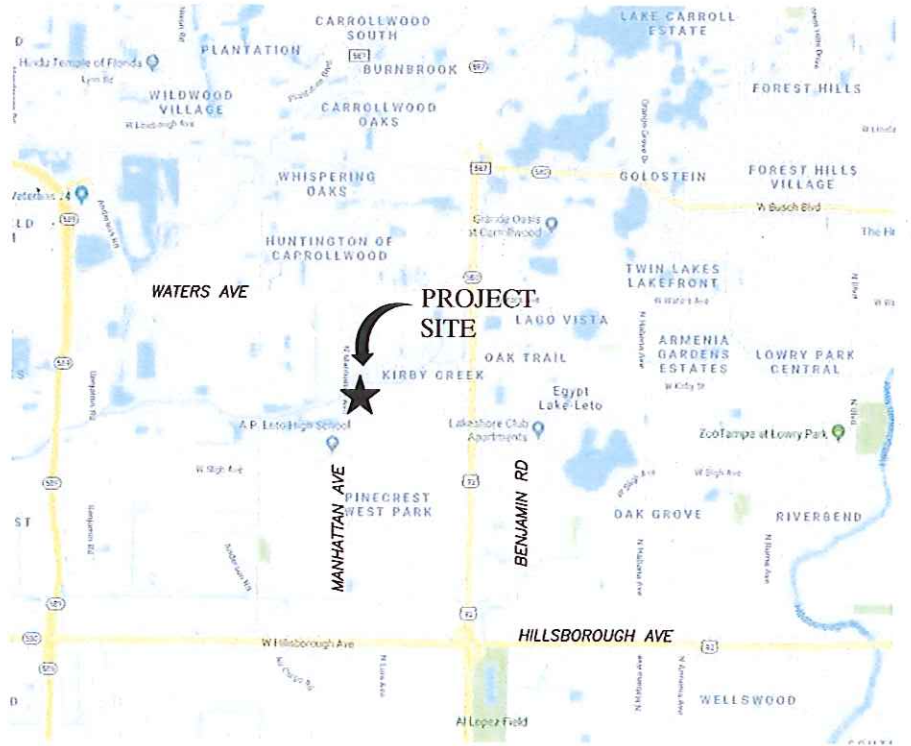


**Section 8 Township 28 South, Range 18 East
Hillsborough County, Florida**



VICINITY MAP
Not to Scale

SUBJECT: Gesualdo Village fka Manhattan Townhomes
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Gesualdo Village fka Manhattan Townhomes, located in Section 8, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (sanitary sewer) 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 Check in the amount of \$16,686.00, a Warranty Bond in the amount of \$1,432.00, 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 \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 24, 2018, Permission to Construct Prior to Platting was issued for Gesualdo Village fka Manhattan Townhomes. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is Presidential Investments Tampa, LLC and the engineer is Fuxan Engineering.

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

This Agreement is made and entered into this _____ day of _____, 20____, by and between Presidential Investments Tampa, LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

Witnesseth

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

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

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

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

WHEREAS, the improvements required by the LDC in the subdivision known as Gesualdo Village 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 reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

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

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

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

and

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

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Gesualdo Village Subdivision, within five (5) 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 and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty sanitary gravity sewer system along Coolidge Avenue from Station 19+89 to Station 21+45 located in Gesualdo Village 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, _____, and _____, dated _____ with _____ by order of _____

 - b. A Performance Bond, dated _____ with _____ as Principal, and _____ Insurance Company as Surety, and

A Warranty Bond, dated _____ with _____ as Principal, and _____ Insurance Company as Surety, and

 - c. Cashier/Certified Checks, number 1209610326, dated 8/02/21 and number 1209610324, dated 8/02/21, which shall be deposited by the County into an escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance 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 Gesualdo Village 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 five (5) 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 these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this _____ day of _____, 20_____.

ATTEST:

Dario G. Fixari
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Dario G. Fixari
Printed Name of Witness

Antonella Di Pietro
Witness' Signature

ANTONELLA DI PIETRO
Printed Name of Witness

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: Daniele Facciuto
Authorized Corporate Officer or Individual

Daniele Facciuto
Name (typed, printed or stamped)

Manager
Title

2205 W 9th Ave Hialeah FL 33010
Address of Signer

(813) 928-9652
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

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

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16 day of July, 2021, by Daniel FAUCI and

respectively Managing Member and _____ of PRESIDENTIAL INVESTMENT GROUP LLC Inc., a corporation under the laws of the state of Florida on behalf of the

corporation. He and/or she is personally known to me or has produced LICENSE as identification and did take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)

Print: LIAMIS MOREAU

Title or Rank: _____

Serial Number, if any: GG214041

My Commission Expires: 06/18/2022



Liamis Moreau
Commission # GG214041
Expires: June 18, 2022
Bonded thru Aeron Notary

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Cashier's Check - Customer Copy

No. 1209610326

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

HANLEY ROAD

0004 0109251 0319

NTX

Pay



Sixteen Thousand Six Hundred Eighty Six and 00/100 Dollars

****\$16,686.00****

To The Order Of HILSBOROUGH COUNTY BOCC

Not-Negotiable
Customer Copy
Retain for your Records

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

001641001973

Perf.

BANK OF AMERICA

Cashier's Check

No. 1209610326

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

HANLEY ROAD

0004 0109251 0319

NTX

Pay



Sixteen Thousand Six Hundred Eighty Six and 00/100 Dollars

****\$16,686.00****

To The Order Of HILSBOROUGH COUNTY BOCC

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈ 1209610326⑈ ⑆ 114000019⑆ 001641001973⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

APPROVED BY THE COUNTY ATTORNEY

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

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days

Cashier's Check - Customer Copy

No. 1209610324

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

NTX

HANLEY ROAD

0004 0109251 0319

Pay



****\$1,432.00****

One Thousand Four Hundred Thirty Two and 00/100 Dollars

To The Order Of HILLSBOROUGH COUNTY BOCC

Not-Negotiable
Customer Copy
Retain for your Records

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

001641001973

Warr -

BANK OF AMERICA

Cashier's Check

No. 1209610324

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

NTX

HANLEY ROAD

0004 0109251 0319

Pay



****\$1,432.00****

One Thousand Four Hundred Thirty Two and 00/100 Dollars

To The Order Of HILLSBOROUGH COUNTY BOCC

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈ 1209610324⑈ ⑆ 114000019⑆ 001641001973⑈

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APPROVED BY THE COUNTY ATTORNEY

BY

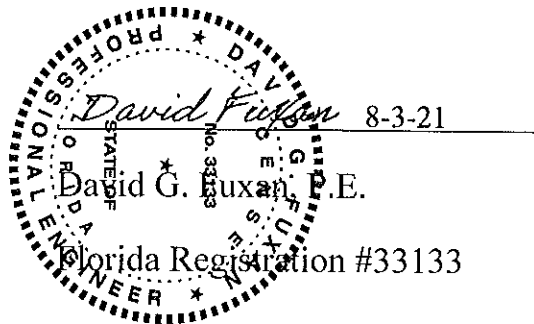
[Handwritten Signature]
Approved As To Form And Legal Sufficiency.

Gesualdo Village

ENGINEERS CONSTRUCTION COST ESTIMATE FOR PERFORMANCE

Paving Onsite	1,407 SY x \$7/SY	\$9,849
Signing and Pavement Markings		<u>\$3,500</u>
TOTAL		\$13,349

Performance Guarantee Amount **\$13,349 x 125% = \$16,686**



David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

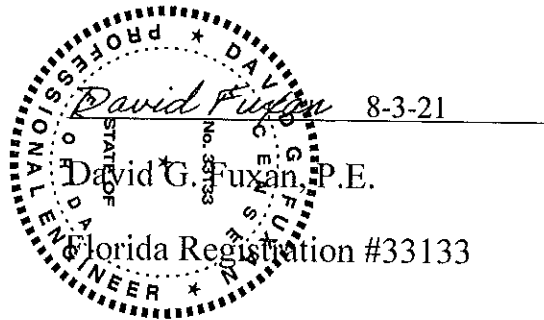
Gesualdo Village

ENGINEERS CONSTRUCTION COST ESTIMATE FOR WARRANTY

Coolidge Avenue from Station 19+89 to Station 21+45

156 LF Sanitary Sewer x \$22/LF	\$3,432
1 Manhole x \$4,000	\$4,000
Pavement Restoration	<u>\$7,000</u>
TOTAL	\$14,432

Warranty Guarantee Amount \$14,432 x 10% = **\$1,432**



David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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

This Agreement made and entered into this _____ day of _____ 20___, by and between Presidential Investments Tampa, LLC, hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Gesualdo Village; 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 Gesualdo Village are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Gesualdo Village subdivision within five (5) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance guarantee 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, _____
dated _____
with _____
by order of _____, or
 - b. A Performance Bond, dated _____, with _____,
as Principal, and _____ Insurance Company as Surety,
or
 - c. Escrow Agreement, dated _____,
_____, between
and the County, or
 - d. Cashier/Certified Check, number _____
1209610325, dated 8/02/21, which shall be deposited by
the County into an escrow account upon receipt. No interest shall be paid to the
Subdivider on funds received by the County pursuant to this Agreement.

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

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Gesualdo Village 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 _____ day of _____, 20__.

ATTEST:

David O. Amos
Witness Signature

David G. Fuxan
Printed Name of Witness

Antonella Di Pietro
Witness Signature

ANTONELLA DI PIETRO
Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST:

CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

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

DANIELE FACCIUTO
Printed Name of Signer

Manager
Title of Signer

2205 W 9th Ave Hialeah FL 33010
Address of Signer

(813) 928-9652
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16 day of July, 2021, by Daniel Arcia and _____

respectively Manager and _____ of Presidential Investment Tampa LLC

Inc., a corporation under the laws of the state of FLORIDA on behalf of the

corporation. He and/or she is personally known to me or has produced LICENSE

as identification and did take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)

Print: Lianis Moreau

Title or Rank: _____

Serial Number, if any: _____



Lianis Moreau
Commission # GG214041
Expires: June 18, 2022
Bonded thru Aaron Notary

My Commission Expires: 06/18/2022

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,

20____, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Cashier's Check - Customer Copy

No. 1209610325

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

NTX

HANLEY ROAD

0004 0109251 0319

Pay



****\$3,750.00****

****Three Thousand Seven Hundred Fifty and 00/100 Dollars****

To The Order Of HILLSBOROUGH COUNTY BOCC

Not-Negotiable
Customer Copy
Retain for your Records

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

001641001973

Performance Lot Corner

Cashier's Check

No. 1209610325

BANK OF AMERICA

Notice to Purchaser - In the event that this check is lost, misplaced or stolen, a sworn statement and 90-day waiting period will be required prior to replacement. This check should be negotiated within 90 days.

Void After 90 Days

30-1/1140

Date 08/02/21 11:42:25 AM

NTX

HANLEY ROAD

0004 0109251 0319

Pay



****\$3,750.00****

****Three Thousand Seven Hundred Fifty and 00/100 Dollars****

To The Order Of HILLSBOROUGH COUNTY BOCC

Remitter (Purchased By): PRESIDENTIAL INVESTMENTS TAMPA LLC

Bank of America, N.A.
SAN ANTONIO, TX

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈ 1209610325⑈ ⑆ 114000019⑆ 001641001973⑈

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENTS.

APPROVED BY THE COUNTY ATTORNEY

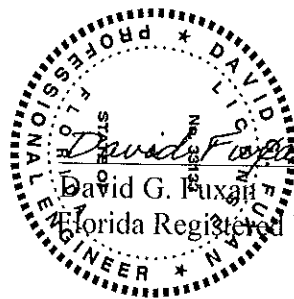
[Handwritten Signature]

BY
Approved As To Form And Legal Sufficiency.

Gesualdo
Engineers Cost Estimate
Performance Guarantee Amount for Lot Corners and PCP's

The fee to set the Lot Corners and Permanent Control Points (PCP's) as required on the plat is \$3,000.

Performance Guarantee Amount \$3,000 x 125% = \$3,750


David G. Fuxan 8-3-21
David G. Fuxan
Florida Registered Engineer #33133

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

GESUALDO VILLAGE

BEING A BE-PLAY OF LOTS 186 THROUGH 192, BLOCK H AND LOTS 194, 195, 196 AND LOTS 208 THROUGH 214, BLOCK J, PINCREST VILLA ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

SECTION 28, TOWNSHIP 28 SOUTH, RANGE 18 EAST HILLSBOROUGH COUNTY, FLORIDA

DEDICATION:

The undersigned, Presidential Investments Tampa, LLC, a Florida Limited Liability Company as Owner of the lands plated hereon does hereby dedicate this plat of Gesualdo Village for record. The private roads and private rights of way shown hereon as Gesualdo Court and Tract "A" are not dedicated to the public but are dedicated as private roads for the benefit of owners of lots within the subdivision. Gesualdo Court is a non-exclusive access easement for ingress and egress to the Homesteaders' Association for maintenance of road maintenance. The Homesteaders' Association or its successors or assigns shall maintain, repair and replace the private roads and rights of way. A non-exclusive access easement is hereby granted to the ingress and egress of the over, across and upon Gesualdo Court and Tract "A" to the ingress and egress of the over, across and upon Gesualdo Court and Tract "A" for governmental and quasi-governmental services as hereinafter provided.

And

Owner hereby grants to Hillsborough County and the providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement for ingress and egress to the private roads and private rights of way within Gesualdo Court and Tract "A" for governmental and quasi-governmental services as hereinafter provided.

The Private Utility Easements as shown hereon are hereby reserved by Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the public and not be privately maintained.

The Fee Interest in Tracts "A", "B" and "C" is hereby reserved by the Owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the owners within the subdivision. Said tracts are not dedicated to the public and not be privately maintained.

Owner(s) hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement for ingress and egress to the private roads and rights of way within Gesualdo Court and Tract "A" shown hereon. Owner(s) hereby grants to providers of telephones, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within Tract "A" and Gesualdo Court and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

The undersigned also hereby confirm(s) the limits of the public right of way as shown hereon.

By _____
MANAGER

WITNESS: _____

WITNESS: _____

ACKNOWLEDGMENT:
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 2021, by _____ who is personally known to me or produced Driver License as Identification."

NOTARY PUBLIC: _____

SIGN: _____ (SGL)

PRINT: _____

TITLE: _____

SERIAL NUMBER: _____

COMMISSION EXPIRES: _____

SHEET 1 OF 2
DON WILLIAMSON &

ASSOCIATES, INC.
PROFESSIONAL SURVEYORS &

MAPPERS LR# 6945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624
(813) 265-4795

WASURVEYING@GMAIL.COM

Notice: ACCORDING TO ITS OWNING FORM, IS THE OFFICIAL RECORD OF THE DESCRIBED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE REPLACED 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 THE COUNTY.

Clerk of Circuit Court
County of Hillsborough
State of Florida

I hereby certify that this Subdivision Plat meets the requirements, in form of Chapter 177 Part 1 of Florida Statutes, and has been filed for record in Plat Book Florida, _____ Page _____ of the Public Records of Hillsborough County, Florida.

By _____
Clerk of Circuit Court

By _____
Deputy Clerk

This _____ day of _____, 2021, Time _____

Clerk File Number _____

BOARD OF COUNTY COMMISSIONERS
THIS PLAT HAS BEEN APPROVED FOR RECORDED

CHAIRMAN _____ DATE _____

GENERAL NOTES:

1. THE DIMENSIONS PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL BE SUBJECT TO FLOODING. THE DEVELOPMENT REVIEW DIVISION OF HILLSBOROUGH COUNTY HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
3. BASIS OF BEARING IS BASED ON THE WEST BOUNDARY OF BLOCK J, PINCREST VILLA ADDITION NO. 1 PLAT BOOK 14, PAGE 40 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. HAS A GRID BEARING OF NORTH 01°18'20" EAST THE GRID BEARINGS AND COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ADJUSTMENT OF 1980 TIED TO CONGRESSIONAL COORDINATE DATUM (NAD 83).
4. THIS PRIVATE SUBDIVISION CONTAINS RIGHT-OF-WAY EASEMENTS AND RESTRICTIONS COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
5. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SWALES, DRAINWAYS, IMPERVIOUS SURFACES (PAVING, POOLS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, ETC.), OR OTHER PERMANENT IMPROVEMENTS. THE MAINTENANCE AND REPAIRS OF SUCH IMPROVEMENTS FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
6. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
7. THIS PLAT IS SUBJECT TO AND BENEFITS FROM EASEMENT RECORDED IN OFFICIAL RECORD BOOK 5601, PAGE 1278 FAVOR TAMPA ELECTRIC COMPANY AND DRAINAGE EASEMENT IN HILLSBOROUGH COUNTY, FLORIDA, AS RECORDED IN THE PUBLIC RECORDS IN HILLSBOROUGH COUNTY, FLORIDA.
8. THIS PLAT IS SUBJECT TO AND BENEFITS FROM 5.00 FOOT UTILITY EASEMENT, PINCREST VILLA, ADDITION NO. 1 AS RECORDED IN PLAT BOOK 14, PAGE 40, IN THE PUBLIC RECORDS IN HILLSBOROUGH COUNTY, FLORIDA.
9. THE BEAR YARD SWALES ALONG THE BACK PROPERTY LINES OF LOTS 1 THROUGH 3, OF BLOCK 2, SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE LOT GRADING PLAN; THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

Plat Approval:
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081, FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

Surveyor's Certification
I, the undersigned, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that the plat complies with all the survey requirements of Chapter 177, Florida Statutes, and the Hillsborough County Land Development Code; and that permanent reference monuments (PIRMs) were set on the corners of the lots, as shown hereon, and that lot corners have been marked or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

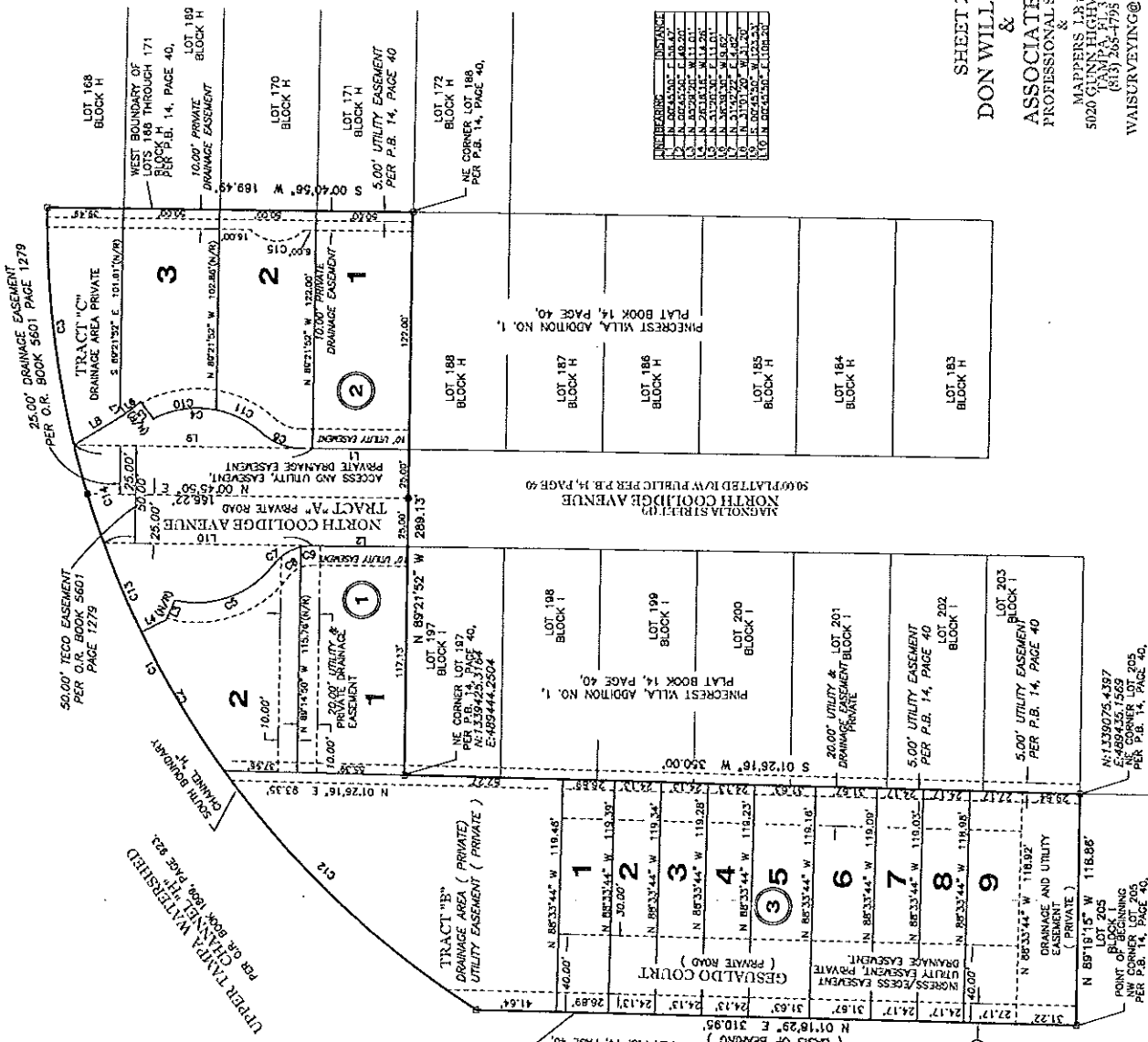
By: _____ DATE: _____
DONALD L. WILLIAMSON, PLS#26649
PROFESSIONAL SURVEYOR AND MAPPER
DON WILLIAMSON & ASSOCIATES, INC. LR#8945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624

GESUALDO VILLAGE

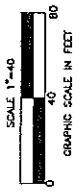
BEING A RE-PLAT OF LOTS 188 THROUGH 192, BLOCK H AND LOTS 194, 195, 196 AND LOTS 206 THROUGH 214, BLOCK I, PINCREST VILLA, ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 40, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

IN THE TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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LOT NUMBER	DISTANCE
1	10.00'
2	10.00'
3	10.00'
4	10.00'
5	10.00'
6	10.00'
7	10.00'
8	10.00'
9	10.00'
10	10.00'
11	10.00'
12	10.00'
13	10.00'
14	10.00'
15	10.00'
16	10.00'
17	10.00'
18	10.00'
19	10.00'
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40	10.00'
41	10.00'
42	10.00'
43	10.00'
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45	10.00'
46	10.00'
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88	10.00'
89	10.00'
90	10.00'
91	10.00'
92	10.00'
93	10.00'
94	10.00'
95	10.00'
96	10.00'
97	10.00'
98	10.00'
99	10.00'
100	10.00'



- LEGEND:**
- F.C.M. = FOUND CONCRETE MONUMENT
 - L.B. = LICENSE BUSINESS
 - (N/R) = NON-RADIAL
 - O.R. = OFFICIAL RECORDS
 - (O/A) = OVER ALL
 - (P) = PLAT
 - P.B. = PLAT BOOK
 - P.E. = PAPER EASEMENT
 - P.M. = PERMANENT REFERENCE MONUMENT
 - R/W = RIGHT-OF-WAY
 - TECO = TAMPA ELECTRIC COMPANY DISK LB#8945 (PERMANENT REFERENCE MONUMENT)
 - MAC NAIL CAP LB#8945 (PERMANENT CONTROL POINT)

SHEET 2 OF 2
DON WILLIAMSON & ASSOCIATES, INC.
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(813) 368-4755
WASURVEYING@GMAIL.COM



Hillsborough County
PUBLIC SCHOOLS
Excellence in Education

Certificate of School Concurrency

Project Information

Project Name	Manhattan Townhomes
Jurisdiction	Hillsborough
HCPS Project Number	457
Date/Time application deemed complete	May 5, 2017
Jurisdiction Project Number	3749
Parcel ID Number	026476; 026477
Project Location	Broad St. and Manhattan Ave
Dwelling Units & Type	5 Single Family Detached 9 Single Family Attached
Applicant	Danva Real Estate, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	3	2	2		7
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

June 13, 2017
Date Issued