

**SUBJECT:** Sunset Subdivision aka Sunset Estates **PI#4431**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 10, 2024  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

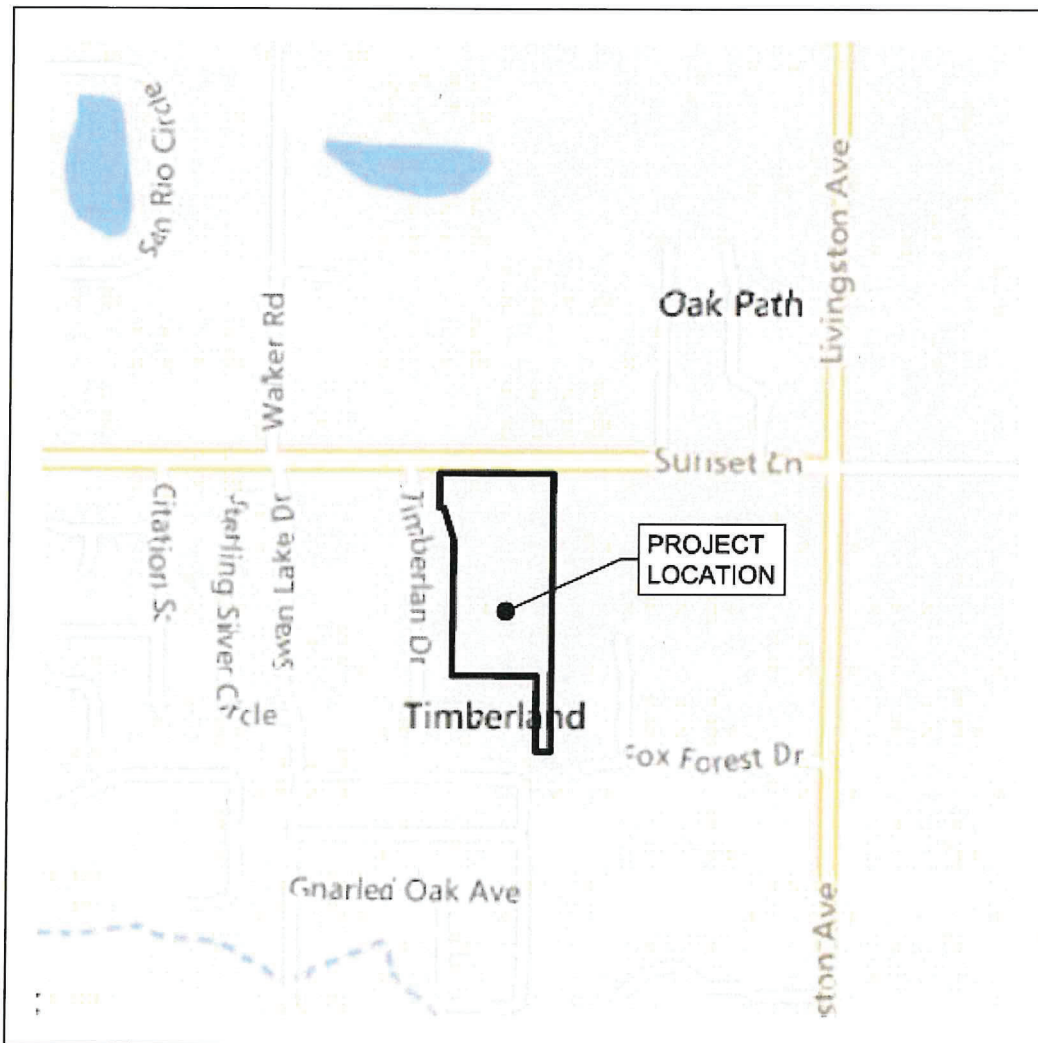
Accept the plat for recording for Sunset Subdivision aka Sunset Estates, located in Section 17, Township 28, and Range 19. Accept a Performance Check in the amount of \$63,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$1,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance – Placement of Lot Corners.

School Concurrency has adequate capacity for this project.

**BACKGROUND:**

On June 30, 2023, Permission to Construct Prior to Platting was issued for Sunset Subdivision aka Sunset Estates, after construction plan review was completed on April 13, 2023. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is Shadow Woods Lots, LLC and the engineer is Landmark Engineering & Surveying Corporation.

## SUNSET ESTATES



**Location Map**   
NOT TO SCALE

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

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

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the 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 Sunset Estates, hereafter referred to as the "Subdivision" ; and

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

WHEREAS, the improvements required by the LDC in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the 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 as required by the County; and

WHEREAS, the Subdivider agrees to build and construct the improvements as listed below and identified as applicable to this project:

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

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 Subdivision, within Sunset Estates (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 3 below, any roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.



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 \_\_\_\_\_,
  - b. A Performance Bond, number \_\_\_\_\_ dated, \_\_\_\_\_ with \_\_\_\_\_ as Principal, and \_\_\_\_\_ as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - d. Cashier/Certified Check, number 118 9533, dated 7/24/24 which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.
4. Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.
5. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the 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.
6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as 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.
7. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
8. 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.
9. 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 this Agreement, effective as of the date set forth above.

ATTEST:

Subdivider: Shadowwoods Lots, LLC

[Signature]  
Witness Signature 14824 N. Florida Ave  
Tampa, FL 33613

By [Signature]  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Zoë Van Story  
Printed Name of Witness

Timothy F. Mobley  
Name (typed, printed or stamped)

[Signature]  
Witness Signature 14824 N. Florida Ave  
Tampa FL 33613

Manager  
Title

Maureen Mobley  
Printed Name of Witness

14824 N Florida Ave Tampa FL 33613  
Address of Signer

813 960-8966  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

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

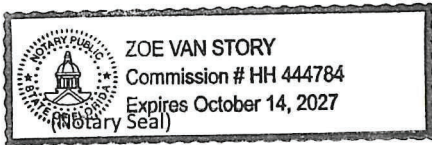
**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
23<sup>rd</sup> day of July, 2024, by Timothy F. Mobley as  
(day) (month) (year) (name of person acknowledging)  
Manager for ShadowWoodsLots, LLC.  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

Type of Identification Produced



[Signature]  
(Signature of Notary Public - State of Florida)

Zoe Van Story  
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 444784  
(Commission Number)

10/14/2027  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_.  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

Type of Identification Produced

(Notary Seal)

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

APPROVED BY THE COUNTY ATTORNEY

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

NOTICE TO CUSTOMER

THE PURCHASE OF AN INDEMNITY BOND WILL BE REQUIRED BEFORE AN OFFICIAL CHECK OF THIS BANK WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS LOST, MISPLACED OR STOLEN.



P.O. BOX 966  
CONWAY, AR 72033

118953

REMITTER

SHADOW WOODS LOTS LLC

DATE 07/24/2024

81-275/  
20001

PAY TO THE

ORDER OF \*\*\*HILLSBOROUGH COUNTY BOCC \*\*\*

\$63,750.00

Sixty Three Thousand Seven Hundred Fifty Dollars AND 00 Cents

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, WATERMARK AND A THERMOCHROMIC ICON; ABSENCE OF THESE FEATURES WILL INDICATE A COPY



**CASHIER'S CHECK**

[Signature]  
[Signature]

⑈ 1189533⑈ ⑆ 082902757⑆

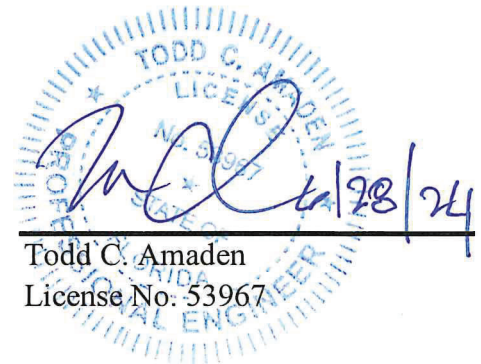
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**SUNSET ESTATES SUBDIVISION  
PERFORMANCE ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS	\$51,000.00
TOTAL SCHEDULE A	\$51,000.00
125% PERFORMANCE BONDING	\$63,750.00



Todd C. Amaden  
License No: 53967

**SUNSET ESTATES SUBDIVISION  
PERFORMANCE ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2,800	SY	ASPHALT	\$17.15	\$48,000.00
2	1	LS	STRIPING & SIGNAGE	\$3,000.00	\$3,000.00

TOTAL STREET IMPROVEMENTS      **\$51,000.00**

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

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

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the 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 Sunset Estates (hereafter referred to as the "Subdivision"); 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 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, 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 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 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 \_\_\_\_\_,
  - b. A Performance Bond, number \_\_\_\_\_ dated, \_\_\_\_\_ with \_\_\_\_\_ as Principal, and \_\_\_\_\_ as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number 1189534, dated 7/24/24 which shall be deposited by the County into a non-interest bearing




escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks 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 LDC, 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 its 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 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 this Agreement, effective as of the date set forth above.

ATTEST:


  
\_\_\_\_\_  
Witness Signature 14824 N. Florida Ave.  
Tampa, FL 33613

Zoe VanStory  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature 14824 N. Florida Ave.  
Tampa, FL 33613

Maureen Mobley  
\_\_\_\_\_  
Printed Name of Witness

Subdivider: Shadow Woods Lots, LLC

By   
\_\_\_\_\_  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Timothy F. Mobley  
\_\_\_\_\_  
Name (typed, printed or stamped)

Manager  
\_\_\_\_\_  
Title

14824 N. Florida Ave.  
Tampa, FL 33613  
\_\_\_\_\_  
Address of Signer

(813) 960-8966  
\_\_\_\_\_  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

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

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

APPROVED BY THE COUNTY ATTORNEY

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

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
23<sup>rd</sup> day of July, 2024, by Timothy F. Mobley as  
(day) (month) (year) (name of person acknowledging)  
Manager for Shadow Woods Lots, LLC.  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

\_\_\_\_\_  
Type of Identification Produced



[Signature]  
(Signature of Notary Public - State of Florida)

Zoe Van Story  
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH 444784  
(Commission Number)

10/14/2027  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_.  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

\_\_\_\_\_  
Type of Identification Produced

(Notary Seal)

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)



NOTICE TO CUSTOMER  
THE PURCHASE OF AN INDEMNITY BOND WILL BE  
REQUIRED BEFORE AN OFFICIAL CHECK OF THIS BANK  
WILL BE REPLACED OR REFUNDED IN THE EVENT IT IS  
LOST, MISPLACED OR STOLEN.



P.O. BOX 966  
CONWAY, AR 72033

1189534

REMITTER

SHADOW WOODS LOTS LLC

DATE 07/24/2024

81-275/829  
2000040

PAY TO THE  
ORDER OF

\*\*\*HILLSBOROUGH COUNTY BOCC\*\*\*

\$1,000.00

One Thousand Dollars AND 00 Cents

Security features  
included  
Details on back

THIS DOCUMENT HAS A MICRO-PRINT SIGNATURE LINE, WATERMARK AND A THERMOCHROMIC ICON; ABSENCE OF THESE FEATURES WILL INDICATE A COPY

CASHIER'S CHECK

*[Handwritten Signature]*  
*[Handwritten Signature]*

MP

MP

⑈ 1189534⑈ ⑈ 082902757⑈

2000040⑈

APPROVED BY THE COUNTY ATTORNEY

BY

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

**SUNSET ESTATES SUBDIVISION  
PERFORMANCE ESTIMATE - LOT CORNERS**

**LOT CORNERS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	8	EA	LOT CORNERS	\$100.00	\$800.00

TOTAL LOT CORNERS                    **\$800.00**

125% PERFORMANCE BONDING            **\$1,000.00**



Todd C. Amaden  
License No. 53967

# SUNSET ESTATES

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 18, TOWNSHIP 27 SOUTH, RANGE 19 EAST  
 HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

**DEDICATION:**

The undersigned, as owner of the lands platted herein, does hereby dedicate this plat of Sunset Estates for record. Further, the owner does hereby dedicate to public use Tract "B" and all those easements designated on the plat as "Public." The undersigned further makes the following dedications and reservations:

The Private Drainage Easements, Private Access Easements, and Private Landscape Easements are hereby reserved by the owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat. For the benefit of the lot owners within the subdivision, said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, his successors and assigns in title.

The private roads and rights of way shown hereon as Tract "A" are not dedicated to the public but are hereby reserved by owner for convenience to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners in this development as described hereon, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner does hereby grant to Hillsborough County and all providers of street lights, telephone utilities, electric utilities, water and sanitary sewer utilities, internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive easement over, across and under the Utility Easements as shown hereon for the construction, maintenance, and operation of underground utilities.

Owner does hereby grant to providers of telephone, electric, cable television and cable data, water and sewer utility, sewer utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across the private roads and rights of way within Tract "A" and the easement of utility easements for ingress and egress and for the construction, maintenance, and operation of utility and related purposes as designated by owner for the benefit of the lot owners herein.

**OWNER:**

Shadow Woods Lots, LLC, a Florida limited liability company

\_\_\_\_\_  
 Timothy F. Madley, Manager

\_\_\_\_\_  
 WITNESS

\_\_\_\_\_  
 WITNESS

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )  
 I, \_\_\_\_\_, APPROVED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OF \_\_\_\_\_ ONE OF THE SIGNERS, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, TIMOTHY F. MADLEY, MANAGER OF SHADOW WOODS LOTS, LLC, WHO IS \_\_\_\_\_ /S NOT \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE PERSON AFORESAID, AND WHO DECLARED THE FOREGOING DECLARATION AND SIGNED AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID NOT TAKE AN OATH.

**NOTARY PUBLIC:**

\_\_\_\_\_  
 (SQU)

\_\_\_\_\_  
 TITLE OR NAME:

\_\_\_\_\_  
 SERIAL NUMBER, F. INV. \_\_\_\_\_

\_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTICE: THIS PLAT, AS RECORDED IN ITS OFFICIAL RECORD, IS THE OFFICIAL DECLARATION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED 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.

**DESCRIPTION:**

A portion of the Northeast 1/4 of Section 18, Township 27 South, Range 19 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northeast 1/4 of Section 18; thence S.89°51'03"E., 2170.38 feet along the Northern boundary line thereof; thence S.00°24'54"W., 27.00 feet to the Southern mentioned right-of-way line of SUNSET LANE; and the POINT OF BEGINNING; thence S.89°51'03"E., 522.87 feet along said Southern mentioned right-of-way line to the Western boundary line of Lot 4, LINDSETON ACRES, as recorded in Plat Book 28, Pages 4 - 4A of the Public Records of Hillsborough County, Florida; thence S.00°15'30"W., 1301.58 feet along the Western boundary line of Lots 4 - 5 of said LINDSETON ACRES; and along the Western boundary line of Lots 16 - 20, FOX RUN PLATTED SUBDIVISION, as recorded in Plat Book 81, Pages 42-1 - 42-2 of the Public Records of Hillsborough County, Florida to the Northeast corner of Lot 30, Block 3, WINDERMERE UNIT III, as recorded in Plat Book 53, Pages 23-1 - 23-2 of the Public Records of Hillsborough County, Florida; thence N.89°33'40"W., 68.65 feet along the Northern boundary line of said Lot 30 to the Southeast corner of Lot 2, TIMBERLAN II, as recorded in Plat Book 49, Page 31 of the Public Records of Hillsborough County, Florida; thence N.00°22'22"E., 350.42 feet along the Eastern boundary line of Lots 2 & 3 of said TIMBERLAN II to the Northeast corner of said Lot 3; thence N.89°46'18"W., 389.97 feet along the Northern boundary line of Lots 3 - 5 of said TIMBERLAN II to the Southwest corner of Lot 6, Block 1 of said TIMBERLAN SUBDIVISION; thence along the Eastern boundary line of Lots 1 - 6 of said TIMBERLAN SUBDIVISION the following (4) four courses: N.00°27'32"E., 627.17 feet; thence N.17°22'11"W., 157.33 feet; thence N.89°43'39"W., 19.98 feet; thence N.00°24'54"E., 173.04 feet to the POINT OF BEGINNING.

Containing 10.86 Acres, more or less.

**BOARD OF COUNTY COMMISSIONERS:**

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

\_\_\_\_\_  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**PLAT APPROVAL:**

THE PLAT HEREIN SUBMITTED FOR RECORDATION HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.061 FOR CHAPTER COMPONENT, THE GENERALIC DATA HAS NOT BEEN REVERSED.  
 REVIEWED BY: \_\_\_\_\_  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # \_\_\_\_\_  
 COUNTY OF HILLSBOROUGH COUNTY, FLORIDA

**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 I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
 BY \_\_\_\_\_ CLERK OF CIRCUIT COURT  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ THE \_\_\_\_\_ DEPUTY CLERK

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE PLATED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND AND SURVEY DATA AS PROVIDED TO ME BY THE OWNER. I HAVE CONDUCTED A VISUAL GENERAL INSPECTION OF THE LAND BEING SUBMITTED, THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THAT THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, CHAPTER 252, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, CHAPTER 252, PART I, FLORIDA STATUTES, AND ALL CONDITIONS WILL BE SET FORTH IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH ORDINANCE OF HILLSBOROUGH COUNTY.

\_\_\_\_\_  
 SCOTT R. FOWLER, L.S. 5180  
 FLORIDA REGISTERED SURVEYOR  
 LANDMARK ENGINEERING & SURVEYING CORPORATION  
 6315 PALM BEACH BOUL. TAMPA, FLORIDA 33619  
 CERTIFICATE OF ADMINISTRATION NO. 03 5913



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## Certificate of School Concurrency - REVISED

<b>Project Name</b>	Sunset Subdivision
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	4431
<b>HCPS Project Number</b>	571
<b>Parcel ID Number(s)</b>	033733.0000
<b>Project Location</b>	Sunset Lane west of Livingston
<b>Dwelling Units &amp; Type</b>	SFD: 8
<b>Applicant</b>	Sunset Subdivision, LLC

### School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	2	1	2	5

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

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

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**Date** 1/26/2022