

# VILLAGES AT LITHIA PHASE 1

PLAT BOOK 106 PAGE 20

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

## DESCRIPTION:

The West 611.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 31 South, Range 21 East, Hillsborough County, Florida; LESS the North 765.66 feet thereof; AND LESS the West 10.00 feet thereof for Dupree Road as recorded in O.R.B. 1280. Page 589; AND LESS the West 60.00 feet of the South 131.00 feet thereof, as recorded in O.R. Book 4196, Page 516; AND LESS the South 31.00 feet for road right-of-way for County Road No. 672 (Balm-Picnic Road). Containing 7.18 acres, more or less.

## DEDICATION STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The undersigned hereby certifies that they are the owners of the tract of land shown hereon as "VILLAGES AT LITHIA PHASE 1" A Platted Subdivision With No Improvements and that this plat represents their intention to subdivide the property located in Section 19, Township 31 South, Range 21 East, Hillsborough County, Florida as described in the legal description. The undersigned hereby confirms the limits of the public right-of-way as shown hereon. Easement "A" (Dupree Oaks Lane) is a 30-foot private easement for ingress, egress and utilities and is hereby created for the use and benefit of the owners of Lots 2, 3 and 4. Access to Lot 1 shall be restricted to the 30-foot by 30-foot Shared Access Easement lying within Easement "A". The fee interest in the lands beneath Easement "A" shall remain with the owners within which said easement lies. The maintenance of Easement "A" shall be the responsibility of the owners of Lots 2, 3 and 4. Easement "B" is a 50-foot by 50-foot private shared access easement for ingress, egress, drainage and utilities and is hereby created for the use and benefit of the owners of Lots 5 & 6. Access to Lots 5 and 6 shall be limited to Easement "B". The fee interest in the lands beneath Easement "B" shall remain with the owners within which said easement lies. The maintenance of Easement "B" shall be the responsibility of the owners of Lots 5 & 6. The drainage easements as shown hereon shall be reserved by the owner for future conveyance to the lot owners within this subdivision.

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

## 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 106, Page 20, of the Public Records of Hillsborough County, Florida.

BY: PAT FRANK

Clerk of Circuit Court

BY: [Signature]

Deputy Clerk

This 29th day of SEP, 2005 Time 11:28 AM

Clerk File Number 2005448262

## 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: Mauri H. Cox

Florida Professional Surveyor and Mapper, License # 3439

County Surveying Division, Real Estate Department, Hillsborough County.

## 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 SE 1/4 of the SE 1/4 of Section 19-31-21 having a bearing of N 87°47'11" W.
- 2) This subdivision by no means represents 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 or 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). Tied to Hillsborough County Horizontal Control Monuments HC 3011, 138 11 RHP TTand LW-J and are to a third order of accuracy. The coordinates are intended for informational purposes only.

## BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman [Signature]

Date 9/28/05

HAMILTON & ASSOCIATES, INC. dba  
**HAMILTON**  
ENGINEERING & SURVEYING  
CIVIL ENGINEERING / SURVEYING / ENVIRONMENTAL / LAND PLANNING  
311 NORTH NEWPORT AVENUE, SUITE 100 TAMPA, FL 33606  
TEL (813) 250-3535 FAX (813) 250-3636

[Signature]  
OWNER: Sherrie Vega

[Signature]  
OWNER: Oscar Vega

WITNESS  
[Signature]  
DEBORAH OLSON  
Print name  
WITNESS  
[Signature]  
Richard C. Hinson  
Print name

WITNESS  
[Signature]  
DEBORAH OLSON  
Print name  
WITNESS  
[Signature]  
Richard C. Hinson  
Print name

## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of SEPTEMBER 2005, by Sherrie Vega and Oscar Vega who are personally known or have produced FLORIDA DRIV. Lic. as identification and who did/did not take an oath.

Notary Public  
Sign: [Signature]  
Print: DEBORAH OLSON  
Title: NOTARY PUBLIC  
Serial Number, if any —  
Commission Expires: 3-14-08  
DD289409  
Commission No.



## 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; that this plat complies with all the requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (P.R.M.'s) and lot corners were set on the 7th day of January 2005.

[Signature]  
Richard C. Hinson  
Florida Professional Surveyor and Mapper No. 3840  
Hamilton Engineering and Surveying LB #7013  
311 North Newport Avenue, Suite 100  
Tampa, FL 33606

Date 8/23/05

SHEET 1 OF 2

# VILLAGES AT LITHIA PHASE 1

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LYING WITHIN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 21 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 106 PAGE 21

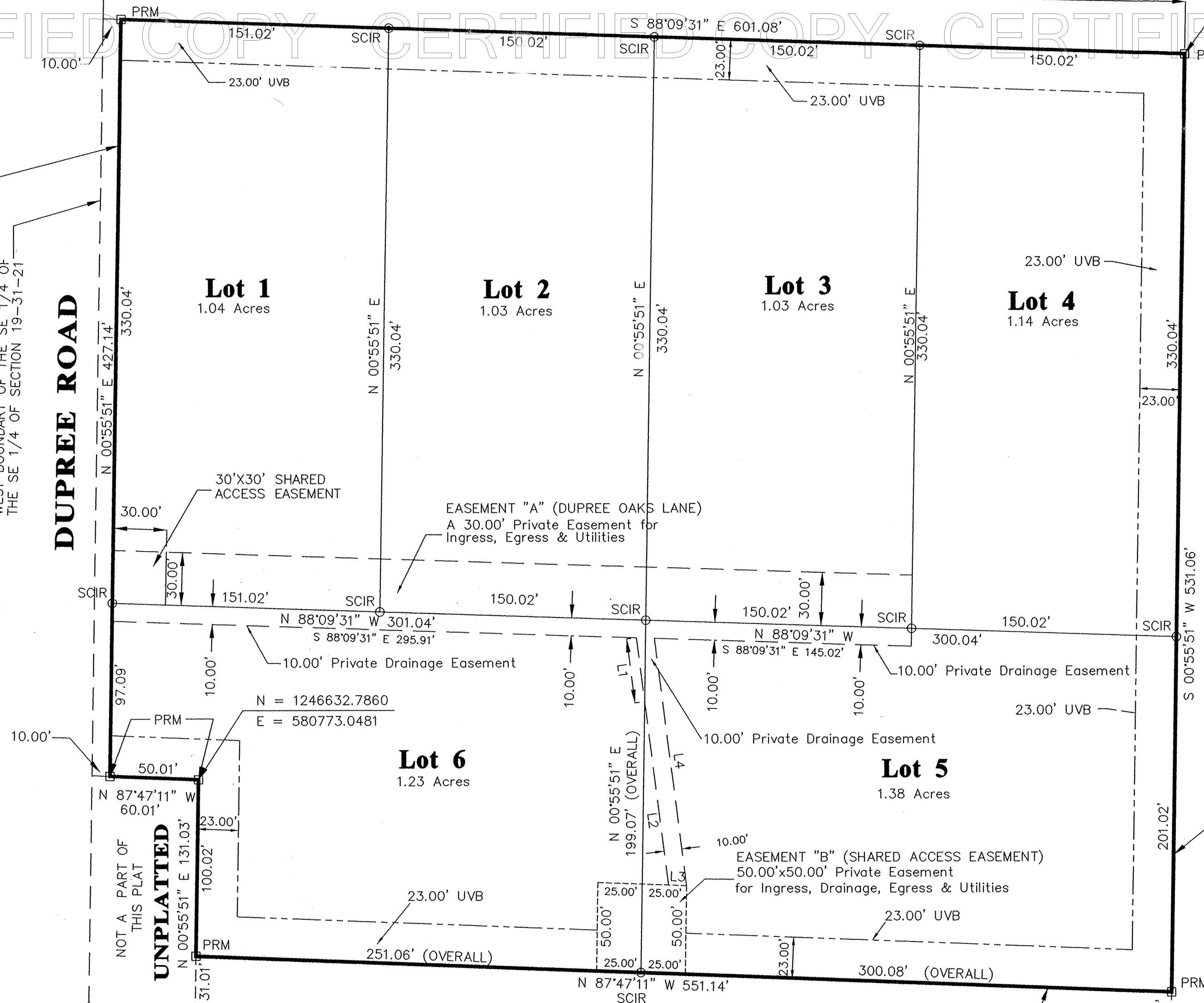
UNPLATTED

THIS IS NOT A CERTIFIED COPY

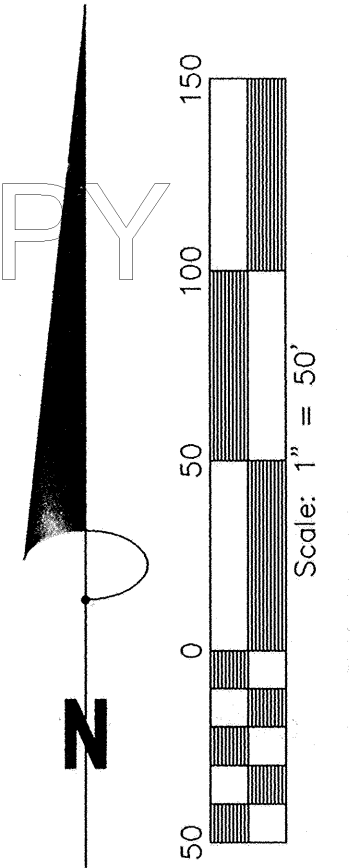
RIGHT-OF-WAY LINE BY DEED EXCEPTION  
(PER OFFICIAL RECORDS BOOK 1280 PAGE 589,  
OFFICIAL RECORDS BOOK 9822 PAGE 925  
& OFFICIAL RECORDS BOOK 10045 PAGE 1190)

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

DUPREE ROAD



N = 1247042.4814  
E = 581330.7769



UNPLATTED

**BUFFER NOTE:**  
The Undisturbed Natural Vegetative Buffer shall be retained in its natural state for the purpose of providing water quality in accordance with the construction plans approved by the Southwest Florida Water Management District. There shall be no permanent structures constructed within this Undisturbed Natural Vegetative Buffer, excluding fences, without the approval of the Water Management District.

**PRIVATE DRAINAGE EASEMENT NOTE:**  
ALL DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE AND SHALL NOT BE OWNED OR MAINTAINED BY THE PUBLIC OR HILLSBOROUGH COUNTY. ALL EASEMENTS SHOWN HEREON INCLUDING INGRESS, EGRESS, DRAINAGE AND UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED WITHIN THE HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN THIS COUNTY. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

NUMBER	DIRECTION	DISTANCE
L1	S 07°13'30" E	36.13'
L2	S 07°13'30" E	104.78'
L3	S 87°47'11" E	10.14'
L4	N 07°13'30" W	140.98'

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

C.R. 672

RIGHT-OF-WAY LINE PER FDOT RIGHT-OF-WAY MAP  
SECTION #10540-2152 & DEED EXCEPTION (PER OFFICIAL  
RECORDS BOOK 4196 PAGE 516)

SOUTHEAST CORNER OF THE  
SE 1/4 OF THE SE 1/4 OF  
SECTION 19-31-21  
C.C.R. #0041622

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FAX (813) 250-3536

**LEGEND**

PRM	PERMANENT REFERENCE MONUMENT	FCM	FOUND CONCRETE MONUMENT
□	SET 4"x4" CONCRETE MONUMENT	(R)	RADIUS
	"PSM #3840"	(TYP)	TYPICAL
LB	LICENSED BUSINESS	SCIR	DENOTES SET CAPPED IRON ROD
WT	WETLAND TIE		5/8" LB 7013
EPC	ENVIRONMENTAL PROTECTION COMMISSION	C.C.R.	CERTIFIED CORNER RECORD
LI	LINE INDICATOR	O/A	INDICATES OVERALL DIMENSION
UVB	UNDISTURBED VEGETATIVE BUFFER		

SHEET 2 OF 2