

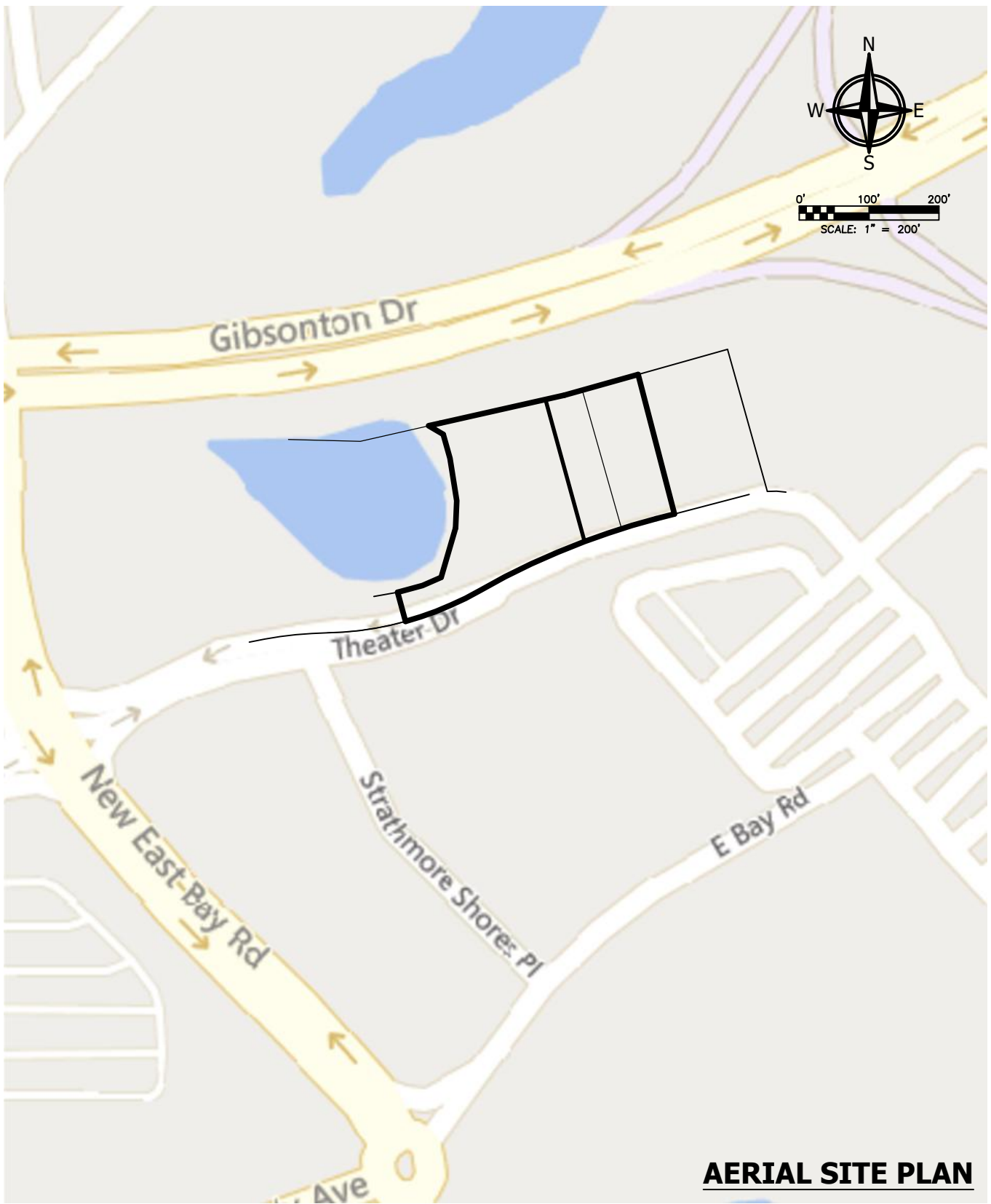
SUBJECT: Gibsonton Square Phase 2 Replat
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: April 13, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the re-plat for recording for Gibsonton Square Phase 2 Replat, a Subdivision, located in Section 30, Township 30, and Range 20. Construction has been completed and has been certified by Jorge Hernandez, a Florida Professional Engineer, with Avid Group, LLC.

BACKGROUND:

On April 5, 2016, Permission to Construct Prior to Platting was issued for the Gibsonton Square. On July 16, 2016, the original plat was accepted. Lot corners are in place and placement has been certified by John L. Waby, Professional Surveyor and Mapper with Avid Group, LLC. The developers are Gibsonton Retail Holding, LLC, and the engineer is Avid Group, LLC.



AERIAL SITE PLAN



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 SURVEYING
 GIS PHONE (727) 789-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

GIBSONTON SQUARE
PHASE 2
HILLSBOROUGH COUNTY, FLORIDA
AVID NO. 3261006



**Hillsborough
County Florida**
Development Services

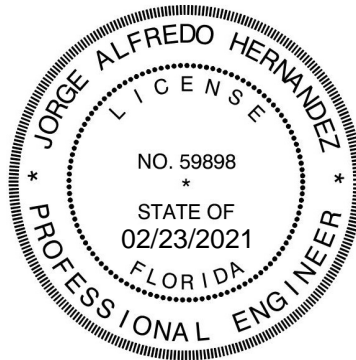
Engineer of Record Certification of Construction Completion

I, _____, hereby certify that I am associated with the firm of _____ . I certify that construction of the Improvement Facilities, at _____ 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 any design deviations due to field conflicts.

Signed and sealed this _____ day of _____, 20____

(signature)

Florida Professional Engineer No. _____



Affix Seal

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

**PRMS AND LOT CORNERS CERTIFICATION FOR THE GIBSONTON SQUARE
PHASE 2 PLAT**

I, 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 COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND **THAT PERMANENT REFERENCE MONUMENTS (PRMS) AND LOT CORNERS** WERE SET ON THE 5TH DAY OF OCTOBER, 2020 AS SHOWN HEREON;

JOHN L. WABY, PLS DATE
FLORIDA PROFESSIONAL LAND
SURVEYOR NO. 4270
AVID GROUP
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA 34683
SURVEYING AND MAPPING LB# 7345

GIBSONTON SQUARE PHASE 2
A REPLAT OF LOT 4 AND A PORTION OF LOT 3 AND TRACT "C" OF THE PLAT
OF GIBSONTON SQUARE AS RECORDED IN PLAT BOOK 127, PAGE 295
OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 1 OF 2
 GIBSONTON SQUARE PHASE 2

DESCRIPTION:

A PARCEL BEING A REPLAT OF A LOT 4 AND A PORTION OF LOT 3 AND TRACT C OF THE PLAT ENTITLED GIBSONTON SQUARE AS RECORDED IN PLAT BOOK 127, PAGE 295 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND BEING IN A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 4 AND THE NORTH RIGHT OF WAY LINE OF THEATER DRIVE (PORTION OF TRACT C) OF THE PLAT ENTITLED GIBSONTON SQUARE AS RECORDED IN PLAT BOOK 127, PAGE 295 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE WESTERN LINE OF SAID LOT 4 THE FOLLOWING COURSES: (1) NORTH 15°46'46" EAST FOR 153.16 FEET; (2) NORTH 16°25'55" EAST FOR 73.72 FEET; (5) NORTH 02°04'30" EAST FOR 38.88 FEET; (6) NORTH 08°56'00" WEST FOR 61.52 FEET; (7) NORTH 15°43'10" WEST FOR 35.48 FEET; (8) NORTH 59°26'24" WEST FOR 24.23 FEET TO THE NORTH WEST CORNER OF AFORESAID LOT 4 AND THE SOUTHERN LIMITED ACCESS RIGHT OF WAY LINE OF GIBSONTON DRIVE ; THENCE ALONG THE SAID SOUTHERN LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 77°05'59" EAST FOR 16.88 FEET; (2) NORTH 77°17'52" EAST FOR 182.02 FEET; (3) NORTH 74°19'54" EAST FOR 109.97 FEET; THENCE SOUTH 14°34'37" EAST FOR 206.18 FEET TO INTERSECTION OF THE SAID SOUTHERN RIGHT OF WAY LINE OF THEATER DRIVE; THENCE ALONG THE SAID SOUTHERN LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 75°22'48" WEST FOR 26.72 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE LEFT OF WHICH A RADIAL LINE BEARS SOUTH 14°36'53" EAST; (2) WESTERLY ALONG THE ARC OF SAID CURVE, BEARING A RADIUS OF 1,039.00 FEET, A CENTRAL ANGLE OF 15°06'00", AN ARC LENGTH OF 273.82 FEET, AND A CHORD BEARING SOUTH 67°50'07" WEST FOR 273.03 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT OF WHICH A RADIAL LINE BEARS NORTH 29°41'15" WEST; (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 461.00 FEET, A CENTRAL ANGLE OF 141°19'22", AN ARC LENGTH OF 115.24 FEET, AND A CHORD BEARING SOUTH 67°28'26" WEST FOR 114.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 70,952.07 SQUARE FEET OR 1.6288 ACRES, MORE OR LESS.

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

CHAIRPERSON _____ DATE _____, 2021

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 # _____
 SURVEYING SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

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 RECORDATION IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____
 CLERK OF CIRCUIT COURT

DEPUTY CLERK _____

THIS _____ DAY OF _____, 2021.

CLERK FILE NUMBER _____

DEDICATION:

THE UNDERSIGNED, GIBSONTON RETAIL HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS "OWNER" OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF "GIBSONTON SQUARE PHASE 2" FOR RECORD. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. FEE INTEREST IN LOTS 4A, AND 4B, ARE HEREBY RESERVED BY OWNERS, FOR DEVELOPMENT. MAINTENANCE OF SAID LOTS WILL BE THE RESPONSIBILITY OF THE OWNERS, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.
2. THE PRIVATE DRAINAGE EASEMENT, THE PRIVATE ACCESS EASEMENTS, THE PRIVATE DRAINAGE AND SIDEWALK EASEMENT, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREIN IS HEREBY RESERVED BY OWNER FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID PRIVATE DRAINAGE EASEMENT IS NOT DEDICATED TO THE PUBLIC, WILL BE PRIVATELY MAINTAINED BY OWNER.
3. THE MAINTENANCE OF OWNER-RESERVED LOTS AND PRIVATE EASEMENTS RESERVED BY OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND THEIR SUCCESSORS IN TITLE.
4. THE INGRESS-EGRESS EASEMENT IS A PRIVATE EASEMENT FOR THE LOTS 4A AND 4B. IT IS HEREBY RESERVED BY OWNER FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION AND WILL BE MAINTAINED BY THE OWNERS.
5. THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
6. OWNER(S) HEREBY GRANT(S) TO ALL PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUAS-PUBLIC UTILITIES; A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS; FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES; FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

OWNER:

GIBSONTON RETAIL HOLDINGS LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ WITNESS _____
 NAME: _____ PRINT _____

TITLE: _____ WITNESS _____
 PRINT _____

ACKNOWLEDGMENT TO OWNER:

STATE OF FLORIDA)
) SS
 COUNTY OF HILLSBOROUGH)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENTS OR _____ ONLINE NOTARIZATION THIS _____ DAY _____, 2021, BY _____ AS _____ OF GIBSONTON RETAIL HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, AS IDENTIFICATION. PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA _____ PRINTED NAME

MY COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

1. BEARINGS ARE BASED UPON THE SOUTH RIGHT OF WAY LINE OF GIBSONTON DRIVE BEING NORTH 77°17'52" EAST AS ESTABLISHED BASED ON STATE PLANE COORDINATES WEST ZONE NAD 83 (2011) ADJUSTMENT.
2. STATE PLANE COORDINATES ARE BASED FOOT FLORIDA PERMANENT REFERENCE NETWORK THEY WERE ESTABLISHED WITH GPS USING MULTIPLE OBSERVATIONS CONSISTING OF MORE THAN THREE WINDSERS AT EACH POINT STATIONS "GIBSON AND BING" NAD 83 (2011) ADJUSTMENT. THE CONTROL COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
3. ALL PLATTED PUBLIC UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, TELEPHONE, AND OTHER PUBLIC AND QUAS-PUBLIC UTILITIES. SUCH EASEMENTS SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTY OTHER THAN THE UNDERSIGNED. THE UNDERSIGNED SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION. SUCH SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. THE WELAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY FLORIDA LAND CONSERVATION ACT, CHAPTER 84-446, LAWS OF FLORIDA AS AMENDED BY CHAPTER 87-495, AND CHAPTER 1-11, RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY.
5. THE WELAND BUFFER LINE IS LOCATED APPROVED VARIANCE 20-08054
6. 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 UNDERSIGNED DOES NOT WARRANT ANY INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
7. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, AND THAT ARE NOT RECORDED IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
8. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, SHEDS, AWNINGS, PORCHES, PATIOS, OTHER STRUCTURES, FENCES, HEDGES, LANDSCAPING, SIGNAGE, LIGHTS, AND OTHER STRUCTURES, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
9. THIS PRIVATE SUBDIVISION CONTAINS RIGHTS OF WAYS, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED OR MAINTAINED BY HILLSBOROUGH COUNTY.
10. PROPERTY IS SUBJECT TO AND BENEFITS FROM REFERENCE # 2020480573 AND OR 26446, PG 69

SURVEYOR'S CERTIFICATION:

I, 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 COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 5TH DAY OF OCTOBER, 2020, AS SHOWN HEREON; AND THAT THE LOT CORNERS WILL BE SET ON THE 5TH DAY OF OCTOBER, 2020, AS SHOWN HEREON.

JOHN L. WABY, PLS _____ DATE _____
 FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4270
 AVID GROUP
 2300 CURELW ROAD, SUITE 201
 PALM HARBOR, FLORIDA 34683
 SURVEYING AND MAPPING LBF 7345

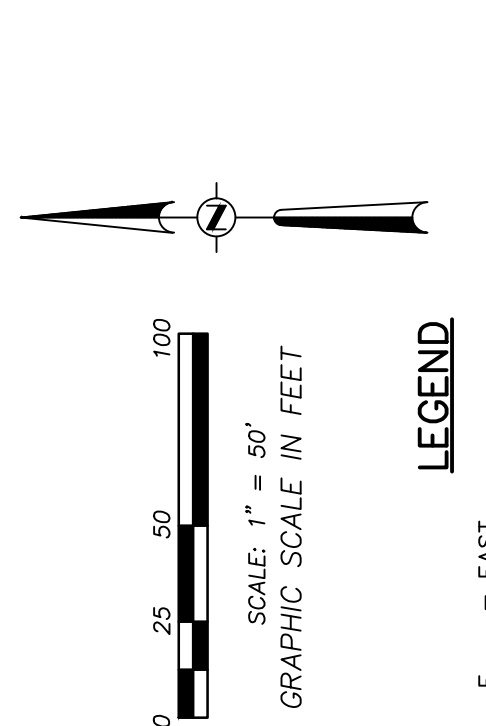
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLIED IN AUTHORITY BY ANY PARTY. ANY REVISIONS TO THIS PLAT MUST BE MADE IN ACCORDANCE WITH THE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



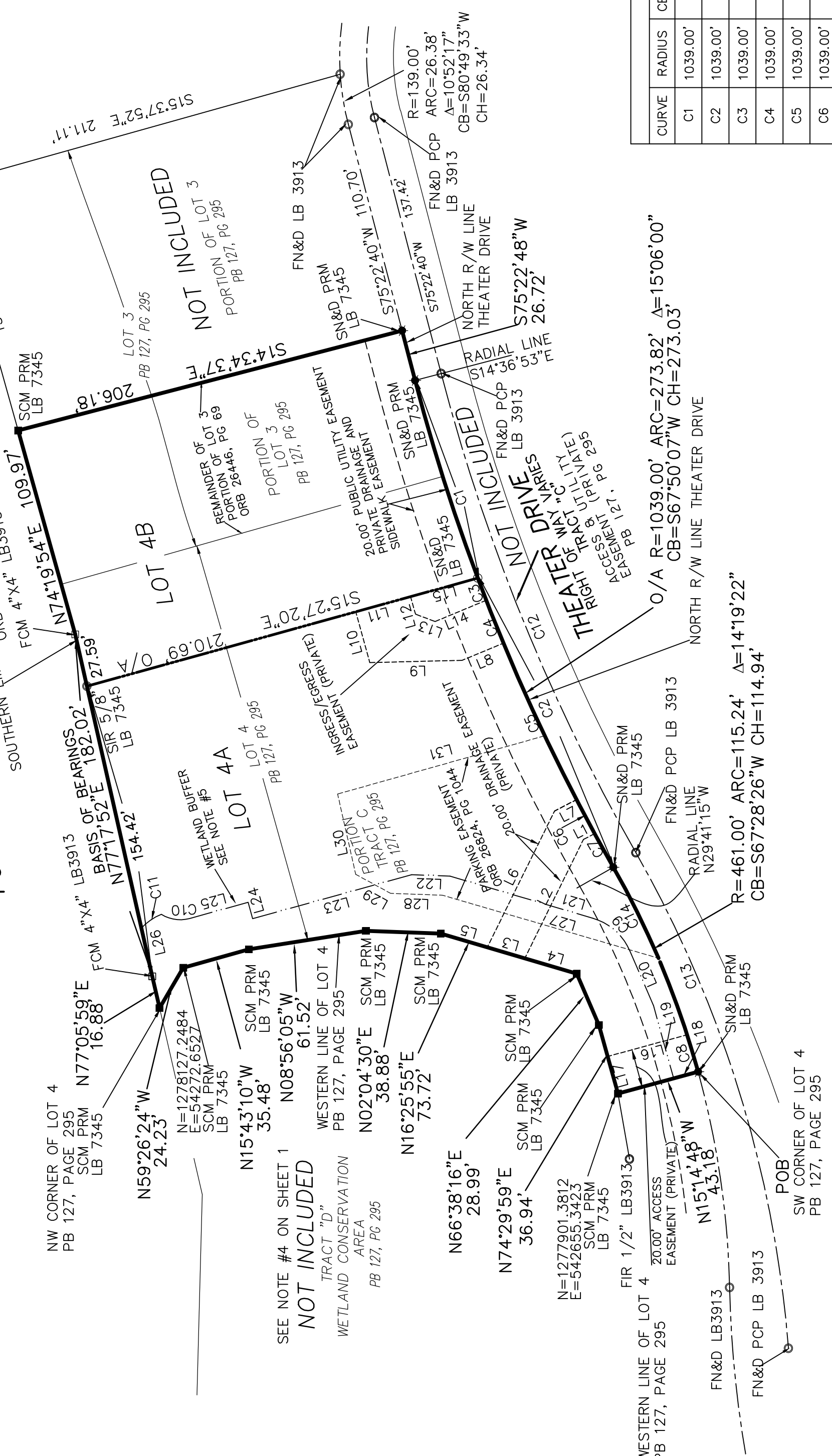
STATE OF FLORIDA AUTHORIZATION NUMBER FOR SURVEYING AND MAPPING LBF #1956

GIBSONTON SQUARE PHASE 2
 A REPLAT OF LOT 4 AND A PORTION OF LOT 3 AND TRACT "C" OF THE PLAT
 OF GIBSONTON SQUARE AS RECORDED IN PLAT BOOK 127, PAGE 295
 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
 BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE
SHEET 2 OF 2
 GIBSONTON SQUARE PHASE 2



- LEGEND**
- ELEV = ELEVATION
 - FLD = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FIR = FOUND IRON ROD
 - IEDU = INGRESS/EGRESS UTILITY DRAINAGE EASEMENT
 - LPSOU = LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, AND UTILITY
 - N = NORTH
 - ORB = OFFICIAL RECORDS BOOK
 - PB = PLAT BOOK
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PG(S) = PAGE(S)
 - R = RADIUS
 - R/W = RIGHT OF WAY
 - S = SOUTH
 - SN&D = SET NAIL AND DISK
 - TBM = BENCHMARK
 - W = WEST
 - XX' = DEGREES
 - XX" = MINUTES (BEARINGS)
 - XX" = SECONDS (BEARINGS)
 - XX' = FEET (DISTANCES)
 - ARC = CHORD BEARING
 - CH = CHORD
 - O/A = OVERALL
 - Δ = CENTRAL ANGLE
 - ◉ = SET 5/8" IRON ROD WITH CAP "AVID LB 7345"
 - ◐ = FOUND 5/8" IRON ROD WITH CAP OR NAIL AND DISK AS NOTED
 - ◑ = PRM SET CONCRETE MONUMENT 4"x4"
 - ◒ = PRM DISK MONUMENT LB 7345
 - ◓ = PRM DISK MONUMENT 4"x4"
 - ◔ = WITH DISK MARKED "PRM LB 7345"
 - ◕ = PRM SET NAIL AND DISK "PRM LB 7345"
 - ◖ = SET NAIL AND DISK "LB 7345" OR AS NOTED



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD
C1	1039.00'	05°56'36"	107.78'	S72°24'49"W	107.73'
C2	1039.00'	09°09'24"	166.05'	S64°51'49"W	165.87'
C3	1039.00'	00°40'45"	12.32'	S69°06'08"W	12.32'
C4	1039.00'	01°19'25"	24.00'	S68°06'03"W	24.00'
C5	1039.00'	04°56'55"	89.74'	S64°57'53"W	89.71'
C6	1039.00'	01°06'11"	20.00'	S61°56'21"W	20.00'
C7	1039.00'	01°06'09"	19.99'	S60°50'11"W	19.99'
C8	461.00'	02°29'12"	20.01'	N67°28'26"E	114.94'
C9	30.00'	50°12'21"	26.29'	S73°23'31"W	20.01'
C10	18.67'	47°08'23"	15.36'	N08°09'30"E	14.93'
C11	30.00'	24°07'00"	12.63'	N34°23'05"W	12.53'
C12	1025.00'	15°03'31"	269.39'	N67°32'26"E	268.62'
C13	620.00'	25°05'08"	271.45'	N72°52'48"E	269.29'
C14	461.00'	06°33'20"	52.75'	N63°35'25"E	52.72'

LINE	BEARING	LENGTH
L27	N16°14'27"E	116.90'
L28	N02°03'36"E	26.97'
L29	N28°34'26"E	20.65'
L30	N77°17'59"E	42.76'
L31	S15°41'46"E	111.77'

LINE	BEARING	LENGTH
L19	N74°29'59"E	39.01'
L20	N65°38'16"E	31.05'
L21	N16°25'55"E	71.50'
L22	N2°04'30"E	19.91'
L23	N15°24'42"W	85.80'
L24	N74°35'18"E	8.78'
L25	N15°24'42"W	31.46'
L26	N77°17'52"E	25.77'

LINE	BEARING	LENGTH
L1	N27°21'40"W	6.53'
L2	N63°42'34"W	68.91'
L3	N16°25'55"E	20.30'
L4	N16°25'55"E	28.22'
L5	N16°25'55"E	25.20'
L6	S63°42'34"E	78.95'
L7	S27°21'40"E	12.85'
L8	N22°34'30"W	23.24'
L9	N01°24'09"W	45.02'

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.