

**SUBJECT:** Hammock Crest aka Girl Scout Camp  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** July 20, 2021  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Hammock Crest aka Girl Scout Camp, located in Section 31, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water, wastewater and off-site turn lane) 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 \$2,506,071.88, a Warranty Bond in the amount of \$101,438.40, 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 \$11,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

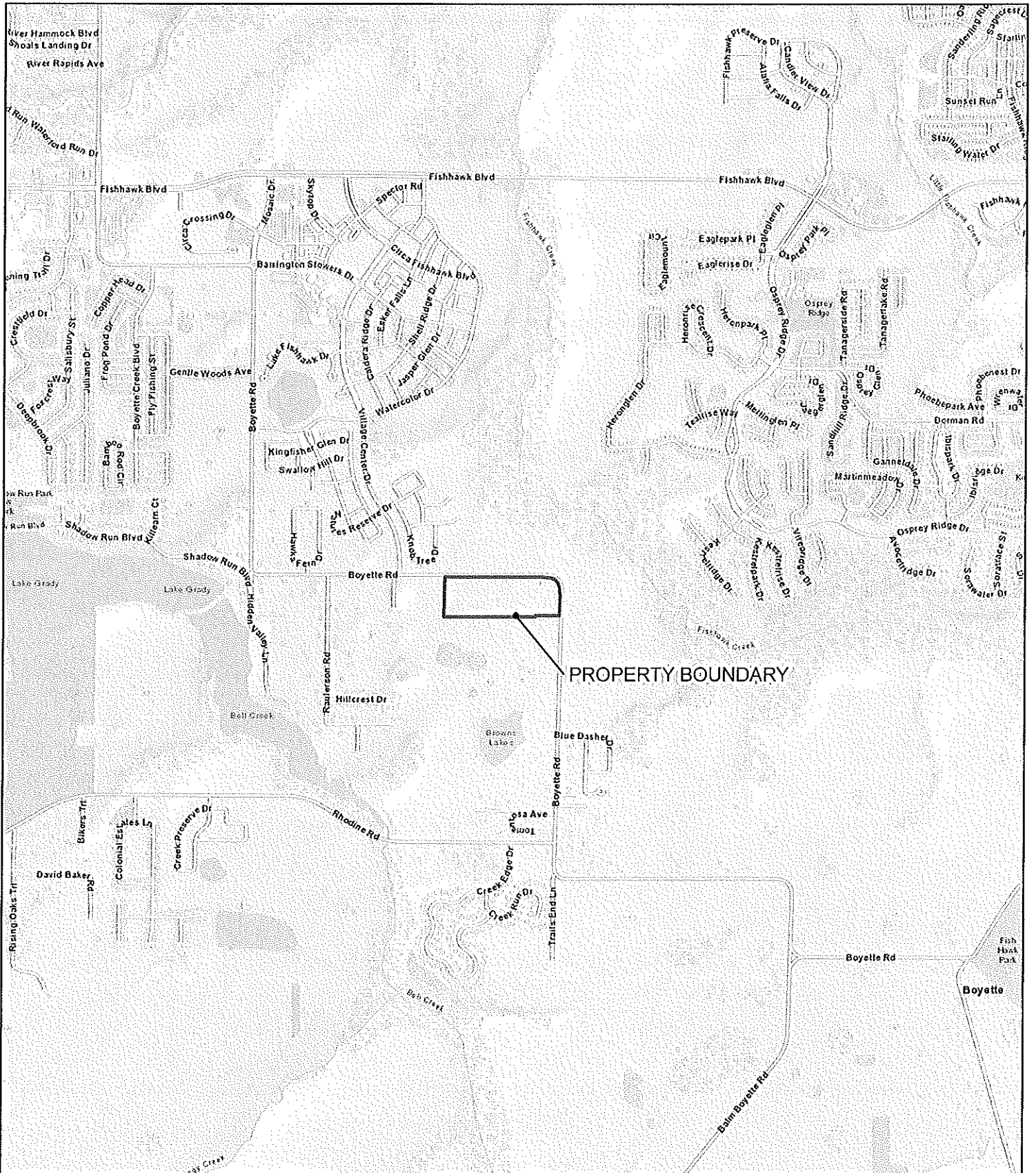
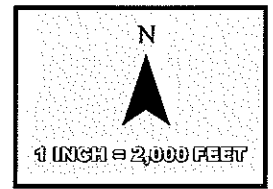
**BACKGROUND:**

On January 6, 2021, Permission to Construct Prior to Platting was issued for Hammock Crest aka Girl Scout Camp. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Pulte Home Company, LLC and the engineer is LevelUp Consulting, LLC.



# HAMMOCK CREST LOCATION MAP

CLIENT: PULTE HOME COMPANY, LLC



**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION  
AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS**

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Pulte Home Company, 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 Hammock Crest 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 the improvements within the platted area and the off-site improvements required as a condition of the approval of the subdivision will be installed; and

**WHEREAS**, the off-site and on-site improvements required by the LDC in connection with the subdivision known as Hammock Crest 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, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, 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 off-site and on-site improvements as required in connection with the Hammock Crest Subdivision; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following on-site and off-site improvements for maintenance as listed below and identified as applicable to this project (hereafter, the "Improvements"):

<input checked="" type="checkbox"/> Roads/Streets	<input checked="" type="checkbox"/> Water Mains/Services	<input checked="" type="checkbox"/> Stormwater Drainage Systems
<input checked="" 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 requires 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 requires 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 the on-site and off-site improvements required within and in connection with Hammock Crest Subdivision, within twenty four (24) 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, 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 the Improvements constructed in connection with Hammock Crest 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 N/A, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, dated May 20, 2021 with Pulte Home Company, LLC as Principal, and Arch Insurance Company (Bond No. SU1172298) as Surety, and A Warranty Bond, dated May 20, 2021 with Pulte Home Company, LLC as Principal, and Arch Insurance Company (Bond No. SU1172299) as Surety, and
  - c. Cashier/Certified Checks, number N/A, 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 on-site and off-site 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 Hammock Crest 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 Improvements 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 twenty-four (24) 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 its 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 16 day of JUNE, 2021.

ATTEST:

[Signature]  
\_\_\_\_\_  
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Carlin Underwood  
\_\_\_\_\_  
Printed Name of Witness

[Signature]  
\_\_\_\_\_  
Witness' Signature

Alex Beauchamp  
\_\_\_\_\_  
Printed Name of Witness

NOTARY PUBLIC  
Phone Number of Signer

CORPORATE SEAL (When Appropriate)



**Katarina Diggs**  
Notary Public  
State of Florida  
Comm# HH114248  
Expires 4/6/2025

ATTEST:  
HILLSBOROUGH COUNTY  
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

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

By: \_\_\_\_\_  
Chain

APPROVED BY THE COUNTY ATTORNEY

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

**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2021, by Jeffrey Deelson and

respectively President and vice President of Pulte Home Company 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:**

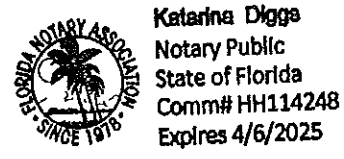
Sign: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: Contract Coordinator

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

My Commission Expires: 4/6/2025



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF N/A

COUNTY OF N/A

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: \_\_\_\_\_ N/A (seal)

Print: \_\_\_\_\_ N/A

Title or Rank: \_\_\_\_\_ N/A

Serial Number, if any: \_\_\_\_\_ N/A

My Commission Expires: \_\_\_\_\_ N/A

**SUBDIVISION PERFORMANCE BOND On-site and Off-site**

KNOW ALL MEN BY THESE PRESENTS, That we, Pulte Home Company, LLC called the Principal and Arch Insurance Company, Harborside 3, 210 Hudson Street, Suite 300, JERSEY CITY, NJ 07311 - 1107 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two Million, Five-Hundred and Six Thousand, Seventy-One and Eighty-Eight Cents (\$2,506,071.88) 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, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater 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 and associated off-site 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 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 Hammock Crest subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements 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 twenty-four (24) 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 August 20, 2023.

SIGNED, SEALED AND DATED this 20th day of May, 2021.

ATTEST:

Katherine Digge

APPROVED BY THE COUNTY ATTORNEY

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

BY: [Signature]  
PRINCIPAL (SEAL)  
D Bryce Langer, VP & Treasurer  
Arch Insurance Company  
SURETY (SEAL)

ATTEST:

Amy E. Callahan

[Signature]  
Peter S. Forker, ATTORNEY-IN-FACT (SEAL)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Cole P. Hillestad, Peter S. Forker, Stephanie C. Anderson, Rebecca Johlle and William C. Behnke of Chicago, IL (EACH) Tammy L. Whicker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 3<sup>rd</sup> day of May, 2021.

Attested and Certified

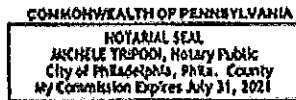
Regan A. Shulman, Secretary



Arch Insurance Company
Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 3, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 20<sup>th</sup> day of May 2021.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division
3 Parkway, Suite 1500
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com
Please refer to the above named Attorney-In-Fact and the details of the bond to which the power is attached.

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

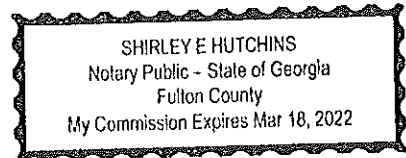
**) ss.**

**COUNTY OF FULTON)**

This record was acknowledged before me on May 20, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

  
\_\_\_\_\_  
Signature of Notary Public



*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*

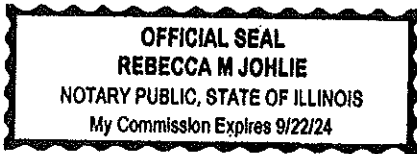
ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }  
County of Lake } ss.

On this 20th day of May, 2021, before me personally  
appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of  
Arch Insurance Company

\_\_\_\_\_, the corporation  
that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and  
year in this certificate first above written.



  
\_\_\_\_\_  
Notary Public in the State of Illinois  
County of Lake

# Hammock Crest

## Performance Bond Calculation

Construction costs for the streets, drainage, potable water and sanitary sewer system

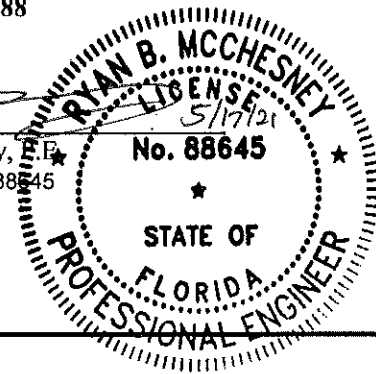
### SUMMARY

Paving	\$416,195.00
Water	\$246,600.00
Wastewater	\$627,703.50
Drainage	\$574,278.50
Offsite	\$140,080.50
<b>Total</b>	<b>\$2,004,857.50</b>

Performance Bond Amount (125% of total)

\$2,506,071.88

  
Ryan McChesney, P.E.  
Florida License # 88645



## PAVING

Item	Quantity	Unit	Unit Price	Total
1 1/2" Type SP Asphalt	9450	SY	\$ 10.75	\$ 101,587.50
6" Crushed Concrete Base	9450	SY	\$ 12.25	\$ 115,762.50
12" Stabilized Subgrade (LBR-40)	9450	SY	\$ 5.50	\$ 51,975.00
Miami Curb w/ Stabilization	7005	LF	\$ 14.00	\$ 98,070.00
Drop Curb w/ Stabilization	75	LF	\$ 19.00	\$ 1,425.00
Type A Curb w/ Stabilization	245	LF	\$ 19.00	\$ 4,655.00
Type F Curb w/ Stabilization	410	LF	\$ 20.00	\$ 8,200.00
4" Concrete Sidewalk	3380	SF	\$ 4.00	\$ 13,520.00
6" Concrete Sidewalk	200	SF	\$ 5.00	\$ 1,000.00
5' ADA HC Ramps	5	EA	\$ 900.00	\$ 4,500.00
Signage & Striping	1	LS	\$ 7,500.00	\$ 7,500.00
Maintenance of Traffic	1	LS	\$ 8,000.00	\$ 8,000.00
		<b>Total</b>		<b>\$ 416,195.00</b>

## WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Connect to Existing 12" WM	1	EA	\$ 3,500.00	\$ 3,500.00
Temporary Construction Meter Assembly	1	EA	\$ 13,500.00	\$ 13,500.00
12" x 8" Tapping Sleeve & Valve	1	EA	\$ 5,950.00	\$ 5,950.00
6" Steel Casing (Open Cu)	30	LF	\$ 65.00	\$ 1,950.00
18" Jack & Bore	50	LF	\$ 410.00	\$ 20,500.00
8" DIP	80	LF	\$ 60.00	\$ 4,800.00
8"PVC (DR-18)	1320	LF	\$ 20.50	\$ 27,060.00
6"PVC (DR-18)	2280	LF	\$ 13.75	\$ 31,350.00
4"PVC (DR-18)	500	LF	\$ 10.50	\$ 5,250.00
8" Gate Valve Assembly	9	EA	\$ 1,250.00	\$ 11,250.00
6" Gate Valve Assembly	6	EA	\$ 985.00	\$ 5,910.00
4" Gate Valve Assembly	3	EA	\$ 790.00	\$ 2,370.00
8" MJ Bend	30	EA	\$ 250.00	\$ 7,500.00
6" MJ Bend	38	EA	\$ 200.00	\$ 7,600.00
4" MJ Bend	10	EA	\$ 175.00	\$ 1,750.00
8" MJ Tee	3	EA	\$ 375.00	\$ 1,125.00
6" MJ Tee	2	EA	\$ 340.00	\$ 680.00
8" MJ Reducer	2	EA	\$ 200.00	\$ 400.00
6" MJ Reducer	2	EA	\$ 190.00	\$ 380.00
Fire Hydrant Assembly	8	EA	\$ 4,350.00	\$ 34,800.00
Single Service - Short	59	EA	\$ 350.00	\$ 20,650.00
Single Service - Long	40	EA	\$ 425.00	\$ 17,000.00
Water Service to Lift Station	1	EA	\$ 2,000.00	\$ 2,000.00
Permanent Blow-off Assembly	3	EA	\$ 1,950.00	\$ 5,850.00
Temporary Blow-off Assembly	1	EA	\$ 425.00	\$ 425.00
Demo/Restore Sidewalk	20	LF	\$ 40.00	\$ 800.00
Chlorination & Pressure Testing	4100	LF	\$ 2.00	\$ 8,200.00
2" PVC Sleeve	200	LF	\$ 5.50	\$ 1,100.00
4" PVC Sleeve	200	LF	\$ 6.50	\$ 1,300.00
6" PVC Sleeve	200	LF	\$ 8.25	\$ 1,650.00
			<b>Total</b>	<b>\$ 246,600.00</b>

## SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
8" PVC (0'-6')	84	LF	\$ 17.00	\$ 1,428.00
8" PVC (6'-8')	577	LF	\$ 17.50	\$ 10,097.50
8" PVC (8'-10')	1875	LF	\$ 18.50	\$ 34,687.50
8" PVC (10'-12')	937	LF	\$ 20.00	\$ 18,740.00
8" PVC C900 DR 18 (12'-14')	90	LF	\$ 29.00	\$ 2,610.00
Sanitary Manhole (0'-6')	1	EA	\$ 3,300.00	\$ 3,300.00
Sanitary Manhole (6'-8')	3	EA	\$ 3,599.00	\$ 10,797.00
Sanitary Manhole (8'-10')	9	EA	\$ 3,850.00	\$ 34,650.00
Sanitary Manhole (10'-12')	1	EA	\$ 4,150.00	\$ 4,150.00
Sanitary Manhole (12'-14')	1	EA	\$ 4,600.00	\$ 4,600.00
Sanitary Drop Manhole (10'-12')	2	EA	\$ 5,050.00	\$ 10,100.00
Sanitary Service - Single	37	EA	\$ 748.00	\$ 27,676.00
Sanitary Service - Double	31	EA	\$ 970.00	\$ 30,070.00
8" Stub & Plug	1	EA	\$ 500.00	\$ 500.00
Dewatering	3563	LF	\$ 6.00	\$ 21,378.00
Gravity Sewer Testing	3563	LF	\$ 8.50	\$ 30,285.50
Pump Station (6' DIA) (19' Cut)	1	EA	\$ 335,000.00	\$ 335,000.00
Connect to Existing 16" Force Main	1	EA	\$ 2,450.00	\$ 2,450.00
16" X 4" Tapping Sleeve & Valve	1	EA	\$ 6,300.00	\$ 6,300.00
12" Steel Casing (Open Cut)	25	LF	\$ 70.00	\$ 1,750.00
12" Jack & Bore	40	LF	\$ 400.00	\$ 16,000.00
4" PVC Forcemain (DR-18)	940	LF	\$ 11.10	\$ 10,434.00
4" Plug Valve Assembly	2	EA	\$ 750.00	\$ 1,500.00
4" MJ Bend	24	EA	\$ 305.00	\$ 7,320.00
Pressure Testing	940	LF	\$ 2.00	\$ 1,880.00
			<b>Total</b>	<b>\$ 627,703.50</b>



## STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
12" HDPE	680	LF	\$ 21.50	\$ 14,620.00
15" HDPE	520	LF	\$ 32.00	\$ 16,640.00
18" HDPE	450	LF	\$ 40.00	\$ 18,000.00
24" HDPE	1272	LF	\$ 55.00	\$ 69,960.00
30" HDPE	640	LF	\$ 75.00	\$ 48,000.00
36" HDPE	260	LF	\$ 100.00	\$ 26,000.00
42" HDPE	280	LF	\$ 125.00	\$ 35,000.00
48" HDPE	580	LF	\$ 170.00	\$ 98,600.00
54" HDPE	185	LF	\$ 215.00	\$ 39,775.00
Type 1 Curb Inlet	10	EA	\$ 4,700.00	\$ 47,000.00
Type 2 Curb Inlet	9	EA	\$ 4,950.00	\$ 44,550.00
Type 1 Curb Inlet w/ J-Bottom	4	EA	\$ 6,000.00	\$ 24,000.00
Type 2 Curb Inlet w/ J-Bottom	2	EA	\$ 6,200.00	\$ 12,400.00
Type C Grate Inlet	1	EA	\$ 2,000.00	\$ 2,000.00
Type P Manhole	4	EA	\$ 2,400.00	\$ 9,600.00
Type J Manhole	1	EA	\$ 5,000.00	\$ 5,000.00
54" RCP MES	1	EA	\$ 7,250.00	\$ 7,250.00
Yard Drain	7	EA	\$ 975.00	\$ 6,825.00
Concrete Sump	1	EA	\$ 8,500.00	\$ 8,500.00
Geoweb Spillway	520	SF	\$ 10.50	\$ 5,460.00
Dewatering	1	LS	4750	\$ 4,750.00
Storm Sewer Testing	4186	LF	\$ 7.25	\$ 30,348.50
			<b>Total</b>	<b>\$ 574,278.50</b>

**OFFSITE**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>		<b>Total</b>
1" Mill Existing Asphalt	450	SY	\$	11.50	\$ 5,175.00
1" Type SP 9.5 Asphalt	950	SY	\$	16.75	\$ 15,912.50
2" Type SP 12.5 Asphalt	500	SY	\$	18.75	\$ 9,375.00
8" Crushed Concrete Base	500	SY	\$	18.00	\$ 9,000.00
12" Stabilized Subgrade	500	SY	\$	16.75	\$ 8,375.00
12" Stabilized Shoulder	150	SY	\$	16.00	\$ 2,400.00
4" Concrete Sidewalk	7550	SF	\$	4.50	\$ 33,975.00
6" Concrete Sidewalk	5100	SF	\$	5.50	\$ 28,050.00
5' ADA Handicapped Ramp	2	EA	\$	950.00	\$ 1,900.00
Signage & Striping	1	LS	\$	1,500.00	\$ 1,500.00
24" Class III RCP Storm	328	LF	\$	55.00	\$ 18,040.00
Tyoe C Grate Inlet	2	EA	\$	2,000.00	\$ 4,000.00
Storm Sewer Testing	328	LF	\$	7.25	\$ 2,378.00
				<b>Total</b>	<b>\$ 140,080.50</b>

**WARRANTY BOND On-Site and Off-Site**

**KNOW ALL MEN BY THESE PRESENTS**, That we Pulte Home Company, LLC called the Principal and Arch Insurance Company, Harborside 3, 210 Hudson Street, Suite 300, JERSEY CITY, NJ 07311 - 1107 called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of One Hundred One Thousand Four Hundred Thirty-Eight Dollars and Forty Cents (\$101,438.40) 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 (water and wastewater) for maintenance in the approved platted subdivision known as Hammock Crest and associated off-site improvements (roads and drainage); and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the on-site and off-site improvement facilities 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, bridges, culverts, gutters, storm sewers, sanitary sewers, water mains 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 Construction and 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, drainage, water and wastewater) improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision and all off-site improvements known as Hammock Crest, 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 August 20, 2025.

SIGNED, SEALED AND DATED this 20th DAY OF May, 2021

ATTEST:

Katerciana Riggs

APPROVED BY THE COUNTY ATTORNEY

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

BY: [Signature]  
PRINCIPAL (SEAL)

D. Bryce Langer, VP + Treasurer  
Arch Insurance Company  
SURETY (SEAL)

ATTEST:

Amy E. Callahan

[Signature]  
Peter S. Forker, ATTORNEY-IN-FACT (SEAL)

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Cole P. Hillestad, Peter S. Forker, Stephanie C. Anderson, Rebecca Jollie and William C. Behnke of Chicago, IL (EACH) Tammy L. Whiteker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect: "VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 3<sup>rd</sup> day of May, 2021.

Attested and Certified

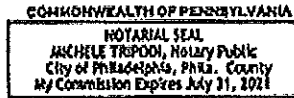
Regan A. Shulman, Secretary



Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Michele Tripodi, Notary Public My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 3, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 20<sup>th</sup> day of May 20 21.

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division 3 Parkway, Suite 1500 Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

**) ss.**

**COUNTY OF FULTON)**

This record was acknowledged before me on May 20, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

  
\_\_\_\_\_  
Signature of Notary Public

*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*

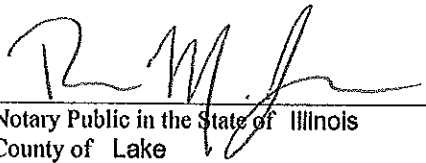
ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }  
County of Lake } ss.

On this 20th day of May, 2021, before me personally  
appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of  
Arch Insurance Company, the corporation  
that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and  
year in this certificate first above written.



  
Notary Public in the State of Illinois  
County of Lake

# Hammock Crest

## Warranty Bond Calculation

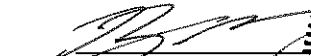
Construction costs for the potable water, sanitary sewer, and offsite improvements

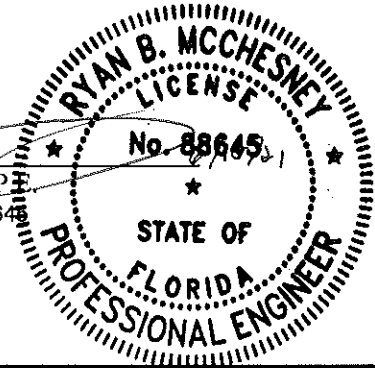
### SUMMARY

Water	\$246,600.00
Wastewater	\$627,703.50
Offsite	\$140,080.50
<b>Total</b>	<b>\$1,014,384.00</b>

Performance Bond Amount (10% of total)

\$101,438.40

  
Ryan McChesney, P.E.  
Florida License # 88645





## WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Connect to Existing 12" WM	1	EA	\$ 3,500.00	\$ 3,500.00
Temporary Construction Meter Assembly	1	EA	\$ 13,500.00	\$ 13,500.00
12" x 8" Tapping Sleeve & Valve	1	EA	\$ 5,950.00	\$ 5,950.00
6" Steel Casing (Open Cu)	30	LF	\$ 65.00	\$ 1,950.00
18" Jack & Bore	50	LF	\$ 410.00	\$ 20,500.00
8" DIP	80	LF	\$ 60.00	\$ 4,800.00
8"PVC (DR-18)	1320	LF	\$ 20.50	\$ 27,060.00
6"PVC (DR-18)	2280	LF	\$ 13.75	\$ 31,350.00
4"PVC (DR-18)	500	LF	\$ 10.50	\$ 5,250.00
8" Gate Valve Assembly	9	EA	\$ 1,250.00	\$ 11,250.00
6" Gate Valve Assembly	6	EA	\$ 985.00	\$ 5,910.00
4" Gate Valve Assembly	3	EA	\$ 790.00	\$ 2,370.00
8" MJ Bend	30	EA	\$ 250.00	\$ 7,500.00
6" MJ Bend	38	EA	\$ 200.00	\$ 7,600.00
4" MJ Bend	10	EA	\$ 175.00	\$ 1,750.00
8" MJ Tee	3	EA	\$ 375.00	\$ 1,125.00
6" MJ Tee	2	EA	\$ 340.00	\$ 680.00
8" MJ Reducer	2	EA	\$ 200.00	\$ 400.00
6" MJ Reducer	2	EA	\$ 190.00	\$ 380.00
Fire Hydrant Assembly	8	EA	\$ 4,350.00	\$ 34,800.00
Single Service - Short	59	EA	\$ 350.00	\$ 20,650.00
Single Service - Long	40	EA	\$ 425.00	\$ 17,000.00
Water Service to Lift Station	1	EA	\$ 2,000.00	\$ 2,000.00
Permanent Blow-off Assembly	3	EA	\$ 1,950.00	\$ 5,850.00
Temporary Blow-off Assembly	1	EA	\$ 425.00	\$ 425.00
Demo/Restore Sidewalk	20	LF	\$ 40.00	\$ 800.00
Chlorination & Pressure Testing	4100	LF	\$ 2.00	\$ 8,200.00
2" PVC Sleeve	200	LF	\$ 5.50	\$ 1,100.00
4" PVC Sleeve	200	LF	\$ 6.50	\$ 1,300.00
6" PVC Sleeve	200	LF	\$ 8.25	\$ 1,650.00
			<b>Total</b>	<b>\$ 246,600.00</b>

## SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
8" PVC (0'-6')	84	LF	\$ 17.00	\$ 1,428.00
8" PVC (6'-8')	577	LF	\$ 17.50	\$ 10,097.50
8" PVC (8'-10')	1875	LF	\$ 18.50	\$ 34,687.50
8" PVC (10'-12')	937	LF	\$ 20.00	\$ 18,740.00
8" PVC C900 DR 18 (12'-14')	90	LF	\$ 29.00	\$ 2,610.00
Sanitary Manhole (0'-6')	1	EA	\$ 3,300.00	\$ 3,300.00
Sanitary Manhole (6'-8')	3	EA	\$ 3,599.00	\$ 10,797.00
Sanitary Manhole (8'-10')	9	EA	\$ 3,850.00	\$ 34,650.00
Sanitary Manhole (10'-12')	1	EA	\$ 4,150.00	\$ 4,150.00
Sanitary Manhole (12'-14')	1	EA	\$ 4,600.00	\$ 4,600.00
Sanitary Drop Manhole (10'-12')	2	EA	\$ 5,050.00	\$ 10,100.00
Sanitary Service - Single	37	EA	\$ 748.00	\$ 27,676.00
Sanitary Service - Double	31	EA	\$ 970.00	\$ 30,070.00
8" Stub & Plug	1	EA	\$ 500.00	\$ 500.00
Dewatering	3563	LF	\$ 6.00	\$ 21,378.00
Gravity Sewer Testing	3563	LF	\$ 8.50	\$ 30,285.50
Pump Station (6' DIA) (19' Cut)	1	EA	\$ 335,000.00	\$ 335,000.00
Connect to Existing 16" Force Main	1	EA	\$ 2,450.00	\$ 2,450.00
16" X 4" Tapping Sleeve & Valve	1	EA	\$ 6,300.00	\$ 6,300.00
12" Steel Casing (Open Cut)	25	LF	\$ 70.00	\$ 1,750.00
12" Jack & Bore	40	LF	\$ 400.00	\$ 16,000.00
4" PVC Forcemain (DR-18)	940	LF	\$ 11.10	\$ 10,434.00
4" Plug Valve Assembly	2	EA	\$ 750.00	\$ 1,500.00
4" MJ Bend	24	EA	\$ 305.00	\$ 7,320.00
Pressure Testing	940	LF	\$ 2.00	\$ 1,880.00
			<b>Total</b>	<b>\$ 627,703.50</b>

**OFFSITE**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
1" Mill Existing Asphalt	450	SY	\$ 11.50	\$ 5,175.00
1" Type SP 9.5 Asphalt	950	SY	\$ 16.75	\$ 15,912.50
2" Type SP 12.5 Asphalt	500	SY	\$ 18.75	\$ 9,375.00
8" Crushed Concrete Base	500	SY	\$ 18.00	\$ 9,000.00
12" Stabilized Subgrade	500	SY	\$ 16.75	\$ 8,375.00
12" Stabilized Shoulder	150	SY	\$ 16.00	\$ 2,400.00
4" Concrete Sidewalk	7550	SF	\$ 4.50	\$ 33,975.00
6" Concrete Sidewalk	5100	SF	\$ 5.50	\$ 28,050.00
5' ADA Handicapped Ramp	2	EA	\$ 950.00	\$ 1,900.00
Signage & Striping	1	LS	\$ 1,500.00	\$ 1,500.00
24" Class III RCP Storm	328	LF	\$ 55.00	\$ 18,040.00
Tyoe C Grate Inlet	2	EA	\$ 2,000.00	\$ 4,000.00
Storm Sewer Testing	328	LF	\$ 7.25	\$ 2,378.00
			<b>Total</b>	<b>\$ 140,080.50</b>

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

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021 by and between Pulte Home Company, 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 Hammock Crest; 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 Hammock Crest 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 Hammock Crest subdivision within twenty four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance check 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   N/A  ,  
dated \_\_\_\_\_,  
with \_\_\_\_\_,  
\_\_\_\_\_ by order of  
\_\_\_\_\_, or
  - b. A Performance Bond, dated May 20, 2021, with Pulte Home Company, LLC as Principal, and Arch Insurance Company (Bond No. SU1172300) as Surety,  
or
  - c. Escrow Agreement, dated   N/A    
\_\_\_\_\_, between  
and the County, or
  - d. Cashier/Certified Check, number   N/A    
\_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by  
the County into an 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 Hammock Crest 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 20  
day of May, 2021.

ATTEST:

[Signature]  
Witness Signature

Jacob Carter  
Printed Name of Witness

[Signature]  
Witness Signature

Danielle Fabbrri  
Printed Name of Witness

CORPORATE SEAL  
(When Appropriate)

ATTEST: . .  
CLERK OF CIRCUIT COURT

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

SUBDIVIDER:

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

Jeff Deason  
Printed Name of Signer

Vice President  
Title of Signer

2662 S Falkenburg Road, Riverview, FL, 33578  
Address of Signer

813-964-5116  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20 day of May,  
2021, by Jeffrey Deason and \_\_\_\_\_  
respectively President and Vice President of Pulte Home Company 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:

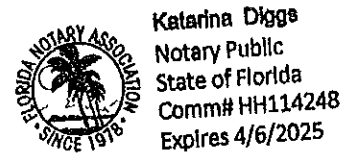
Sign: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: Contract Coordinator

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

My Commission Expires: 4/6/2025



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF N/A

COUNTY OF N/A

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: N/A (seal)

Print: N/A

Title or Rank: N/A

Serial Number, if any: N/A

My Commission Expires: N/A

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we Pulte Home Company, LLC called the Principal, and Arch Insurance Company, Harborside 3, 210 Hudson Street, Suite 300, JERSEY CITY, NJ 07311 – 1107 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Eleven Thousand and Two Hundred Fifty Dollars (\$11,250.00) 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, 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, a final plat of the 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 lot corners will be installed; and

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

WHEREAS, said lot corners 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 Hammock Crest subdivision all lot corners as required by the State 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 twenty-four (24) 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 August 20, 2023.**

SIGNED, SEALED AND DATED this 20th day of May, 2021.

ATTEST:

Katarina Diggs  
Katarina Diggs

BY: SEE ATTACHED  
PRINCIPAL (SEAL)

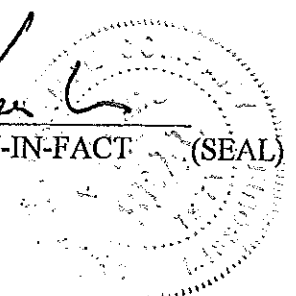
Arch Insurance Company  
SURETY (SEAL)

ATTEST:

Amy E. Callahan

Peter S. Forker  
Peter S. Forker, ATTORNEY-IN-FACT (SEAL)

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



executed this 20th day of May, 2021.

Pulte Home Company, LLC

---

PRINCIPAL



---

BY: D. Bryce Langen, VP & Treasurer

Notary Attached

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Cole P. Hillestad, Peter S. Forker, Stephanie C. Anderson, Rebecca Johlle and William C. Behnke of Chicago, IL (EACH) Tammy L. Whitaker, Mary E. Corley, Darla R. Ganley of Decatur, IL (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on December 10, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 3<sup>rd</sup> day of May, 2021.

Attested and Certified

*Regan A. Shulman*

Regan A. Shulman, Secretary



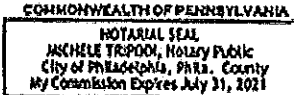
Arch Insurance Company

*Stephen C. Ruschak*

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



*Michele Tripodi*

Michele Tripodi, Notary Public  
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 3, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 20<sup>th</sup> day of May, 2021.

*Regan A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:  
Arch Insurance - Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

ACKNOWLEDGMENT BY SURETY

STATE OF Illinois }  
County of Lake } ss.

On this 20th day of May, 2021, before me personally  
appeared Peter S. Forker, known to, me to be the Attorney-in-Fact of  
Arch Insurance Company

\_\_\_\_\_, the corporation  
that executed the within instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in the aforesaid County, the day and  
year in this certificate first above written.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public in the State of Illinois  
County of Lake

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

**) ss.**

**COUNTY OF FULTON)**

This record was acknowledged before me on May 20, 2021, appeared D. Bryce Langen, VP & Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.

  
\_\_\_\_\_  
Signature of Notary Public



*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*

# Hammock Crest

## Performance Bond Calculation

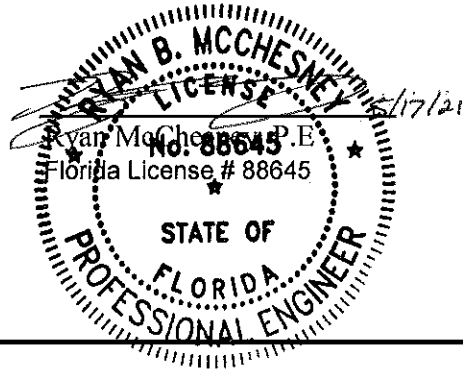
Construction costs for setting Lot Corners

### SUMMARY

Lot Corners	\$9,000.00
<b>Total</b>	<b>\$9,000.00</b>

Performance Bond Amount (125% of total)

\$11,250.00



## Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$9,000.00	\$9,000.00
			<b>TOTAL =</b>	<b>\$9,000.00</b>











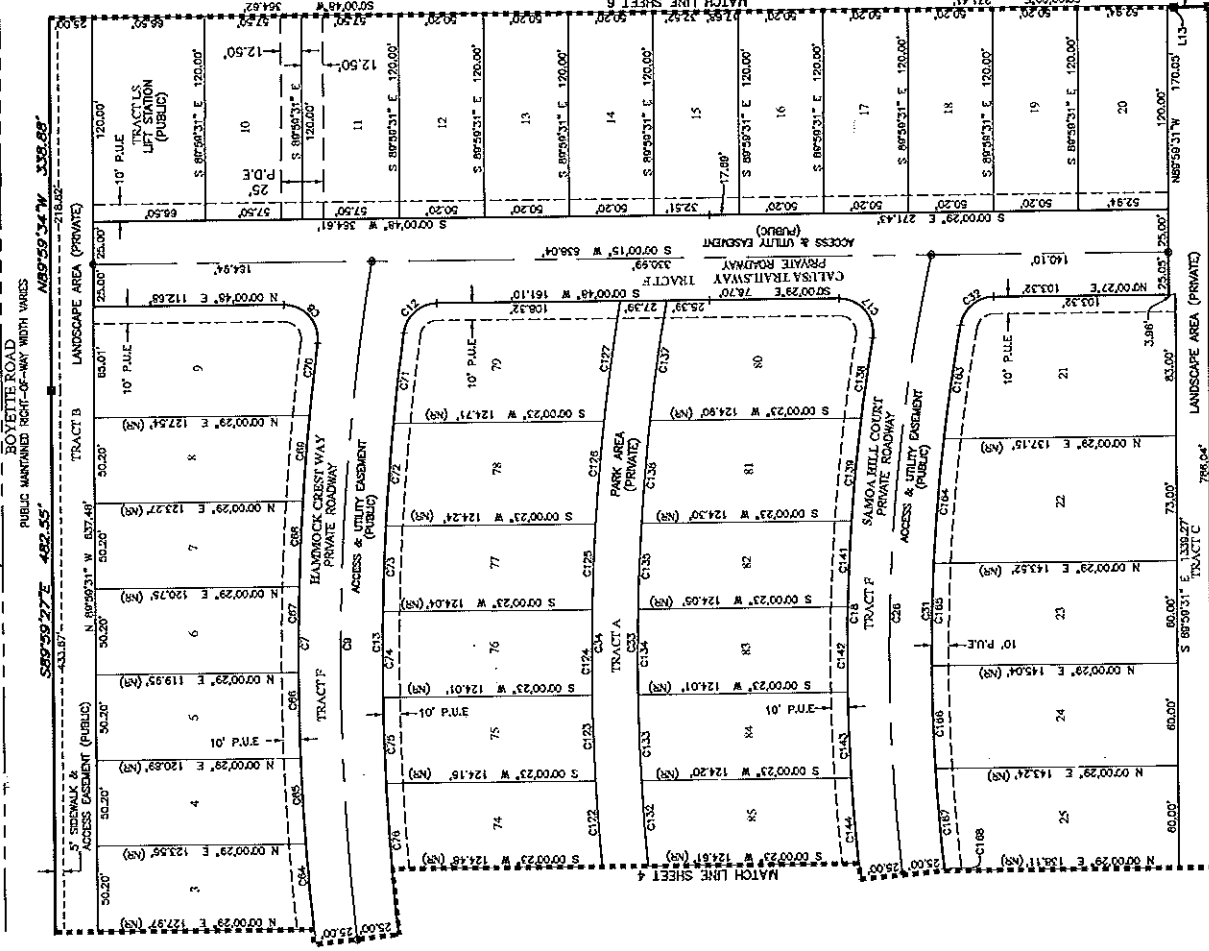
# HAMMOCK CREST

LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA  
 NORTH BOUNDARY LINE OF THE NORTHWEST 1/4 SECTION 31



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS

2. PARALLEL ADJUSTMENTS: PARALLEL ADJUSTMENTS ARE SHOWN HEREIN AND INDICATED TO THE NEAREST FOOT (IF UTILITY EASEMENTS) OR TO THE NEAREST HUNDREDTH OF A FOOT (IF NO UTILITY EASEMENTS) OR LESSER VALUE (E.G. = 0.00) (E.G. 7.8 = 7.80)



NO.	RADIUS	DELTA	ARC	CHORD	BEARINGS
C7	1458.28	1329.44	353.28	350.38	N 89°24'32" W
C8	20.00	9731.03	24.01	30.68	N 48°46'19" E
C9	1453.28	13790.51	398.80	397.51	N 89°22'50" W
C10	20.00	81799.51	28.82	28.24	N 49°48'58" W
C11	1408.28	14722.34	353.25	352.43	N 87°10'11" W
C12	20.00	89440.26	34.78	30.57	N 49°49'48" E
C13	1133.28	16705.19	316.18	317.13	N 89°22'28" W
C14	1068.28	17531.47	364.87	363.23	N 86°59'32" W
C15	1083.28	16553.20	330.01	318.84	N 87°48'03" W
C16	20.00	79735.41	27.78	25.58	N 39°44'57" W
C17	1458.28	16119.28	354.83	353.75	N 87°18'08" W
C18	1284.28	15337.40	357.77	356.61	N 88°24'09" W
C19	1458.28	15974.81	354.49	352.39	S 84°59'29" W
C20	1458.28	13953.11	352.37	350.27	S 86°57'59" W
C21	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C22	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C23	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C24	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C25	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C26	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C27	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C28	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C29	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C30	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C31	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C32	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C33	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C34	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C35	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C36	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C37	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C38	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C39	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C40	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C41	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C42	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C43	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C44	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C45	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C46	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C47	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C48	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C49	1458.28	13852.21	352.31	350.21	S 86°56'20" W
C50	1458.28	13852.21	352.31	350.21	S 86°56'20" W

LEGEND:  
 - - - - - INDICATES SET (P, S, A) PERMANENT  
 REFERENCE MONUMENT - C/A - CONCRETE  
 MONUMENT WITH DISK LETTER  
 - - - - - INDICATED CORNER PERMANENT  
 MONUMENT WITH DISK LETTER  
 - - - - - INDICATES FOUND PAX CONCRETE  
 MONUMENT IS 4.87'  
 - - - - - NON-RADIAL LINE  
 O.P.L. - OFFICIAL RECORDED BOOK  
 P.A.L. - PUBLIC SIDEWALK EASEMENT  
 P.D.L. - PRIVATE DRAINAGE EASEMENT  
 P.L. - PUBLIC UTILITY EASEMENT  
 O.A.L. - OVERALL  
 C.C.P. - CERTIFIED CORNER RECORD

LINE DATA TABLE

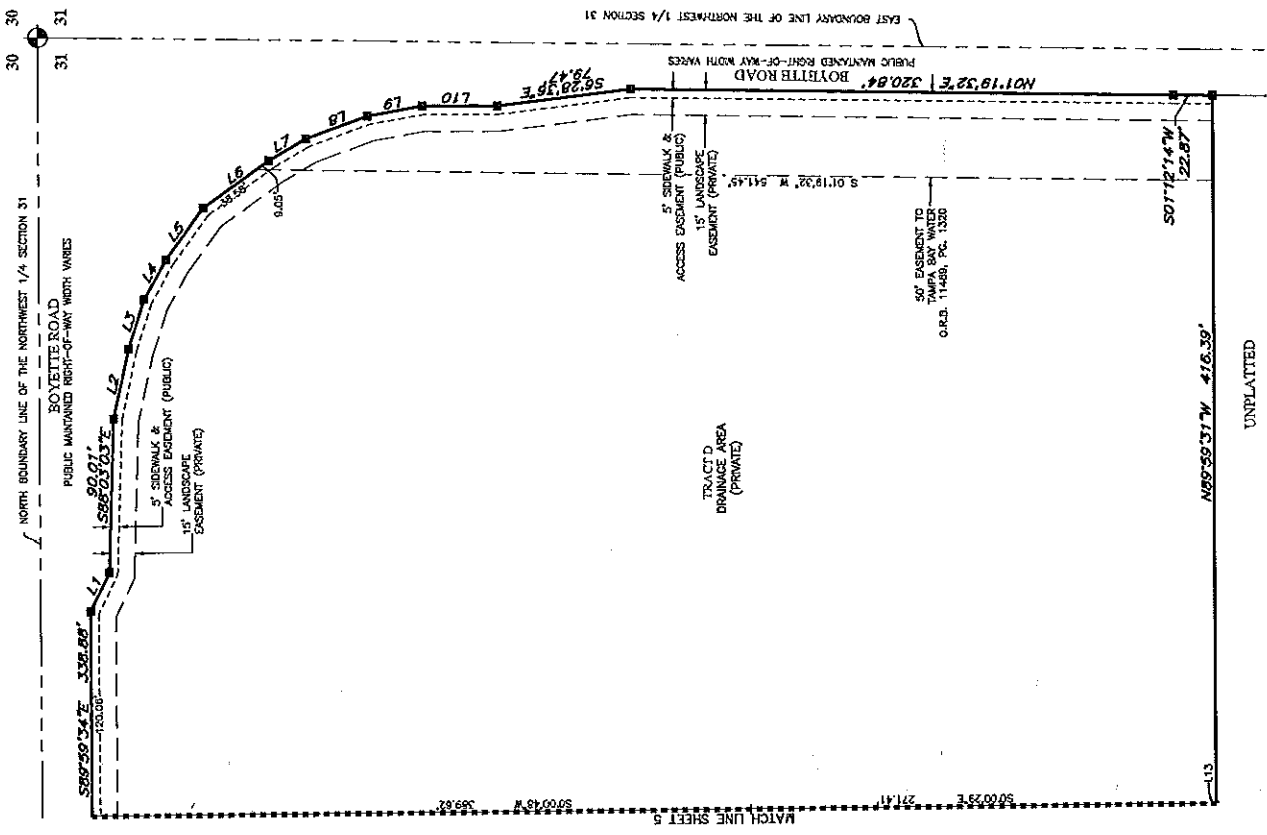
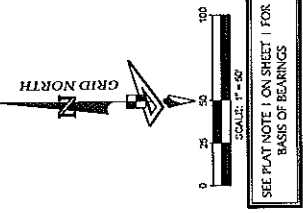
NO.	BEARING	LENGTH
L13	S 16°03'21" W	4.12'

50000'±  
 20.00'  
**GeoPoint**  
 Surveying, Inc.  
 213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8888  
 Fax: (813) 248-2356  
 www.geopointsurvey.com  
 Limited Numbered Member LI 9714  
**SHEET 5 OF 6 SHEETS**

UNPLATTED

# HAMMOCK CREST

LYING IN SECTION 31, TOWNSHIP 30 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89° 59' 31.74" E	138.89'
L2	S 77° 25' 27" E	41.95'
L3	S 71° 41' 54" E	30.49'
L4	S 60° 37' 38" E	28.48'
L5	S 53° 30' 48" E	37.54'
L6	S 35° 13' 15" E	47.64'
L7	S 29° 59' 08" E	25.19'
L8	S 19° 32' 51" E	38.08'
L9	S 09° 28' 19" E	32.84'
L10	S 09° 24' 19" W	44.03'
L13	S 16° 03' 21" W	4.12'

1. PER ALL CITY, COUNTY, DISTRICT, MUNICIPAL AND STATE ORDINANCES, THE NEAREST FOOTING OF UTILITY EASEMENTS ARE ASSUMED TO BE THE CENTERLINE OF THE UTILITY EASEMENT UNLESS OTHERWISE INDICATED BY A SCOT WITH NO GREATER OR LESSER VALUE (E.G. = 5.00') (RE: 7.2 - 7.29)

- LEGEND:**
- MONUMENT SET OF 3/4" PERMANENT REFERENCE MONUMENT - 3/4" CONCRETE
  - MONUMENT WITH DISK LETTER
  - INDICATED SET OF 3/4" PERMANENT MONUMENT WITH DISK LETTER
  - MONUMENT FOUND OF CONCRETE
  - MONUMENT UNKNOWN
  - NR NON-INDICAL LINE
  - O.P.L. OFFICIAL RECORDED BOOK
  - P.C. PUBLIC RECORDS BOOK
  - P.D.E. PUBLIC DRAINAGE EASEMENT
  - P.U.E. PRIVATE DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - C/A OVERALL
  - C.C.A. CERTIFIED CORNER RECORD

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licensed Surveyor Number 1317704