

SUBJECT: Gladesong fka Maddux Fern Hill **PI#6520**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 10, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Gladesong fka Maddux Fern Hill, located in Section 30, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site paving, 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 \$3,713,481.38, a Warranty Bond in the amount of \$18,288.23 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

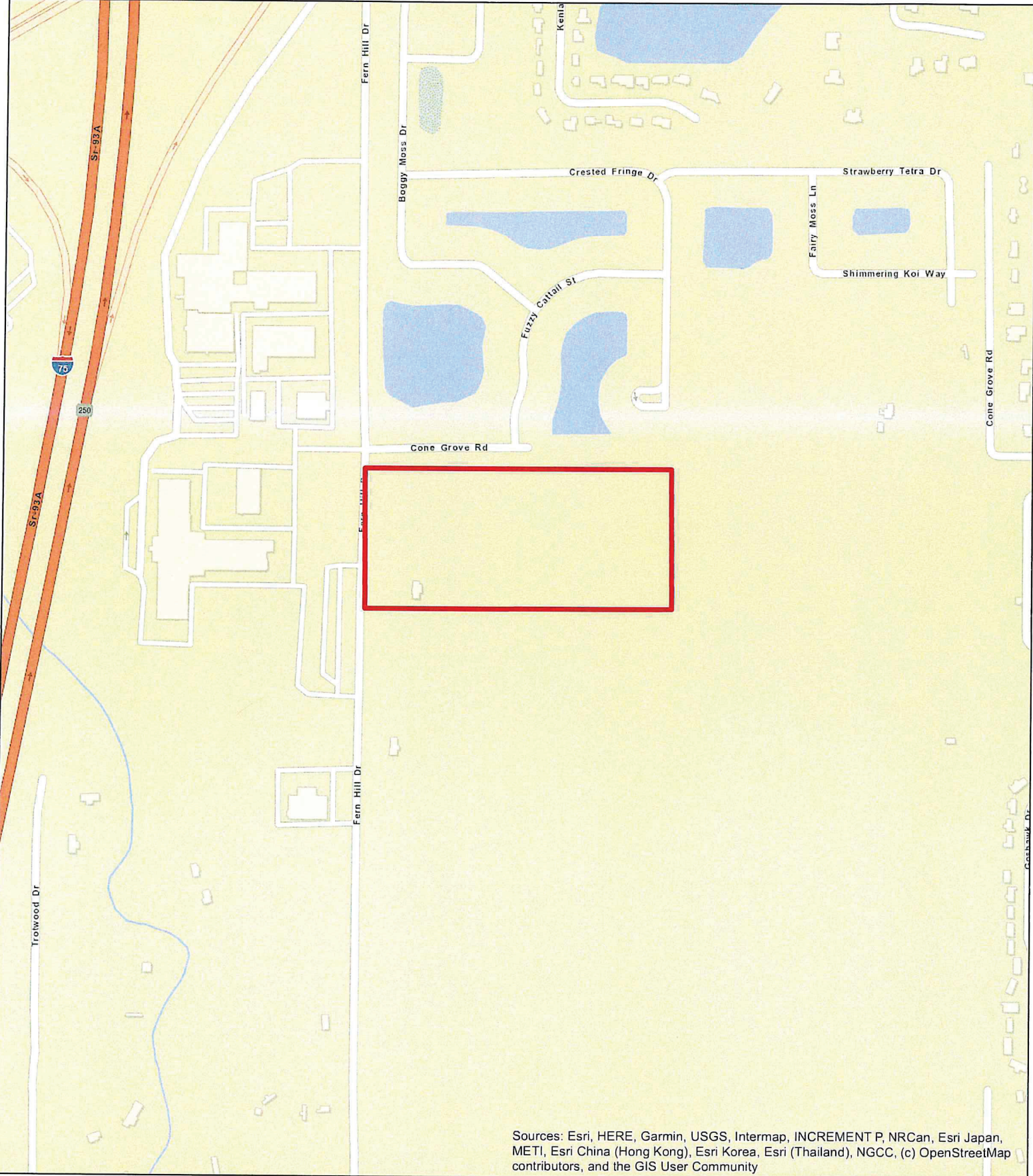
BACKGROUND:

On April 1, 2024, Permission to Construct Prior to Platting was issued for Gladesong fka Maddux Fern Hill, after construction plan review was completed on February 15, 2024. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC and the engineer is LevelUp.



Maddux Fern Hill Project Location

CLIENT: Onyx & East



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Lennar Homes 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 Gladesong (hereafter, 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 within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision 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 and as required for approval of the subdivision, in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

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

Paving - Construction of entrance drive, restriping of off-site turn lane, and construction of off-site sidewalk. Water - Construction of water main system from property boundary to point of connection within northern ROW of Fern Hill Drive. Wastewater - construction of forcemain from property boundary to point of connection within southern ROW of Fern Hill Drive.

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with 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 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the 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 County 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, number 0265108 dated, _____ September 27th, 2024 with _____ Lennar Homes LLC as Principal, and _____ Berkley Insurance Company as Surety, or
A Warranty Bond, number 0265108M dated, _____ September 27th, 2024 with _____ Lennar Homes LLC as Principal, and _____ Berkley Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its 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 its 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 County 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 at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the 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. Provide 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 construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the 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 this Agreement, effective as of the date set forth above.

ATTEST:

Courtney Mai
Witness Signature

COURTNEY MAI
Printed Name of Witness

Momo Anselmi
Witness Signature

MOMO ANSELMI
Printed Name of Witness

Subdivider:

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

Rob Bosarge
Name (typed, printed or stamped)

VP of Land Development
Title

4301 W. Boy Scout Blvd., Suite 600, Tampa FL, 33607
Address of Signer

(844) 478-9428
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

10th day of SEPTEMBER, 2024, by ROB BOSARGE as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for LENNAR HOMES, 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

Morgana Anselmi
(Signature of Notary Public - State of Florida)

Type of Identification Produced

MORGANA ANSELMU
(Print, Type, or Stamp Commissioned Name of Notary Public)



Morgana Anselmi
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

HH 469930
(Commission Number)

Dec. 4, 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

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and Berkley Insurance Company
475 Steamboat Road, Greenwich, CT 06830 called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Three Million Seven Hundred Thirteen Thousand Four Hundred Eighty One & 38/100 (\$ 3,713,481.38) 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 Chapters 125, 163 and 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, these subdivision regulations require the construction of improvements in connection with the platting of the Gladesong subdivision; and

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

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

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, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements; and

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 Gladesong subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 10th, 2026.

SIGNED, SEALED AND DATED this 27th day of September, 2024.

ATTEST:

Courtney Mai
Courtney Mai, Witness

Lennar Homes, LLC, a Florida limited liability company

By [Signature]
Principal Seal
Robert Bosarge, VP

Berkley Insurance Company

Surety Seal

ATTEST:

Ratthanatevy Lor
Ratthanatevy Lor, Witness

By Mechelle Larkin
Mechelle Larkin, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

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

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Kathy R. Mair; Mechelle Larkin; My Hua; or Marie Claire Trinidad of Marsh USA LLC of Irvine, CA* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024.



Attest:
By *Philip S. Welt*
Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By *Jeffrey M. Hafter*
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA G. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT

Maria G. Rundbaken
Notary Public, State of Connecticut

MY COMMISSION EXPIRES 04-30-2020

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



Given under my hand and seal of the Company, this 27th day of September, 2024.

Vincent P. Forte
Vincent P. Forte

Gladesong (F.K.A. Maddux Fern Hill)

Performance Bond Calculation

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

SUMMARY

Paving	\$1,305,948.00
Water	\$330,121.60
Wastewater	\$550,850.00
Drainage	\$783,865.50
Total	\$2,970,785.10

Performance Bond Amount (125% of total)



PAVING

Item	Quantity	Unit	Unit Price	Total
Sawcut & Match Exist. Asphalt	1	LS	\$ 585.00	\$ 585.00
1 1/2" Type Sp Asphalt	15,290	SY	\$ 19.50	\$ 298,155.00
8" Cement Treated Base	15,290	SY	\$ 27.70	\$ 423,533.00
12" Compacted Subgrade	15,290	SY	\$ 3.60	\$ 55,044.00
Stabilized Curb Pad	12,680	LF	\$ 4.45	\$ 56,426.00
Miami Curb	2,150	LF	\$ 26.60	\$ 57,190.00
3' Concrete Valley Gutter	210	LF	\$ 43.80	\$ 9,198.00
Ribbon Curb	6,570	LF	\$ 17.20	\$ 113,004.00
Type "D" Curb - Trench	2,390	LF	\$ 28.50	\$ 68,115.00
Type "F" Curb	3,750	LF	\$ 31.80	\$ 119,250.00
4" Concrete Sidewalk	8,990	SF	\$ 8.20	\$ 73,718.00
5' Ada Handicapped Ramp	9	EA	\$ 970.00	\$ 8,730.00
Signage & Striping	1	LS	\$ 23,000.00	\$ 23,000.00
			TOTAL	\$ 1,305,948.00

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Temporary Construction Meter Assembly	1	EA S	19,500.00	\$ 19,500.00
6" Master Meter Assembly	1	EA S	61,500.00	\$ 61,500.00
6" PVC Water Main (Dr 18)	2,792	LF S	33.95	\$ 94,788.40
6" DIP Water Main	68	LF S	69.90	\$ 4,753.20
6" Gate Valve Assembly	16	EA S	2,250.00	\$ 36,000.00
6" MJ Bend	20	EA S	435.00	\$ 8,700.00
6" MJ Tee	4	EA S	645.00	\$ 2,580.00
Fire Hydrant Assembly	4	EA S	8,750.00	\$ 35,000.00
Single Service Short	70	EA S	530.00	\$ 37,100.00
Single Service Long	34	EA S	700.00	\$ 23,800.00
Water Service To Lift Station	1	EA S	2,950.00	\$ 2,950.00
Permanent Blowoff Assembly	3	EA S	1,150.00	\$ 3,450.00
			TOTAL	\$ 330,121.60

SANITARY SEWER

Item	Quantity	Unit	Unit Price	Total
8" PVC (0-6' Cut)	848	LF	\$ 36.85	\$ 31,248.80
8" PVC (6'-8' Cut)	846	LF	\$ 38.00	\$ 32,148.00
8" PVC (8'-10' Cut)	699	LF	\$ 40.75	\$ 28,484.25
8" PVC (10'-12' Cut)	124	LF	\$ 44.50	\$ 5,518.00
8" PVC (12'-14' Cut)	25	LF	\$ 48.10	\$ 1,202.50
8" PVC C900 Dr 18 (12'-14' Cut)	51	LF	\$ 72.80	\$ 3,712.80
Sanitary Manhole (0'-6' Cut)	2	EA	\$ 6,600.00	\$ 13,200.00
Sanitary Manhole (6'-8' Cut)	3	EA	\$ 7,000.00	\$ 21,000.00
Sanitary Manhole (8'-10' Cut)	2	EA	\$ 7,500.00	\$ 15,000.00
Sanitary Drop Manhole (6'-8' Cut)	2	EA	\$ 9,600.00	\$ 19,200.00
Sanitary Drop Manhole (8'-10' Cut)	1	EA	\$ 10,000.00	\$ 10,000.00
Sanitary Drop Manhole (12'-14' Cut)	1	EA	\$ 12,000.00	\$ 12,000.00
Single Service	10	EA	\$ 1,500.00	\$ 15,000.00
Double Service	47	EA	\$ 2,000.00	\$ 94,000.00
Dewatering	2,593	LF	\$ 16.95	\$ 43,951.35
Private Pump Station (6' Dia)	1	EA	\$ 180,000.00	\$ 180,000.00
4" PVC Forcemain (DR 18)	579	LF	\$ 26.70	\$ 15,459.30
4" Plug Valve Assembly	2	EA	\$ 2,050.00	\$ 4,100.00
4" MJ Bend	9	EA	\$ 625.00	\$ 5,625.00
			TOTAL	\$ 550,850.00

STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
15" Hp Storm	819	LF	\$ 54.20	\$ 44,389.80
18" Hp Storm	1,148	LF	\$ 60.40	\$ 69,339.20
24" Hp Storm	1,593	LF	\$ 93.00	\$ 148,149.00
30" Hp Storm	1,340	LF	\$ 125.00	\$ 167,500.00
48" Hp Storm	150	LF	\$ 230.00	\$ 34,500.00
Hills. Co. Type 1 Curb Inlet	4	EA	\$ 9,550.00	\$ 38,200.00
Type C Grate Inlet	7	EA	\$ 4,450.00	\$ 31,150.00
Type C/J Grate Inlet	1	EA	\$ 8,700.00	\$ 8,700.00
Type D Grate Inlet	1	EA	\$ 5,300.00	\$ 5,300.00
Type V Grate Inlet Single	13	EA	\$ 5,700.00	\$ 74,100.00
Type V Grate Inlet Double	4	EA	\$ 7,450.00	\$ 29,800.00
Storm Manhole	10	EA	\$ 5,750.00	\$ 57,500.00
Control Structure	2	EA	\$ 9,800.00	\$ 19,600.00
18" Mes	1	EA	\$ 2,600.00	\$ 2,600.00
30" Mes	2	EA	\$ 5,550.00	\$ 11,100.00
48" Mes	2	EA	\$ 9,700.00	\$ 19,400.00
Rip Rap @ End Section	5	EA	\$ 705.00	\$ 3,525.00
6" Underdrain (Fine Aggregate)	650	LF	\$ 21.05	\$ 13,682.50
6" Underdrain Cleanout	13	EA	\$ 410.00	\$ 5,330.00
			TOTAL	\$ 783,865.50

SUBDIVISION WARRANTY BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, that we Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and Berkley Insurance Company
475 Steamboat Road, Greenwich, CT 06830 called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Eighteen Thousand Two Hundred Eighty Eight and 23/100 (\$ 18,288.23) 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 adopted land development regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, 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 requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site Paving, Water, and Wastewater, hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Gladesong (hereafter, the "Subdivision"); and

WHEREAS, the subdivision regulations require as a condition of acceptance of the aforementioned Off-Site Improvement Facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting said Off-Site Improvement Facilities in an amount prescribed by said subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

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 Off-Site Improvement Facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the Subdivision 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 January 10th, 2027.

SIGNED, SEALED AND DATED this 27th day of September, 2024.

ATTEST:

Courtney Mai
Courtney Mai, Witness

Lennar Homes, LLC, a Florida limited liability company

By [Signature]
Principal Robert Bosarge, VP Seal

Berkley Insurance Company

Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

By [Signature]
Attorney-In-Fact Seal
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

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

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Heidi K. Bockus; Krista M. Lee; or Rattanatevy Lor of Marsh USA LLC of Seattle, WA its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 2nd day of May, 2024



Attest:
By Philip S. Welt
Executive Vice President & Secretary

Berkley Insurance Company
By Jeffrey M. Hafler
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 2nd day of May, 2024, by Philip S. Welt and Jeffrey M. Hafler who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT

Maria C. Rundbaken
Notary Public, State of Connecticut

MY COMMISSION EXPIRES 04-30-2020

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



Given under my hand and seal of the Company, this 27th day of September, 2024

Vincent P. Forte

SURETY RIDER

To be attached to and form a part of

Bond No. 0265108 M
Gladesong - Paving, Water and Wastewater

dated September 27, 2024
effective _____
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,
(PRINCIPAL)

and by Berkley Insurance Company, as Surety,

in favor of Board of County Commissioners of - Hillsborough County
(OBLIGEE)

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

The Expiration Date From: 01/10/2027 To: 01/10/2028

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

This rider is effective 01/10/2027
(MONTH-DAY-YEAR)

Signed and Sealed November 1, 2024
(MONTH-DAY-YEAR)

Lennar Homes, LLC
(PRINCIPAL)

By: [Signature]
(PRINCIPAL)

Berkley Insurance Company
(SURETY)

By: [Signature]
Ratthanatevy Lor, Attorney-In-Fact

Gladesong (F.K.A. Maddux Fern Hill)

Warranty Bond Calculation

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

SUMMARY

Paving	\$132,147.70
Water	\$39,570.50
Wastewater	\$11,164.10
Total	\$182,882.30

Warranty Bond Amount (10% of total)



PAVING

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
1.5" Type FC Friction Course	2,130	SY	\$ 28.30	\$ 60,279.00
Mill Existing Asphalt 1.5"	2,130	SY	\$ 9.75	\$ 20,767.50
1.5" Type SP-9.5 Asphalt (1 Lift)	94	SY	\$ 19.50	\$ 1,833.00
8" Cement Treated Base	94	SY	\$ 27.70	\$ 2,603.80
12" Compacted Subgrade (LBR 40)	113	SY	\$ 3.60	\$ 406.80
Miami Curb	137	LF	\$ 26.60	\$ 3,644.20
6" Concrete Sidewalk (5' wide)	2790	SF	\$ 10.80	\$ 30,132.00
ADA Ramps	2	EA	\$ 970.00	\$ 1,940.00
Signage & Striping	1	LS	\$ 10,500.00	\$ 10,500.00
Sod Behind Curbs (2ft)	12	SY	\$ 3.45	\$ 41.40
			TOTAL	\$ 132,147.70

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
6" DIP Water Main	89	LF	\$ 84.50	\$ 7,520.50
16" Steel Casing	61	LF	\$ 300.00	\$ 18,300.00
6" Gate Valve	1	EA	\$ 2,250.00	\$ 2,250.00
8"x6" Tapping Sleeve	1	EA	\$ 11,500.00	\$ 11,500.00
			TOTAL	\$ 39,570.50

SANITARY SEWER

Item	Quantity	Unit	Unit Price	Total
Force Main				
4" PVC Forcemain	23	LF	\$ 26.70	\$ 614.10
6"x4" Tapping Sleeve	1	EA	\$ 8,550.00	\$ 8,550.00
4" Gate Valve	1	EA	\$ 2,000.00	\$ 2,000.00
			TOTAL	\$ 11,164.10

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Lennar Homes 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 Gladesong (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 024278347 dated, _____ September 26th, 2024 with _____ Lennar Homes LLC as Principal, and _____ Liberty Mutual Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

Copies of said 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

COURTNEY MAI
Printed Name of Witness


Witness Signature

MOMO ANSELM
Printed Name of Witness

Subdivider:

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

Rob Bosarge
Name (typed, printed or stamped)

VP of Land Development
Title

4301 W. Boy Scout Blvd., Suite 600, Tampa FL, 33607
Address of Signer

(844) 478-9428
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

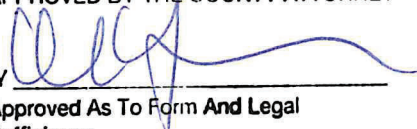
CINDY STUART
Clerk of the Circuit Court

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

10th day of SEPTEMBER, 2024, by ROB BOARGE as
(day) (month) (year) (name of person acknowledging)

VICE PRESIDENT for LONNAR HOMES, 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

Morgana Anselmi
(Signature of Notary Public - State of Florida)

MORGANA ANSELMI
(Print, Type, or Stamp Commissioned Name of Notary Public)



Morgana Anselmi
Comm.: HH 469930
Expires: Dec. 4, 2027
Notary Public - State of Florida

HH 469930
(Commission Number)

Dec. 4, 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

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes LLC
4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and Liberty Mutual Insurance Company
175 Berkeley Street, Boston, MA 02116 called the Surety, are held and firmly bound unto the
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
Six Thousand Two Hundred Fifty Dollars (\$ 6,250.00) Dollars for the payment of which sum,
 well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
 severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

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

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

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners 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 installation of the required lot corners; and

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 Gladesong subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 10th, 2026.

SIGNED, SEALED AND DATED this 26th day of September, 20 2024.

ATTEST:

Courtney Mai
Courtney Mai, Witness

Lennar Homes, LLC, a Florida limited liability company

BY: [Signature]
PRINCIPAL (SEAL)
Robert Bosarge, VP

Liberty Mutual Insurance company

SURETY (SEAL)

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

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



POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Rathanatevy Lor all of the city of

Seattle, state of Washington each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: Nathan J. Zangerle
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 26th day of September, 2024.



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

Gladesong (F.K.A. Maddux Fern Hill)

Performance Bond Calculation

Construction costs for setting Lot Corners

SUMMARY

Lot Corners	\$5,000.00
Total	\$5,000.00

Performance Bond Amount (125% of total)



Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$5,000.00	\$5,000.00
			TOTAL =	\$5,000.00

GLADESONG


A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

TRACT DESIGNATION TABLE

TRACT	DESIGNATION
A	RIGHT-OF-WAY (PRIVATE), ROAD (PRIVATE)
A-1	ADDITIONAL PUBLIC RIGHT-OF-WAY
B-1	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), LANDSCAPE EASEMENT (PRIVATE)
B-2	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), MASTER METER EASEMENT (PUBLIC)
B-3	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-4	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-5	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-6	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-7	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-8	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-9	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-10	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-11	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), WETLAND CONSERVATION AREA, WETLAND EASEMENT (PRIVATE), LIFT STATION (PUBLIC)
B-12	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-13	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-14	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-15	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-16	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-17	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-18	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-19	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
B-20	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC)
P	DRAINAGE AREA (PRIVATE), ACCESS AREA (PRIVATE), UTILITY EASEMENT (PUBLIC), MUD KICK (PRIVATE), COMMON AREA (PRIVATE)
LS	LIFT STATION (PRIVATE), UTILITY EASEMENT (PUBLIC)

MAINTAINED R/W, HILLSBOROUGH COUNTY
 PER WALTER SHAW, RETURNED AUGUST 1, 2004
 25.00' R/W ORB 3389, PG 52
 ORB 6070, PG 420
 AND ORB 4984, PG 1829

CENTER OF SEC
 FND LB 6816
 CON 102330



FLORIDA DESIGN CONSULTANTS, INC.
 — THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE SUITE 150 LAND O' LAKES, FL 34639
 PHONE (800) 552-1047 FAX (727) 849-3488 WWW.FLORIDACONS.COM
 MARCH 2024 — 0595-0273 (EPA 1246)

LEGEND

- ACCESS EASEMENT
- CERTIFIED CORNER RECORD
- DRAINAGE AREA
- DRIVER
- DIA
- DIA
- ELECTRONIC PROJECT NUMBER
- ESMT
- FCM
- FOUND 4"x4" CONCRETE MONUMENT
- "PRM LB 6707" UNLESS OTHERWISE NOTED
- "PRM LB 6707" UNLESS OTHERWISE NOTED
- FLORIDA DESIGN CONSULTANTS
- SWWD = SOUTHWEST FLORIDA MANAGEMENT
- OTHERWISE NOTED
- FOUND MARKED SPRING
- LANDSCAPE BUFFER AREA
- LANDSCAPE BUFFER AREA
- NATIONAL GEODETIC SURVEY
- NON-RADIAL
- NOT TO SCALE
- OVERALL RECORDS BOOK
- OFFICIAL RECORDS INSTRUMENT
- PLAY BOOK
- PERMANENT CONTROL POINT (OR P.C.P.)
- NATIONAL GEODETIC SURVEY PERMANENT IDENTIFICATION NUMBER
- PROFESSIONAL LAND SURVEYOR
- POINT OF BEGINNING

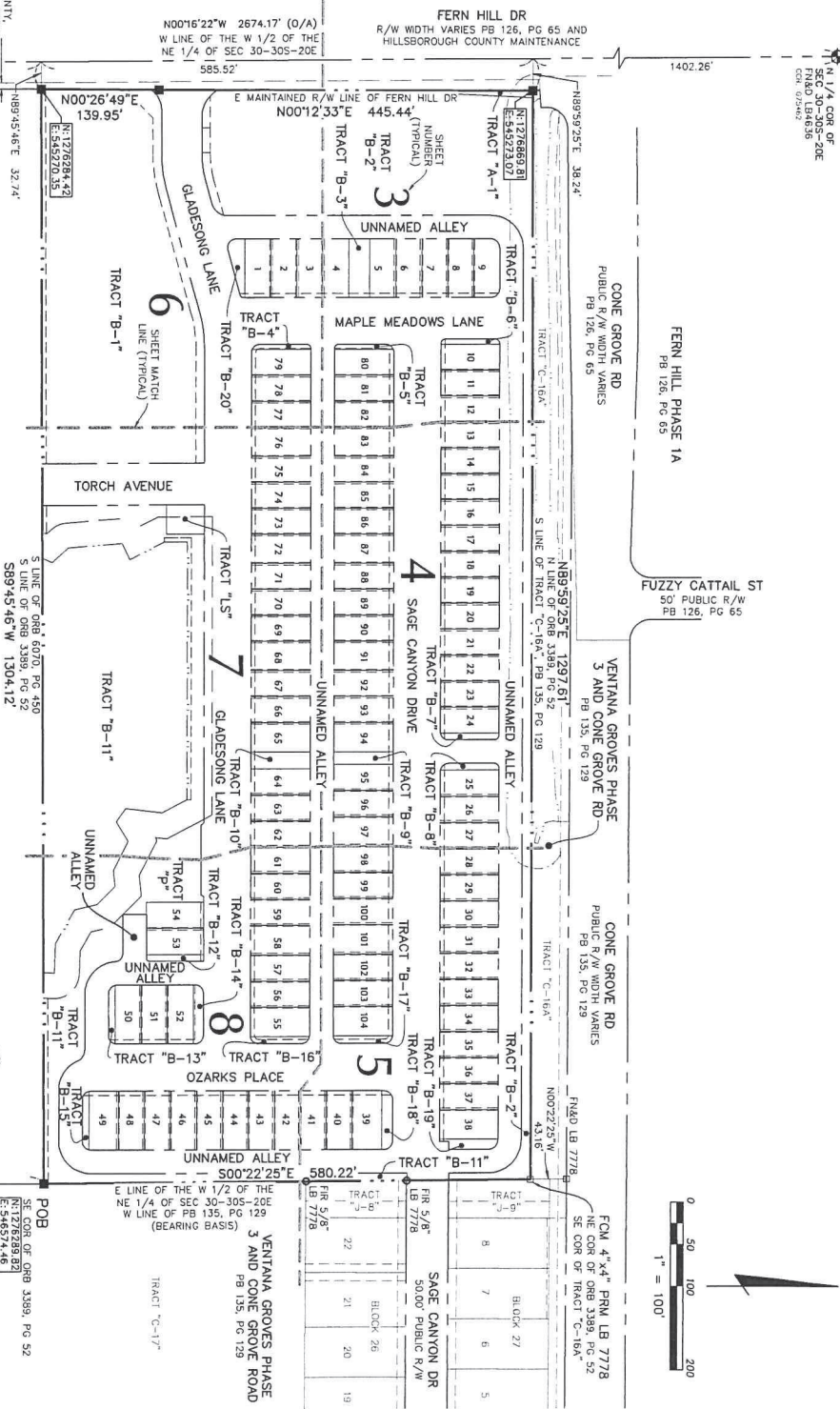
PRM = PERMANENT REFERENCE MONUMENT
 PUB = PUBLIC
 PVT = PRIVATE
 R/W = RIGHT-OF-WAY
 RET = RETAINING WALL EASEMENT
 SCH = SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 SEC = SECTION
 SWWD = SOUTHWEST FLORIDA MANAGEMENT
 UNLESS OTHERWISE NOTED
 DISTRICT

TYPE
 WEA = WETLAND BUFFER AREA
 WCA = WETLAND CONSERVATION AREA
 FOUND 4"x4" LB 7077
 (UNLESS OTHERWISE NOTED)
 PERMANENT CONTROL POINT (OR P.C.P.)
 MONUMENT AS REQUIRED BY STATE STATUTE 177.09(8)(UNLESS OTHERWISE NOTED)
 SECTION CORNER
 SET 4"x4" CONCRETE MONUMENT "PRM LB 6707" UNLESS OTHERWISE NOTED
 NGS CONTROL POINT

MANAGE TOP
 (TYPICAL)
 REFERENCE POINT AS NECESSARY
 (TYPICAL)
 P.C.P. REFERENCE LOCATION
 (NOT TO SCALE)

SE COR OF THE W 1/2 OF THE NE 1/4 OF SEC 30-30S-20E
 FC 4"x4" PRM LB 7778

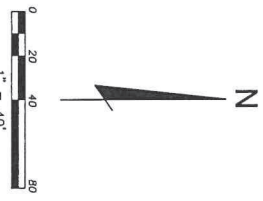
SE COR OF THE W 1/2 OF THE NE 1/4 OF SEC 30-30S-20E
 FC 4"x4" PRM LB 7778



GLADESONG

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

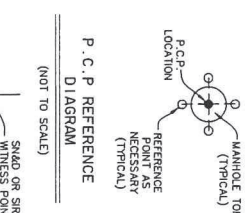
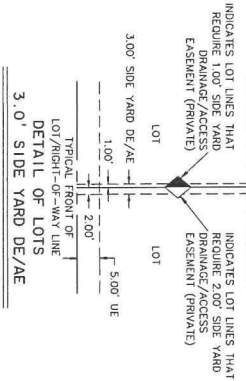
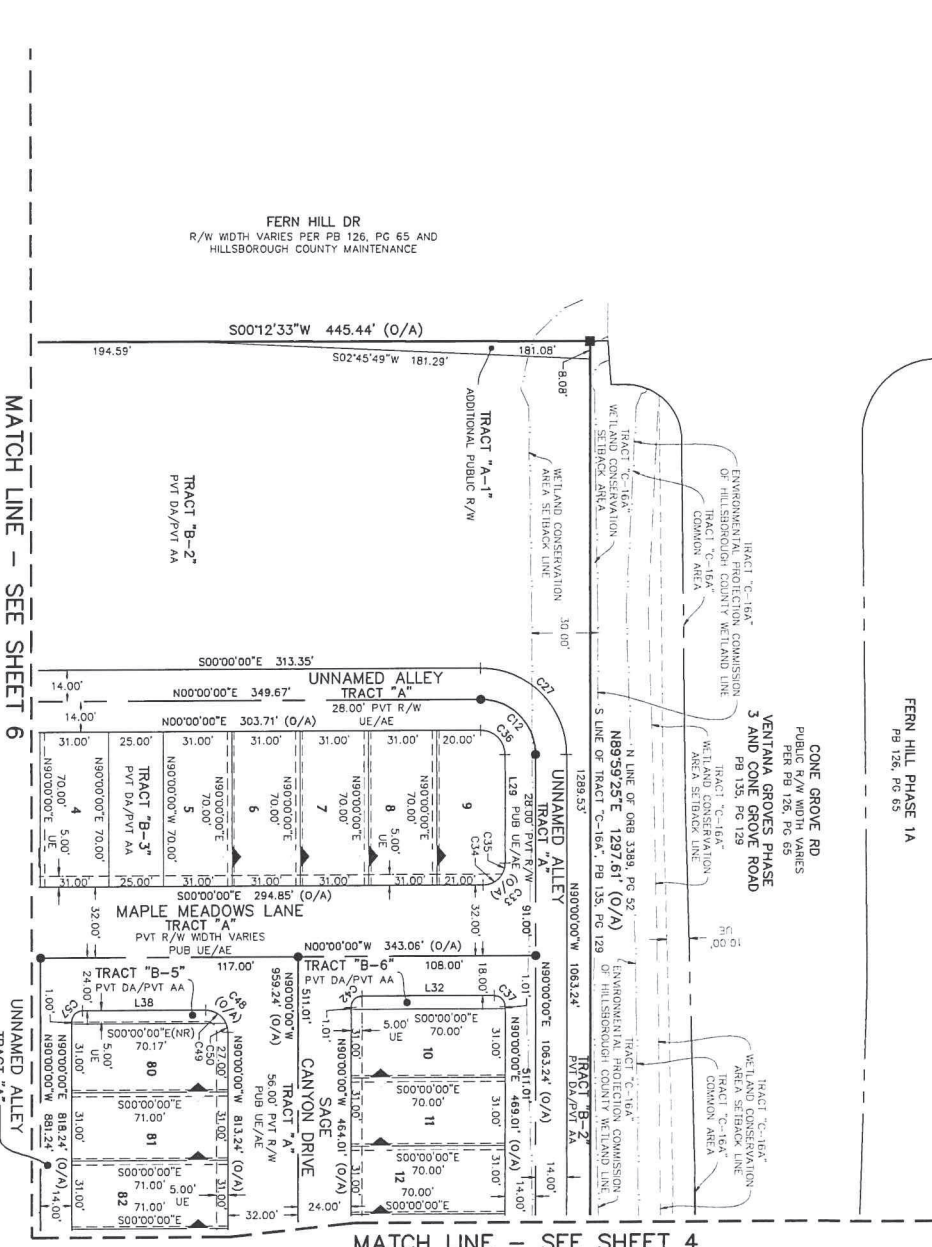


LEGEND:

- AA = ACCESS AREA
- AE = ACCESS EASEMENT
- CR = CERTIFIED CORNER RECORD
- DA = DRAINAGE AREA
- DE = DRAINAGE EASEMENT
- DI = DRAINAGE PROJECT NUMBER
- EA = EASEMENT
- EXT = EXTENSION
- FCM = FOUND 4"x4" CONCRETE MONUMENT FROM LB
- FE = FENCE EASEMENT
- FR = FOUND IRON ROD
- FRAD = FOUND RAILROAD SPYKE (UNLESS OTHERWISE NOTED)
- FRHS = FOUND RAILROAD SPYKE
- HOA = HOME OWNERS ASSOCIATION
- LA = LICENSED BUSINESS
- LEA = LANDSCAPE EASEMENT
- LEB = LANDSCAPE BUFFER AREA
- LS = LANDSCAPE SURVEY
- NR = NON-RADIAL
- NTS = NOT TO SCALE
- (O/A) = OVERALL RECORD BOOK
- OR = OFFICIAL RECORD INSTRUMENT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PCPG = PERMANENT CONTROL POINT (OR P.C.P.)
- PD = PLAT IDENTIFICATION NUMBER
- PLS = PROFESSIONAL LAND SURVEYOR
- PUB = PUBLIC
- PVT = PRIVATE
- R/W = RIGHT-OF-WAY
- RMW = RETAINING WALL EASEMENT
- RWE = RETAINING WALL EASEMENT
- SCM = SET 4"x4" CONCRETE MONUMENT FROM LB 6707"
- SEC = SECTION
- SEK = SET MAG NAIL AND DISK "1/8 6707" UNLESS OTHERWISE NOTED
- SWPND = SURVEY POINT FOR WETLAND MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- (W) = WITNESS
- (W) = WITNESS BUFFER
- WCA = WETLAND CONSERVATION AREA

- = FOUND 4"x4" LB 7077 (UNLESS OTHERWISE NOTED)
- = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- ◆ = SECTION CORNER
- = SET 4"x4" CONCRETE MONUMENT FROM LB 6707" (UNLESS OTHERWISE NOTED)
- = NOS CONTROL POINT

SEE SHEET 1 FOR WETLAND CONSERVATION AREA NOTE



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C12	25.00'	39.27'	35.36'	S45°00'00"W	90°00'00"
C27	39.00'	61.26'	55.15'	S45°00'00"W	90°00'00"
C33	10.00'	15.71'	14.14'	N45°00'00"W	90°00'00"
C34	10.00'	10.47'	10.00'	N20°00'00"W	80°00'00"
C35	10.00'	5.24'	5.18'	N75°00'00"W	30°00'00"
C36	11.00'	17.28'	15.56'	S45°00'00"W	90°00'00"
C37	5.00'	7.85'	7.07'	S45°00'00"W	90°00'00"
C42	5.00'	7.85'	7.07'	S45°00'00"W	90°00'00"
C48	10.00'	15.71'	14.14'	S45°00'00"W	90°00'00"
C49	10.00'	11.59'	10.95'	S31°23'39"W	66°25'19"
C50	10.00'	4.12'	4.09'	S78°12'38"W	23°34'41"
C57	5.00'	7.85'	7.07'	S45°00'00"W	90°00'00"

LINE	BEARING	LENGTH
L12	N89°00'00"E	49.00'
L22	N89°00'00"E	60.00'
L28	S00°00'00"E	58.00'



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

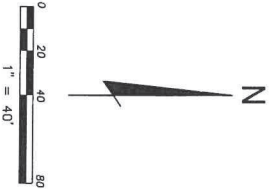
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FL 34638
PHONE (800) 532-1047 FAX (727) 848-3648 WWW.FLDESIGN.COM LB NO 6707
MARCH 2024 — 0595-0273 (EPN 1246)

LOT CORNER WITNESS DIAGRAM (NOT TO SCALE)

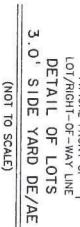
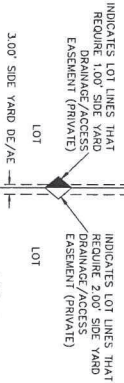
GLADESONG

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

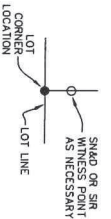
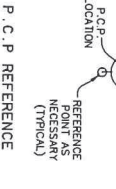
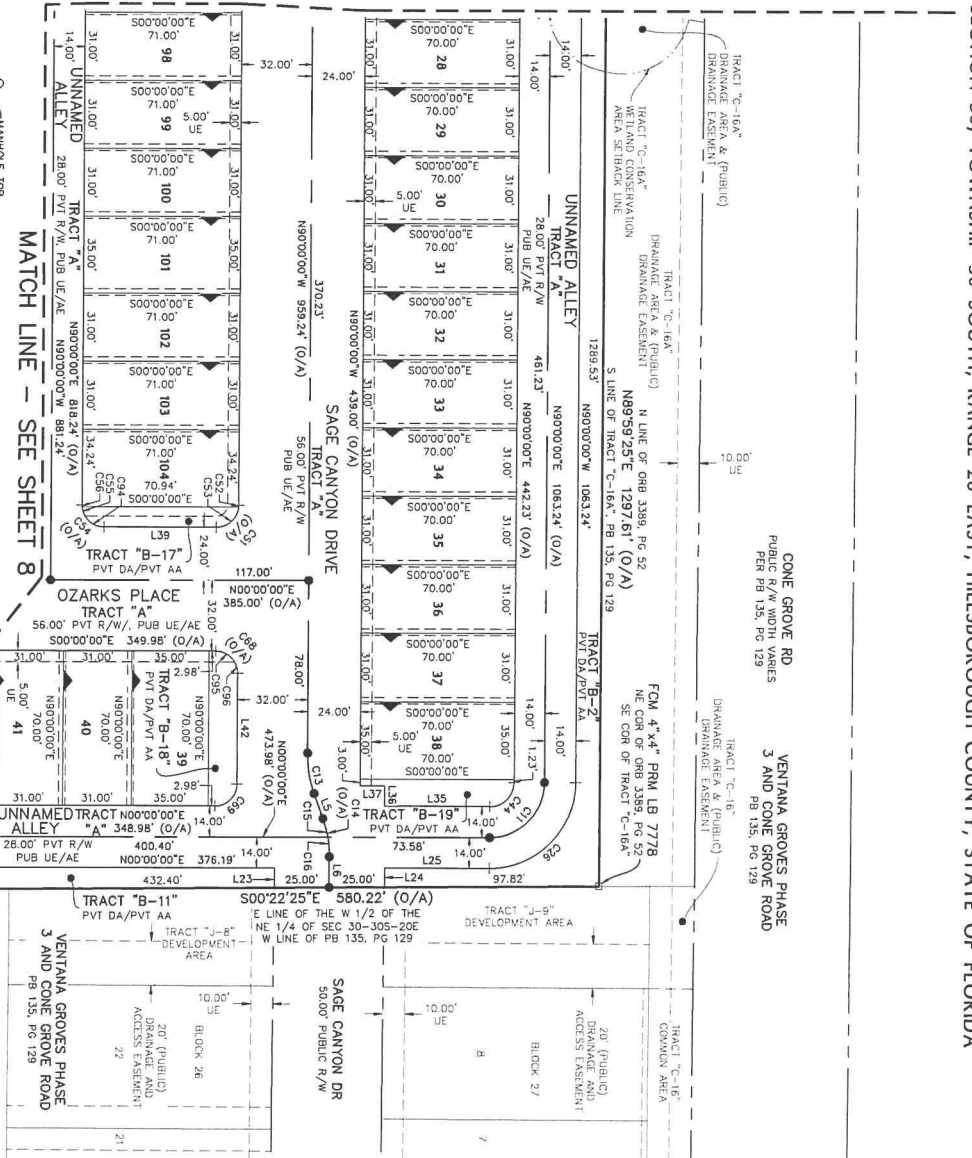


CURVE TABLE				LINE TABLE	
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C11	25.00'	39.27'	35.36'	N4500'00"W	90'00'00"
C13	50.00'	17.46'	17.40'	N79'38'54"E	200'21'2"
C14	50.00'	17.53'	17.44'	S90'00'26"W	200'51'6"
C15	50.00'	8.60'	8.62'	S74'54'24"W	93'31'2"
C16	50.00'	8.90'	8.88'	S84'57'02"W	101'20'4"
C28	39.00'	61.26'	55.15'	N45'00'00"W	90'00'00"
C44	11.00'	17.28'	15.56'	N45'00'00"W	90'00'00"
C51	10.00'	15.71'	14.14'	N45'00'00"W	90'00'00"
C52	10.00'	10.47'	10.00'	N87'48'50"W	4'22'20"
C53	10.00'	14.94'	13.59'	N42'48'50"W	65'57'40"
C54	10.00'	15.71'	14.14'	N45'00'00"E	90'00'00"
C55	10.00'	4.47'	4.44'	N72'48'50"E	25'37'40"
C56	10.00'	0.76'	0.76'	N87'48'50"E	4'22'20"
C68	10.00'	15.71'	14.14'	S45'00'00"W	90'00'00"
C69	10.00'	15.71'	14.14'	N45'00'00"W	90'00'00"
C94	10.00'	10.47'	10.00'	N40'00'00"E	60'00'00"
C95	10.00'	10.47'	10.00'	S30'00'00"W	60'00'00"
C96	10.00'	5.24'	5.18'	S75'00'00"W	30'00'00"



SEE SHEET 1 FOR WETLAND CONSERVATION AREA NOTE

MATCH LINE - SEE SHEET 4



LEGEND:

- AA = ACCESS AREA
- AE = ACCESS EASEMENT
- CCR = CERTIFIED CORNER RECORD
- DA = DRAINAGE AREA
- DE = DRAINAGE EASEMENT
- DM = DRAINAGE MONUMENT
- EXT = EXTENSION
- FCM = FOUND 4"x4" CONCRETE MONUMENT FROM PUBLIC RECORDS
- FDC = FOUND 4"x4" CONCRETE MONUMENT FROM FIELD
- FE = FENCE EASEMENT
- FIR = FOUND IRON ROD
- FRAD = FOUND RAILROAD SPIKE
- FRNS = FOUND OWNERS ASSOCIATION
- HOA = HOME OWNERS ASSOCIATION
- LA = LANDSCAPE BUFFER
- LBA = LANDSCAPE BUFFER AREA
- LS = LANDSCAPE SURVEY
- NS = NOT TO SCALE
- OA = OFFICIAL RECORDS BOOK
- ORBI = OFFICIAL RECORDS INSTRUMENT
- PB = PLAY BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PD = PROFESSIONAL LAND SURVEYOR
- PIA = IDENTIFICATION NUMBER
- PLS = PERMANENT REFERENCE MONUMENT
- PHM = PRIVATE
- PVI = PRIVATE
- RA = RETAINING WALL EASEMENT
- RWA = RETAINING WALL EASEMENT FROM PUBLIC RECORDS
- SE = SECTION
- SET = SET MAG NAIL AND DISK "18 6707"
- SWFMD = SWAMP MANAGEMENT DISTRICT
- TYP = TYPICAL
- UE = UTILITY EASEMENT
- WB = WETLAND BUFFER
- WCA = WETLAND CONSERVATION AREA
- WLI = WETLAND INTEREST

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

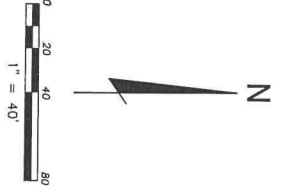
17967 APRILE DRIVE, SUITE 150, LAND O' LAKES, FL 34638
PHONE: (800) 532-1047 FAX: (727) 648-3668 WWW.FLDESIGN.COM LB NO 6707
MARCH 2024 - 0595-0273 (ERN 1246)

GLADESONG

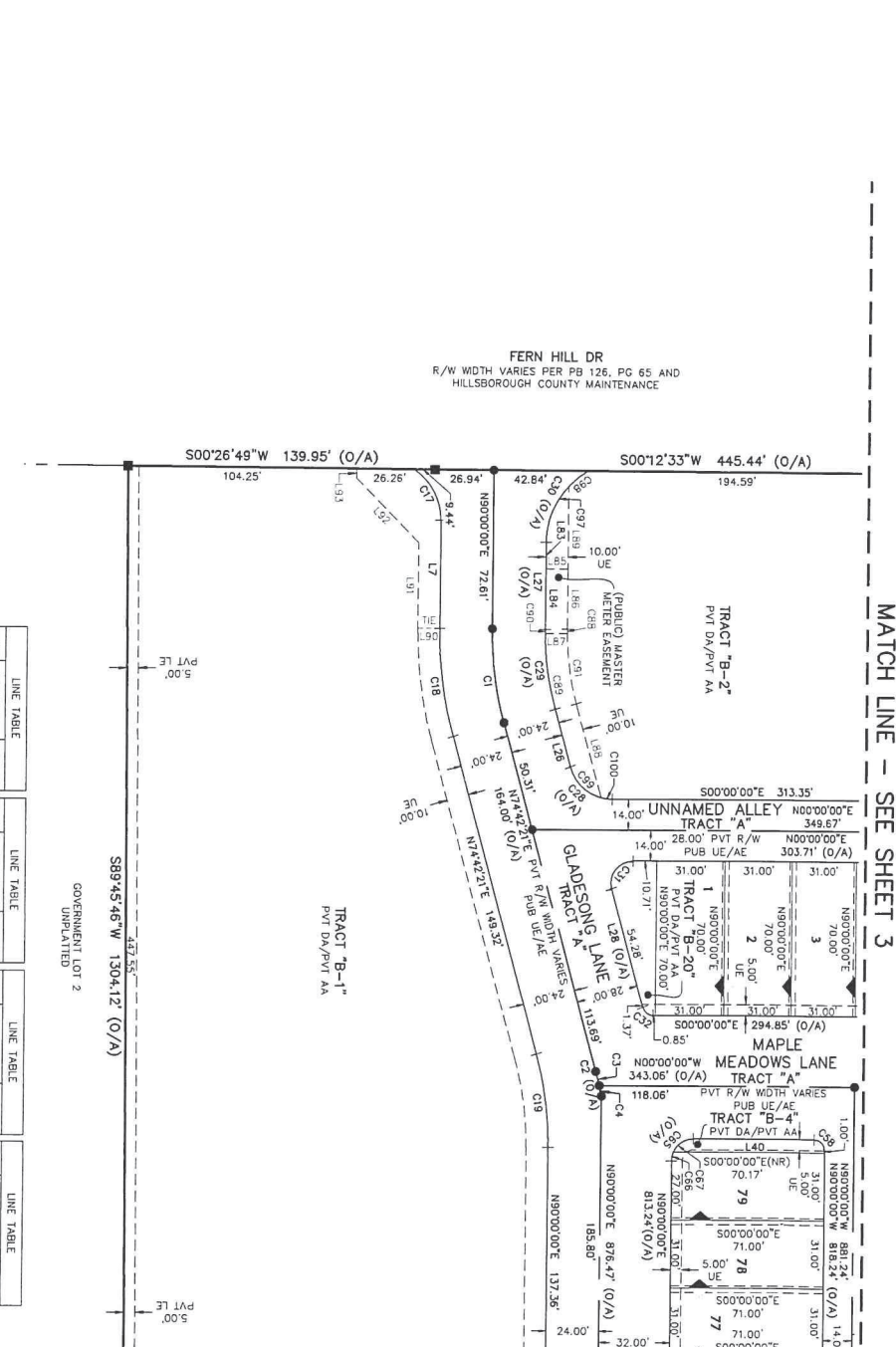
PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

MATCH LINE - SEE SHEET 3



- LEGEND:**
- AA = ACCESS AREA
 - AC = ACCESS CURVE
 - CC = CERTIFIED CORNER RECORD
 - CCR = CORNER
 - DA = DRAINAGE AREA
 - DA = DRAINAGE EASEMENT
 - DIA = DIAMETER
 - EPN = ELECTRONIC PROJECT NUMBER
 - EXP = EXPIRES
 - FCM = FOUND 4"x4" CONCRETE MONUMENT FROM LB 6707 UNLESS OTHERWISE NOTED
 - FDC = FLORIDA DESIGN CONSULTANTS
 - FIR = FOUND IRON ROD
 - FKND = FOUND NAIL & DISK "LB 6707" UNLESS OTHERWISE NOTED
 - FOA = HOME OWNERS ASSOCIATION
 - LA = LANDSCAPE AREA
 - LB = LICENSED BUSINESS AREA
 - LE = LANDSCAPE EASEMENT
 - NAT = NATIONAL GEODETIC SURVEY
 - NR = NON-RADIAL
 - OR = OVERALL SCALE
 - ORB = OFFICIAL RECORDS BOOK
 - ORI = OFFICIAL RECORDS INSTRUMENT
 - P.P. = PERMANENT POINT (OR P.C.P.)
 - PC(S) = NATIONAL GEODETIC SURVEY PERMANENT POINT
 - PLS = IDENTIFICATION NUMBER
 - PM = PERMANENT MONUMENT SURVEYOR
 - PRM = PERMANENT REFERENCE MONUMENT
 - PVI = PRIVATE
 - R/W = RIGHT-OF-WAY
 - RWA = RETAINING WALL EASEMENT
 - SM = SURVEY MONUMENT FROM LB 6707 UNLESS OTHERWISE NOTED
 - SEC = SANITARY EASEMENT
 - SEC = SECTION
 - SEK = SECTION
 - SFWMD = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
 - TIP = TYPICAL
 - TPE = TYPICAL EASEMENT
 - (W) = WITNESS
 - WBA = WETLAND BUFFER
 - WCS = WETLAND CONSERVATION AREA
 - = FOUND 4"x4" LB 7077 (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT (PCP) MONUMENT AS OTHERWISE NOTED
 - = SECTION CORNER
 - ◻ = SET 4"x4" CONCRETE MONUMENT FROM LB6707 (UNLESS OTHERWISE NOTED)
 - ⊙ = NGS CONTROL POINT



INDICATES LOT LINES THAT REQUIRE 1.00' SIDE YARD DRAINAGE/ACCESS EASEMENT (PRIVATE)

INDICATES LOT LINES THAT REQUIRE 2.00' SIDE YARD DRAINAGE/ACCESS EASEMENT (PRIVATE)

MANHOLE TOP (TYPICAL)

REFERENCE NECESSARY (TYPICAL)

P.C.P. REFERENCE DIAGRAM

SAND OR SIR WITNESS POINT AS NECESSARY

LOT CORNER WITNESS DIAGRAM

INDICATES LOT LINES THAT REQUIRE 1.00' SIDE YARD DRAINAGE/ACCESS EASEMENT (PRIVATE)

INDICATES LOT LINES THAT REQUIRE 2.00' SIDE YARD DRAINAGE/ACCESS EASEMENT (PRIVATE)

MANHOLE TOP (TYPICAL)

REFERENCE NECESSARY (TYPICAL)

P.C.P. REFERENCE DIAGRAM

SAND OR SIR WITNESS POINT AS NECESSARY

LOT CORNER WITNESS DIAGRAM

CURVE TABLE			CURVE TABLE			CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	162.23'	43.31'	43.18'	N82°20'31"E	1517°43'	C8	5.00'	7.65'	7.07'	S45°00'00"E	90°00'00"
C2	187.96'	11.42'	11.42'	S76°25'42"W	238°57'	C5	10.00'	15.71'	14.14'	S45°00'00"E	90°00'00"
C3	187.96'	6.54'	6.54'	S75°41'03"W	139°40'	C6	10.00'	4.12'	4.09'	S81°29'56"E	233°41'41"
C4	187.96'	4.88'	4.88'	S77°25'32"W	129°17'	C7	10.00'	11.59'	10.95'	S31°2'39"E	68°29'19"
C17	28.00'	27.41'	26.33'	S61°57'27"W	56°05'07"	C8	126.22'	2.00'	2.00'	N89°32'28"E	0°53'41"
C18	186.24'	49.72'	49.57'	N82°20'34"E	1517°43'	C9	138.21'	34.90'	34.80'	N81°55'36"E	14°27'58"
C19	181.00'	42.98'	42.85'	S82°21'10"W	1517°39'	C90	138.21'	2.00'	2.00'	N89°34'27"E	0°49'45"
C28	20.00'	26.08'	24.27'	N37°21'10"E	74°42'21"	C91	128.21'	32.22'	32.14'	N81°53'58"E	14°24'02"
C29	138.21'	36.90'	36.79'	N82°20'28"E	1517°43'	C97	38.00'	28.10'	27.46'	S88°38'58"E	4°27'14.3"
C30	38.00'	39.49'	37.74'	S60°03'20"E	59°32'20"	C98	38.00'	11.39'	11.35'	S38°52'29"E	171°07'37"
C31	10.00'	18.38'	15.80'	S52°28'50"E	105°17'39"	C99	20.00'	20.94'	20.00'	N44°42'21"E	60°00'00"
C32	5.00'	6.52'	6.07'	N37°21'10"E	74°42'21"	C100	20.00'	5.13'	5.12'	N07°21'10"E	144°21'21"

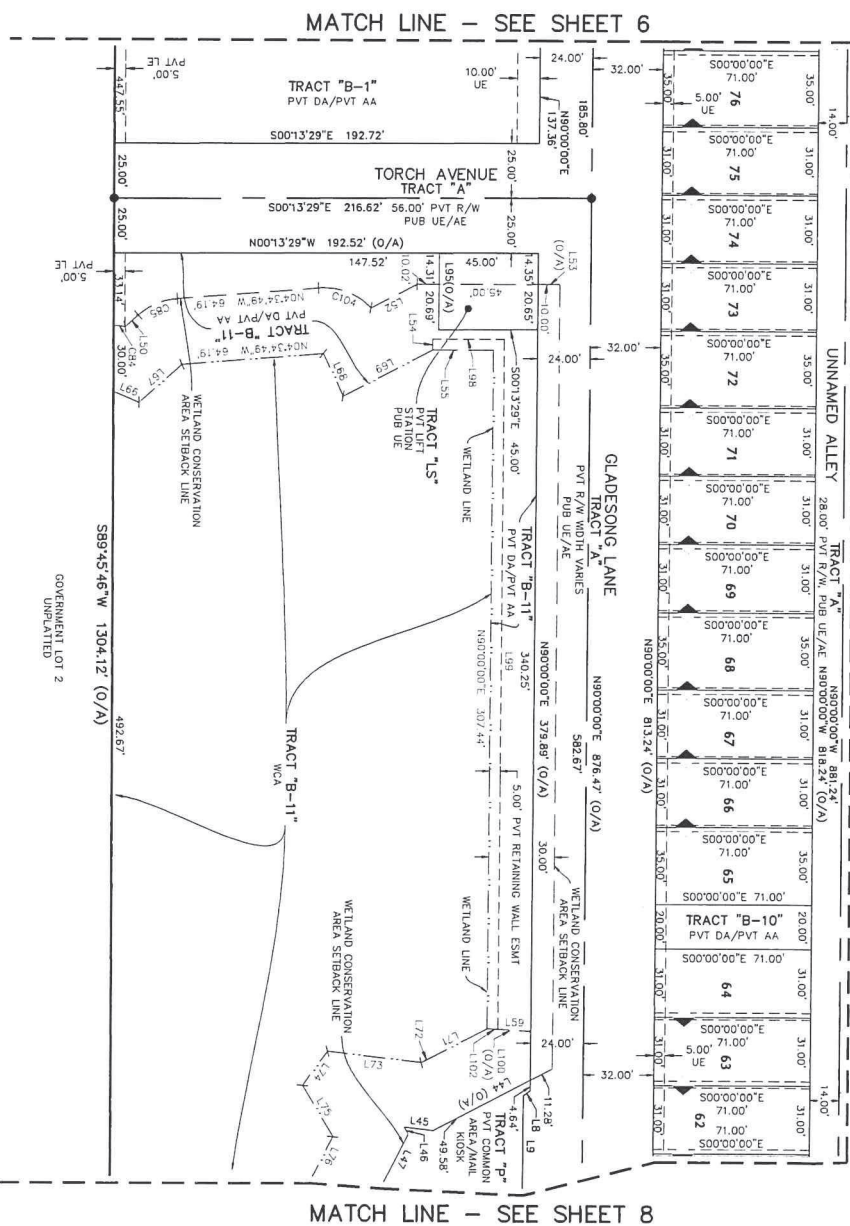
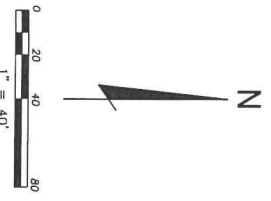
FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT, ACHIEVE IT —
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FL 34639
PHONE: (800) 532-1047 FAX: (727) 859-3648 WWW.FLDESIGN.COM LB NO 9707
MARCH 2024 — 0395--0273 (EPN 1246)

GLADESONG

PLAT BOOK _____ PAGE _____

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

MATCH LINE - SEE SHEET 4

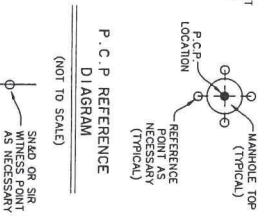
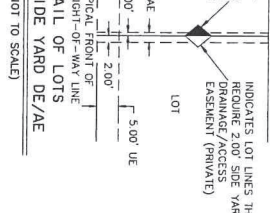
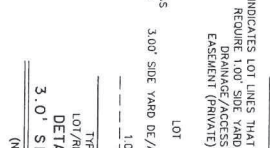


MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 8

LEGEND:

- AA = ACCESS AREA
- AE = ACCESS EASEMENT
- CR = CORNER
- CCR = CORNER RECORD
- DA = DRAINAGE AREA
- DE = DRAINAGE EASEMENT
- DP = DRAINAGE PROJECT NUMBER
- EPN = ELECTRONIC PROJECT NUMBER
- ESMT = EASEMENT
- ESMT = EASEMENT
- FCM = FOUND CONCRETE MONUMENT FROM LB
- FDC = 6707' UNLESS OTHERWISE NOTED
- FLC = FLORIDA DESIGN CONSULTANTS
- FNAD = FOUND NAIL & DISK "LB 6707" (UNLESS OTHERWISE NOTED)
- FRS = FOUND RAILROAD SPIKE
- LA = LAND ASSOCIATION
- LB = LICENSED BUSINESS
- LSA = LANDSCAPE AREA
- LSA = LANDSCAPE BUFFER AREA
- NS = NATIONAL GEODETIC SURVEY
- NS = NON-RADIAL
- NS = NOT TO SCALE
- NS (A) = OFFICIAL RECORDS BOOK
- OGG = OFFICIAL RECORDS INSTRUMENT
- ORI = OFFICIAL RECORDS INSTRUMENT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT (OR P.C.P.)
- PID = NATIONAL GEODETIC SURVEY PERMANENT IDENTIFICATION NUMBER
- PLS = PROFESSIONAL LAND SURVEYOR
- PLM = PERMANENT REFERENCE MONUMENT
- PUB = PUBLIC
- R/W = RIGHT-OF-WAY
- RVA = RETAINING WALL EASEMENT
- RVE = RETAINING WALL EASEMENT
- SCM = SET 3"x4" CONCRETE MONUMENT FROM LB 6707'
- SE = SANITARY EASEMENT
- SEC = SECTION
- SNAD = SET MAG NAIL AND DISK "LB 6707" UNLESS OTHERWISE NOTED
- SWMND = SOUTHWEST FLORIDA MANAGEMENT DISTRICT
- UE = UTILITY EASEMENT
- UE = UTILITY EASEMENT
- WB = WETLAND BUFFER
- WCA = WETLAND CONSERVATION AREA
- WCA = WETLAND CONSERVATION AREA
- WCA = FOUND 4"x4" LB 7077' (UNLESS OTHERWISE NOTED)
- WCA = PERMANENT CONTROL POINT (PCP), MONUMENT AS REQUIRED BY STATE STATUTE 177.091(8)(UNLESS OTHERWISE NOTED)
- WCA = SECTION CORNER
- WCA = SET 4"x4" CONCRETE MONUMENT FROM LB 6707' (UNLESS OTHERWISE NOTED)
- WCA = NOS CONTROL POINT



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L8	S38°39'35"E	3.84'	L54	N90°00'00"E	5.00'	L73	S06°40'18"W	43.08'
L9	N90°00'00"E	82.45'	L55	N00°09'54"W	27.64'	L74	S53°56'03"E	19.21'
L44	N27°34'56"W	60.88'	L59	S02°55'42"W	15.02'	L75	N58°39'08"E	27.22'
L45	N06°40'16"E	13.31'	L67	N41°51'10"W	28.11'	L76	S63°08'07"E	38.93'
L46	S58°39'08"W	3.64'	L68	N64°47'05"E	21.36'	L77	S63°08'07"E	38.93'
L47	N63°06'07"W	46.94'	L69	N27°29'38"W	45.65'	L78	N90°00'00"E	32.64'
L50	N41°51'10"W	7.95'	L71	N27°34'41"W	33.45'	L79	N90°00'00"E	312.21'
L52	N27°29'38"W	23.38'	L72	S27°34'41"E	5.34'	L100	N02°55'42"E	20.03'
L53	N00°09'54"W	65.02'	L73	S27°34'41"E	5.34'	L102	N02°55'42"E	5.01'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CR4	30.00'	5.24'	5.24'	S04°45'57"W	100°00'13"
CR5	30.00'	19.52'	19.17'	S23°12'59"E	37°16'21"
C104	30.00'	26.35'	25.51'	S20°34'38"W	50°18'55"

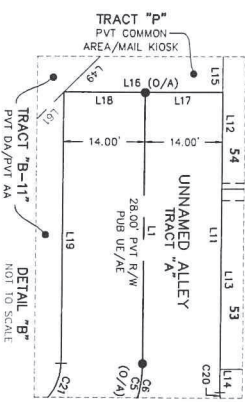
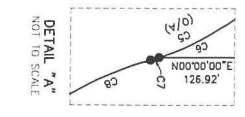


FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FL 34838
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM LB NO 6707
MARCH 2024 - 0595-0273 (EPN 1246)

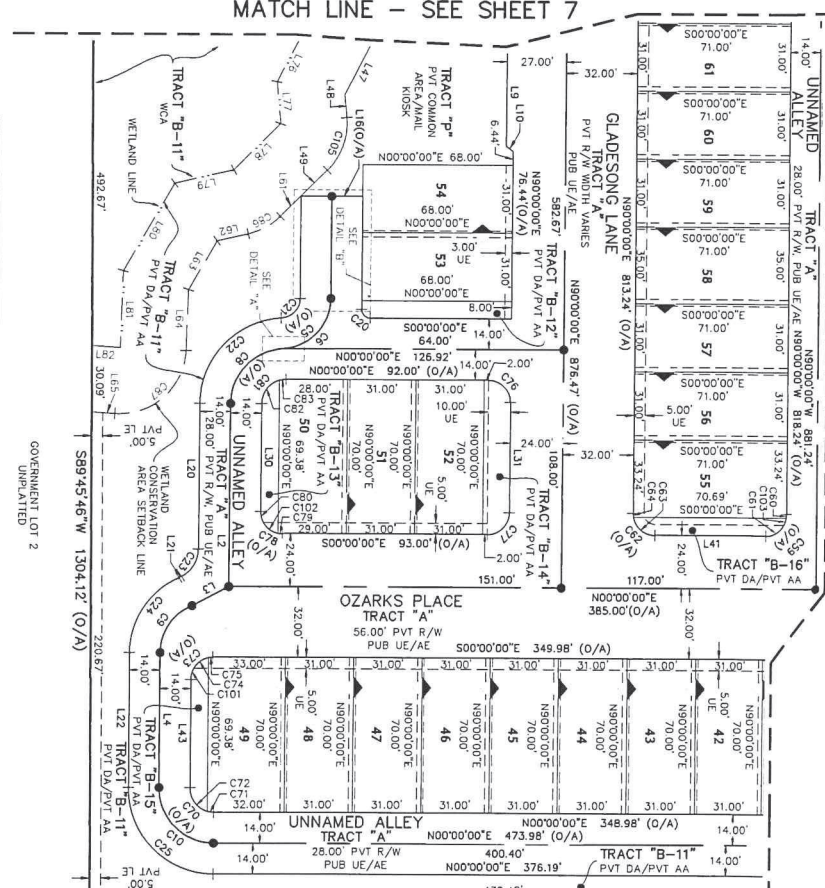
GLADESONG

A SUBDIVISION OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, STATE OF FLORIDA

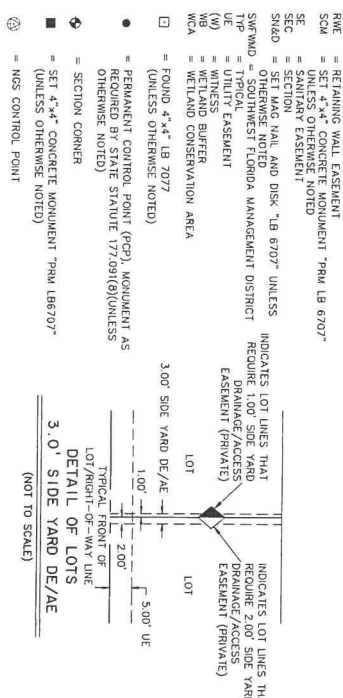


LEGEND

- AA ACCESS AREA
- AB ACCESS POINT
- AC CERTIFIED CORNER RECORD
- AD CORNER
- AE DRAINAGE AREA
- AF DIAMETER
- AG ELECTRONIC PROJECT NUMBER
- AH EASEMENT
- AI EXISTING
- AL FOUND 4"x4" CONCRETE MONUMENT FROM LB
- AM FOUND 6"X6" CONCRETE MONUMENT FROM LB
- AN FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AO FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AP FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AQ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AR FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AS FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AT FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AU FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AV FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AW FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AX FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AY FOUND 1"X1" CONCRETE MONUMENT FROM LB
- AZ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BA FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BB FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BC FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BD FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BE FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BF FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BG FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BH FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BI FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BJ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BK FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BL FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BM FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BN FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BO FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BP FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BQ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BR FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BS FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BT FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BU FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BV FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BW FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BX FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BY FOUND 1"X1" CONCRETE MONUMENT FROM LB
- BZ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CA FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CB FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CC FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CD FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CE FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CF FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CG FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CH FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CI FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CJ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CK FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CL FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CM FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CN FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CO FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CP FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CQ FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CR FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CS FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CT FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CU FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CV FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CW FOUND 1"X1" CONCRETE MONUMENT FROM LB
- CV FOUND 1"X1" CONCRETE MONUMENT FROM LB



LINE	BEARING	LENGTH	CURVE	RADIUS	CHORD	BEARING	DELTA
L1	N90°00'00"E	46.60'	C3	23.00'	34.69'	31.49'	66°25'00"
L2	N90°00'00"E	83.00'	C6	23.00'	34.05'	31.02'	66°25'00"
L3	N02°27'09"W	18.88'	C7	23.00'	0.84'	0.84'	185°59'
L4	N90°00'00"E	60.98'	C8	25.00'	37.71'	34.23'	66°25'00"
L5	N90°00'00"E	82.45'	C9	23.00'	27.15'	25.60'	67°38'14"
L6	N45°04'48"W	16.82'	C10	25.00'	39.27'	35.36'	90°00'00"
L7	N90°00'00"E	51.51'	C20	4.00'	6.28'	6.28'	90°00'00"
L8	N90°00'00"E	31.00'	C21	9.00'	13.57'	12.32'	66°25'00"
L9	N90°00'00"E	31.00'	C22	39.00'	58.82'	53.40'	66°25'00"
L10	N90°00'00"E	4.00'	C23	14.00'	15.24'	14.50'	66°25'00"
L11	N89°00'00"E	14.49'	C24	37.00'	42.96'	40.59'	66°25'00"
L12	S00°00'00"E	28.00'	C25	39.00'	61.26'	55.51'	90°00'00"
L13	N90°00'00"E	4.00'	C26	10.00'	1.77'	1.77'	90°00'00"
L14	S00°00'00"E	14.00'	C60	10.00'	10.47'	10.00'	90°00'00"
L15	N90°00'00"E	46.60'	C61	10.00'	15.71'	14.14'	90°00'00"
L16	S00°00'00"E	28.00'	C62	10.00'	15.71'	14.14'	90°00'00"
L17	N90°00'00"E	66.05'	C63	10.00'	13.94'	12.84'	90°00'00"
L18	N90°00'00"E	1.35'	C64	10.00'	1.77'	1.77'	1009'02"
L19	N90°00'00"E	80.99'	C70	11.00'	17.28'	15.56'	90°00'00"
L20	N90°00'00"E	49.00'	C71	11.00'	3.04'	3.04'	15°49'35"
L21	N07°54'48"E	15.49'35"	C72	11.00'	14.24'	13.27'	74°10'24"
L22	N52°54'48"E	15.49'35"	C73	10.00'	15.71'	14.14'	90°00'00"
L23	N02°27'09"W	18.88'	C74	10.00'	8.46'	8.21'	48°27'47"
L24	N90°00'00"E	60.98'	C75	10.00'	2.01'	2.01'	11°32'13"
L25	N90°00'00"E	82.45'	C76	10.00'	15.71'	14.14'	90°00'00"
L26	N45°04'48"W	16.82'	C77	10.00'	15.71'	14.14'	90°00'00"
L27	N90°00'00"E	51.51'	C78	10.00'	15.71'	14.14'	90°00'00"
L28	N90°00'00"E	31.00'	C79	10.00'	2.01'	2.01'	11°32'13"
L29	N90°00'00"E	31.00'	C80	10.00'	14.24'	13.27'	74°10'24"
L30	N90°00'00"E	4.00'	C81	11.00'	17.28'	15.56'	90°00'00"
L31	N89°00'00"E	14.49'	C82	11.00'	14.24'	13.27'	74°10'24"
L32	N90°00'00"E	4.00'	C83	11.00'	3.04'	3.04'	15°49'35"
L33	N07°54'48"E	15.49'35"	C84	10.00'	16.74'	16.52'	31°58'01"
L34	S00°00'00"E	28.00'	C85	10.00'	16.74'	16.52'	92°17'57"
L35	N90°00'00"E	66.05'	C86	10.00'	5.24'	5.18'	30°00'00"
L36	N90°00'00"E	1.35'	C87	10.00'	8.46'	8.21'	48°27'47"
L37	N90°00'00"E	80.99'	C88	10.00'	3.46'	3.45'	19°30'58"
L38	N90°00'00"E	49.00'	C89	10.00'	26.38'	25.54'	50°22'23"



FLORIDA DESIGN
CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

17907 APPLILE DRIVE, SUITE 150, LAND O' LAKES, FL 34838
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM LB NO 8707
MARCH 2024 - 0595-0273 (EPN 1246)



Certificate of School Concurrency

Project Name Maddux Fern Hill
Jurisdiction Hillsborough
Jurisdiction Project ID Number 6520
HCPS Project Number 960
Parcel ID Number(s) 077173.0010, 077173.0005
Project Location 10750 Fern Hill Drive
Dwelling Units & Type SFD: 104
Applicant Jacob Eagan/N.F. Maddux Enterprises, Inc.

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	21	10	15	46

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.

Lori Belangia

Lori Belangia, M.S.
Manager, Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

Date 2/14/2023