

VILLAGES AT LITHIA PHASE 2

PLATTED SUBDIVISION WITH NO IMPROVEMENTS
LYING WITHIN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

CLERK OF THE CIRCUIT COURT

As a Point of Reference commence at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 31 South, Range 21 East, Hillsborough County, Florida and proceed N. 00° 53' 07" E., along the East boundary of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19, a distance of 31.00 feet to a point on the North right-of-way line County Road No. 672 and the POINT OF BEGINNING, said point lying on a curve concave Northerly, having a radius of 34346.48 feet and a chord which bears N 87°43'27" W, a distance of 413.88 feet, thence along the arc of said curve to the right, a distance of 413.88 feet to a Point of Tangency; thence N 87°47'11" W, along said North right-of-way line, a distance of 24.52 feet to a point on the East boundary of the West 886.0 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 00°56'03" E, along said East boundary, a distance of 800.29 feet to a point on the North boundary of the South 831.0 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 87°49'29" W, along said North boundary, a distance of 275.12 feet to a point on the East boundary of the West 611.0 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 00°54'17" E, along said East boundary, a distance of 166.52 feet; thence S 88°14'09" E, a distance of 59.02 feet to a point on the East boundary of the West 670.0 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 00°55'49" E, along said East boundary, a distance of 329.93 feet to a point on the North boundary of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 88°10'01" W, along said North boundary, a distance of 660.08 feet to a point on the East right-of-way line of Dupree Road, said point lying 10.00 feet East of the West boundary of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence N 01°16'22" E, along said East right-of-way line, a distance of 30.26 feet to a point on the North boundary of the South 30.00 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence S 88°08'10" E, along said North boundary, a distance of 1128.49 feet to a point on the West boundary of the East 185.00 feet of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence S 01°20'47" W, along said West boundary, a distance of 30.00 feet to a point on the North boundary of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence S 88°07'50" E, along said North boundary, a distance of 185.03 feet to the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 19; thence S 00°53'07" W, along said East boundary, a distance of 1301.39 feet to the POINT OF BEGINNING. Containing 16.54 acres, more or less.

NOTES:

- 1) Bearings shown hereon are grid based on the Florida West Transverse Mercator State Plane Coordinate System NAD83 Datum (1990 Adjustment). The South boundary of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19-31-21, having a bearing of North 87°47'11" West.
- 2) 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 Development Services Division has information regarding flooding and restrictions on development.
- 3) 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.
- 4) Coordinates shown hereon are grid based on the Florida West Transverse Mercator State Plane Coordinate System NAD83 Datum (1990 Adjustment)(in feet) and are to a third order of accuracy, Hillsborough County Horizontal Control Stations "LW-J" and "HC-3011". The coordinates are intended for informational purposes only.
- 5) All platted 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 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.

CLERK OF THE 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 _____, Page _____, of the Public Records of Hillsborough County, Florida.

BY: _____ BY: _____
Clerk of Circuit Court Deputy Clerk
This _____ day of _____, 2009 Time _____
Clerk File Number _____

PLAT APPROVAL

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: _____
Florida Professional Surveyor and Mapper, License # _____
County Surveying Division, Real Estate Department, Hillsborough County.

HAMILTON
ENGINEERING & SURVEYING, INC.
CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING
311 NORTH NEWPORT AVENUE, SUITE 100 TEL. (813) 250-3535
TAMPA, FL 33606 FAX (813) 250-3636
20-060698 CERTIFICATE OF AUTHORIZATION LB #7013

DEDICATION - STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The undersigned, as owner of the lands platted herein does hereby dedicate this plat of VILLAGES AT LITHIA PHASE 2 for record.

"The private roads and rights of way shown hereon as Tract "A" is not dedicated to the public, but is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development VILLAGES AT LITHIA PHASE 2.

The 22-foot Private Drainage and Utility Easement is not dedicated to the public, but is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision for their intended purpose.

The owner hereby dedicates to Hillsborough County government and all providers of fire emergency, 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 rights of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

The owner hereby grants to all providers of telephone, electric, cable television, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and rights of way within Tract "A" and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

The undersigned also hereby confirms the limits of the public right of way as shown hereon.

SHERRIE BARTON - Owner

WITNESS

WITNESS

Print name

Print name

ACKNOWLEDGMENT - STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this _____ day of _____, 2009, by Sherrie Barton. He is personally known to me or has produced _____ as identification and did/did not take an oath.

Notary Public

Sign: _____

Print: _____

Title: _____

Serial Number, if any _____

Commission Expires: _____

Commission No. _____

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman

Date

SURVEYOR'S CERTIFICATE

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 the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs), Permanent Control Points (PCPs) and lot corners were set as of the xx day of January, 2009.

Richard C. Hinson

Date

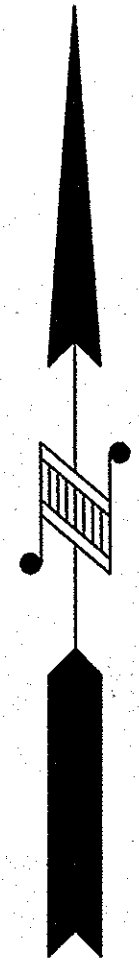
Florida Professional Surveyor and Mapper No. 3840
Hamilton Engineering and Surveying, Inc. LB #7013
311 North Newport Ave. Ste. 100
Tampa, FL 33606

VILLAGES AT LITHIA PHASE 2

PLAT BOOK _____ PAGE _____

PLATTED SUBDIVISION WITH NO IMPROVEMENTS LYING WITHIN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 21 EAST HILLSBOROUGH COUNTY, FLORIDA

RIGHT-OF-WAY LINE PER OFFICIAL RECORDS BOOK 1280, PAGE 589



DUPREE ROAD

FOUND IRON ROD 5/8" NORTHWEST CORNER OF THE SE 1/4 OF SECTION 19-31-21

WEST BOUNDARY OF THE SE 1/4 OF SECTION 19-31-21
N 00°55'51" E 1323.86'

FOUND IRON ROD 5/8" (NO IDENTIFICATION) SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 19-31-21

- FPRM - FOUND 4X4" CONCRETE MONUMENT - PERMANENT REFERENCE MONUMENT (NUMBER AS NOTED)
- SPRM - SET 4X4" CONCRETE MONUMENT - PERMANENT REFERENCE MONUMENT ("PRM#LB7013")
- SPCP - SET 4X4" CONCRETE MONUMENT - PERMANENT CONTROL POINT ("PCP#LB7013")

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	34346.48'	00°41'26"	413.88'	413.88'	N 87°43'27" W
C2	34346.48'	00°19'25"	194.04'	194.04'	N 87°54'27" W
C3	34346.48'	00°05'00"	50.02'	50.02'	N 87°42'15" W
C4	34346.48'	00°17'00"	169.82'	169.82'	N 87°31'15" W
C5	50.00'	23°04'26"	20.14'	20.00'	S 10°39'06" E
C6	50.00'	65°56'13"	57.54'	54.42'	S 55°09'26" E
C7	25.00'	48°11'23"	21.03'	20.41'	N 67°46'46" E
C8	50.00'	59°42'40"	52.11'	49.78'	N 73°32'25" E
C9	50.00'	78°28'43"	68.49'	63.26'	S 37°21'54" E
C10	50.00'	138°11'23"	120.59'	93.42'	S 70°58'09" W
C11	25.00'	48°11'23"	21.03'	20.41'	N 64°01'51" W
C12	100.00'	43°14'36"	75.47'	73.70'	N 66°30'15" W
C13	100.00'	45°46'04"	79.88'	77.77'	N 21°59'55" W
C14	75.00'	89°00'40"	116.52'	105.15'	S 43°37'13" E

THE PRIVATE DRAINAGE EASEMENTS SHOWN HEREON ARE NOT SUBJECT TO THE RESTRICTIONS REQUIRED IN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR OTHER CUSTODIAL AND MAINTENANCE ENTITY.

SOUTH BOUNDARY OF THE SE 1/4 OF SECTION 19-31-21

N 87°47'11" W 1323.97' (REFERENCE BEARING)

RIGHT-OF-WAY LINE PER MAP SECTION #10540-2152

62' RIGHT-OF-WAY WIDTH

HAMILTON ENGINEERING & SURVEYING, INC.

311 NORTH NEWPORT AVENUE, SUITE 100
TAMPA, FL 33606

TEL. (813) 250-3535
FAX (813) 250-3636