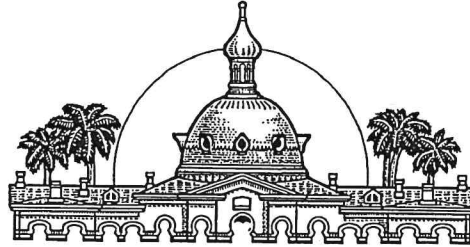


**HILLSBOROUGH COUNTY**  
**Development Review Division of Development Services Department**



**Hillsborough County**  
**Florida**

Graceland Estates Phase 2

Folio# 60823 BOARD DATE May 10, 2022

**REPORT INDEX**

A1 .....Location Map  
A2 ..... Owner / Developer Agreement  
A3 ..... Financial Security

Manager's Signature: \_\_\_\_\_

**SUBJECT:** Graceland Estates Phase 2  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** May 10, 2022  
**CONTACT:** Lee Ann Kennedy

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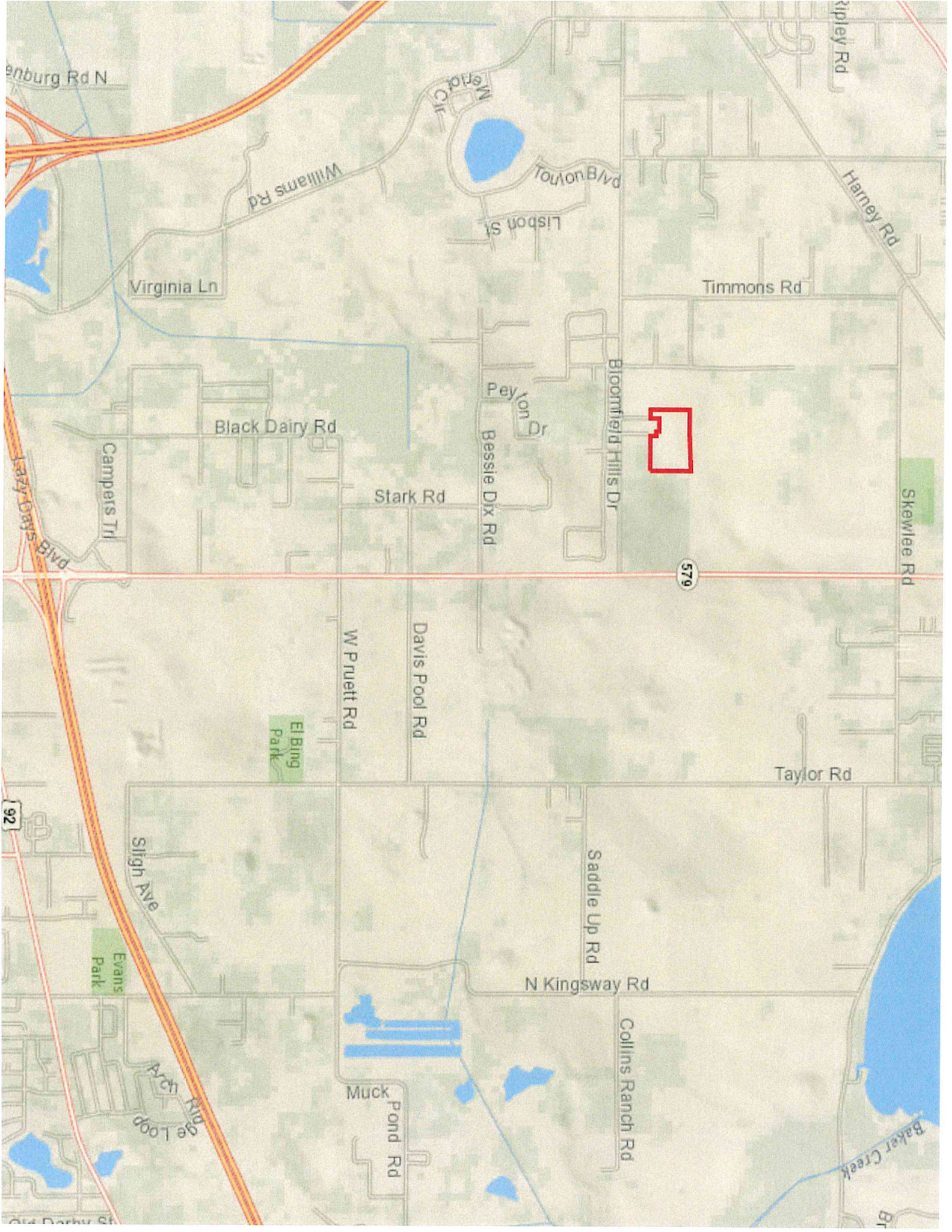
**RECOMMENDATION:**

Accept the plat for recording for Graceland Estates Phase 2, located in Section 16, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads and drainage) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$90,678.75, a Warranty Bond in the amount of \$29,140.43, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$1,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On October 8, 2021, Permission to Construct Prior to Platting was issued for Graceland Estates Phase 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Graceland Too, LLC and the engineer is June Engineering Consultants, Inc.







**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION  
AND WARRANTY OF REQUIRED IMPROVEMENTS**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between \_\_\_\_\_ Graceland Too LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

**Witnesseth**

**WHEREAS** the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to authority contained in Chapters 125,163, and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Graceland Estates Phase 2 \_\_\_\_\_; and

**WHEREAS**, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that such improvements will be installed; and

**WHEREAS**, the improvements required by the LDC in the subdivision known as Graceland Estates Phase 2 are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned improvements in the platted area; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the improvements for maintenance as listed below and identified as applicable to this project:

<input checked="" type="checkbox"/> Roads/Streets	<input type="checkbox"/> Water Mains/Services	<input checked="" type="checkbox"/> Stormwater Drainage Systems
<input type="checkbox"/> Sanitary Gravity Sewer System	<input type="checkbox"/> Sanitary Sewer Distribution System	<input type="checkbox"/> Bridges
<input type="checkbox"/> Reclaimed Water Mains/Services	<input checked="" type="checkbox"/> Sidewalks	<input type="checkbox"/> Other:

\_\_\_\_\_ and

**WHEREAS**, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

**WHEREAS**, the County required the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.



2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Graceland Estates Phase 2 Subdivision, within three ( 3 ) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges and stormwater drainage systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.
  
3. The Subdivider agrees to warranty all improvement facilities located in Graceland Estates Phase 2 subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
  
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_,
  
  - b. A Performance Bond, dated March 18<sup>th</sup> 2022 with Graceland Too LLC \_\_\_\_\_ as Principal, and \_\_\_\_\_ United Fire and Casualty Company \_\_\_\_\_ as Surety, and  
  
A Warranty Bond, dated March 18<sup>th</sup> 2022 with Graceland Too LLC \_\_\_\_\_ as Principal, and \_\_\_\_\_ United Fire and Casualty Company \_\_\_\_\_ as Surety, and
  
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
  
  - b. All applicable County regulations relating to the construction of improvement facilities. An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
  
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider

shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Graceland Estates Phase 2 at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the three month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.

14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 23 day of March, 2022.

ATTEST:

Elizabeth Miller  
Witness' Signature  
(Signed before a Notary Public and 2 Witnesses)  
Elizabeth Miller

Printed Name of Witness

Laura Torres  
Witness' Signature

Laura Torres  
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

ATTEST:  
HILLSBOROUGH COUNTY  
CLERK OF THE CIRCUIT COURT

By: \_\_\_\_\_  
Deputy Clerk

SUBDIVIDER:

By: [Signature]  
Authorized Corporate Officer or Individual

Rohland A June  
Name (typed, printed or stamped)

Manager  
Title

23 W Joiner St, Winter Garden FL 34787  
Address of Signer

407-905-8180  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS  
By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY  
BY [Signature]  
Approved As To Form And Legal Sufficiency.



**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of March, 2022, by Kohland A. June and Manager respectively President and Manager of Graceland Top, LLC, Inc., a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

**NOTARY PUBLIC:**

Sign: Elizabeth Millan (Seal)

Print: Elizabeth Millan

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_



My Commission Expires: 10/13/2022

**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC:**

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SUBDIVISION PERFORMANCE BOND**

**Bond No: 54-244274**

KNOW ALL MEN BY THESE PRESENTS, That we Graceland Too LLC called the Principal, and United Fire & Casualty Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Ninety Thousand Six Hundred Seventy Eight and 75/100 Dollars (\$90,678.75 ) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, culverts, gutters and other necessary drainage facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area for the Graceland Estates – Phase 2 Subdivision Development; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

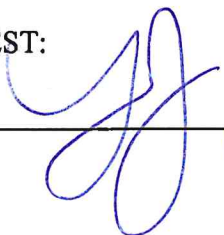
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Graceland Estates – Phase 2 subdivision, including all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, culverts, gutters and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within (3) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 10, 2022.

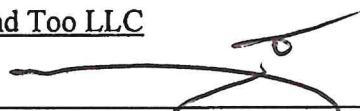
SIGNED, SEALED AND DATED this 18th day of March, 2022.

ATTEST:

  
\_\_\_\_\_  
Lauren June

Graceland Too LLC

BY:

  
\_\_\_\_\_  
PRINCIPAL (SEAL)  
ROLAND JUNE

United Fire & Casualty Company

BY:

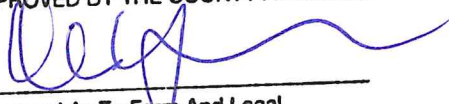
  
\_\_\_\_\_  
SURETY (SEAL)

ATTEST:



Gloria A. Richards, Witness  
APPROVED BY THE COUNTY ATTORNEY

BY

  
\_\_\_\_\_  
Approved As To Form And Legal Sufficiency.

Teresa L. Durham

ATTORNEY-IN-FACT (SEAL)  
AND FLORIDA LICENSED RESIDENT AGENT  
Inquiries: 407-786-7770





UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA  
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX  
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA  
 CERTIFIED COPY OF POWER OF ATTORNEY  
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department  
 118 Second Ave SE  
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O'LINN, SARAH K. O'LINN, EMILY J. GOLECKI, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 13th day of July, 2023 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

**"Article VI – Surety Bonds and Undertakings"**

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 13th day of July, 2021



UNITED FIRE & CASUALTY COMPANY  
 UNITED FIRE & INDEMNITY COMPANY  
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*  
 Vice President

State of Iowa, County of Linn, ss:

On 13th day of July, 2021, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Patti Waddell*  
 Notary Public  
 My commission expires: 10/26/2022

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 18th day of March, 2022.



By: *Mary A. Bertsch*  
 Assistant Secretary,  
 UF&C & UF&I & FPIC



**Graceland Estates Phase 2 (FKA Folsom) - Performance Bond Estimate**

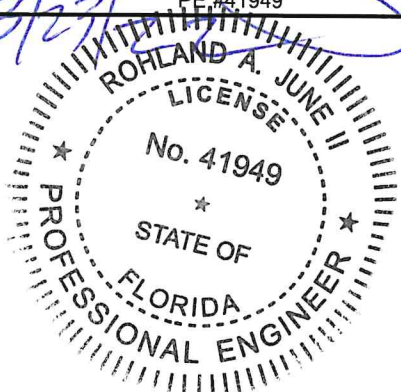
Prepared by: **June Engineering Consultants, Inc.**  
 32 W. Joiner St.  
 Winter Garden, FL. 34787  
 Date: 3/7/2022

Certificate of Authorization No. 31567

Description	QTY	Units	Unit Price	Total
<b>General</b>				
Sod Behind Curb 2'	5430	SF	0.35	\$1,900.50
<b>Paving/Concrete</b>				
Striping and signage	1	LS	\$1,370.00	\$1,370.00
6" Concrete Sidewalk	4,630	SF	\$3.85	\$17,825.50
ADA Mat	4	EA	\$450.00	\$1,800.00
1 1/2" Asphalt	5,092	SY	\$9.75	\$49,647.00
			<b>TOTAL</b>	<b>\$72,543.00</b>

Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.

125 % Performance Bond Amount = **\$90,678.75**

3/23/22  
 Rohland A June  
 PE #41949  


**WARRANTY BOND**

**Bond No: 54-244275**

**KNOW ALL MEN BY THESE PRESENTS**, That we Graceland Too, LLC called the Principal and United Fire & Casualty Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Twenty Nine Thousand One Hundred Forty and 43/100 U.S. Dollars (\$29,140.43) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage) for maintenance in the approved platted subdivision known as Graceland Estates – Phase 2 ; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all grading, paving and curbing of streets, roads and other rights-of-way, culverts, gutters, storm sewers and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements.

**WHEREAS**, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.



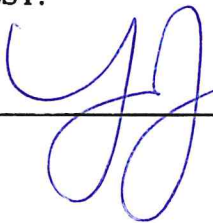
**NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:**

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the roads and drainage improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Graceland Estates – Phase 2, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;


**THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 10, 2024.**

SIGNED, SEALED AND DATED this 18th day of March, 2022.

ATTEST:

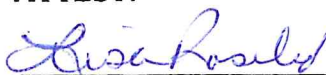
  
\_\_\_\_\_  
Lauryn June


Graceland Too LLC

BY:   
\_\_\_\_\_  
PRINCIPAL (SEAL)  
ROLAND JUNE

United Fire & Casualty Company  
SURETY (SEAL)

ATTEST:

  
\_\_\_\_\_  
Lisa Roseland, Witness

  
\_\_\_\_\_  
ATTORNEY-IN-FACT (SEAL)  
AND FLORIDA LICENSED RESIDENT AGENT  
Teresa L. Durham  
Inquiries: 407-786-7770

APPROVED BY THE COUNTY ATTORNEY

BY:   
\_\_\_\_\_  
Approved As To Form And Legal Sufficiency.





UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA  
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX  
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA  
 CERTIFIED COPY OF POWER OF ATTORNEY  
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department  
 118 Second Ave SE  
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O'LINN, SARAH K. O'LINN, EMILY J. GOLECKI, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 13th day of July, 2023 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

**"Article VI – Surety Bonds and Undertakings"**

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal of the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 13th day of July, 2021



UNITED FIRE & CASUALTY COMPANY  
 UNITED FIRE & INDEMNITY COMPANY  
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*  
 Vice President

State of Iowa, County of Linn, ss:

On 13th day of July, 2021, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Patti Waddell*  
 Notary Public  
 My commission expires: 10/26/2022

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 18th day of March, 2022.



By: *Mary A. Bertsch*  
 Assistant Secretary,  
 UF&C & UF&I & FPIC



## Graceland Estates Phase 2 (FKA Folsom) - Warranty Estimate

Prepared by: **June Engineering Consultants, Inc.**  
 32 W. Joiner St.  
 Winter Garden, FL. 34787  
 Date: 3/1/2022

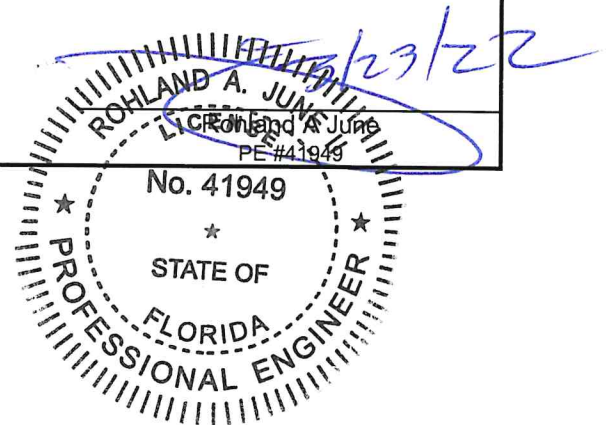
Certificate of Authorization No. 31567

Description	QTY	Units	Unit Price	Total
<b>General</b>				
Mobilization	1	LS	\$10,000.00	\$10,000.00
Testing	1	LS	\$10,000	\$10,000
Sod Behind Curb 2'	5430	SF	0.35	\$1,900.50
Sod Pond	55440	SF	\$0.35	\$19,404.00
<b>Paving/Concrete</b>				
12" Stabilized Subbase	5,862	SY	\$2.40	\$14,068.80
6" Lime rock	5,092	SY	\$10.50	\$53,466.00
1 1/2" Asphalt	5,092	SY	\$9.75	\$49,647.00
Striping and signage	1	LS	\$1,370.00	\$1,370.00
Type F Curb	2,770	LF	\$13.25	\$36,702.50
6" Concrete Sidewalk	4,630	SF	\$3.85	\$17,825.50
4' Valley Curb	65	LF	\$24.00	\$1,560.00
ADA Mat	4	EA	\$450.00	\$1,800.00
<b>Storm</b>				
15" Class III RCP	96	LF	\$36.00	\$3,456.00
18" Class III RCP	288	LF	\$39.00	\$11,232.00
24" Class III RCP	464	LF	\$48.00	\$22,272.00
MES 15"	1	EA	\$900.00	\$900.00
MES 24"	1	EA	\$1,100.00	\$1,100.00
P-5 Inlet	6	EA	\$3,900.00	\$23,400.00
P-6 Inlet	1	EA	\$4,500.00	\$4,500.00
Outfall Structure	1	EA	\$4,800.00	\$4,800.00
TV Testing	1	LS	\$2,000	\$2,000.00
			<b>TOTAL</b>	<b>\$291,404.30</b>

Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.

\*\*There are no county utilities, well and septic only.

10 %Maintenance Bond Amount = **\$29,140.43**





**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE  
PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between Graceland Too LLC hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

**Witnesseth**

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC", pursuant to authority contained in Chapters 125, 163 and 177 Florida Statutes; and

WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Graceland Estates Phase 2; and

WHEREAS, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Graceland Estates Phase 2 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS the Subdivider agrees to install the aforementioned lot corners in the platted area.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain approval of the County to record said plat, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement .
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Graceland Estates Phase 2 subdivision within Three months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_, by order of \_\_\_\_\_, or
  - b. A Performance Bond, dated March 18<sup>th</sup> 2022, with Graceland Too LLC as Principal, and United Fire and Casualty Company as Surety, or
  - c. Escrow Agreement, dated \_\_\_\_\_, between \_\_\_\_\_, and the County, or
  - d. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance bonds, escrow agreements, or cashier/certified checks are/is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Graceland Estates Phase 2 at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 23 day of March, 2022.

ATTEST:

Elizabeth Millan  
Witness Signature

**Elizabeth Millan**

Printed Name of Witness

Laura Torres  
Witness Signature

**Laura Torres**

Printed Name of Witness

SUBDIVIDER:

By: [Signature]  
Authorized Corporate Officer  
or Individual (Sign before a  
Notary Public)

Rohland A June

Printed Name of Signer

Manager

Title of Signer

23 W Joiner St, Winter Garden FL 34787

Address of Signer

407-905-8180

Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

ATTEST:  
CLERK OF CIRCUIT COURT

By: \_\_\_\_\_  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal  
Sufficiency.

**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of March, 2022, by Rehland A. June and \_\_\_\_\_, respectively President and Manager of GraceLand Toys, LLC, Inc., a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

**NOTARY PUBLIC:**

Sign: Elizabeth Millan (Seal)

Print: Elizabeth Millan

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_



My Commission Expires: 10/13/2022

**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC:**

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**SUBDIVISION PERFORMANCE BOND**

**Bond No: 54-244272**

KNOW ALL MEN BY THESE PRESENTS, That we Graceland Too LLC called the Principal, and United Fire & Casualty Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of One Thousand Seven Hundred Fifty and 00/100 (\$1,750.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, Permanent Control Points and all Lot Corners in the platted area known as Graceland Estates Phase 2, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance Placement of Lot Corners, the terms of which Agreement require

the Principal to submit an instrument ensuring completion of construction of required improvements.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

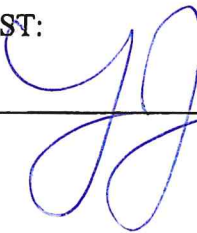
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Graceland Estates Phase 2 subdivision, all permanent control points and all lot corners, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Three months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 10, 2022.


SIGNED, SEALED AND DATED this 18th day of March, 2022.

ATTEST:

  
\_\_\_\_\_  
Lauryn June

Graceland Too LLC


BY:

  
\_\_\_\_\_  
PRINCIPAL (SEAL)  
POTLANDS JUNE

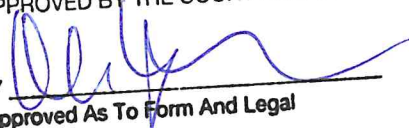
United Fire & Casualty Company  
\_\_\_\_\_  
SURETY (SEAL)

ATTEST:

  
\_\_\_\_\_  
Jenna Delgado, Witness

  
\_\_\_\_\_  
ATTORNEY-IN-FACT (SEAL)  
AND FLORIDA LICENSED RESIDENT AGENT  
Teresa L. Durham  
Inquiries: 407-786-7770

APPROVED BY THE COUNTY ATTORNEY

BY   
\_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.





(original on file at Home Office of Company – See Certification)

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O'LINN, SARAH K. O'LINN, EMILY J. GOLECKI, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted shall expire the 13th day of July, 2023 unless sooner revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

“Article VI – Surety Bonds and Undertakings”

Section 2, Appointment of Attorney-in-Fact. “The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 13th day of July, 2021



UNITED FIRE & CASUALTY COMPANY  
UNITED FIRE & INDEMNITY COMPANY  
FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*  
Vice President

State of Iowa, County of Linn, ss:

On 13th day of July, 2021, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



*Patti Waddell*  
Notary Public  
My commission expires: 10/26/2022

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 18th day of March, 2022.



By: *Mary A. Bertsch*  
Assistant Secretary,  
UF&C & UF&I & FPIC



**Graceland Estates Phase 2 - Lot Corner Setting Bond**

Prepared by: **June Engineering Consultants, Inc.**  
32 W. Plant St.  
Winter Garden, FL. 34787  
Date: 3/7/2022

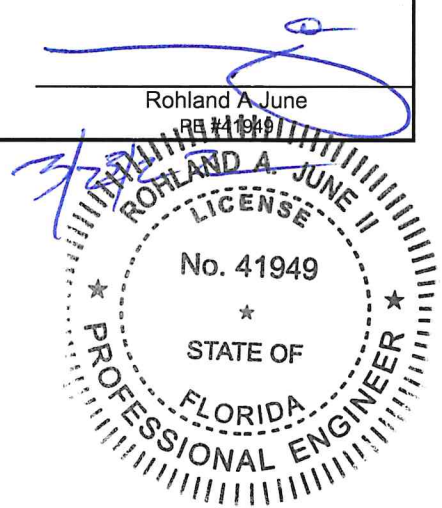
Certificate of Authorization No. 31567

<u>Description</u>	<u>QTY</u>	<u>Units</u>	<u>Unit Price</u>	<u>Total</u>
Number of Lots to be Staked		14 Lots	\$100.00	\$1,400.00
<b>TOTAL</b>				<b>\$1,400.00</b>

Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.  
All utilities are private property except the master meter assembly.

125%= **\$1,750.00**

Rohland A June





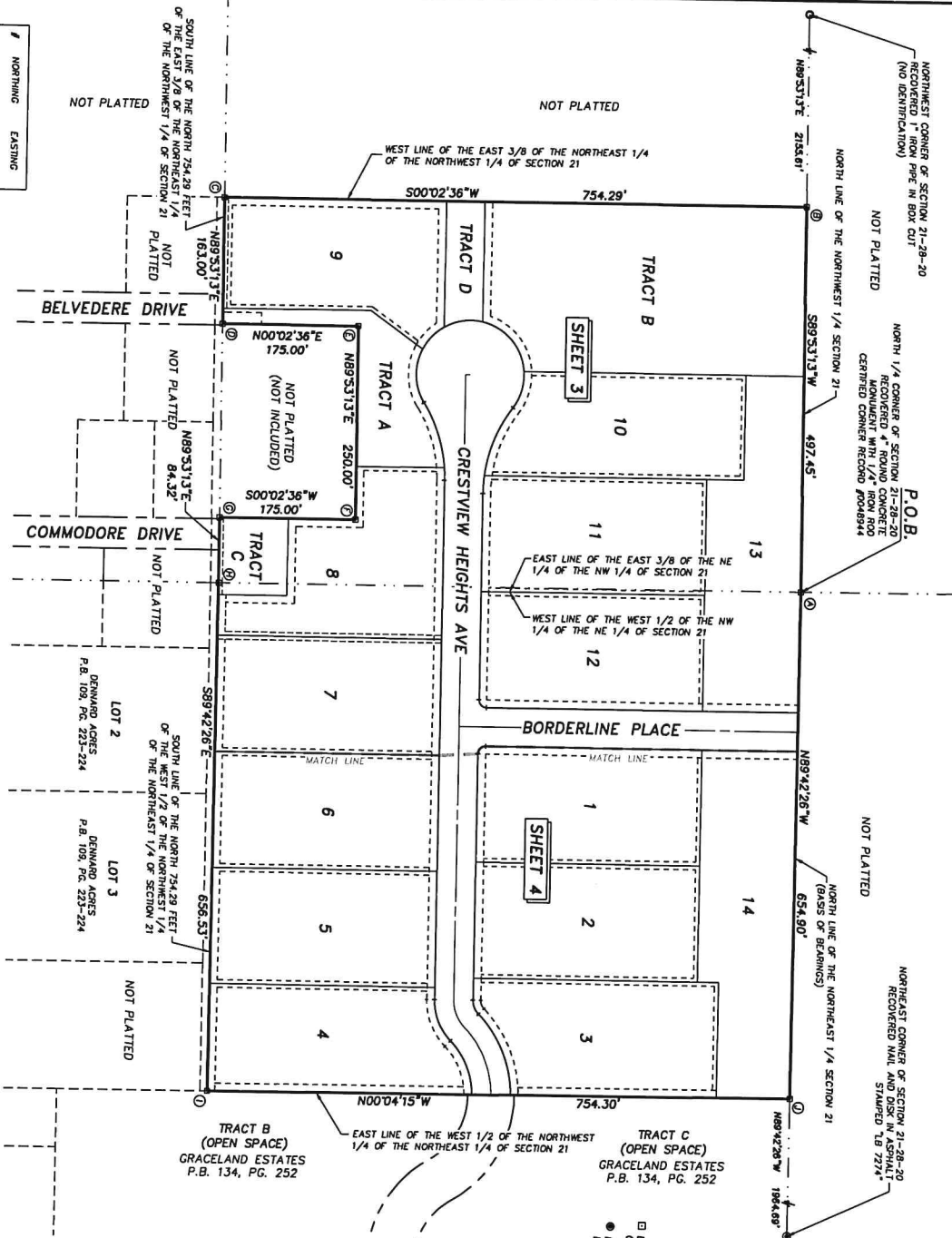
# GRACELAND ESTATES PHASE 2

## LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

OVERALL BOUNDARY AND KEY SHEET

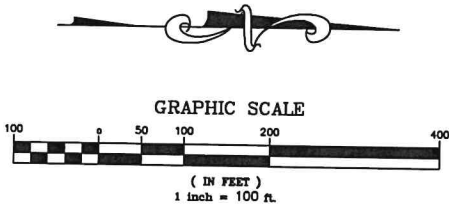
PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_



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B	1347208.19	555408.70
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D	1346553.82	555571.13
E	1346729.71	555271.28
F	1346729.71	555271.28
G	1346554.71	555902.13
H	1346554.88	555902.45
I	1346551.52	555861.97
J	1347200.82	555861.04

- LEGEND**
- PC POINT OF CURVATURE
  - PI POINT OF INTERSECTION
  - RP RADIUS POINT
  - PT POINT OF TANGENCY
  - R RADIAL
  - NR NOT RADIAL
  - POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - PSM PROFESSIONAL SURVEYOR AND MAPPER
  - LB LICENSED BUSINESS
  - O.R. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - P.B. PLAT BOOK
  - DENOTES SET (P) PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT 7"IN LB 7274, UNLESS NOTED OTHERWISE.
  - DENOTES SET (P) PERMANENT REFERENCE POINT, A NAIL AND DISK STAMPED "P" LB 7274, UNLESS NOTED OTHERWISE.



13610 Greenville Ave  
Clermont, FL 34711  
Phone No. 407.905.8877

**BISHMAN**  
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274



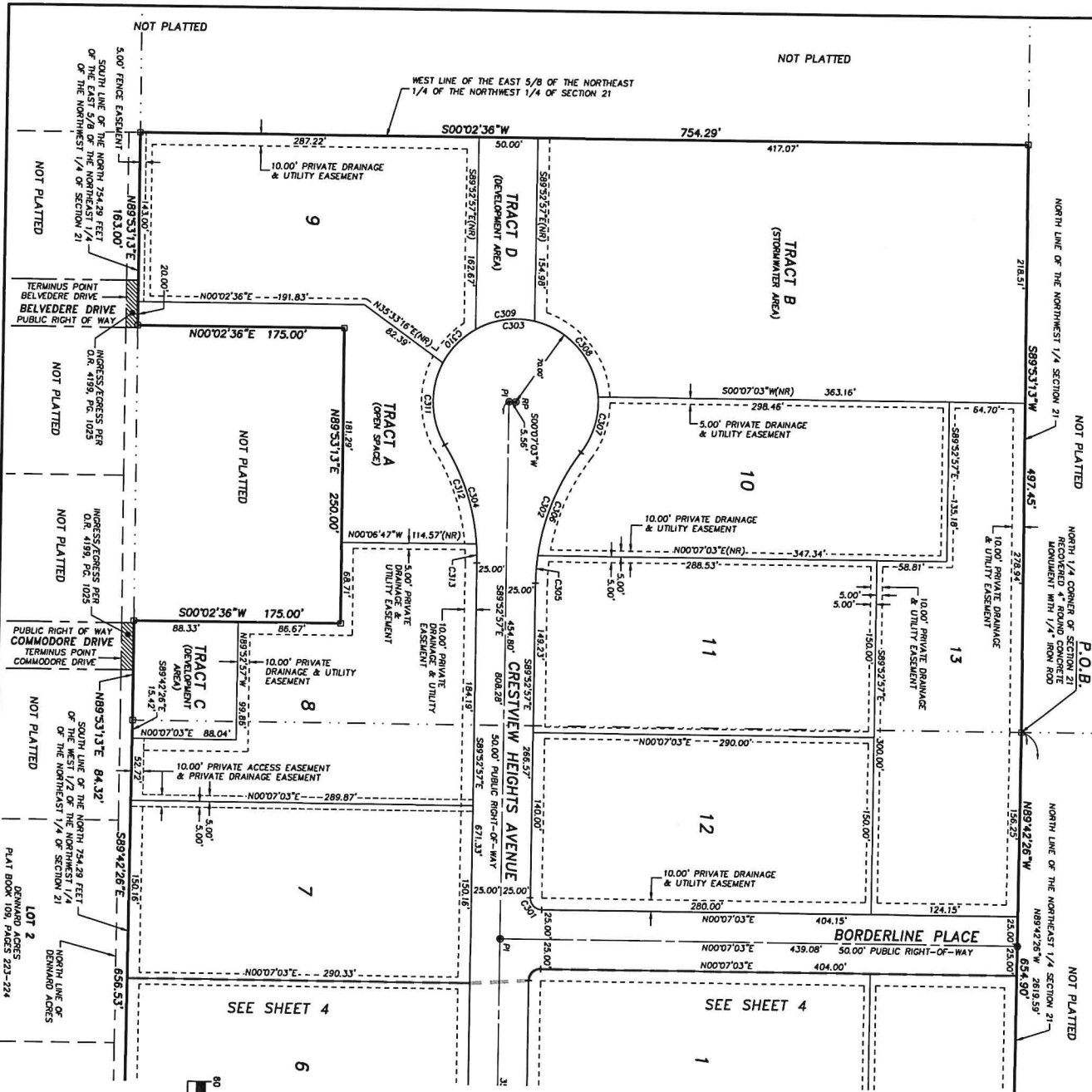
# GRACELAND ESTATES PHASE 2

## LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 20 EAST

### HILLSBOROUGH COUNTY, FLORIDA

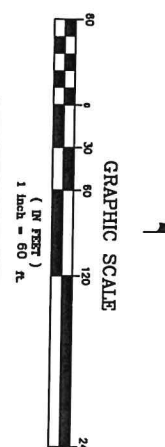
PLAT BOOK

PAGE



CHAIN #	DELTA	RADIUS	LENGTH	CURVE BEARING	CURVE
C201	80'00"00"	10.00'	13.71'	N45°07'03"E	14.14'
C202	35'31'00"	187.50'	119.51'	S71°37'23"E	112.50'
C203	248'90"00"	70.00'	303.78'	S02°18'40"W	115.62'
C204	32'07'35"	187.50'	104.15'	S74°03'06"W	103.78'
C205	71°0'47"	187.50'	23.50'	S88°17'23"E	23.48'
C206	29'20'21"	187.50'	96.01'	S88°01'59"E	48.83'
C207	40'55'36"	70.00'	50.00'	N71°49'37"W	48.83'
C208	42'22'25"	70.00'	51.77'	S08°41'45"E	50.60'
C209	32°44'15"	70.00'	40.00'	S46°15'05"E	38.45'
C210	59°23'40"	70.00'	72.58'	N87°03'57"E	69.36'
C211	27°09'12"	187.50'	88.88'	S71°33'44"W	88.03'
C212	4°58'42"	187.50'	18.28'	S87°37'42"W	18.28'
C213					

- LEGEND**
- PC POINT OF CURVATURE
  - PI POINT OF INTERSECTION
  - PP POINT OF POINT
  - PT POINT TANGENCY
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  - P.C. PLAT BOOK
  - P.B. PLAT BOOK
  - DENOTES SET (PMU) PERMANENT REFERENCE MONUMENT A 4.75" CONCRETE MONUMENT FROM LB 7274, UNLESS NOTED OTHERWISE.
  - DENOTES SET (PSS) PERMANENT REFERENCE POINT, A NAIL AND DSK STAMPED TOP LB 7274, UNLESS NOTED OTHERWISE.



13510 Cornville Ave  
 Clermont, FL 34711  
 Phone No. 407.905.8877

**BISHMAN**  
 Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

**PAGE 3 OF 4**

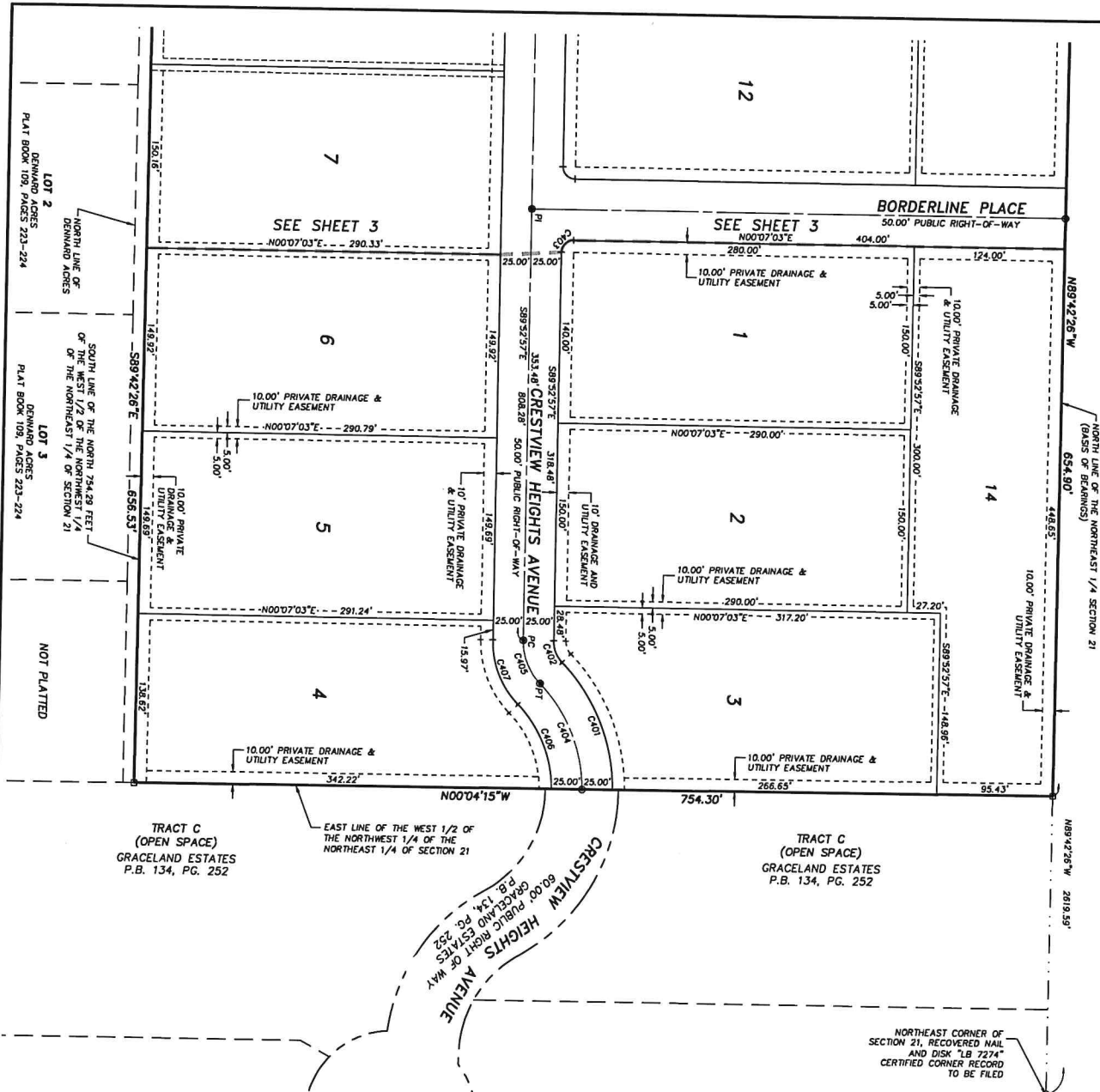
# GRACELAND ESTATES PHASE 2

LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

NOT PLATTED

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_



NORTHEAST CORNER OF SECTION 21, RECOVERED NAIL AND DISK "LB 7274" CERTIFIED CORNER RECORD TO BE FILED

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C401	44°01'32"	150.00'	115.32'	S87°23'27"W	112.48'
C402	44°40'32"	23.00'	18.49'	S87°46'47"W	18.00'
C403	90°00'00"	10.00'	15.71'	N44°32'37"W	14.14'
C404	43°58'24"	125.00'	85.86'	S87°24'43"W	83.53'
C405	44°40'32"	50.00'	38.89'	S87°46'47"W	38.01'
C406	43°48'12"	100.00'	78.45'	S87°20'37"W	74.80'
C407	44°40'32"	75.00'	58.48'	S87°46'47"W	57.01'

- LEGEND**
- PC POINT OF CURVATURE
  - PI POINT OF INTERSECTION
  - RP RADIUS POINT
  - PT POINT OF TANGENCY
  - R RADIAL
  - NR NOT RADIAL
  - POB POINT OF BEGINNING
  - POE POINT OF END
  - PSM PROFESSIONAL SURVEYOR
  - PSL LICENSED SURVEYOR
  - LB LICENSED BUSINESS
  - OR ORIGINAL RECORDS BOOK
  - P.P. PAGE
  - P.B. PLAT BOOK
- Ⓧ DENOTES SET (PRU) PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT THAT LB 7274, UNLESS NOTED OTHERWISE.  
 Ⓞ DENOTES SET (POE) PERMANENT REFERENCE POINT, A NAIL AND DISK STAMPED "POE LB 7274", UNLESS NOTED OTHERWISE.



13610 Greenville Ave  
Clermont, FL 34711  
Phone No. 407.505.8877

**BISHMAN**  
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

## Certificate of School Concurrency

Project Information

<b>Project Name</b>	Tip Top South
<b>Jurisdiction</b>	Hillsborough
<b>HCPS Project Number</b>	573
<b>Date/Time application deemed complete</b>	August 15, 2018
<b>Jurisdiction Project Number</b>	4436
<b>Parcel ID Number</b>	060823.0000
<b>Project Location</b>	CR 579 and Joe Ebert Rd.
<b>Dwelling Units &amp; Type</b>	31 Single Family Detached
<b>Applicant</b>	Tip Top Properties, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	6	4	5		15
Notes:					

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.



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Lorraine Duffy Suarez, AICP  
General Manager  
Growth Management & Planning

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September 7, 2018  
Date Issued