

SUBJECT: Marisol Pointe Phase 1 aka MiraBay Parcel 101
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 14, 2021
CONTACT: Lee Ann Kennedy

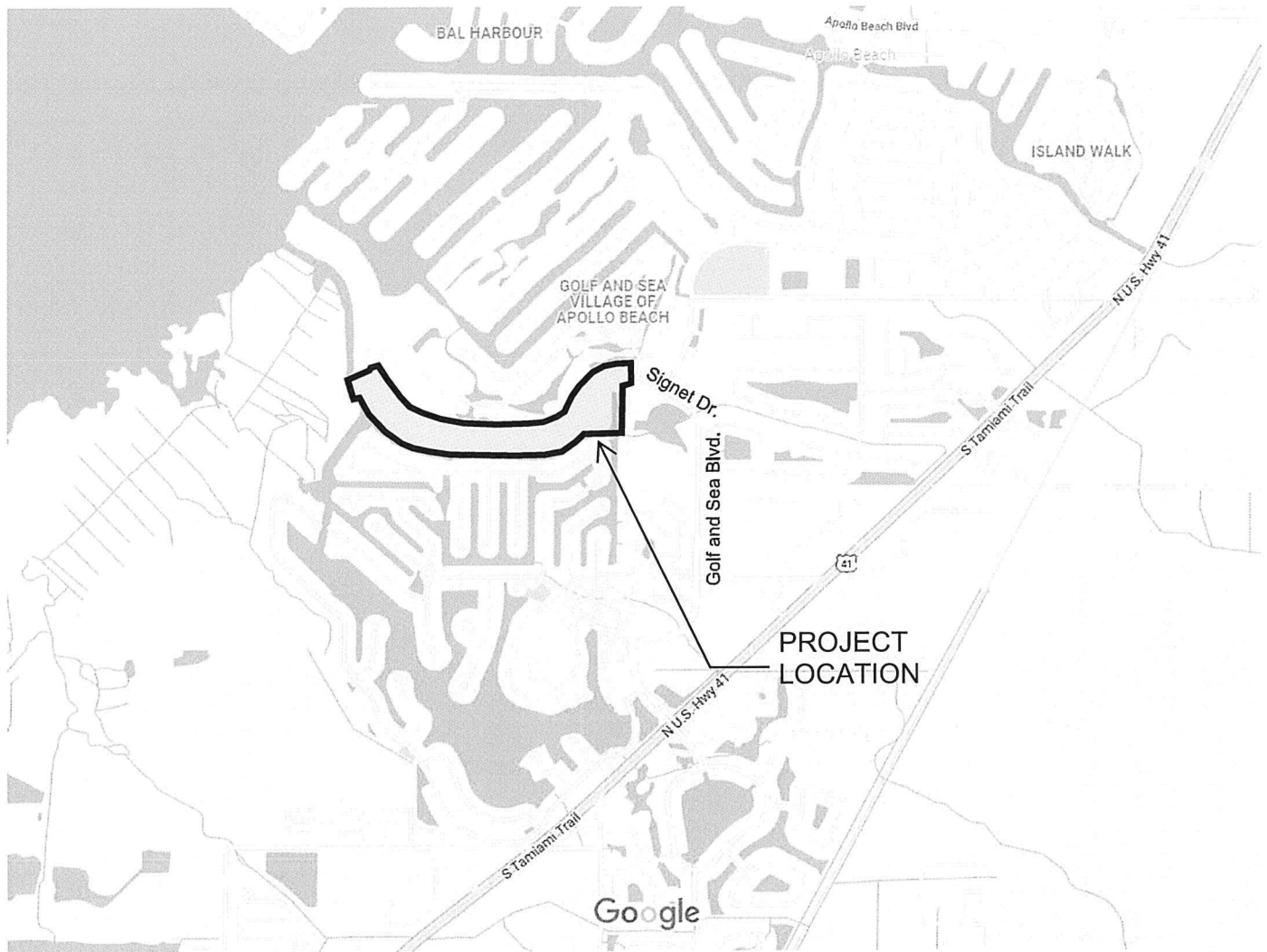
RECOMMENDATION:

Accept the plat for recording for Marisol Pointe Phase 1 aka MiraBay Parcel 101, located in Section 29, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) 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 \$408,519.38, a Warranty Bond in the amount of \$216,201.46, 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 \$4,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 9, 2020, Permission to Construct Prior to Platting was issued for Marisol Pointe Phase 1 aka MiraBay Parcel 101. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Park Square Enterprises, LLC and the engineer is Clearview Land Design.

Google Maps



Map data ©2021 Google 1000 ft

MIRABAY - PARCEL 101 LOCATION MAP

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

This Agreement is made and entered into this _____ day of _____, 20____, by and between Park Square Enterprises, LLC, a Delaware limited liability company 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 ~~and 125~~, 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 MARISOL POINTE PHASE 1 Subdivision.

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 MARISOL POINTE PHASE 1 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 Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater 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:

<u> X </u> Roads/Streets	<u> X </u> Water Mains/Services	<u> X </u> Stormwater Drainage Systems
<u> </u> Sanitary Gravity Sewer System	<u> X </u> Sanitary Sewer Distribution System	<u> </u> Bridges
<u> </u> Reclaimed Water Mains/Services	<u> </u> Sidewalks	<u> </u> 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 MARISOL POINTE PHASE 1 subdivision, within twelve (12) 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, stormwater drainage systems, water, wastewater 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 Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in MARISOL POINTE PHASE 1 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 9/29/2021 with Park Square Enterprises LLC as Principal, and Great American Ins Co as Surety, and
A Warranty Bond, dated 9/29/2021 with Park Square Enterprises LLC as Principal, and Great American Ins Co as Surety, and
 - c. Escrow Agreements, dated _____, between _____ and the County, or
 - d. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____.

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 Services Department; and
 - (b) All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's 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 MARISOL POINTE PHASE 1 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 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 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 12 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 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 this 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
30 day of September, 2021

ATTEST:

Judith Combs

Witness' Signature

Judith Combs

Printed Name of Witness

[Signature]

Witness' Signature

Daniel Arnette

Printed Name of Witness

NOTARY PUBLIC
CORPORATE SEAL



ATTEST:

CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: Park Square Enterprises, LLC, a Delaware limited liability company

Authorized Corporate Officer or Individual
(Signed before a Notary Public and 2 Witnesses)

[Signature]

Title

Manager

5200 Vineyard Rd. #200
Address of Signer Orlando, FL 32811

407-529-3030
Phone Number of Signer

HILLSBOROUGH COUNTY
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 by means of ☒ physical presence or ☐ online notarization, this 9/30/21 (date) by Braham Aggarwal (name of officer or agent, Manager title of officer or agent) of Park Square Enterprises (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary



Notary Public

Judith K. Combs
Judith K. Combs

Name typed, printed or stamped

My Commission Expires: 5/10/2025

SUBDIVISION PERFORMANCE BOND

Bond No. 3858364

KNOW ALL MEN BY THESE PRESENTS, That we, Park Square Enterprises, LLC, a Delaware limited liability company called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Four Hundred Eight Thousand Five Hundred Nineteen and 38/100 (\$408,519.38) 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 Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, roads and drainage, water, sewer and other necessary 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

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 MARISOL POINTE PHASE 1 subdivision all roads and drainage, water, sewer and other necessary 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 Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners 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 DECEMBER 9, 2022.

SIGNED, SEALED AND DATED this 29th day of September, 2021.

ATTEST:

Judith Combs
Judith Combs, Witness

Park Square Enterprises, LLC

BY: [Signature]
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Cassidy Kelly
Cassidy Kelly, Surety Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
William Reidinger

APPROVED BY THE COUNTY ATTORNEY

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

as amended

Surety Company Acknowledgment:

State of Illinois

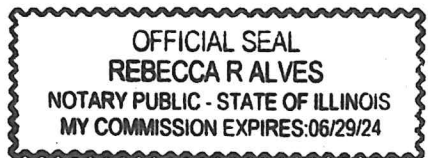
County of DuPage

On this 29th day of September, 2021, before me personally appeared William Reidinger, to be known, whom being by me duly sworn, did depose and say: that he/she resides at Schaumburg, IL, that he/she is the Attorney-in-Fact of Great American Insurance Company, the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.



Rebecca R. Alves

Notary Public in and for the above County and State



My commission expires 6/29/2024

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858364

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 29th day of September, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V. Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 29th day of September, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 29th day of September, 2021.



Atty L C. B.

Assistant Secretary

GENERAL SURETY RIDER

To be attached and form a part of

Bond No. 3858364
For Subdivision Performance Bond - Marisol Pointe Phase 1
Dated effective 09/29/2021 (MONTH, DAY, YEAR)
Executed by Park Square Enterprises, LLC, as Principal, (PRINCIPAL)
And by Great American Insurance Company, as Surety, (SURETY)
And in favor of Board of County Commissioners of Hillsborough County, Florida
(OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	12/09/2022	01/14/2023

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

09/29/2021

(MONTH, DAY, YEAR)

Signed and Sealed

10/27/2021

(MONTH, DAY, YEAR)

Park Square Enterprises, LLC
PRINCIPAL

BY

TITLE

Great American Insurance Company
SURETY

BY

William Reidinger, ATTORNEY-IN-FACT

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858364

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 27th day of October, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 27th day of October, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 27th day of October, 2021.



Atty L C. B.

Assistant Secretary

WARRANTY BOND

Bond No. 3858366

KNOW ALL MEN BY THESE PRESENTS, That we, Park Square Enterprises, LLC, a Delaware limited liability company called the Principal and _____ Great American Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Two Hundred Sixteen Thousand Two Hundred One and 46/100 (\$216,201.46) 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 and drainage, water and wastewater) for maintenance in the approved platted subdivision known as **MARISOL POINTE PHASE 1**; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (all roads and drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all roads and drainage as referenced above, 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 and drainage, water, and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as MARISOL POINTE PHASE 1 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 DECEMBER 9, 2024.

SIGNED, SEALED AND DATED this 29th day of September, 20 21.

ATTEST:

Park Square Enterprises, LLC

Judith Combs
Judith Combs, witness

BY:

[Signature]
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Cassidy Kelly
Cassidy Kelly, Surety Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
William Reidinger

APPROVED BY THE COUNTY ATTORNEY

BY

[Signature]
Approved As To Form And Legal
Sufficiency.

a amended

Surety Company Acknowledgment:

State of Illinois

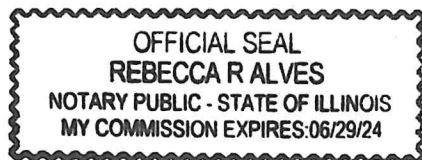
County of DuPage

On this 29th day of September, 2021, before me personally appeared William Reidinger, to be known, whom being by me duly sworn, did depose and say: that he/she resides at Schaumburg, IL, that he/she is the Attorney-in-Fact of Great American Insurance Company, the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.

Rebecca R. Alves

Rebecca R. Alves

Notary Public in and for the above County and State



My commission expires 6/29/2024

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858366

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 29th day of September, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 29th day of September, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 29th day of September, 2021.



Atty L C. B.

Assistant Secretary

GENERAL SURETY RIDER

To be attached and form a part of

Bond No. 3858366
For Warranty Bond - Marisol Pointe Phase 1
Dated effective 09/29/2021 (MONTH, DAY, YEAR)
Executed by Park Square Enterprises, LLC, as Principal, (PRINCIPAL)
And by Great American Insurance Company, as Surety, (SURETY)
And in favor of Board of County Commissioners of Hillsborough County, Florida
(OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	12/09/2024	01/14/2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

09/29/2021

(MONTH, DAY, YEAR)

Signed and Sealed

10/27/2021

(MONTH, DAY, YEAR)

Park Square Enterprises, LLC
PRINCIPAL

BY

TITLE

Great American Insurance Company
SURETY

BY

William Reidinger
ATTORNEY-IN-FACT

APPROVED BY THE COUNTY ATTORNEY

BY

[Signature]
Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858366

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 27th day of October, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

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SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 27th day of October, 2021.



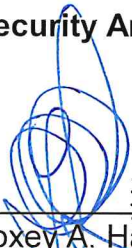
Atty L C. B.


Assistant Secretary

Summary For Performance Bond

MARISOL POINTE PHASE 1 FOLIO NUMBER 52550.0000

Streets and Drainage Facilities	\$	252,314.50
Water Distribution System	\$	12,822.50
Sewage Collection System	\$	<u>61,678.50</u>
Total Amount	\$	326,815.50
Security Amount (125% of Total)	\$	408,519.38


Toxey A. Hall, F.L. P.E. No. 37278
Clearview Land Design, P.L.L.C.
Date Prepared: 09/28/2021



Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

Item	QTY	Unit	Unit Price	Total Amount
SAWCUT & MATCH EXIST. ASPHALT	1	LS	\$ 515.00	\$ 515.00
1 1/2" TYPE SP 12.5 ASPHALT	1,500	SY	\$ 10.15	\$ 15,225.00
STABILIZED CURB PAD	11,320	LF	\$ 2.35	\$ 26,602.00
MIAMI CURB	9,475	LF	\$ 11.40	\$ 108,015.00
TYPE "D" CURB - TRENCH	155	LF	\$ 19.30	\$ 2,991.50
TYPE "F" CURB	1,845	LF	\$ 12.80	\$ 23,616.00
CONCRETE VALLEY GUTTER INTERSECTION	1	EA	\$ 5,050.00	\$ 5,050.00
6" CONCRETE SIDEWALK W/ WWM	7,260	SF	\$ 6.50	\$ 47,190.00
5' ADA HANDICAPPED RAMP	6	EA	\$ 935.00	\$ 5,610.00
SIGNAGE & STRIPING	1	LS	\$ 17,500.00	\$ 17,500.00
Total Streets and Drainage System				\$ 252,314.50

Engineers Cost Breakdown

Schedule: Water Distribution System

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

Item	QTY	Unit	Unit Price	Total Amount
CONNECT TO EXISTING 12" WATERMAIN	1	EA	\$ 4,550.00	\$ 4,550.00
CHLORINATION & PRESSURE TESTING	5,515	LF	\$ 1.50	\$ 8,272.50
Total Water Distribution System				\$ 12,822.50

Engineers Cost Breakdown

Schedule: Sewage Collection System

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

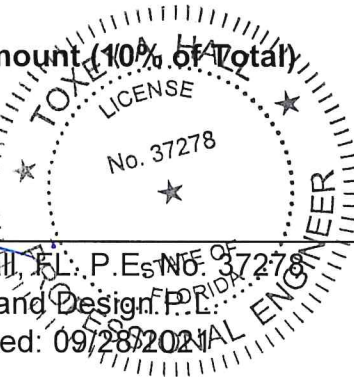
Item	QTY	Unit	Unit Price	Total Amount
SANITARY SEWER TESTING	5,116	LF	\$ 7.00	\$ 35,812.00
CONNECT TO EXISTING 10" FORCEMAIN	1	EA	\$ 4,550.00	\$ 4,550.00
DEMO / RESTORE SIDEWALK (4")	400	LF	\$ 28.65	\$ 11,460.00
SOD RESTORATION - BAHIA	1,350	SY	\$ 2.65	\$ 3,577.50
PRESSURE TESTING	4,186	LF	\$ 1.50	\$ 6,279.00
Total Sewage Collection System				\$ 61,678.50

Summary For Warranty Bond

MARISOL POINTE PHASE 1 FOLIO NUMBER 52550.0000

Streets and Drainage Facilities	\$ 1,248,502.05
Water Distribution System	\$ 284,511.60
Sewage Collection System	\$ 629,000.90
Total Amount	\$ 2,162,014.55
Security Amount (10% of Total)	\$ 216,201.46

Toxey A. Hall, FL. P.E. No. 37278
Clearview Land Design, P.L.
Date Prepared: 09/28/2021



Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

Item	QTY	Unit	Unit Price	Total Amount
SAWCUT & MATCH EXIST. ASPHALT	1	LS	\$ 515.00	\$ 515.00
1 1/2" TYPE SP 12.5 ASPHALT	15,280	SY	\$ 10.15	\$ 155,092.00
6" SHELL BASE	15,280	SY	\$ 8.40	\$ 128,352.00
12" STABILIZED SUBGRADE (LBR-40)	15,280	SY	\$ 4.45	\$ 67,996.00
STABILIZED CURB PAD	11,320	LF	\$ 2.35	\$ 26,602.00
MIAMI CURB	9,475	LF	\$ 11.40	\$ 108,015.00
TYPE "D" CURB - TRENCH	155	LF	\$ 19.30	\$ 2,991.50
TYPE "F" CURB	1,845	LF	\$ 12.80	\$ 23,616.00
CONCRETE VALLEY GUTTER INTERSECTION	1	EA	\$ 5,050.00	\$ 5,050.00
6" CONCRETE SIDEWALK W/ WWM	7,260	SF	\$ 6.50	\$ 47,190.00
5' ADA HANDICAPPED RAMP	6	EA	\$ 935.00	\$ 5,610.00
SIGNAGE & STRIPING	1	LS	\$ 17,500.00	\$ 17,500.00
CONNECT TO EXISTING STORM	1	EA	\$ 1,650.00	\$ 1,650.00
CONNECT TO EXISTING STORM INLET	2	EA	\$ 2,900.00	\$ 5,800.00
15" CLASS III RCP STORM	63	LF	\$ 32.65	\$ 2,056.95
18" CLASS III RCP STORM	794	LF	\$ 40.25	\$ 31,958.50
24" CLASS III RCP STORM	1,999	LF	\$ 55.30	\$ 110,544.70
24" CLASS III RCP STORM AT SAN. CROSSINGS	192	LF	\$ 91.45	\$ 17,558.40
30" CLASS III RCP STORM	1,008	LF	\$ 73.85	\$ 74,440.80
36" CLASS III RCP STORM	1,001	LF	\$ 98.20	\$ 98,298.20
42" CLASS III RCP STORM	552	LF	\$ 120.00	\$ 66,240.00
48" CLASS III RCP STORM	100	LF	\$ 165.00	\$ 16,500.00
48" CLASS III RCP STORM AT SAN.CROSSINGS	305	LF	\$ 185.00	\$ 56,425.00
FDOT TYPE P-9 CURB INLET	6	EA	\$ 3,850.00	\$ 23,100.00
TYPE C GRATE INLET	3	EA	\$ 2,100.00	\$ 6,300.00
VALLEY GUTTER INLET	31	EA	\$ 3,700.00	\$ 114,700.00
STORM MANHOLE	7	EA	\$ 3,200.00	\$ 22,400.00
18" RCP MES	1	EA	\$ 1,550.00	\$ 1,550.00
24" RCP MES	1	EA	\$ 1,700.00	\$ 1,700.00
42" RCP MES	1	EA	\$ 4,100.00	\$ 4,100.00
48" RCP MES	1	EA	\$ 4,650.00	\$ 4,650.00
Total Streets and Drainage System				\$ 1,248,502.05

Engineers Cost Breakdown

Schedule: Water Distribution System

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

Item	QTY	Unit	Unit Price	Total Amount
12" PVC WATER MAIN (DR 18)	4,616	LF	\$ 28.35	\$ 130,863.60
6" PVC WATER MAIN (DR 18)	899	LF	\$ 12.00	\$ 10,788.00
12" GATE VALVE ASSEMBLY	16	EA	\$ 2,200.00	\$ 35,200.00
6" GATE VALVE ASSEMBLY	2	EA	\$ 950.00	\$ 1,900.00
12" MJ BEND	2	EA	\$ 460.00	\$ 920.00
6" MJ BEND	9	EA	\$ 175.00	\$ 1,575.00
12" MJ TEE	2	EA	\$ 595.00	\$ 1,190.00
FIRE HYDRANT ASSEMBLY	11	EA	\$ 4,150.00	\$ 45,650.00
SINGLE SERVICE SHORT	68	EA	\$ 325.00	\$ 22,100.00
SINGLE SERVICE LONG	75	EA	\$ 415.00	\$ 31,125.00
WATER SERVICE TO LIFT STATION	1	EA	\$ 3,200.00	\$ 3,200.00
Total Water Distribution System				\$ 284,511.60

Engineers Cost Breakdown

Schedule: Sewage Collection System

MARISOL POINTE PHASE 1

FOLIO NUMBER 52550.0000

Item	QTY	Unit	Unit Price	Total Amount
SANITARY MANHOLE (6'-8' CUT)	5	EA	\$ 3,250.00	\$ 16,250.00
SANITARY MANHOLE (8'-10' CUT)	4	EA	\$ 3,550.00	\$ 14,200.00
SANITARY MANHOLE (10'-12' CUT)	2	EA	\$ 3,850.00	\$ 7,700.00
SANITARY MANHOLE (12'-14' CUT)	1	EA	\$ 4,300.00	\$ 4,300.00
SANITARY MANHOLE (14'-16' CUT)	3	EA	\$ 5,250.00	\$ 15,750.00
SANITARY MANHOLE (16'-18' CUT)	3	EA	\$ 6,000.00	\$ 18,000.00
SANITARY MANHOLE (18'-20' CUT)	2	EA	\$ 6,450.00	\$ 12,900.00
SINGLE SERVICE	31	EA	\$ 635.00	\$ 19,685.00
DOUBLE SERVICE	56	EA	\$ 865.00	\$ 48,440.00
PUMP STATION (6' DIA) - 26' DEEP	1	EA	\$ 385,000.00	\$ 385,000.00
12" STEEL CASING	75	LF	\$ 60.10	\$ 4,507.50
6" PVC FORCEMAIN (DR 18)	4,061	LF	\$ 14.40	\$ 58,478.40
4" PVC FORCEMAIN (DR 18)	125	LF	\$ 9.40	\$ 1,175.00
6" PLUG VALVE ASSEMBLY	7	EA	\$ 1,050.00	\$ 7,350.00
4" PLUG VALVE ASSEMBLY	1	EA	\$ 770.00	\$ 770.00
6" MJ BEND	10	EA	\$ 335.00	\$ 3,350.00
4" MJ BEND	2	EA	\$ 300.00	\$ 600.00
6" MJ TEE	1	EA	\$ 445.00	\$ 445.00
AIR RELEASE ASSEMBLY	2	EA	\$ 5,050.00	\$ 10,100.00
Total Sewage Collection System				\$ 629,000.90

SUBDIVIDER'S AGREEMENT FOR
PERFORMANCE PLACEMENT OF LOT CORNERS

This Agreement made and entered into this ____ day of _____ 2021 by and between Park Square Enterprises, LLC, a Delaware limited liability company, 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 and 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 MARISOL POINTE PHASE 1; 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 MARISOL POINTE PHASE 1 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; and

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 MARISOL POINTE PHASE 1 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 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 9/29/2021,
with Park Square Enterprises, LLC,
as Principal, and Great American
Ins. Co. as Surety, or
- d. Cashier/Certified Check, number _____,
dated _____

Copy(ies) of said Letter of Credit, Performance Bonds, Escrow Agreements, or Cashier/Certified Checks is/are 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 MARISOL POINTE PHASE 1 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 30 day of September, 2021.

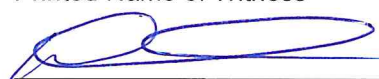
ATTEST:



Witness' Signature

Judith Combs

Printed Name of Witness



Witness' Signature

DANIEL ARNETTE

Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY**

By:

Chair

SUBDIVIDER:

By: Park Square Enterprises, LLC, a Delaware limited liability company



(Sign before a Notary Public)

Braham Aggarwal

Printed Name of Signer

Title of Signer Manager

5200 Vineland Rd #200
Address of Signer Orlando, FL 32811

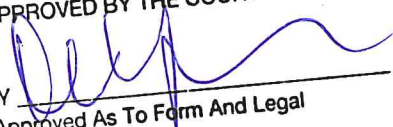
407.529-3030

Phone Number of Signer

CLERK OF CIRCUIT COURT, FLORIDA

By:

Deputy Clerk

APPROVED BY THE COUNTY ATTORNEY


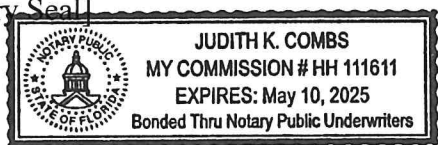
BY
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9/30/2021 (date) by Braham Aggarwal (name of officer or agent, Manager title of officer or agent) of Park Square Enterprise (name of corporation acknowledging), a Delaware (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



Judith Combs

Notary Public

Judith Combs

Name typed, printed or stamped

My Commission Expires: 5/10/2025

SUBDIVISION PERFORMANCE BOND

Bond No. 3858365

KNOW ALL MEN BY THESE PRESENTS, That we, Park Square Enterprises, LLC, a Delaware limited liability company called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Four Thousand Six Hundred Twenty Five and 00/100 (4,625.00) 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 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 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 **MARISOL POINTE PHASE 1** 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 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 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 **December 9, 2023**.

SIGNED, SEALED AND DATED this 29th day of September, 20 21.

ATTEST:

Park Square Enterprises, LLC

Judith Combs
Judith Combs, Witness

BY: [Signature]
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Cassidy Kelly
Cassidy Kelly, Surety Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
William Reidinger

APPROVED BY THE COUNTY ATTORNEY

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

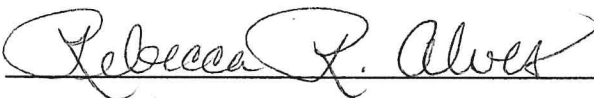
as amended

Surety Company Acknowledgment:

State of Illinois

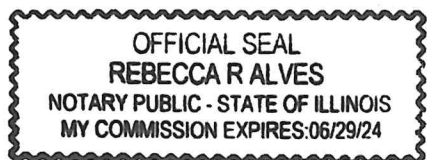
County of DuPage

On this 29th day of September, 2021, before me personally appeared William Reidinger, to be known, whom being by me duly sworn, did depose and say: that he/she resides at Schaumburg, IL, that he/she is the Attorney-in-Fact of Great American Insurance Company, the corporation described in and which executed the annexed instrument; that he/she knows the corporate seal of said corporation that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that he/she signed his/her name thereto by like order; and that the liabilities of said corporation do not exceed its assets as ascertained in the manner provided by law.



Rebecca R. Alves

Notary Public in and for the above County and State



My commission expires 6/29/2024

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858365

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 29th day of September, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 29th day of September, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 29th day of September, 2021.



Atty L C. B.

Assistant Secretary

GENERAL SURETY RIDER

To be attached and form a part of

Bond No. 3858365
For Subdivision Performance Bond - Marisol Pointe Phase 1; set all PCPS & Lot Corners
Dated effective 09/29/2021 (MONTH, DAY, YEAR)
Executed by Park Square Enterprises, LLC, as Principal, (PRINCIPAL)
And by Great American Insurance Company, as Surety, (SURETY)
And in favor of Board of County Commissioners of Hillsborough County, Florida (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	12/09/2023	01/14/2024

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

09/29/2021

(MONTH, DAY, YEAR)

Signed and Sealed

10/27/2021

(MONTH, DAY, YEAR)

Park Square Enterprises, LLC
PRINCIPAL

BY

TITLE

Great American Insurance Company
SURETY

BY

William Reidinger
William Reidinger, ATTORNEY-IN-FACT

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than 1

Bond No. 3858365

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
William Reidinger	20 N Martingale Rd, Suite 100 Schaumburg, IL 60173	\$100,000,000.00

Principal: Park Square Enterprises, LLC

Obligee: Board of County Commissioners of Hillsborough County, Florida

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 27th day of October, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY



Atty L C. B.

Assistant Secretary

Mark V Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

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SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

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Signed and sealed this 27th day of October, 2021.



Atty L C. B.

Assistant Secretary

Summary For Performance Bond

MARISOL POINTE PHASE 1 FOLIO NUMBERS 52550.0000

Set All PCPs & Lot Corners		\$3,700.00
Total Amount	\$	3,700.00
Security Amount (125% of Total)	\$	4,625.00

Toxey A. Hall, FL. P.E. No. 37278
Clearview Land Design, P.E. OF
Date Prepared: 09/28/2021



Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

MARISOL POINTE PHASE 1

FOLIO NUMBERS 52550.0000

Item	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 3,700.00	\$ 3,700.00
Total PCPs & Lot Corners				\$3,700.00

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

All of Lots 25 through 67 inclusive, Block 39;
 All of Lots 1, 2 and 3 and a portion of Lot 4, Block 64;
 All of Lots 1 through 9 inclusive, Block 65;
 All of Lots 1 through 20 inclusive, Block 66;
 All of Lots 1 through 19 inclusive, Block 66;
 All of the 15-foot wide lane lying between said Lots 40 and 41, Block 39;
 All of the (Public) right-of-way for Hudson Court;
 All of the (Public) right-of-way for Royal Palm Boulevard;
 A portion of the (Public) right-of-way for Golf And St Boulevard;

[illegible]

This plat has been approved for recordation.

CLERK OF CIRCUIT COURT
County of Hillsborough
State of Florida

CLERK OF CIRCUIT COURT

_____ hereby certifies that this subdivision plat meets the requirements in Item, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book _____, Page _____ of the Public Records of Hillsborough County, Florida.

This ____ day of _____, 20 ____.

CLERK FILE NUMBER

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: this plat has been reviewed in accordance with the Florida Statutes, Section 177.08 for Chapter conformity. The geometric data has not been verified.

Florida Professional Surveyor and Mapper, License No. _____
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

SURVEYOR'S CERTIFICATION

The undersigned hereby, hereby certify that this Piated Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (R.M.'s) were set on the _____ day of _____, 20____ as shown herein, and that the "P.C.P."s (Permanent Control Points) are shown as shown on the attached map.

I further certify that the location of all corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time specified in 177.091, (8) (9), or pursuant to terms of bond.

AMERRIT, INC., (Certificate of Authorization Number LB7778
2010 W. Arroyo Street, Suite 100

Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

AMERIT T. INC.

LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 151
Tampa, FL 33609

PHONE (813) 221-5200

Job No.: AMI-PSH-ME-001

NOTES:

1. Nothing and East of coordinates (indicated in text) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy. Supplemental coordinates for the West Zone of Florida, have been established to a minimum of third order accuracy. Coordinates: Station "WAX" and "TUSKIN A".
 2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
 3. All platized utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
 4. Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, structures, or other improvements, and shall not contain structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than those specifically approved by the County Administrator. This note shall appear on each affected deed.
 5. A portion of the (public) Right-of-Way for Golf and Sea Boulevard and all of Sawnee Drive, as shown on the plat of Apollo Beach, Unit Six, as recorded in Plat Book 37, Page 88, of the Public Records of Hillsborough County, Florida, have been Vacated by the lands shown as Parcel 1 in Resolution No. Rd-0010, as recorded in Official Records, Book 4294, Page 451 of the Public Records of Hillsborough County, Florida, and the lands therein have been realigned as Signet Drive, according to the plat of Golf and Sea Village Unit One, a Reestablishment of a Portion of Apollo Beach Unit Six, as recorded in Plat Book 39, Page 47, of the Public Records of Hillsborough County, Florida
- Lands being platized herein are benefited by and subject to the following:

b) Declaration of Confidentiality

- a) Notice of Establishment of the Harbor Bay Community Development District, recorded in Official Records Book 9849, Page 1048, of the Public Records of Hillsborough County, Florida.
- b) Declaration of Covenants, Restrictions and Easements for Mirabey, recorded in Official Records Book 11746, Page 1649; signed by the Declarant, recorded in Official Records Book 12837, Page 1735; Amendment to the Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 17861, Page 3151; Amendment to the Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 20027, Page 3277; Amendment to the Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 2172; Amendment to the Amended and Restated Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 23478, Page 1705; Amendment to the Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 23600, Page 282; Amendment to the Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 24400, Page 551; Assignment of Declarant's Rights under Declaration of Covenants, Restrictions and Easements for Mirabey recorded in Official Records Book 26193, Page 183; Notice of Intent to Enforce the Declaration recorded in Official Records Book 27047, Page 612; Amendment to Amended and Restated Declaration of Covenants and Easements for Mirabey recorded under Official Records Instrument Number 20200072458; Amendment to Amended and Restated Declaration of Covenants and Easements for Mirabey recorded under Official Records Instrument Number 20200055335; Amendment to the Amended and Restated Declaration of Covenants and Easements for Mirabey recorded August 26, 2020 under Official Records Instrument Number 2020348690, all of the Public Records of Hillsborough County, Florida.
- c) Temporary, Non-Exclusive Easement Agreement by and between Teribrook Apollo Beach, LLC, a Delaware limited liability company, in favor of Harbor Bay Community Development District, recorded in Official Records Book 24400, Page 566, of the Public Records of Hillsborough County, Florida.
- d) Non-Exclusive Easement Agreement by and between Teribrook Apollo Beach, LLC, a Delaware limited liability company, in favor of Harbor Bay Community Development District, recorded in Official Records Book 24956, Page 350, of the Public Records of Hillsborough County, Florida.
- e) Recordation of an Exhibit "B" of the Special Warranty Deed from Teribrook Apollo Beach, LLC, to Park Square Enterprises, LLC, recorded in Official Records Book 22701, Page 1375, all of the Public Records of Hillsborough County, Florida.
- f) Approval and Mitigation Agreement, recorded September 6, 2001 in Official Records Book 11257, Page 1274, as revised by Part 1 Partial Release of Approval and Mitigation Agreement, recorded January 10, 2012 in Official Records Book 20896, Page 1101, all of the Public Records of Hillsborough County, Florida.
- g) Unrecorded Cable Television Installation and Service Agreement dated October 17, 2003 by and among Mirabey Homeowners' Association, Teribrook Apollo Beach, L.P. and Bright House Networks, LLC.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-1"	OPEN SPACE; UTILITY EASEMENT; (CDD) SEAWALL MAINTENANCE AND DRAINAGE EASEMENT	0.354 AC.±
TRACT "B-2"	OPEN SPACE; UTILITY EASEMENT	0.196 AC.±
TRACT "B-3"	OPEN SPACE; UTILITY EASEMENT; (CDD) SEAWALL MAINTENANCE AND DRAINAGE EASEMENT	0.084 AC.±
TRACT "C"	WETLAND PRESERVATION AREA; COMMON AREA; (PUBLIC) DRAINAGE EASEMENT; (PRIVATE) ELECTRIC POWER EASEMENT	6.752 AC.±
TRACT "D-1"	MAINTENANCE AND ACCESS AREA; UTILITY EASEMENT; (CDD) SEAWALL MAINTENANCE AND DRAINAGE EASEMENT	0.069 AC.±
TRACT "D-2"	DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	1.242 AC.±
TRACT "D-3"	DRAINAGE AND ACCESS AREA; UTILITY EASEMENT; (CDD) SEAWALL MAINTENANCE AND DRAINAGE EASEMENT	0.046 AC.±
TRACT "D-4"	DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	0.877 AC.±
TRACT "F"	OPEN SPACE; (PUBLIC) ACCESS EASEMENT; UTILITY EASEMENT	0.581 AC.±
TRACT "Z"	(PUBLIC) LIFT STATION SITE; UTILITY EASEMENT	0.157 AC.±

DEDICATION: The undersigned, Park Square Enterprises, LLC, a Delaware limited liability company, ("Owner"), as the fee simple owner of the lands platted herein does hereby dedicate this plat of MARISOL POINTE, for record.

Owner further does hereby dedicate the Utility Easements, as shown hereon, to County for the benefit of the public for access and utility purposes and other purposes incidental thereto.

Owner further does hereby dedicate the (Public) Access Easement, as shown hereon, to County for the benefit of the public, for access and other purposes incidental thereto.

owner does hereby state and declare the following:

Fee interest in TRACTS "B-1", "B-2", "B-3", "C", "D-1", "D-2", "D-3" and "D-4", as shown hereon, are hereby reserved Owner for conveyance by separate instrument to the Homeowners' Association, Community Development District or other custodial and maintenance entity, subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Free interest in TRACT "F" is hereby reserved by Owner and will be maintained by Owner.

TRACTS "B-1", "B-2", "B-3", "C", "D-1", "D-2", "D-3", "D-4" and "F", including all Areas within such Tracts, and private easements are subject to any and all easements dedicated to public use as shown on this Plat.

The maintenance of said Owner-reserved Tracts, Areas and private easements will be the responsibility of Owner, its assigns and its successors in title, which may include a Homeowners Association or other custodial and maintenance entity.

PARK SQUARE ENTERPRISES, LLC, a Delaware limited liability company - OWNER

Suresh Gupta, as Manager

Witness,

Witness,

ACKNOWLEDGEMENT: State of

County of _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2021, by Suresh Gupta, as manager of Park Square Enterprises, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ as identification.

Notary Public, State of _____ at Large

My Commission expires:

(Printed Name of Notary)

Commission Number

PARALLEL OFFSET DIMENSIONS NOTE:

The diagram consists of three horizontal parallel lines. Above the top line, there is a short vertical tick mark pointing down to it, followed by the number "7". Between the top and middle lines, there is another short vertical tick mark pointing down to the middle line, followed by the number "5". Below the bottom line, there is a third short vertical tick mark pointing up to it, followed by the number "1".

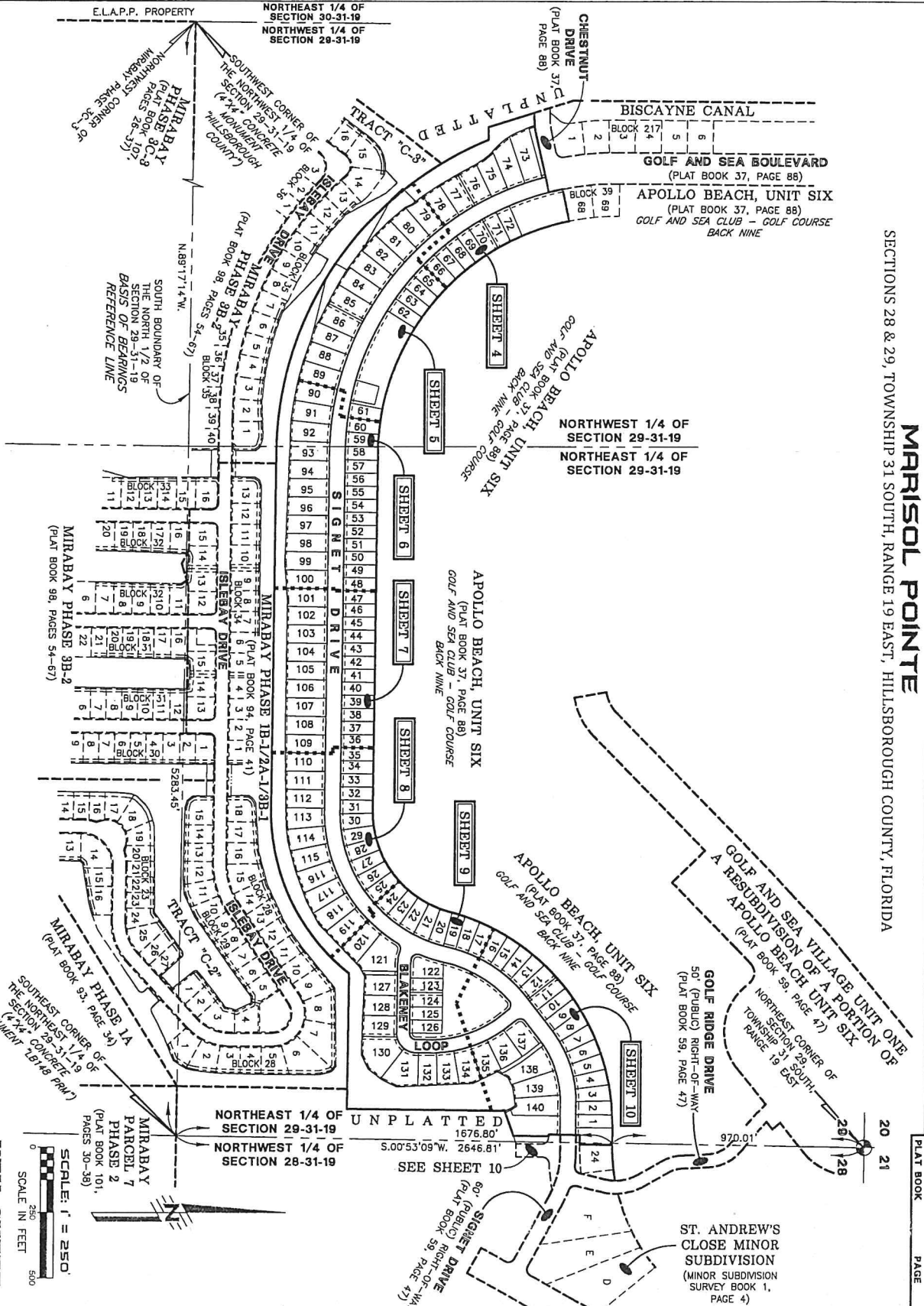
AMERITY, INC.

Certificate of Authorization Number LB 7778
3010 W. Acee Street, Suite 150

MARISOL POINTE

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



LEGEND
1. E.L.A.P.P. PROPERTY - Environmental Lands Acquisition and Protection Program Property, as recorded in Official Records Book 7073, Page 326, of the Public Records of Hillsborough County, Florida.

WETLAND (CONSERVATION/PRESERVATION) AREA NOTE:
The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, Land Development Code (LDC), as amended, the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Hillsborough County Ordinance No. 1983-1, as amended, and the Wetland Conservation Act, as amended, and shall conform to the provisions stipulated within the Land Development Code.

BASIS OF BEARINGS
The South boundary of the North 1/2 of Section 29, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of N89°17'14"W. The Grid bearings as shown herein relate to the State Plane Coordinate System, Zone 18N, as established by the Florida Department of Natural Resources, as established by the Florida Department of Natural Resources, as established by the Florida Department of Natural Resources.

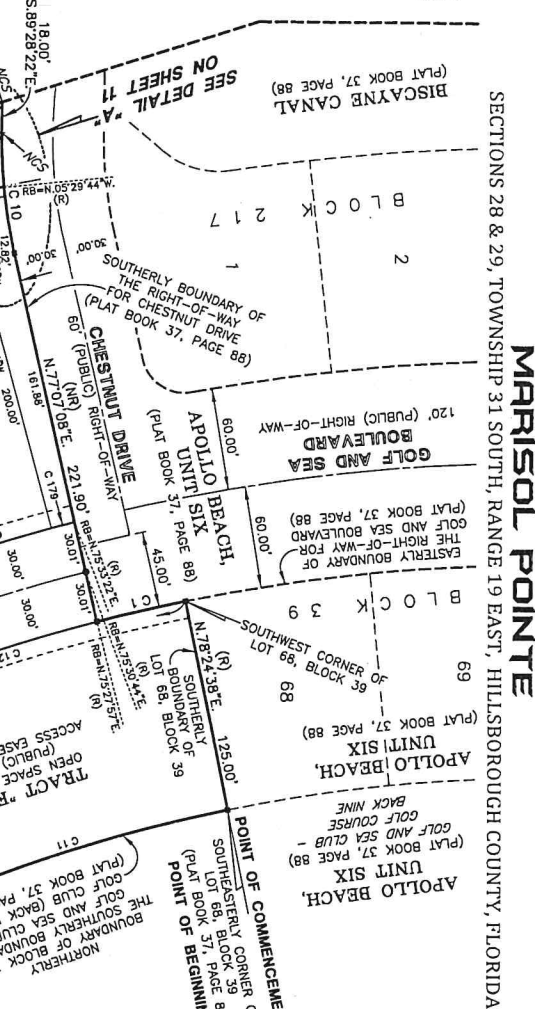
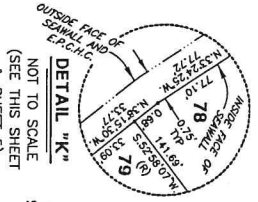
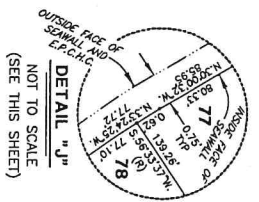
KEY SHEET
NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

AMERITIT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LA 7778
3010 Tampa, FL 33609
PHONE (813) 221-5500

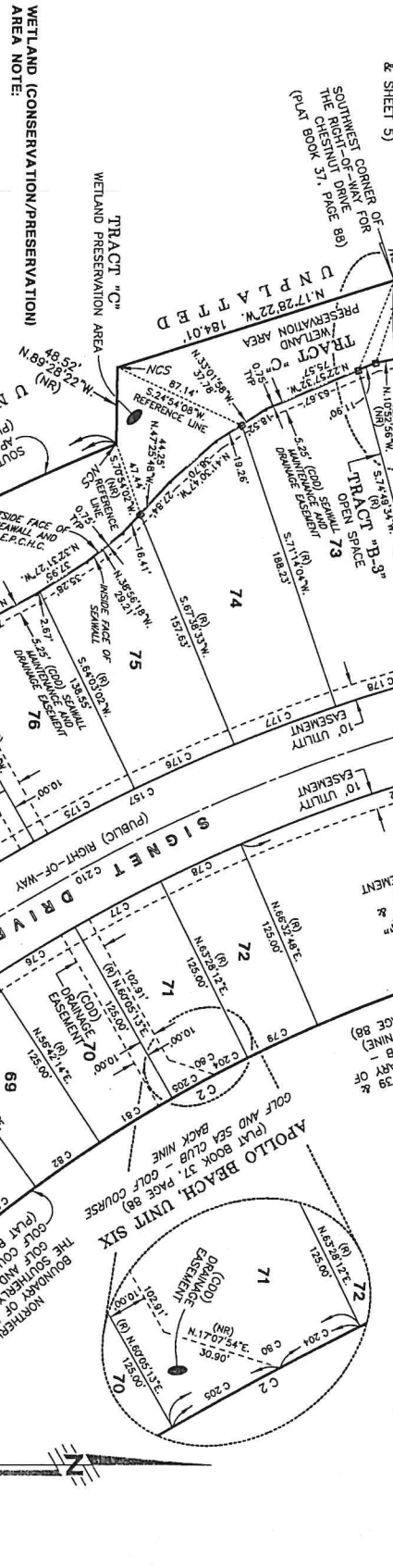
SHEET 3 OF 12 SHEETS

MARISOL POINTE

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
1	1040.00	02°58'41"	53.45
2	915.00	07°53'00"	124.78
3	1305.00	07°14'01"	153.11
4	1305.00	06°17'14"	127.17
5	1305.00	05°17'14"	107.18
6	1305.00	04°17'14"	87.19
7	1305.00	03°17'14"	67.20
8	1305.00	02°17'14"	47.21
9	1305.00	01°17'14"	27.22
10	1305.00	00°17'14"	7.23
11	915.00	07°53'00"	124.78
12	1040.00	02°58'41"	53.45
13	1040.00	07°53'00"	124.78
14	1040.00	02°58'41"	53.45
15	1040.00	07°53'00"	124.78
16	1040.00	02°58'41"	53.45
17	1040.00	07°53'00"	124.78
18	1040.00	02°58'41"	53.45
19	1040.00	07°53'00"	124.78
20	1040.00	02°58'41"	53.45
21	1040.00	07°53'00"	124.78
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43	1040.00	07°53'00"	124.78
44	1040.00	02°58'41"	53.45
45	1040.00	07°53'00"	124.78
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53	1040.00	07°53'00"	124.78
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61	1040.00	07°53'00"	124.78
62	1040.00	02°58'41"	53.45
63	1040.00	07°53'00"	124.78
64	1040.00	02°58'41"	53.45
65	1040.00	07°53'00"	124.78
66	1040.00	02°58'41"	53.45
67	1040.00	07°53'00"	124.78
68	1040.00	02°58'41"	53.45
69	1040.00	07°53'00"	124.78
70	1040.00	02°58'41"	53.45
71	1040.00	07°53'00"	124.78
72	1040.00	02°58'41"	53.45
73	1040.00	07°53'00"	124.78
74	1040.00	02°58'41"	53.45
75	1040.00	07°53'00"	124.78
76	1040.00	02°58'41"	53.45
77	1040.00	07°53'00"	124.78
78	1040.00	02°58'41"	53.45
79	1040.00	07°53'00"	124.78
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84	1040.00	02°58'41"	53.45
85	1040.00	07°53'00"	124.78
86	1040.00	02°58'41"	53.45
87	1040.00	07°53'00"	124.78
88	1040.00	02°58'41"	53.45
89	1040.00	07°53'00"	124.78
90	1040.00	02°58'41"	53.45
91	1040.00	07°53'00"	124.78
92	1040.00	02°58'41"	53.45
93	1040.00	07°53'00"	124.78
94	1040.00	02°58'41"	53.45
95	1040.00	07°53'00"	124.78
96	1040.00	02°58'41"	53.45
97	1040.00	07°53'00"	124.78
98	1040.00	02°58'41"	53.45
99	1040.00	07°53'00"	124.78
100	1040.00	02°58'41"	53.45

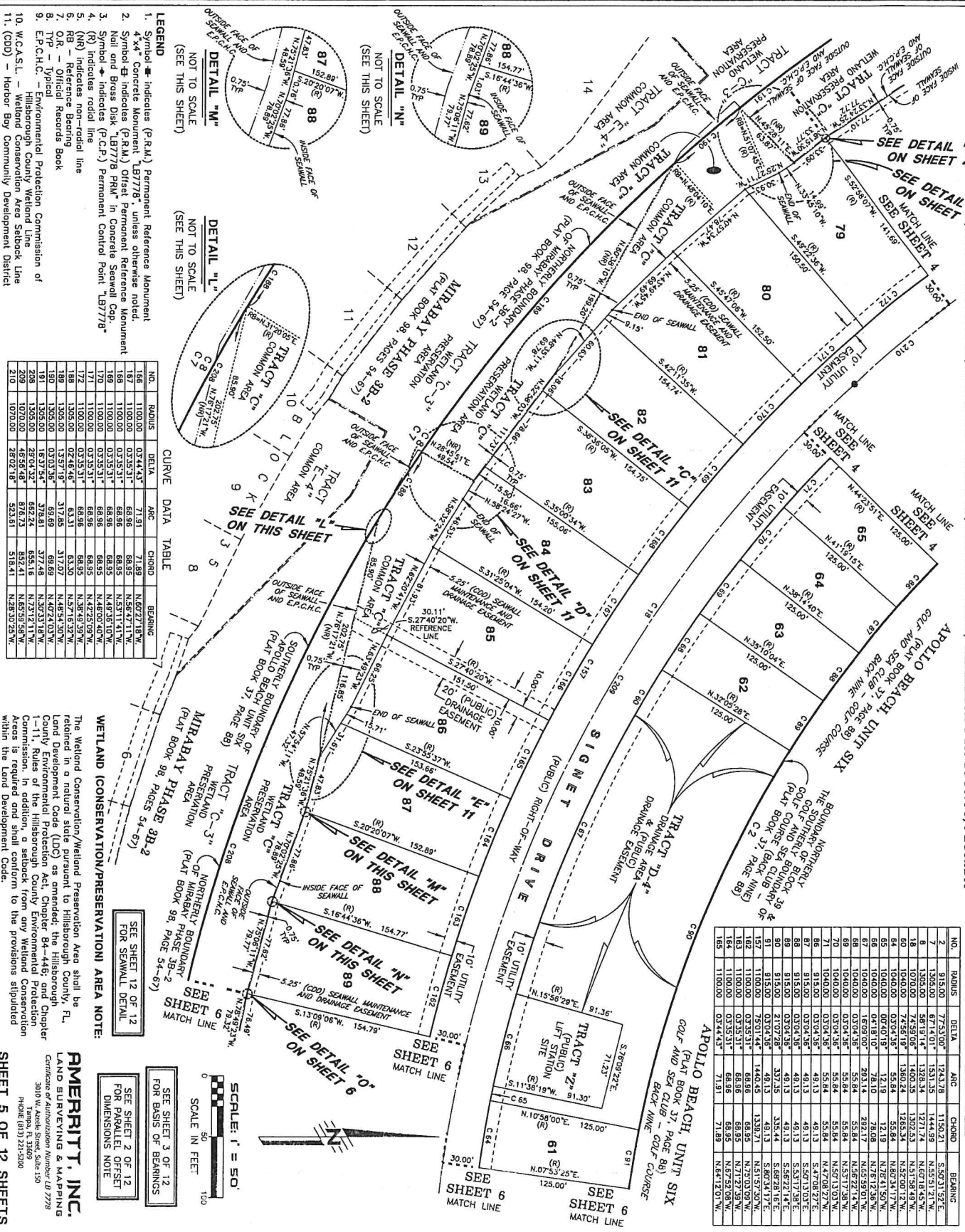


SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DATE	BY	AT	BOOK	PAGE
10/10/10	10/10/10	10/10/10	10/10/10	10/10/10

CURVE DATA TABLE

NO.	PHOS.	DELTA	ARC	ORDO	BEARING
1	915.05	7753.097	1243.78	1155.72	S.53.0159° E.
2	1305.00	6714.01	1531.35	1441.86	N.55.55.72° E.
3	1305.00	5819.14	1328.34	1271.74	N.60.01.43° W.
4	1074.00	7459.06	1600.35	1562.54	N.51.50.43° E.
5	1074.00	7456.19	1360.24	1280.34	N.52.00.11° W.
6	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
64	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
65	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
66	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
67	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
68	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
69	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
70	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
71	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
72	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
73	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
74	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
75	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
76	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
77	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
78	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
79	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
80	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
81	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
82	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
83	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
84	1040.00	6504.36	55.84	55.84	N.80.21.11° W.
85	1040.00	6504.36	55.84	55.84	N.80.21.11° W.



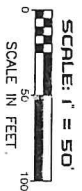
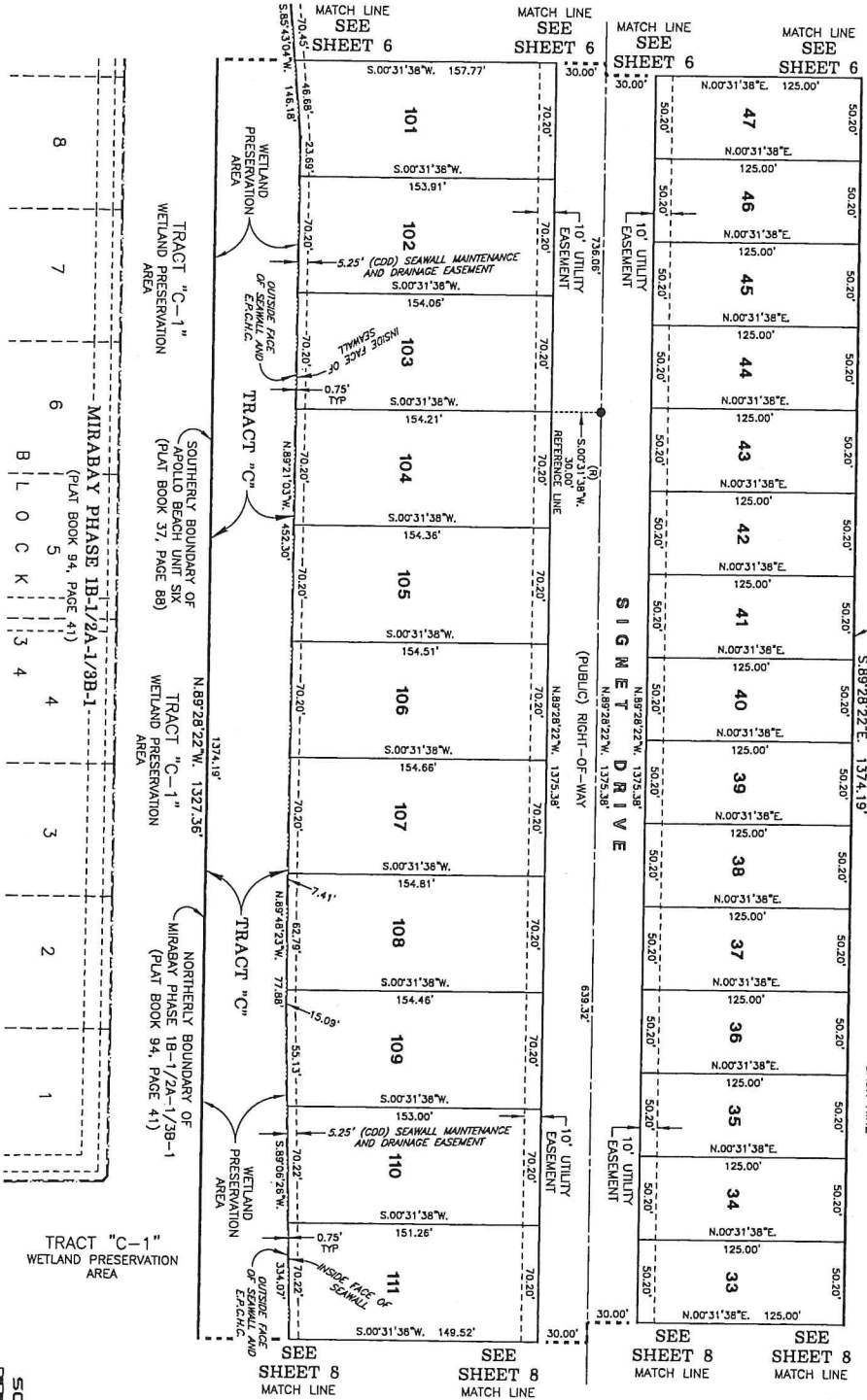
MARISOL POINTE

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

APOLLO BEACH, UNIT SIX
(PLAT BOOK 37, PAGE 88)
GOLF AND SEA CLUB - GOLF COURSE
BACK NINE

NORTHERLY BOUNDARY OF BLOCK 39 &
THE SOUTHERLY BOUNDARY OF
GOLF AND SEA CLUB - GOLF COURSE (BACK NINE)
(PLAT BOOK 37, PAGE 88)

APOLLO BEACH, UNIT SIX
(PLAT BOOK 37, PAGE 88)
GOLF AND SEA CLUB - GOLF COURSE
BACK NINE



- LEGEND**
1. Symbol * indicates (P.R.M.) Permanent Reference Monument
 2. Symbol # indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol + indicates (P.C.P.) Permanent Control Point
 4. (N) indicates non-radial line
 5. (R) indicates radial line
 6. TP - Typical
 7. OR - Official Records Book
 8. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. NCS - No P.R.M. set or found, falls in water
 11. (CDD) - Harbor Boy Community Development District

WETLAND (CONSERVATION/PRESERVATION) AREA NOTE:

The Wetland Conservation/Wetland Preservation Area shall be related in a natural state pursuant to Hillsborough County, FL, Land Development Code (LDC) as amended: the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.

AMERITTT, INC.

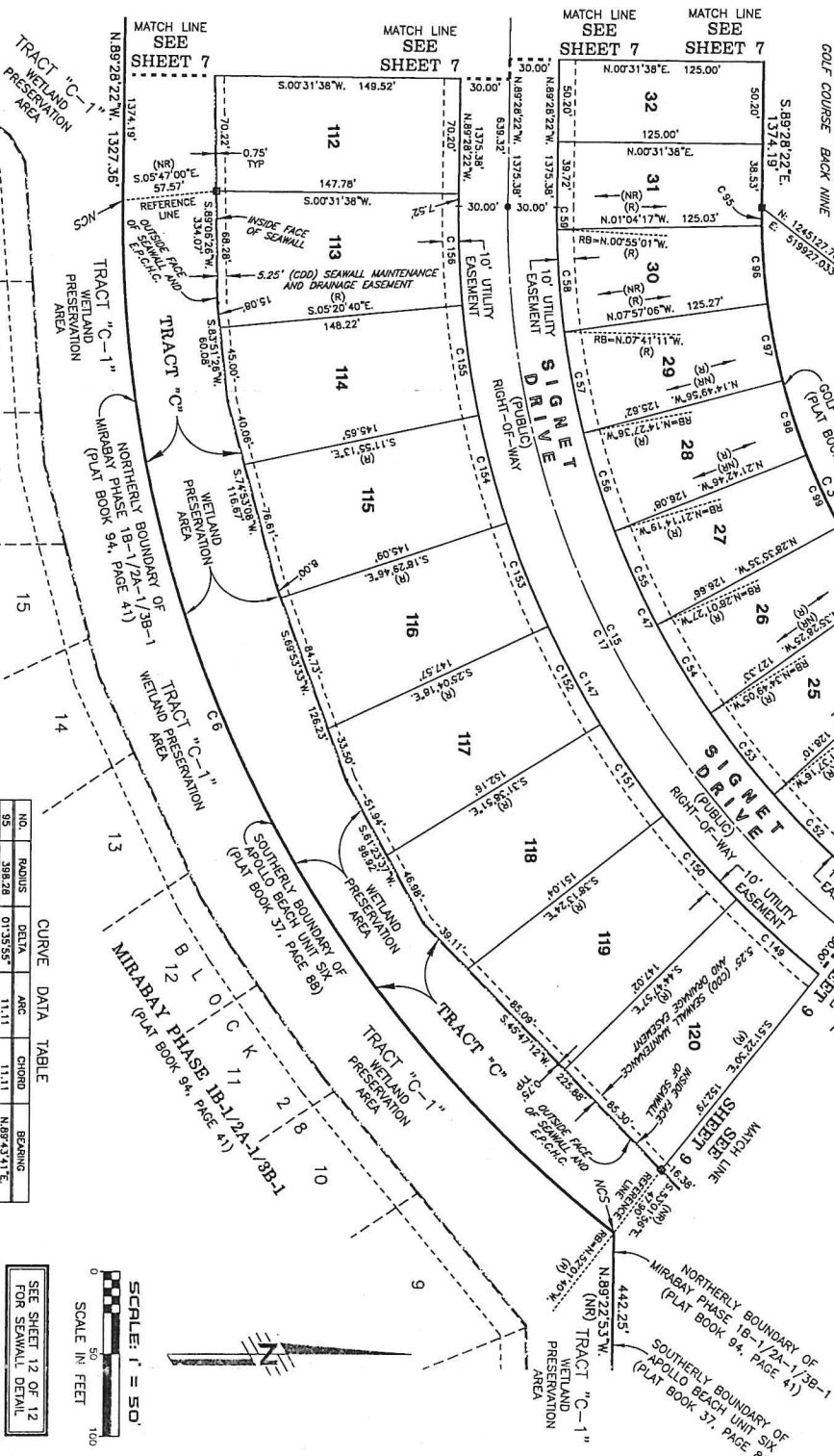
LAND SURVEYING & MAPPING
Certificate of Authorization Number 18 7778
3010 W. Alameda Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5500

MARISOL POINTE

APOLLO BEACH UNIT SIX
(PLAT BOOK 37, PAGE 88)
GOLF AND SEA CLUB -
GOLF COURSE BACK NINE

APOLLO BEACH UNIT SIX
(PLAT BOOK 37, PAGE 88)
GOLF AND SEA CLUB -
GOLF COURSE BACK NINE

NO.	POINTS	DELTA	ARC	CHORD	BEARING
1	388.28	75.5431°	527.66	489.91	N.52.34°23'E
2	788.28	52.3318°	697.97	606.02	S.61.15°51'W
3	588.28	63.5418°	606.02	606.02	S.61.15°51'W
4	588.28	63.5418°	606.02	606.02	S.61.15°51'W
5	588.28	63.5418°	606.02	606.02	S.61.15°51'W
6	588.28	63.5418°	606.02	606.02	S.61.15°51'W
7	588.28	63.5418°	606.02	606.02	S.61.15°51'W
8	588.28	63.5418°	606.02	606.02	S.61.15°51'W
9	588.28	63.5418°	606.02	606.02	S.61.15°51'W
10	588.28	63.5418°	606.02	606.02	S.61.15°51'W
11	588.28	63.5418°	606.02	606.02	S.61.15°51'W
12	588.28	63.5418°	606.02	606.02	S.61.15°51'W
13	588.28	63.5418°	606.02	606.02	S.61.15°51'W
14	588.28	63.5418°	606.02	606.02	S.61.15°51'W
15	588.28	63.5418°	606.02	606.02	S.61.15°51'W
16	588.28	63.5418°	606.02	606.02	S.61.15°51'W
17	588.28	63.5418°	606.02	606.02	S.61.15°51'W
18	588.28	63.5418°	606.02	606.02	S.61.15°51'W
19	588.28	63.5418°	606.02	606.02	S.61.15°51'W
20	588.28	63.5418°	606.02	606.02	S.61.15°51'W
21	588.28	63.5418°	606.02	606.02	S.61.15°51'W
22	588.28	63.5418°	606.02	606.02	S.61.15°51'W
23	588.28	63.5418°	606.02	606.02	S.61.15°51'W
24	588.28	63.5418°	606.02	606.02	S.61.15°51'W
25	588.28	63.5418°	606.02	606.02	S.61.15°51'W
26	588.28	63.5418°	606.02	606.02	S.61.15°51'W
27	588.28	63.5418°	606.02	606.02	S.61.15°51'W
28	588.28	63.5418°	606.02	606.02	S.61.15°51'W
29	588.28	63.5418°	606.02	606.02	S.61.15°51'W
30	588.28	63.5418°	606.02	606.02	S.61.15°51'W
31	588.28	63.5418°	606.02	606.02	S.61.15°51'W
32	588.28	63.5418°	606.02	606.02	S.61.15°51'W



CURVE DATA TABLE

NO.	POINTS	DELTA	ARC	CHORD	BEARING
1	388.28	01°35'55"	11.11	11.11	N.89°43'17"E
2	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
3	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
4	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
5	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
6	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
7	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
8	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
9	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
10	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
11	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
12	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
13	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
14	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
15	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
16	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
17	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
18	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
19	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
20	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
21	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
22	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
23	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
24	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
25	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
26	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
27	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
28	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
29	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
30	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
31	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
32	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
33	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
34	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
35	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
36	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
37	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
38	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
39	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
40	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
41	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
42	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
43	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
44	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
45	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
46	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
47	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
48	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
49	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
50	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
51	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
52	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
53	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
54	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
55	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
56	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
57	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
58	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
59	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
60	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
61	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
62	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
63	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
64	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
65	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
66	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
67	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
68	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
69	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
70	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
71	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
72	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
73	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
74	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
75	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
76	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
77	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
78	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
79	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
80	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
81	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
82	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
83	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
84	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
85	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
86	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
87	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
88	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
89	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
90	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
91	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
92	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
93	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
94	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
95	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
96	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
97	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
98	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
99	388.28	06°52'50"	47.83	47.80	N.89°29'18"E
100	388.28	06°52'50"	47.83	47.80	N.89°29'18"E



SEE SHEET 12 OF 12
FOR SCAMM DETAIL

SEE SHEET 3 OF 12
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSIONS NOTE

- LEGEND**
- Symbol \star indicates (P.R.M.) Permanent Reference Monument
 - Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \oplus indicates (P.C.P.) Permanent Control Point
 - Symbol \star indicates (P.C.P.) Permanent Control Point
 - (R) indicates radii line
 - (R) indicates non-radial line
 - (R) indicates bearing
 - (R) - Official records Book
 - (R) - Typical
 - (R) - Environmental Protection Commission of Hillsborough County Wetland Line
 - (R) - Wetland Conservation Area Setback Line
 - (R) - No P.R.M. set or found, falls in water
 - (R) - Harbor Bay Community Development District

WETLAND (CONSERVATION/PRESERVATION) AREA NOTE:

The Wetland Conservation/Wetland Preservation Area shall be related to in a natural state pursuant to Hillsborough County, FL, Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.

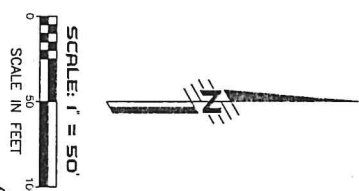
AMERITY, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number 18 7778
3010 W. Alameda Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-2000

MARISOL POINTE

SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

WETLAND (CONSERVATION/PRESERVATION) AREA NOTE:

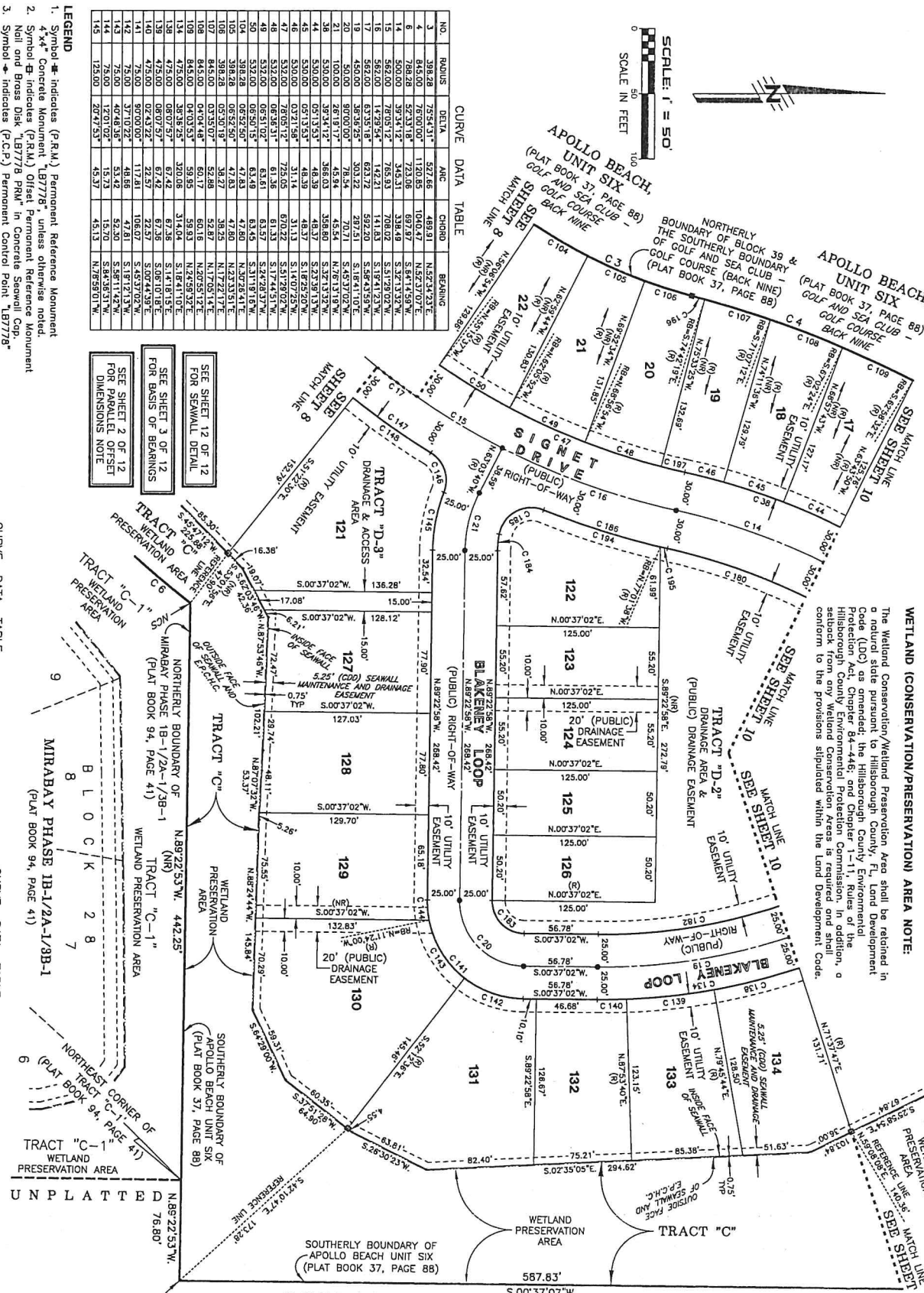
The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, FL, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the State Board of Environmental Protection Commission. In addition, a setback from the Wetland Preservation Area shall be maintained to conform to the provisions stipulated within the Land Development Code.



CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
1	398.28	75°54'31"	527.66'
2	845.00	76°00'00"	1120.85'
3	788.28	52°31'18"	697.87'
4	500.00	39°34'12"	345.31'
5	582.00	1°29'54"	14.92'
6	582.00	63°56'18"	653.72'
7	450.00	36°26'25"	303.22'
8	500.00	90°00'00"	785.40'
9	500.00	26°18'17"	268.03'
10	500.00	65°51'32"	538.80'
11	500.00	65°13'53"	518.25'
12	500.00	03°21'58"	31.14'
13	532.00	78°05'12"	725.05'
14	532.00	06°56'31"	61.36'
15	532.00	08°51'02"	63.61'
16	532.00	06°50'42"	63.49'
17	398.28	06°52'50"	47.83'
18	845.00	03°50'18"	38.27'
19	845.00	03°50'07"	52.86'
20	845.00	04°04'48"	60.17'
21	475.00	38°26'25"	320.06'
22	475.00	06°07'57"	67.42'
23	475.00	02°43'22"	22.57'
24	75.00	90°00'00"	117.81'
25	75.00	37°10'22"	48.66'
26	75.00	40°48'35"	53.42'
27	75.00	26°47'53"	45.37'
28	125.00	26°47'53"	45.37'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
1	25.00	78°53'36"	34.86'
2	25.00	99°00'18"	609.65'
3	25.00	07°00'00"	4.24'
4	25.00	07°00'00"	4.24'
5	25.00	38°26'25"	286.37'
6	25.00	90°00'00"	39.27'
7	25.00	09°48'36"	12.84'

CURVE DATA TABLE			
NO.	RADIUS	DELTA	ARC
1	25.00	101°40'17"	44.36'
2	25.00	09°39'28"	99.67'
3	25.00	09°07'53"	94.79'
4	25.00	09°07'53"	94.79'
5	25.00	02°43'22"	8.50'
6	25.00	02°43'22"	8.50'
7	25.00	02°43'22"	8.50'
8	25.00	02°43'22"	8.50'
9	25.00	02°43'22"	8.50'
10	25.00	02°43'22"	8.50'
11	25.00	02°43'22"	8.50'
12	25.00	02°43'22"	8.50'
13	25.00	02°43'22"	8.50'
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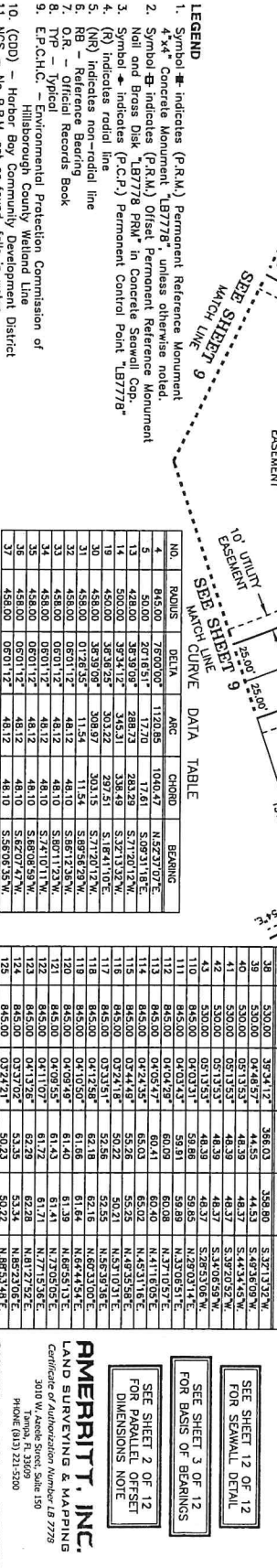


SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RAOUS	DELTA	AFC	CHORD	BEARING
198	600.00	02°29'56"	26.05	26.05	S.35°04'44"E.
199	600.00	08°55'17"	94.23	94.14	S.31°00'08"E.
200	600.00	07°41'20"	17.69	17.69	S.25°39'30"E.
201	600.00	13°10'33"	133.96	133.67	S.31°24'06"E.
202	615.00	12°15'44"	131.62	131.37	S.31°30'30"E.
203	455.00	07°05'21"	8.71	8.71	N.52°33'18"E.

The Wetland Conservation/Wetland Preservation Area shall be retained in natural state pursuant to Hillsborough County, FL, Land Development Code (LDC) as amended: the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.



SEE SHEET 2 OF 12
FOR PARALLEL OFFSET
DIMENSIONS NOTE

3010 W. Azeele Street, Suite
Tampa, FL 33609
PHONE (813) 221-5200

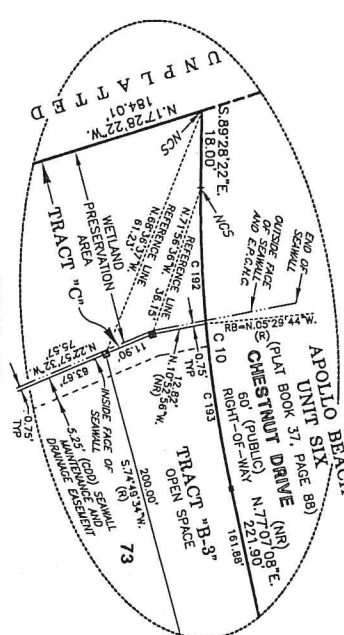
SHEET 10 OF 12 SHEETS

MARISOL POINTE

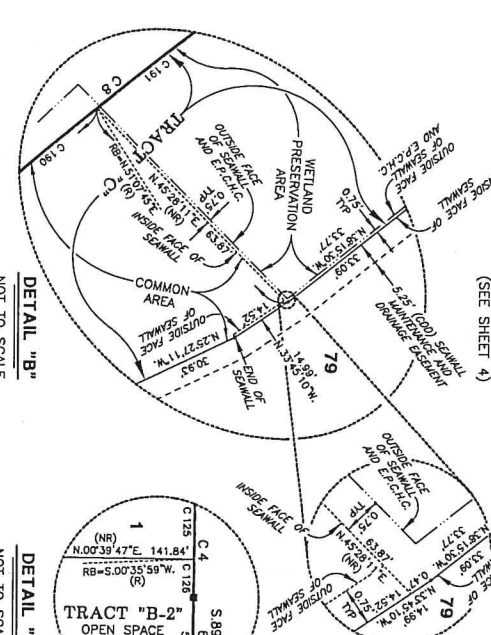
SECTIONS 28 & 29, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

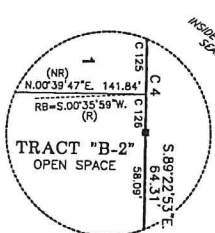
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	845.00	76°00'00"	1120.85	1040.47	N.52°27'07"E.
2	1305.00	56°18'14"	1220.53	1227.74	N.67°18'45"W.
3	845.00	13°24'31"	71.23	71.07	N.83°19'23"E.
4	845.00	13°24'31"	71.23	71.07	N.83°19'23"E.
5	845.00	06°01'09"	0.28	0.28	S.88°23'27"E.
6	1305.00	07°46'46"	63.31	63.30	N.57°16'32"W.
7	1305.00	13°57'19"	317.65	317.07	N.48°24'30"W.
8	1305.00	07°03'36"	69.69	68.69	N.42°24'03"W.
9	1305.00	16°31'51"	376.81	377.48	N.39°23'18"W.
10	1305.00	07°21'06"	39.32	39.24	N.87°38'27"E.
11	183	304.38	06°59'56"	94.23	S.81°00'06"E.
12	199	600.00	07°41'20"	17.69	S.31°24'06"E.
13	201	600.00	13°10'33"	13.98	S.31°24'06"E.
14	202	615.00	12°15'44"	13.12	S.31°51'30"E.



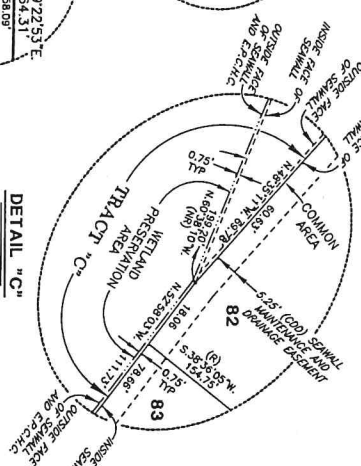
DETAIL "A"
NOT TO SCALE
(SEE SHEET 4)



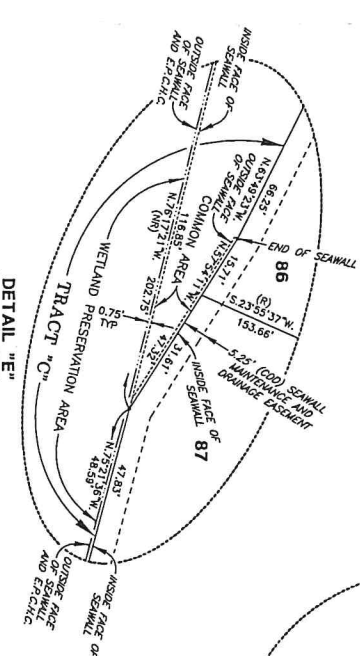
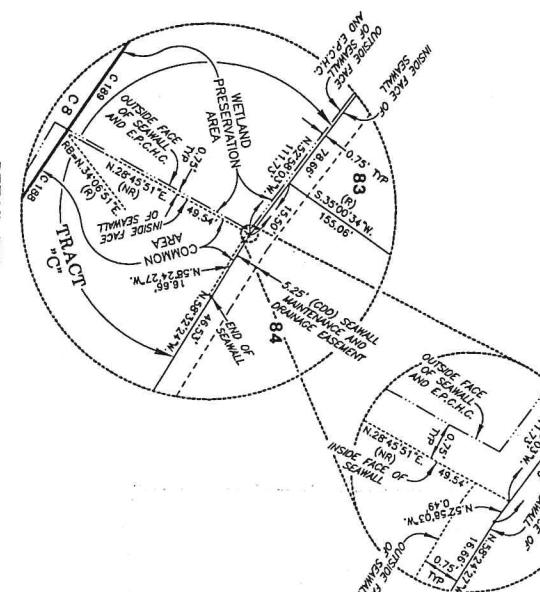
DETAIL "B"
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(SEE SHEET 5)



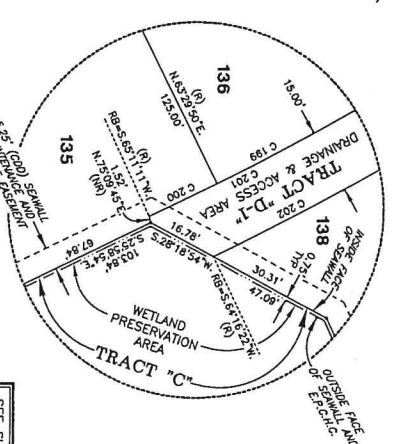
DETAIL "H"
NOT TO SCALE
(SEE SHEET 10)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 5)



DETAIL "E"
NOT TO SCALE
(SEE SHEET 5)



DETAIL "I"
NOT TO SCALE
(SEE SHEET 10)

WETLAND CONSERVATION/PRESERVATION AREA NOTE:

The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, FL Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Area is required and shall conform to the provisions stipulated within the Land Development Code.

LEGEND

1. Symbol ■ indicates (P.R.M.) Permanent Reference Monument
2. Symbol □ indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol + indicates (P.C.P.) Permanent Control Point, "18778"
4. (NR) indicates non-radial line
5. RB - Reference Bearing Book
6. DR - Official Records Book
7. TR - Typical
8. E.P.C.H.C. - Hillsborough County Environmental Protection Commission of Hillsborough County Wetland Line
9. W.C.A.S.L. - Wetland Conservation Area Setback Line
10. NCS - No P.R.M. set or found, falls in water
11. (CDD) - Harbor Bay Community Development District

AMERITIT, INC.
LAND SURVEYING & MAPPING
3010 W. 4th Avenue, Suite 150
Tampa, FL 33609
PHONE (813) 221-5000

SEE SHEET 12 OF 12 FOR BASIS OF BEARINGS

SEE SHEET 3 OF 12 FOR BASIS OF DETAIL

SEE SHEET 2 OF 12 FOR PARALLEL OFFSET DIMENSIONS NOTE

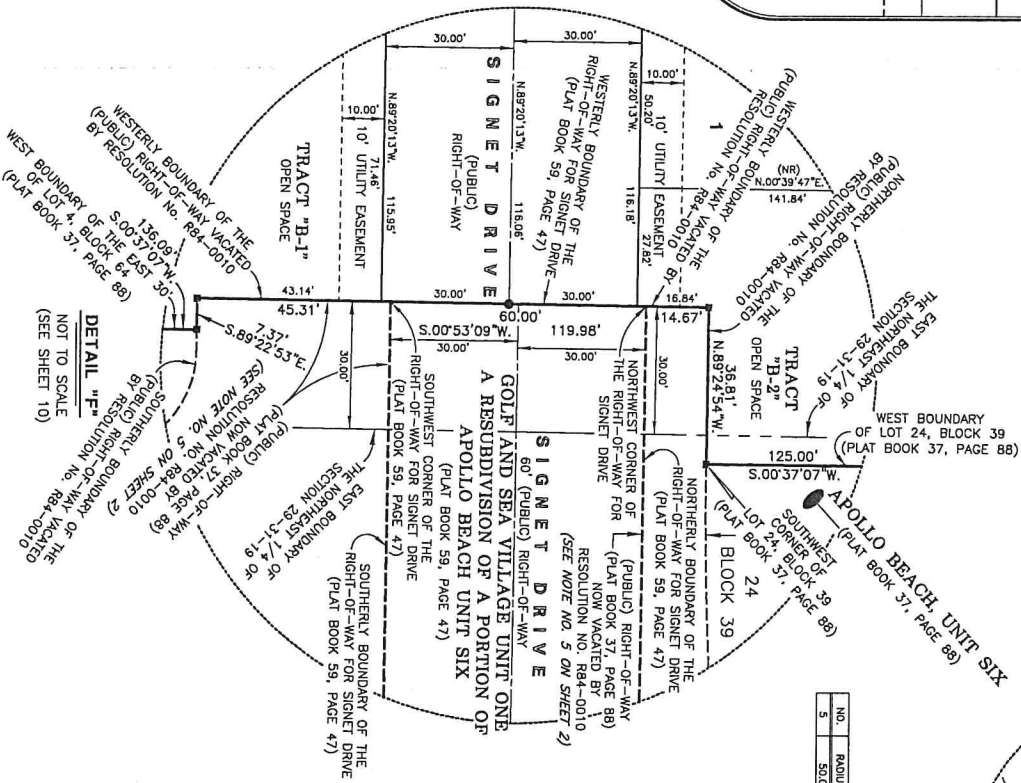
SHEET 11 OF 12 SHEETS



NOTE. There are cases, as shown herein, where the lot corner is used as an "Offset P.R.M.". Therefore, appropriate monumentation will be used as indicated.

The Wetland Conservation/Wetland Preservation Area shall be retained in a natural state pursuant to Hillsborough County, FL Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 88-446, and Chapter 1-111, Rules of the Hillsborough County Environmental Protection Commission. In addition, a setback from any Wetland Conservation Areas is required and shall conform to the provisions stipulated within the Land Development Code.

1. Symbol \equiv indicates (P.R.M.) Permanent Reference Monument
2. Symbol \times indicates Concrete Monument "LB7778," unless otherwise noted.
3. Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol \otimes indicates (P.R.M.) "LB7778 PRM" in Concrete Seawall Cap.
5. Symbol \rightarrow indicates (P.C.P.) Permanent Control Point "LB7778"
6. Symbol \rightarrow indicates radial line



CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	50.00	20°16'51"	17.70	17.61	5.09°31'18"E

DETAIL "G"
NOT TO SCALE
(SEE SHEET 10)

SEE SHEET 3 OF 12
FOR BASIS OF BEARINGS

AMERITTY, INC.
LAND SURVEYING & MAPPING

Certificate of Authorization Number LE
3010 W. Azeele Street, Suite 150



Certificate of School Concurrency

Project Information

Project Name	MiraBay Parcel 101
Jurisdiction	Hillsborough
HCPS Project Number	578
Date/Time application deemed complete	September 13, 2018
Jurisdiction Project Number	4487
Parcel ID Number	52550.0000
Project Location	North of Islabay Drive
Dwelling Units & Type	140 Single Family Detached
Applicant	Park Square Enterprises

School Concurrency Analysis

School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	27	17	19		63
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.

Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

October 9, 2018

Date Issued