CHARLOTTE DRIVE
(50.00' WIDE PUBLIC RIGHT-OF-WAY)

LAKE ELLEN SHORES
(PLAT BOOK 51, PAGE 55)
NORTHWEST CORNER OF THE
SOUTH 1/2 OF LOT 10 (P)
NORTHEAST CORNER OF THE
SOUTH 1/2 OF LOT 10 (P)

LAKE ELLEN SHORES
(PLAT BOOK 51, PAGE 55)
NORTHEAST CORNER OF LOT 17

NORTH PADDOCK AVENUE
(45.00' WIDE PUBLIC RIGHT-OF-WAY)

40.00' LAKESIDE TERRACE PLAT BOOK 14 PAGE 21
5.00' LAKE ELLEN SHORES PLAT BOOK 51 PAGE 55
NORTHEAST CORNER OF LOT 18



PARALLEL OFFSET DIMENSIONS NOTE:
EXCEPT WHERE SHOWN OTHERWISE, THE PARALLEL OFFSET DIMENSIONS OF A PARALLEL LINE TO A SHOWN LINE ARE ASSIGNED TO THE NEAREST FOOT (IE 5' UTILITY EASEMENT ARE ASSIGNED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH (IE 5' = 5.00') (IE 7.5' = 7.50') (IE 7.5' = 7.50') THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

BASIS OF BEARINGS
The Northerly boundary of MENENDEZ LANDINGS, according to the plat thereof, as recorded in Plat Book 88, Page 85, Public Records of Hillsborough County, Florida, has a Grid bearing of N89°27'19\"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.

WETLAND CONSERVATION AREA
Environmental Protection Commission Wetland Conservation Area. 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.

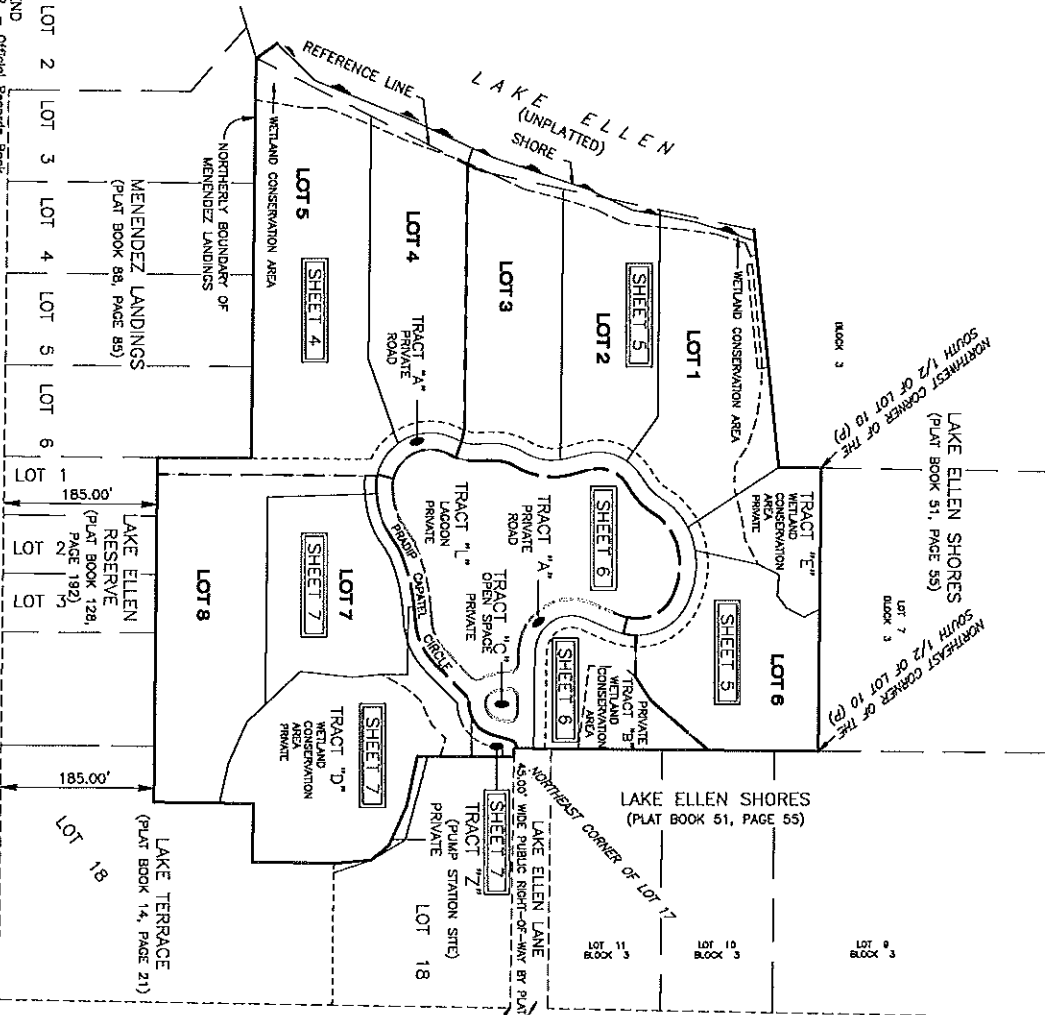
KEY SHEET

NOTE: REFER TO THE FOLLOWING
DETAILED SHEETS OF THIS PLAT FOR
LABELING AND DIMENSIONING.

VAN HORN &
ASSOCIATES, INC.
LAND SURVEYING AND MAPPING
Certificate of Authorization Number LD2339
12810 SENECA ROAD
DOWNEY, FL 33527
PHONE (615) 247-1440

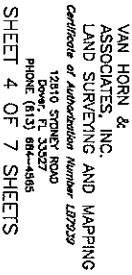
SHEET 3 OF 7 SHEETS

- LEGEND
- 1. O.R. - Official Records Book
 - 2. (MOA) - Home Owners Association PRIVATE
 - 3. WETLAND CONSERVATION AREA - Environmental Protection Commission.
 - 4. LB - License Business.
 - 5. AC - Acres.



PLAT BOOK	PAGE
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FLA 1 OF LAKESIDE INNENACE, AS RECORDED IN FLA 1 BOOK 14, PAGE 21

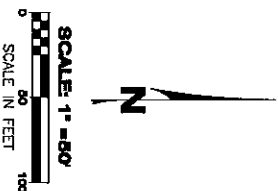
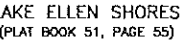


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PARALLEL OFFSET DIMENSIONS NOTE:

LAKE ELLEN SHORES
(PLAT BOOK 51, PAGE 55)
LOT 7
BLOCK 3

EXPERIMENTAL/USERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL, NATURAL AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (EXAMPLE 5' TULIN EXISTED) ARE ASSUMED TO BE THE SAME DIMENSION UNLESS INDICATED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (EXAMPLE 5' = 5.00') (EXAMPLE 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.



	NO.	PROBES	DATA	ACC.	CHORD	BEATING
3	11.533	0.001130	12.02	12.41	11.654 ± 1.4	
4	67.10	1.511 507	65.17	67.28	1.262 ± 1.3	
5	67.10	1.524 441	15.71	15.67	1.074 ± 1.1	
6	67.10	1.537 106	78.48	78.33	1.022 ± 1.2	
7	67.10	3.008 118	72.77	71.37	1.832 ± 2.0	
8	106.62	3.008 118	59.76	59.68	1.525 ± 2.4	
9	106.62	4.270 534	71.03	71.03	1.525 ± 2.4	
10	64.76	3.421 544	63.41	61.94	1.525 ± 2.4	
11	64.76	1.102 172	16.33	16.30	5.667 ± 0.22	
12	64.76	3.166 427	47.08	46.46	5.670 ± 0.22	
13	60.00	20.532 133	20.75	20.53	5.430 ± 3.4	
14	60.35	1.024 111	67.31	67.07	5.243 ± 1.0	
15	60.35	22.718 46	23.47	23.32	5.433 ± 3.9	
16	60.35	1.024 111	15.36	15.68	5.243 ± 1.0	
17	60.35	22.718 46	15.36	15.68	5.433 ± 3.9	
18	62.53	4.462 304	35.03	35.00	5.106 ± 1.3	
19	62.53	67.07 003	8.58	8.57	5.114 ± 1.4	
20	67.53	3.67 003	46.48	45.58	5.114 ± 1.4	
21	22	3.378 070	41.44	42.80	$5.142 000$	
22	31.43	3.67 003	27.41	27.12	5.084 ± 1.9	
23	31.43	3.67 003	19.87	19.74	5.084 ± 1.9	
24	51.43	2.151 47	16.87	17.10	5.084 ± 1.9	
25	51.43	1.062 024	11.83	11.83	5.084 ± 1.9	
26	63.54	0.642 217	12.81	16.28	5.070 ± 4.4	
27	63.54	0.642 217	14.86	14.66	5.070 ± 4.4	
28	47.10	1.111 507	66.80	61.54	1.246 ± 1.3	
29	47.10	3.008 118	59.12	57.95	1.525 ± 2.4	
30	64.76	4.270 534	46.43	47.53	5.670 ± 0.22	
31	60.00	20.532 133	35.88	35.72	5.433 ± 3.4	
32	60.35	1.024 111	9.28	9.27	5.111 ± 1.1	
33	60.35	22.718 46	9.28	9.27	5.111 ± 1.1	
34	67.53	3.67 003	71.50	66.35	5.123 ± 0.2	
35	67.53	3.67 003	29.79	29.37	5.123 ± 0.2	
36	71.53	1.024 111	37.50	37.50	5.123 ± 0.2	
37	71.53	1.024 111	33.12	32.10	5.240 ± 1.2	

DETAIL "A"
NOT TO SCALE

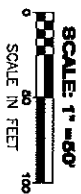
LINE TABLE

1	N.1740.81	40.1
2	N.1205.23 E	15.26
3	N.0747.32 F	40.56

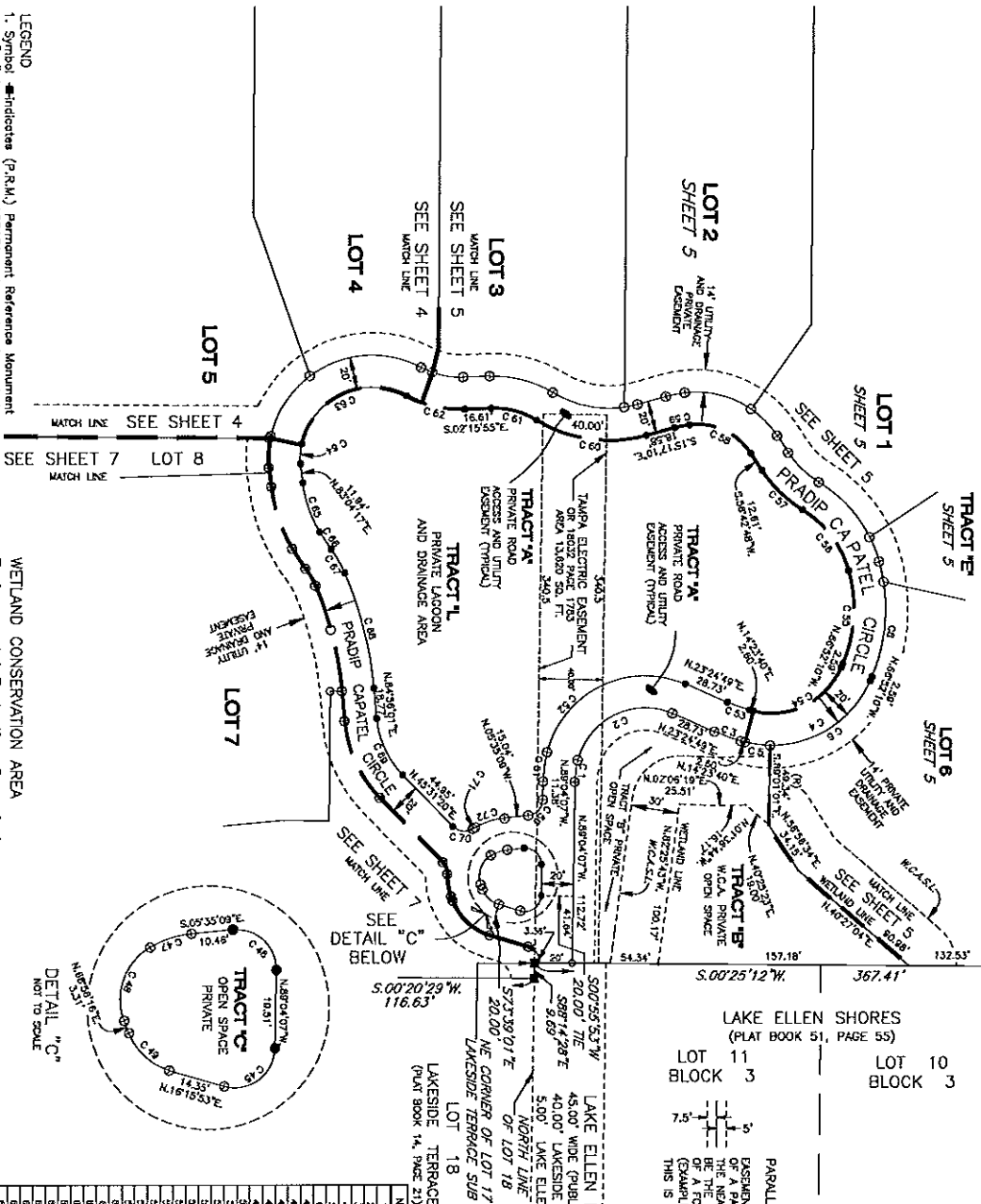
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SUNDARA SUBDIVISION BEING A REPLAT OF A PORTION OF LOTS 10, 13, 14, 16, 17 AND 18 ACCORDING TO THE PLAT OF LAKESIDE TERRACE, AS RECORDED IN PLAT BOOK 14, PAGE 21 SECTION 10, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



PARALLEL OFFSET DIMENSIONS NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO BE THE NEAREST FOOT (EXAMPLE - 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH (EXAMPLE - 5' UTILITY EASEMENT IS ASSUMED TO BE 5.00'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.



NO.	ROUTE	DELT.	ARC	CHORD	BEARING
1	527.6	132.800°	13.24	13.21	N.82°15.10'W.
2	43.63	98°01'01"	70.27	68.28	N.26°02.42'W.
3	113.23	08°01'00"	17.22	17.61	N.10°54.13'W.
4	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
5	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
6	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
7	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
8	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
9	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
10	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
11	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
12	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
13	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
14	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
15	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
16	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
17	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
18	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
19	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
20	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
21	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
22	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
23	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
24	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
25	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
26	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
27	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
28	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
29	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
30	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
31	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
32	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
33	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
34	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
35	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
36	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
37	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
38	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
39	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
40	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
41	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
42	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
43	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
44	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
45	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
46	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
47	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
48	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
49	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
50	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
51	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
52	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
53	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
54	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
55	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
56	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
57	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
58	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
59	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
60	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
61	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
62	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.
63	43.63	98°01'01"	108.28	108.08	N.26°02.42'W.
64	67.10	81°15'00"	63.17	67.20	N.26°14.13'W.
65	67.10	132°42'41"	13.21	13.67	N.07°41.18'W.
66	10.00	100°20'00"	14.86	15.00	N.52°00.00'W.
67	10.00	58°23'02"	16.80	14.82	S.42°42.22'E.
68	20.37	27°46'02"	10.97	10.90	S.16°00.42'E.
69	14.07	82°32'41"	21.04	19.20	S.70°31.96'W.
70	13.44	52°43'03"	14.21	13.71	N.42°43.90'E.
71	10.00	61°29'00"	14.87	15.02	N.47°19.50'W.
72	10.00	113°50'00"	15.00	15.00	N.13°50.00'W.

- LEGEND
- 1. Symbol - Indicates (P.R.M.) Permanent Reference Monument
 - 2. SPKND - SET PK NAIL AND DISC LB 7939
 - 3. (R) Indicates radial line
 - 4. (NR) Indicates non-radial line
 - 5. RB - Reference Bearing
 - 6. W.C.A.S.L. - Wetland Conservation Area - Sublot/Lot Line
 - 7. W.C.A. - Wetland Conservation Area - Environmental Protection Commission
 - 8. SOR - SET CORNER SET
 - 9. NCS - NO CORNER SET
 - 10. RCM - FOUND CONCRETE MONUMENT LB #7939
 - 11. SCM - SET CONCRETE MONUMENT LB #7939

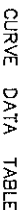
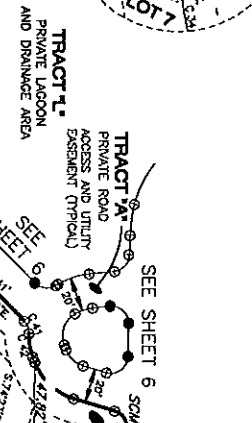
WETLAND CONSERVATION AREA
Environmental Protection Commission

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 50-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

PLAT BOOK	PAGE
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PARALLEL OFFSET DIMENSIONS NOTE:

THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.



NO.	RAJES	DELTA	ARC	CHORD	SPREADING
30	0.64	3705.11	43.73	44.41	5.567031E
31	0.67	3705.19	19.05	19.74	5.566374E
32	0.67	0.7254.32	1.36	1.36	5.566374E
33	0.67	19.1337	18.40	18.40	5.567291E
34	0.67	19.1337	41.13	40.03	5.567291E
35	0.67	12.26.16	12.37	12.30	5.565234E
36	0.67	12.26.16	67.45	67.56	5.565234E
37	212.03	170.90.98	67.45	67.56	5.565234E
38	212.03	07.54.32	36.86	28.83	5.720219E
39	212.03	07.54.32	39.10	39.10	5.720219E
40	10.56	39.53.18	53.53	53.46	6.061131E
41	10.56	39.53.18	53.53	53.46	6.061131E
42	35.87	22.56.12	14.00	13.91	6.062141E
43	35.87	22.56.12	30.00	31.48	6.062141E
44	10.00	17.40.07.90	13.03	12.13	6.062141E

Environmental Protection Commission

The Wetland Conservation Area as shown hereon shall be retained

Development Code (IDC) as amended: the Hillsborough County, Florida, State In a Natural State pursuant to Hillsborough County, Florida, Land

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.

Depression, Anxiety and Psychological Well-being Following Developmental Coordination

[illegible]

**VAN HORN &
ASSOCIATES, INC.
LAND SURVEYING AND MAPPING**

12810 SYDNEY ROAD
 Certificate of Authorisation Number LB7839

12010 Orange Blossom
Dover, FL 33527

PHONE (813) 684-4585

11 OF 11 SHEETS
