

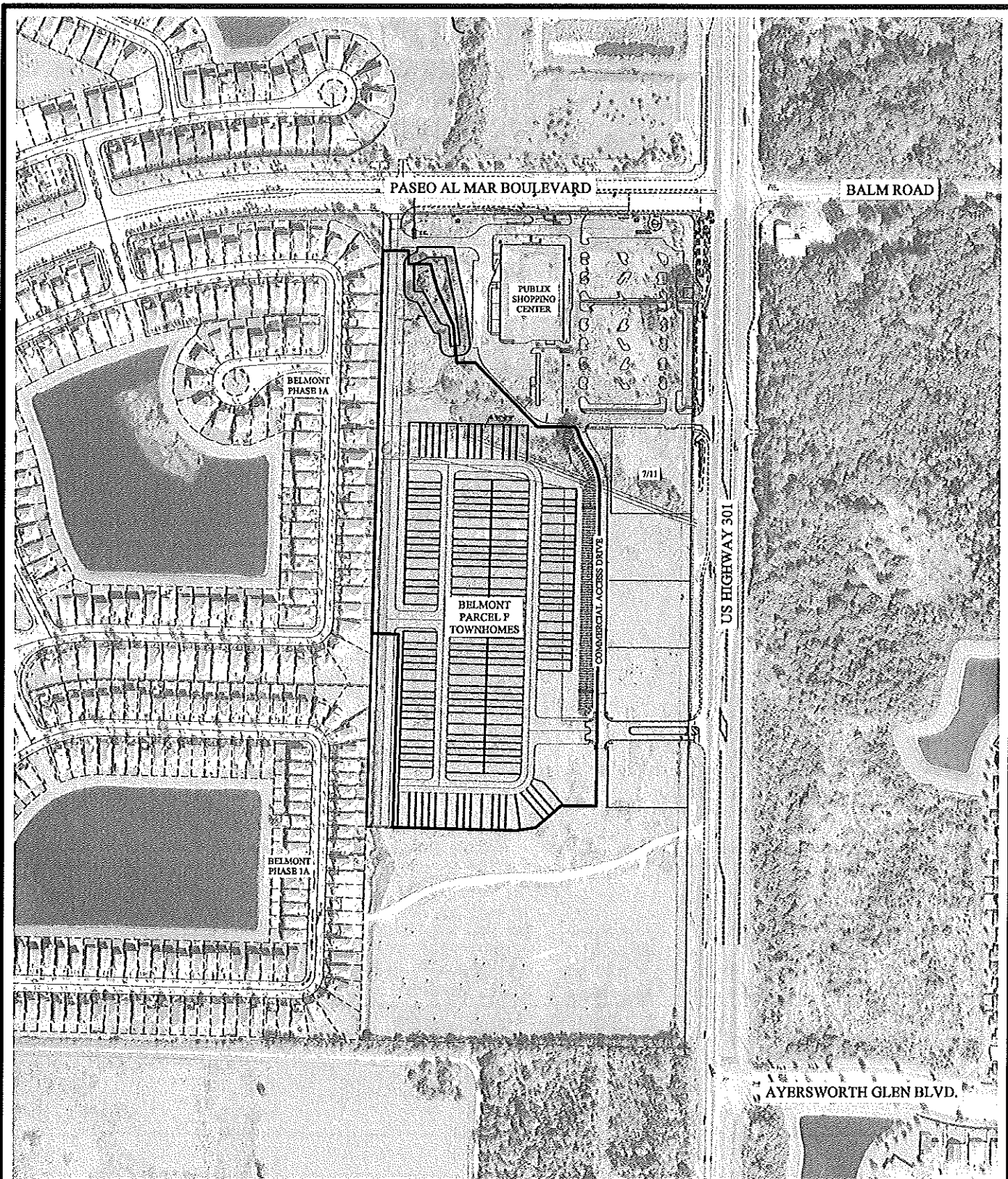
SUBJECT: Belmont Townhomes Parcel F
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: July 20, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Belmont Townhomes Parcel F, located in Section 19, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$2,871,996.09, a Warranty Bond in the amount of \$35,404.06, 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 \$20,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

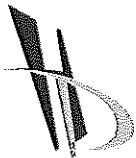
BACKGROUND:

On June 11, 2019, Permission to Construct Prior to Platting was issued for Belmont Townhomes Parcel F. 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 Heidt Design.



R:\BELMONT\PARCEL F TH-MF\ENGINEERING\EXH-LOCATION MAP.DWG-ANSI-A-PORTRAIT 2021/01/25 7:00 AM KYLE BERLINSKY

© COPYRIGHT 2021, HEIDT DESIGN, LLC. ALL RIGHTS RESERVED. NO DOCUMENTATION INCLUDING BUT NOT LIMITED TO DRAWINGS OR EXHIBITS MAY BE COPIED, REPRODUCED, OR DISTRIBUTED WITHOUT SPECIFIC WRITTEN PERMISSION HAS BEEN OBTAINED FROM HEIDT DESIGN, LLC. IN ADVANCE. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENTATION IN COMPLIANCE WITH F.S. CHAPTER 119.



HEIDT
DESIGN

5904-A Hampton Oaks Parkway
Tampa, Florida 33610
Phone: 813-253-5311
www.HeidtDesign.com

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Certificate of Authorization No. LC26060403

BELMONT TOWNHOMES PARCEL F

LENNAR

SCALE 1" = 400'

LOCATION MAP

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

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

Witnesseth

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

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

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

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

WHEREAS, the improvements required by the LDC in the subdivision known as BELMONT TOWNHOMES PARCEL 2F are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, storm water drainage systems, water and wastewater systems and easements and rights-of-way as shown on such plat, have or will be filed with the Hillsborough County Development Review Division of Development Services Department in accordance with the specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the aforementioned improvements will be built and constructed in the platted area; and

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

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

_____ and

WHEREAS, the County required the Subdivider to cause the aforementioned improvements to be warranted against any defects in workmanship and materials and cause to be corrected any such defects which arise during the warranty period; and

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

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

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

2. The Subdivider agrees to cause to be built, constructed and installed in the platted area known as BELMONT TOWNHOMES PARCEL F Subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water and wastewater systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department.
3. The Subdivider agrees to warranty all improvement facilities located in BELMONT TOWNHOMES PARCEL F 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 cause to be corrected within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
- a. Letters of Credit, number _____, dated _____, and number _____, dated _____ with _____ by order of _____, or
 - b. A Performance Bond number SU1173450 dated April 23, 2021 with Lennar Homes, LLC, as Principal, and Arch Insurance Company as Surety, and
A Warranty Bond number SU1173450-M dated April 23, 2021 with Lennar Homes, LLC as Principal, and Arch Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

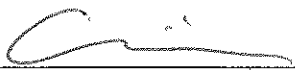
5. Once construction is completed, the Subdivider shall cause to be submitted a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
- a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities. An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
6. Should the County be requested to grant and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill or cause to be fulfilled 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, or cause to be carried out and executed, 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 or cause to be fulfilled 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 improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as BELMONT TOWNHOMES PARCEL F at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the 12- month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

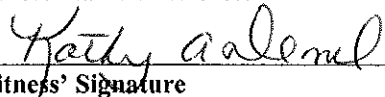
IN WITNESS WHEREOF, the parties hereto have executed these presents, this _____ day of _____, 2021.

ATTEST:



Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Ari James
Printed Name of Witness



Witness' Signature

Kathy A Demel
Printed Name of Witness

CORPORATE SEAL (When Appropriate)

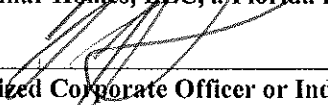
ATTEST:

HILLSBOROUGH COUNTY
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: Lennar Homes, LLC, a Florida limited liability company



Authorized Corporate Officer or Individual

Parker Hirions
Name (typed, printed or stamped)

Authorized Agent
Title


4600 West Cypress Street., Suite 300, Tampa, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15th day of April, 2021, by Parker Hiron, as Authorized Agent of Lennar Homes, LLC, on behalf of the company. He and/or she is personally known to me or has produced as identification and did take an oath.

NOTARY PUBLIC:

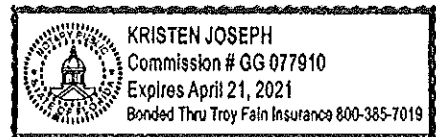
Sign: Kristen Joseph (Seal)

Print: Kristen Joseph

Title or Rank: —

Serial Number, if any: GG077910

My Commission Expires: April 21, 2021



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

SUBDIVISION PERFORMANCE BOND

Bond No. SU1173450

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC called the Principal, and Arch Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of two million, eight hundred seventy one thousand, nine hundred ninety-six dollars and nine cents (\$2,871,996.09) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, roads, drainage, water, wastewater and other necessary facilities in the platted area known as BELMONT TOWNHOMES PARCEL F subdivision, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

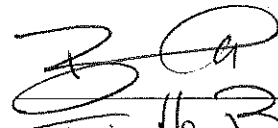
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as BELMONT TOWNHOMES PARCEL F subdivision all roads, drainage, water, wastewater and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development 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 JULY 8, 2022.

SIGNED, SEALED AND DATED this 23rd day of April, 2021

ATTEST:


Inge Bauers

Lennar Homes, LLC,
a Florida limited liability company


PRINCIPAL


(SEAL)

Arch Insurance Company

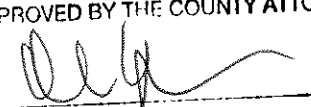
SURETY

(SEAL)

ATTEST:


Ray Parker

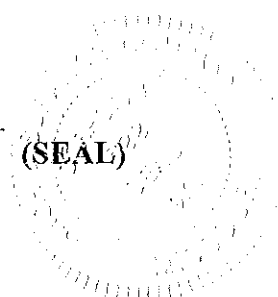
APPROVED BY THE COUNTY ATTORNEY

BY 
Approver: As To Form And Legal
Sufficiency.

As amended


Sandra Parker, ATTORNEY-IN-FACT

(SEAL)



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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Amanda Turman-Avina, Barbara Norton, Laura Sudduth, Mario Arzamendi Sr, Mary Ann Garcia, Melissa Haddick, Sandra Parker and Tannis Mattson of Houston, TX (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (\$90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

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

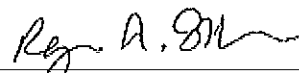
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

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

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 15th day of April, 2021.

Attested and Certified



Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

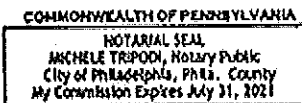


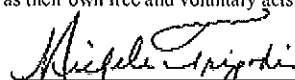
Arch Insurance Company



Stephen C. Ruschak, Executive Vice President

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



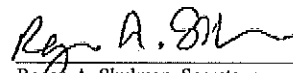


Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 15, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 23rd day of April, 2021.



Regan A. Shulman, Secretary

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

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

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



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

SURETY RIDER

To be attached to and form a part of

Bond No. SU1173450

dated April 23, 2021
effective

(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, a Florida limited liability company, as Principal,
(PRINCIPAL)

and by Arch Insurance Company, as Surety,

in favor of BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA
(OBLIGEE)

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

The Expiration Date to:

August 20, 2022

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

This rider
is effective

June 9, 2021

(MONTH-DAY-YEAR)

Signed and Sealed June 9, 2021

(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

(PRINCIPAL)

By:

(PRINCIPAL)

Arch Insurance Company

(SURETY)

By:

Chelsea Nielson, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.



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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Philip N. Bair of Houston, TX (EACH)

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

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

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 19th day of June, 2020

Attested and Certified

Patrick K. Nails

Patrick K. Nails, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

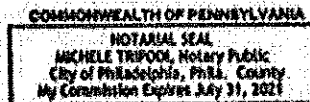


Arch Insurance Company

David M. Finkelstein

David M. Finkelstein, Executive Vice President

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



Michele Tripodi

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

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 19th day of June, 2021.

Patrick K. Nails

Patrick K. Nails, Secretary

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

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

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



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

WARRANTY BOND

Bond No. SU1173450-M

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC called the Principal and Arch Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of thirty-five thousand, four hundred four dollars and six cents (\$35,404.06) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (water and wastewater) for maintenance in the approved platted subdivision known as BELMONT TOWNHOMES PARCEL F and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Construction and Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an

instrument warranting the above-described improvements.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

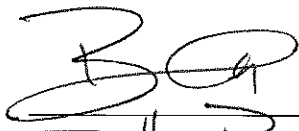
NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as BELMONT TOWNHOMES PARCEL F, 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 JULY 8, 2024.

SIGNED, SEALED AND DATED this 23rd day of April, 2021.

ATTEST:

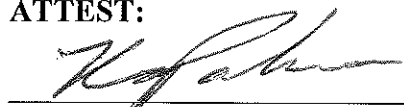

Inette Bauers


Lennar Homes, LLC,
a Florida limited liability company


PRINCIPAL (SEAL)

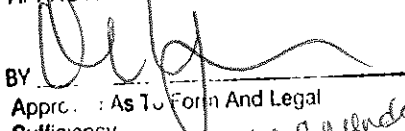
Arch Insurance Company
SURETY (SEAL)

ATTEST:


Ray Parker


Sandra Parker, ATTORNEY-IN-FACT
(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY 
Appr. : As To Form And Legal
Sufficiency. *as amended*

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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Amanda Turman-Avina, Barbara Norton, Laura Sudduth, Mario Arzamendi Sr, Mary Ann Garcia, Melissa Haddick, Sandra Parker and Tannis Mattson of Houston, TX (EACH)

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

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

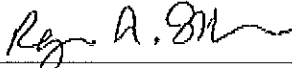
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

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

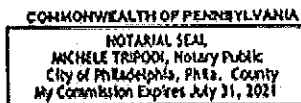
VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 15th day of April, 2021.

Attested and Certified


Regan A. Shulman, Secretary

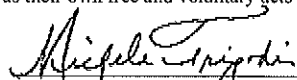
STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

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



Arch Insurance Company

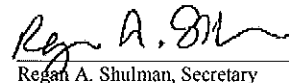
Stephen C. Ruschak, Executive Vice President


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

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 15, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 23rd day of April, 2021.


Regan A. Shulman, Secretary

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

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

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



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

SURETY RIDER

To be attached to and form a part of

Bond No. SU1173450 - M

dated April 23, 2021
effective

(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, a Florida limited liability company, as Principal,
(PRINCIPAL)

and by Arch Insurance Company, as Surety,

in favor of BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA
(OBLIGEE)

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

The Expiration Date to:

August 20, 2024

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

This rider
is effective

June 9, 2021

(MONTH-DAY-YEAR)

Signed and Sealed June 9, 2021

(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company

By: [Signature]

(PRINCIPAL)

Arch Insurance Company

(SURETY)

By: [Signature]

Chelsea Nielson, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

By: [Signature]

Approved As To Form And Legal
Sufficiency.



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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Philip N. Blair of Houston, TX (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

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

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 19th day of June, 2020

Attested and Certified

Patrick K. Nails

Patrick K. Nails, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

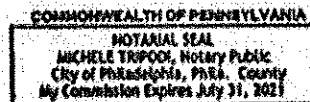


Arch Insurance Company

David M. Finkelstein

David M. Finkelstein, Executive Vice President

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



Michele Tripodi

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

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 19th day of June 2021.

Patrick K. Nails

Patrick K. Nails, Secretary

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

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

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



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



**HEIDT
DESIGN**

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Summary For Performance Bond

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Streets and Drainage Facilities	\$1,374,444.92
Water Distribution System	\$478,370.56
Sewage Collection System	\$444,781.39
Total Amount	\$2,297,596.87
Performance Bond Amount (125% of Total)	\$2,871,996.09

Eric N. Francis, State of Florida,
Professional Engineer, License No. 84230

This item has been digitally
signed and sealed by
Eric N. Francis, P.E. on the date
indicated here.

Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies.

Eric N. Francis, P.E. # 84230

Date Prepared: January 18, 2021

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Civil Engineering | Planning & GIS | Transportation Engineering | Ecological Services | Landscape Architecture

Engineering Business Certificate of Authorization No. 28782
Landscape Architecture Business Certificate of Authorization No. 1C26000405



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Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Marking	\$15,425.64	\$15,425.64
SY	12,942	1-3/4" SP-12.5 Asphaltic Surface Course	\$9.44	\$122,172.48
SY	12,968	7" Soil-Cement Base	\$16.09	\$208,655.12
SY	12,994	12" Compacted Subgrade	\$1.52	\$19,750.88
LF	6,638	5' Concrete Sidewalk	\$26.35	\$174,911.30
LF	138	Type D Curb	\$17.88	\$2,467.44
LF	4,257	Type F Curb & Gutter	\$17.26	\$73,475.82
LF	4,909	Ribbon Curb	\$13.79	\$67,695.11
LF	72	Drop Curb & Gutter / Transition Curb	\$34.80	\$2,505.60
EA	21	ADA Ramps	\$1,114.23	\$23,398.83
EA	1	Concrete Driveway to Master Meter	\$18,963.84	\$18,963.84
LF	6691	Underdrain	\$15.01	\$100,431.91
EA	65	Underdrain Cleanout/Fittings	\$199.58	\$12,972.70
LF	1751	8" PVC	\$28.77	\$50,376.27
LF	561	12" PVC	\$36.67	\$20,571.87
LF	110	15" PVC	\$43.52	\$4,787.20
LF	274	15" RCP	\$42.36	\$11,606.64
LF	184	18" RCP	\$50.68	\$9,325.12
LF	648	24" RCP	\$65.82	\$42,651.36
LF	226	30" RCP	\$84.00	\$18,984.00
LF	499	36" RCP	\$110.52	\$55,149.48
LF	540	48" RCP	\$161.64	\$87,285.60
LF	9	66" RCP	\$298.87	\$2,689.83
LF	38	48" x 76" RCP	\$410.68	\$15,605.84
EA	6	8" MES	\$1,315.15	\$7,890.90
EA	3	15" MES	\$1,522.02	\$4,566.06
EA	2	18" MES	\$1,616.63	\$3,233.26
EA	1	30" MES	\$3,069.82	\$3,069.82



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Schedule: Streets & Drainage Facilities (continued)

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	27	Yard Drain (Nyloplast)	\$981.42	\$26,498.34
EA	7	Type 1 Curb Inlet	\$4,633.40	\$32,433.80
EA	4	Type 1 Curb Inlet w/ J Bottom	\$8,024.94	\$32,099.76
EA	2	Type C Grate Top Inlet	\$3,110.19	\$6,220.38
EA	5	Type D Grate Top Inlet	\$3,335.22	\$16,676.10
EA	2	Type E Grate Top Inlet	\$7,457.88	\$14,915.76
EA	4	Type P Manhole	\$2,515.17	\$10,060.68
EA	3	Type J Manhole	\$5,883.17	\$17,649.51
EA	2	Control Structure	\$8,966.63	\$17,933.26
EA	1	48" x 76" Endwall	\$19,337.41	\$19,337.41
		Total Street & Drainage System		\$1,374,444.92



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Engineers Cost Breakdown

Schedule: Water Distribution System

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
Offsite				
EA	1	16" x 12" Tapping Valve & Sleeve	\$22,042.86	\$22,042.86
EA	1	8" Master Meter Assembly	\$67,666.51	\$67,666.51
LF	293	12" DIP Water Main	\$82.42	\$24,149.06
LF	30	8" DIP Water Main	\$66.57	\$1,997.10
LF	200	24" Jack and Bore	\$547.78	\$109,556.00
EA	5	12" Gate Valve	\$2,924.11	\$14,620.55
EA	1	8" Gate Valve	\$1,571.06	\$1,571.06
EA	4	2" Gate Valve	\$795.34	\$3,181.36
EA	12	12" Fitting	\$818.94	\$9,827.28
EA	2	8" Fitting	\$342.38	\$684.76
EA	1	Fire Hydrant Assembly	\$4,634.77	\$4,634.77
Onsite				
LF	2,668	2" HDPE Water Main	\$8.64	\$23,051.52
LF	2,683	6" PVC Water Main	\$16.02	\$42,981.66
LF	984	8" PVC Water Main	\$26.11	\$25,692.24
LF	40	8" DIP Water Main	\$53.12	\$2,124.80
EA	4	2" Gate Valve	\$1,571.06	\$6,284.24
EA	11	6" Gate Valve	\$1,080.97	\$11,890.67
EA	6	8" Gate Valve	\$795.34	\$4,772.04
EA	6	6" MJ Fitting	\$241.65	\$1,449.90
EA	21	8" MJ Fitting	\$342.38	\$7,189.98
EA	7	Fire Hydrant Assembly	\$4,835.97	\$33,851.79
EA	3	Blowoff Assembly	\$607.09	\$1,821.27
EA	101	Single Service (Short)	\$333.80	\$33,713.80
EA	59	Single Service (Long)	\$400.26	\$23,615.34
		Total Water Distribution System		\$478,370.56



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Tampa, FL 33610
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Engineers Cost Breakdown

Schedule: Sewage Collection System

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Core, Connect and Adjust Ex Sanitary MH	\$13,585.00	\$13,585.00
LF	4,384	8" PVC Gravity Main	\$51.10	\$224,022.40
LF	168	10" PVC Gravity Main	\$121.36	\$20,388.48
EA	21	Sanitary Manhole	\$5,231.31	\$109,857.51
EA	80	Double Sanitary Service	\$961.60	\$76,928.00
		Total Sewage Collection System		\$444,781.39



HEIDT
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Tampa, FL 33610
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Summary For Warranty Bond
BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Streets and Drainage Facilities	PRIVATE
Water Distribution System	\$255,903.63
Sewage Collection System	\$98,136.92
Total Amount	\$354,040.55
Warranty Bond Amount (10% of Total)	\$35,404.06

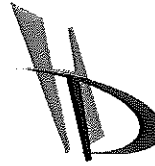
Eric N. Francis, State of Florida,
Professional Engineer, License No. 84230

This item has been digitally
signed and sealed by
Eric N. Francis, P.E. on the date
indicated here.

Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies.

Eric N. Francis, P.E. # 84230
Date Prepared: January 18, 2021

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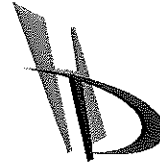
Engineers Cost Breakdown

Schedule: Water Distribution System

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
Offsite				
EA	1	16" x 12" Tapping Valve & Sleeve	\$22,042.86	\$22,042.86
EA	1	8" Master Meter Assembly	\$67,666.51	\$67,666.51
LF	293	12" DIP Water Main	\$82.42	\$24,149.06
LF	30	8" DIP Water Main	\$66.57	\$1,997.10
LF	200	24" Jack and Bore	\$547.78	\$109,556.00
EA	5	12" Gate Valve	\$2,924.11	\$14,620.55
EA	1	8" Gate Valve	\$1,571.06	\$1,571.06
EA	4	2" Gate Valve	\$795.34	\$3,181.36
EA	12	12" Fitting	\$818.94	\$9,827.28
EA	2	8" Fitting	\$342.38	\$684.76
EA	1	Blowoff Assembly	\$607.09	\$607.09
		Total Water Distribution System		\$255,903.63



HEIDT
DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Engineers Cost Breakdown

Schedule: Sewage Collection System

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
Gallant Man Place Sanitary				
LF	1,112	8" PVC Gravity Main	\$51.10	\$56,823.20
LF	168	10" PVC Gravity Main	\$121.36	\$20,388.48
EA	4	Sanitary Manhole	\$5,231.31	\$20,925.24
		Total Sewage Collection System		\$98,136.92

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 "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

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

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

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

WHEREAS, the Subdivider agrees to install the aforementioned lot corners in the platted area; and

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as BELMONT TOWNHOMES PARCEL F subdivision within twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to Paragraph 3, below, all lot corners as required by Florida Statutes.

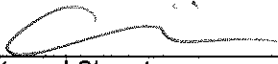
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in Paragraph 2, above, specifically identified as:
- a. Letter of Credit, number _____,
dated _____,
with _____,
_____ by order of
_____, or
 - b. A Performance Bond, number SU1173449
dated April 23, 2021,
with Lennar Homes, LLC as Principal,
and Arch Insurance Company as Surety, or
 - d. Cashier/Certified Check, number _____
_____, dated _____

Copy(ies) of said Letter of Credit, Performance Bonds, Escrow Agreements, or Cashier/Certified Checks is/are attached hereto and by reference made a part hereof.

- 4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations", an extension of the time period established for installation of lot corners described in Paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a Letter of Credit, Performance Bond, Escrow Agreement, or Cashier/Certified Check as required by the LDC.
- 5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as BELMONT TOWNHOMES PARCEL F at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
- 7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
- 8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this _____ day of _____, 2021.


ATTEST:



Witness' Signature

Abi James

Printed Name of Witness



Witness' Signature

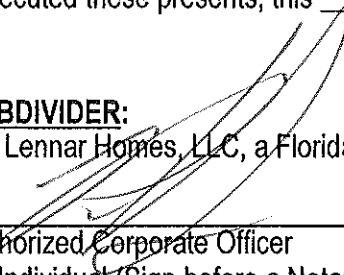
Kathy A Demel

Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

SUBDIVIDER:

By: Lennar Homes, LLC, a Florida limited liability company



Authorized Corporate Officer
or Individual (Sign before a Notary Public)

Parker Hiron

Printed Name of Signer

Authorized Agent

Title of Signer

4600 West Cypress St., Suite 300, Tampa FL 33607

Address of Signer

813-574-5658

Phone Number of Signer

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY**

By:

Chain


CLERK OF CIRCUIT COURT, FLORIDA

By:

Deputy Clerk

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 15th day of April, 2021, by Parker Hironaka

of LENNAR HOMES, Inc., a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

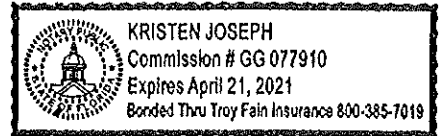
Sign: Kristen Joseph (Seal)

Print: Kristen Joseph

Title or Rank: _____

Serial Number, if any: GG077910

My Commission Expires: April 21, 2021



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

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

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

SUBDIVISION PERFORMANCE BOND

Bond No. SU1173449

KNOW ALL MEN BY THESE PRESENTS, That we, Lennar Homes, LLC called the Principal, and Arch Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of twenty thousand dollars and zero cents (\$20,000.00) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, Permanent Control Points and all Lot Corners in the platted area known as the BELMONT TOWNHOMES PARCEL F Subdivision in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as BELMONT TOWNHOMES PARCEL F subdivision all Permanent Control Points and all Lot Corners, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL JULY 8, 2023.

SIGNED, SEALED AND DATED this 23rd day of April, 2021.

ATTEST:



Inette Bauers

Lennar Homes, LLC,
a Florida limited liability company

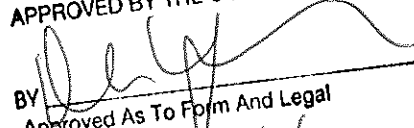

PRINCIPAL (SEAL)

Arch Insurance Company
SURETY (SEAL)

ATTEST:


Ray Parker


Sandra Parker, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY
BY 
Approved As To Form And Legal
Sufficiency.
as amended



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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Amanda Turman-Avina, Barbara Norton, Laura Sudduth, Mario Arzamendi Sr, Mary Ann Garcia, Melissa Haddick, Sandra Parker and Tannis Mattson of Houston, TX (EACH)

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

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

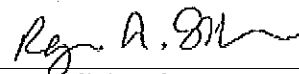
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on December 10, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

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

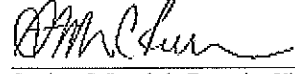
VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on December 10, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 15th day of April, 2021.

Attested and Certified


Regan A. Shulman, Secretary

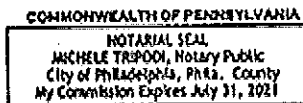



Arch Insurance Company


Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

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

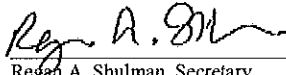



Michele Tripodi, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated April 15, 2021 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 23rd day of April, 2021.


Regan A. Shulman, Secretary

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

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

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



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

SURETY RIDER

To be attached to and form a part of

Bond No. SU1173449

dated
effective April 23, 2021

(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC , a Florida Limited liability Company, as Principal,
(PRINCIPAL)

and by Arch Insurance Company, as Surety,

In favor of BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA
(OBLIGEE)

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

The Expiration Date to:

August 20, 2023

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

This rider
is effective

June 9, 2021

(MONTH-DAY-YEAR)

Signed and Sealed

June 9, 2021

(MONTH-DAY-YEAR)

Lennar Homes, LLC , a Florida Limited liability Company

By:

(PRINCIPAL)

Arch Insurance Company

(SURETY)

By:

Chelsea Nielson, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

By: [Signature]
Approved As To Form And Legal
Sufficiency.



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

POWER OF ATTORNEY

Know All Persons By These Presents:

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

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Phillip N. Bair of Houston, TX (EACH)

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

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

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2011, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

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

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2011:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2011, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 19th day of June, 2020.

Attested and Certified

Patrick K. Nails

Patrick K. Nails, Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

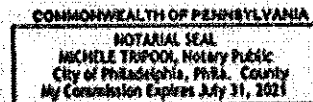


Arch Insurance Company

David M. Finkelstein

David M. Finkelstein, Executive Vice President

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



Michele Tripodi

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

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 19th day of June, 2021.

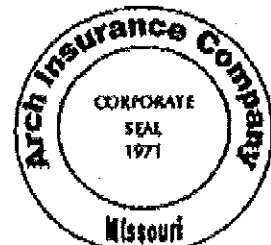
Patrick K. Nails

Patrick K. Nails, Secretary

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

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

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



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



HEIDT
DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heldtdesign.com

Summary For Performance Bond

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Set All Lot Corners \$16,000.00

Performance Bond Amount (125% of Total) **\$20,000.00**
(This Bond will be in place for a period of 2 years)

**Eric N
Francis**

Digitally signed by Eric N Francis
DN: C=US, O=Unaffiliated,
OU=A01410C0000170EE663C56000111C8,
CN=Eric N Francis
Reason: I am the author of this document
Location:
Date: 2021-04-12 09:06:47

Eric N. Francis, State of Florida,
Professional Engineer, License No. 84230

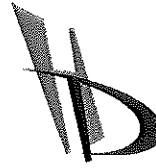
This item has been digitally
signed and sealed by
Eric N. Francis, P.E. on the date
indicated here.

Printed copies of this document
are not considered signed and
sealed and the signature must be
verified on any electronic copies.

Eric N. Francis, P.E. # 84230

Date Prepared: January 18, 2021

R:\Belmont\Parcel F TH-MF\Construction\Qtys\Belmont TH Parcel F Bond Comps.xlsx



HEIDT
DESIGN

P: (813) 253-5311 | F: (813) 464-7629
5904-A Hampton Oaks Pkwy.
Tampa, FL 33610
www.heidtdesign.com

Engineers Cost Breakdown

Schedule: Lot Corners

BELMONT TOWNHOMES PARCEL F

FOLIO # 77775.0110

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Set All Lot Corners	\$16,000.00	\$16,000.00
		Total Lot Corners		\$16,000.00

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

NOTES:

- Nothing and Existing coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1980 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Adjusting Coordinates: Stations "DIXON" and "BAUM".
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
- Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
- All plotted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no easement shall be used for the installation, maintenance, and operation of cable television services with two facilities and services of an electric, telephone, gas, or other public utility.
- Lands being plotted herein are benefited by and subject to the following:
 - Notice of Establishment of the Belmont II Community Development District In Official Records Book 26158, Page 546, as corrected in Official Records Book 26286, Page 225.
 - CDD Cooperation Agreement In Official Records Book 26289, Page 957.
 - Agreement by and between the Belmont II Community Development District and Lennar Homes, LLC, Regarding the True-Up and Payment of Service 2020 Assessments in Official Records Instrument # 20200341278.
 - Agreement by and between the Belmont II Community Development District and Lennar Homes, LLC, Regarding the True-Up and Payment of Service 2020 Assessments in Official Records Instrument # 20200341278.
 - Records Book 27056, Page 562 and Official Records Book 2320204395.
 - Roadway, Drainage, Utility and Signage Construction Easement Agreement in Official Records Book 26417, Page 1065, as amended in Official Records Instrument # 2020204284 and subordinated in Official Records Instrument # 20200417102.
 - Drainage Connection Easement Agreement in Official Records Book 26417, Page 1092.
 - Agreement Regarding Use Restrictions - Hillsborough 301 Parcels in Official Records Book 26417, Page 1107.
 - Perpetual Easement in Official Records Instrument # 20200303091.
 - Belmont Townhomes Parcel F Subdivision School Concurrency/Proportionate Share Development Mitigation Agreement in Official Records Instrument # 2020371439, as assigned in Official Records Instrument # 20200404549.
 - Declaration of Utility Easement in Official Records Instrument # 20200404546.
 - Declaration of Utility Easement in Official Records Instrument # 20200404547.
 - Temporary Signage Easement Agreement in Official Records Instrument # 20200404548.
 - Plot 30000 Agreement in Official Records Instrument # 20200404550.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

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 the 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 _____ BY: Deputy Clerk _____
This _____ day of _____, 20 _____ TIME _____

CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

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

DESCRIPTION: A parcel of land lying in the Southeast 1/4 of Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 19, run thence along the East boundary of the aforesaid Southeast 1/4 of Section 19, S.00°21'30"W., a distance of 1839.54 feet; thence S.89°38'30"W., a distance of 310.68 feet to the Southeast corner of the Private Roadway South Easement Area (Exhibit I), according to the Roadway and Utility Agreement, as recorded in Instrument # 2020040546, of the Public Records of Hillsborough County, Florida, also being the **POINT OF BEGINNING**; thence continue N.89°38'30"W., a distance of 140.02 feet; thence S.49°12'56"W., a distance of 100.06 feet; thence S.84°47'51"W., a distance of 58.33 feet; thence N.88°35'59"W., a distance of 453.32 feet to a point on the East boundary of BELMONT PHASE 1A, according to the plat thereof, as recorded in Plat Book 26417, Page 1065, as amended in Official Records Instrument # 20200417102; thence along the East boundary of BELMONT PHASE 1A, N.04°24'00"E., a distance of 1719.73 feet to a point on the Western boundary of BELMONT SHOPPING CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, according to the plat thereof, as recorded in Plat Book 138, Pages 101 and 102, of the Public Records of Hillsborough County, Florida; thence along said Western boundary of BELMONT SHOPPING CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, the following eight (8) courses: 1) N.90°00'00"E., a distance of 77.74 feet; 2) S.01°23'52"W., a distance of 40.18 feet; 3) N.90°00'00"E., a distance of 68.04 feet; 4) S.15°01'27"E., a distance of 74.74 feet; 5) S.24°10'10"E., a distance of 120.53 feet; 6) S.05°29'12"E., a distance of 112.00 feet; 7) N.89°59'28"E., a distance of 56.26 feet; 8) S.44°28'40"E., a distance of 267.99 feet; thence along the Southern boundary of said BELMONT SHOPPING CENTER PLATTED SUBDIVISION WITH NO IMPROVEMENTS, the following five (5) courses: 1) S.00°21'30"W., a distance of 171.84 feet to the **POINT OF BEGINNING**; 2) S.00°21'30"W., a distance of 171.84 feet to the **POINT OF BEGINNING**; 3) S.00°21'30"W., a distance of 171.84 feet to the **POINT OF BEGINNING**; 4) S.00°21'30"W., a distance of 171.84 feet to the **POINT OF BEGINNING**; 5) S.00°21'30"W., a distance of 171.84 feet to the **POINT OF BEGINNING**.

Containing 21.635 acres, more or less.

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

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

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the _____ day of _____, 20____, as shown hereon, and that the P.C.P.P. 5" (Permanent Control Points) as shown hereon, and all other monuments are set at the corners, points of intersection and changes of direction of lines within the subdivision, and that the subdivision complies with all the requirements of the Florida Statutes as set forth in 177.091 (b) (7), or pursuant to terms of bond.

AMERRITT, INC. (Certificate of Authorization Number LB7778)
3010 W. Azeele Street, Suite 150
Tampa, Florida 33609

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

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-2200
FAX (813) 221-2200
Web: www.amerritt.com

BELMONT TOWNHOMES PARCEL F

COVENANTS, CONDITIONS AND OBLIGATIONS: The undersigned, HILLSBOROUGH 301, LLC, a Delaware limited liability company ("HILLSBOROUGH 301"), as the owner of TRACTS "F-1," "F-2," "G-1" and "G-2," as the owner of TRACTS "F-1," "F-2," "G-1" and "G-2" and LENNAR HOMES, LLC, a Florida limited liability company ("LENNAR"), as the owner of all lands, less and except TRACTS "F-1," "F-2," "G-1" and "G-2," the owners in fee simple of the lands platted herein (collectively, the "Owners"), do hereby dedicate this plot of BELMONT TOWNHOMES PARCEL F, for record. Owners do hereby state and declare the following:

Owners do hereby dedicate to the public in general, and to the County all of the Utility Easements, as shown hereon for access and utility purposes incidental thereto.

TRACTS "A-1," "A-2," "A-3" and "A-4" are hereby reserved by Owners for conveyance by separate instrument to the Belmont II Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes (the "District"), or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be maintained by the Owners or such custodial entity.

Owners do hereby grant to the Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services; a non-exclusive access easement over and across TRACTS "A-1" "A-2" "A-3" "A-4" "A-5" "A-6" "A-7" "A-8" "A-9" "A-10" "A-11" "A-12" "A-13" "A-14" "A-15" "A-16" "A-17" "A-18" "A-19" "A-20" "A-21" "A-22" "A-23" "A-24" "A-25" "A-26" "A-27" "A-28" "A-29" "A-30" "A-31" "A-32" "A-33" "A-34" "A-35" "A-36" "A-37" "A-38" "A-39" "A-40" "A-41" "A-42" "A-43" "A-44" "A-45" "A-46" "A-47" "A-48" "A-49" "A-50" "A-51" "A-52" "A-53" "A-54" "A-55" "A-56" "A-57" "A-58" "A-59" "A-60" "A-61" "A-62" "A-63" "A-64" "A-65" "A-66" "A-67" "A-68" "A-69" "A-70" "A-71" "A-72" "A-73" "A-74" "A-75" "A-76" "A-77" "A-78" "A-79" "A-80" "A-81" "A-82" "A-83" "A-84" "A-85" "A-86" "A-87" "A-88" "A-89" "A-90" "A-91" "A-92" "A-93" "A-94" "A-95" "A-96" "A-97" "A-98" "A-99" "A-100" "A-101" "A-102" "A-103" "A-104" "A-105" "A-106" "A-107" "A-108" "A-109" "A-110" "A-111" "A-112" "A-113" "A-114" "A-115" "A-116" "A-117" "A-118" "A-119" "A-120" "A-121" "A-122" "A-123" "A-124" "A-125" "A-126" "A-127" "A-128" "A-129" "A-130" "A-131" "A-132" "A-133" "A-134" "A-135" "A-136" "A-137" "A-138" "A-139" "A-140" "A-141" "A-142" "A-143" "A-144" "A-145" "A-146" "A-147" "A-148" "A-149" "A-150" "A-151" "A-152" "A-153" "A-154" "A-155" "A-156" "A-157" "A-158" "A-159" "A-160" "A-161" "A-162" "A-163" "A-164" "A-165" "A-166" "A-167" "A-168" "A-169" "A-170" "A-171" "A-172" "A-173" "A-174" "A-175" "A-176" "A-177" "A-178" "A-179" "A-180" "A-181" "A-182" "A-183" "A-184" "A-185" "A-186" "A-187" "A-188" "A-189" "A-190" "A-191" "A-192" "A-193" "A-194" "A-195" "A-196" "A-197" "A-198" "A-199" "A-200" "A-201" "A-202" "A-203" "A-204" "A-205" "A-206" "A-207" "A-208" "A-209" "A-210" "A-211" "A-212" "A-213" "A-214" "A-215" "A-216" "A-217" "A-218" "A-219" "A-220" "A-221" "A-222" "A-223" "A-224" "A-225" "A-226" "A-227" "A-228" "A-229" "A-230" "A-231" "A-232" "A-233" "A-234" "A-235" "A-236" "A-237" "A-238" "A-239" "A-240" "A-241" "A-242" "A-243" "A-244" "A-245" "A-246" "A-247" "A-248" "A-249" "A-250" "A-251" "A-252" "A-253" "A-254" "A-255" "A-256" "A-257" "A-258" "A-259" "A-260" "A-261" "A-262" "A-263" "A-264" "A-265" "A-266" "A-267" "A-268" "A-269" "A-270" "A-271" "A-272" "A-273" "A-274" "A-275" "A-276" "A-277" "A-278" "A-279" "A-280" "A-281" "A-282" "A-283" "A-284" "A-285" "A-286" "A-287" "A-288" "A-289" "A-290" "A-291" "A-292" "A-293" "A-294" "A-295" "A-296" "A-297" "A-298" "A-299" "A-300" "A-301" "A-302" "A-303" "A-304" "A-305" "A-306" "A-307" "A-308" "A-309" "A-310" "A-311" "A-312" "A-313" "A-314" "A-315" "A-316" "A-317" "A-318" "A-319" "A-320" "A-321" "A-322" "A-323" "A-324" "A-325" "A-326" "A-327" "A-328" "A-329" "A-330" "A-331" "A-332" "A-333" "A-334" "A-335" "A-336" "A-337" "A-338" "A-339" "A-340" "A-341" "A-342" "A-343" "A-344" "A-345" "A-346" "A-347" "A-348" "A-349" "A-350" "A-351" "A-352" "A-353" "A-354" "A-355" "A-356" "A-357" "A-358" "A-359" "A-360" "A-361" "A-362" "A-363" "A-364" "A-365" "A-366" "A-367" "A-368" "A-369" "A-370" "A-371" "A-372" "A-373" "A-374" "A-375" "A-376" "A-377" "A-378" "A-379" "A-380" "A-381" "A-382" "A-383" "A-384" "A-385" "A-386" "A-387" "A-388" "A-389" "A-390" "A-391" "A-392" "A-393" "A-394" "A-395" "A-396" "A-397" "A-398" "A-399" "A-400" "A-401" "A-402" "A-403" "A-404" "A-405" "A-406" "A-407" "A-408" "A-409" "A-410" "A-411" "A-412" "A-413" "A-414" "A-415" "A-416" "A-417" "A-418" "A-419" "A-420" "A-421" "A-422" "A-423" "A-424" "A-425" "A-426" "A-427" "A-428" "A-429" "A-430" "A-431" "A-432" "A-433" "A-434" "A-435" "A-436" "A-437" "A-438" "A-439" "A-440" "A-441" "A-442" "A-443" "A-444" "A-445" "A-446" "A-447" "A-448" "A-449" "A-450" "A-451" "A-452" "A-453" "A-454" "A-455" "A-456" "A-457" "A-458" "A-459" "A-460" "A-461" "A-462" "A-463" "A-464" "A-465" "A-466" "A-467" "A-468" "A-469" "A-470" "A-471" "A-472" "A-473" "A-474" "A-475" "A-476" "A-477" "A-478" "A-479" "A-480" "A-481" "A-482" "A-483" "A-484" "A-485" "A-486" "A-487" "A-488" "A-489" "A-490" "A-491" "A-492" "A-493" "A-494" "A-495" "A-496" "A-497" "A-498" "A-499" "A-500" "A-501" "A-502" "A-503" "A-504" "A-505" "A-506" "A-507" "A-508" "A-509" "A-510" "A-511" "A-512" "A-513" "A-514" "A-515" "A-516" "A-517" "A-518" "A-519" "A-520" "A-521" "A-522" "A-523" "A-524" "A-525" "A-526" "A-527" "A-528" "A-529" "A-530" "A-531" "A-532" "A-533" "A-534" "A-535" "A-536" "A-537" "A-538" "A-539" "A-540" "A-541" "A-542" "A-543" "A-544" "A-545" "A-546" "A-547" "A-548" "A-549" "A-550" "A-551" "A-552" "A-553" "A-554" "A-555" "A-556" "A-557" "A-558" "A-559" "A-560" "A-561" "A-562" "A-563" "A-564" "A-565" "A-566" "A-567" "A-568" "A-569" "A-570" "A-571" "A-572" "A-573" "A-574" "A-575" "A-576" "A-577" "A-578" "A-579" "A-580" "A-581" "A-582" "A-583" "A-584" "A-585" "A-586" "A-587" "A-588" "A-589" "A-590" "A-591" "A-592" "A-

Owners do hereby grant to providers of street lights, telephone utilities, electric utilities, Internet service providers and cable television utilities, and other public and quasi-public utilities, a non-exclusive access easement over and across, and a non-exclusive utility easement over, across and under TRACTS "A-1", "A-2", "F-1" and "F-2", and the areas designated herein as Utility Easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

The (CDD) Drainage Easements as shown hereon are hereby reserved by the Owners for conveyance to the District 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 will be maintained by the District.

Fee interest in TRACTS "B-1," "B-1B" and "B-2," are hereby reserved by LEUWAR for conveyance to the Belmont II Community Development District, a special purpose unit of local government established under Chapter 190, Florida Statutes, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Fee interest in TRACTS "B-1A," "B-3," "B-4" and "B-5", are hereby reserved by LENNAR for conveyance to a homeowners' association, the District or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Fee interest in TRACTS "G-1" and "G-2", are hereby reserved by HILLSBOROUGH 301 for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be maintained by HILLSBOROUGH 301, its assigns and successors in title.

TRACTS "A-1", "A-2", "B-1", "B-2", "B-3", "B-4", "B-5", "F-1", "F-2", "G-1" and "G-2" and Private Drainage Easements are subject to any and all easements, rights of way and tracts dedicated to public use as shown on this plat.

The maintenance of Owner-reserved tracts, areas and easements reserved by Owners will be the maintenance responsibility of the Owners, their assigns and successors in title.

LENNAR HOMES, LLC, a Florida limited liability company - OWNER

Marvin L. Metheny Jr., as Vice President

Journal

Printed Name _____

Printed Name: _____

ACKNOWLEDGEMENT: State of Florida, County of

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by Marvin L. McHenry Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ identification. 35

Notary Public, State of Florida at Large

Commission Number:

(Printed Name of Notary)

HILLSBOROUGH 301, LLC, a Delaware limited liability company - OWNER

Graydon E. Miars, Vice President

Writing

Printed Name: _____

Printed Name _____

ACKNOWLEDGEMENT: State of Florida, County of

The foregoing Instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 20____, by Graydon E. Miazar, as Vice President of Hillsborough 301, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me _____, as _____, or has produced _____ as _____.

My Commission expires:

Commission Number:

(Printed Name of Notary)

Notary Public, State of Florida at Large

(Printed Name of Notary)

1

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778

11 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 271-5200

SHEET 2 OF 13 SHEETS

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(CDD) RIGHT-OF-WAY	1.313 Ac.±
TRACT "A-2"	(CDD) RIGHT-OF-WAY	2.952 Ac.±
TRACT "B-1"	(CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA; OTHER SURFACE WATER/WETLAND CONSERVATION AREA; UTILITY EASEMENT	1.217 Ac.±
TRACT "B-1A"	(HOA) OPEN SPACE; (CDD) DRAINAGE BASEMENT; UTILITY EASEMENT	1.269 Ac.±
TRACT "B-1B"	(CDD) DRAINAGE AREA; UTILITY EASEMENT	2.225 Ac.±
TRACT "B-2"	(CDD) DRAINAGE AREA; UTILITY EASEMENT	0.694 Ac.±
TRACT "B-3"	(HOA) OPEN SPACE; UTILITY EASEMENT; (CDD) DRAINAGE EASEMENT	0.218 Ac.±
TRACT "B-4"	(HOA) OPEN SPACE	0.525 Ac.±
TRACT "B-5"	(HOA) OPEN SPACE; UTILITY EASEMENT	0.091 Ac.±
TRACT "F-1"	(CDD) RIGHT-OF-WAY	0.662 Ac.±
TRACT "F-2"	(CDD) RIGHT-OF-WAY	0.174 Ac.±
TRACT "G-1"	UTILITY AND LANDSCAPE AREA	0.265 Ac.±
TRACT "G-2"	UTILITY AND LANDSCAPE AREA	0.132 Ac.±

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

NORTHEAST 1/4 OF SECTION 19-31-20
SOUTHEAST 1/4 OF SECTION 19-31-20

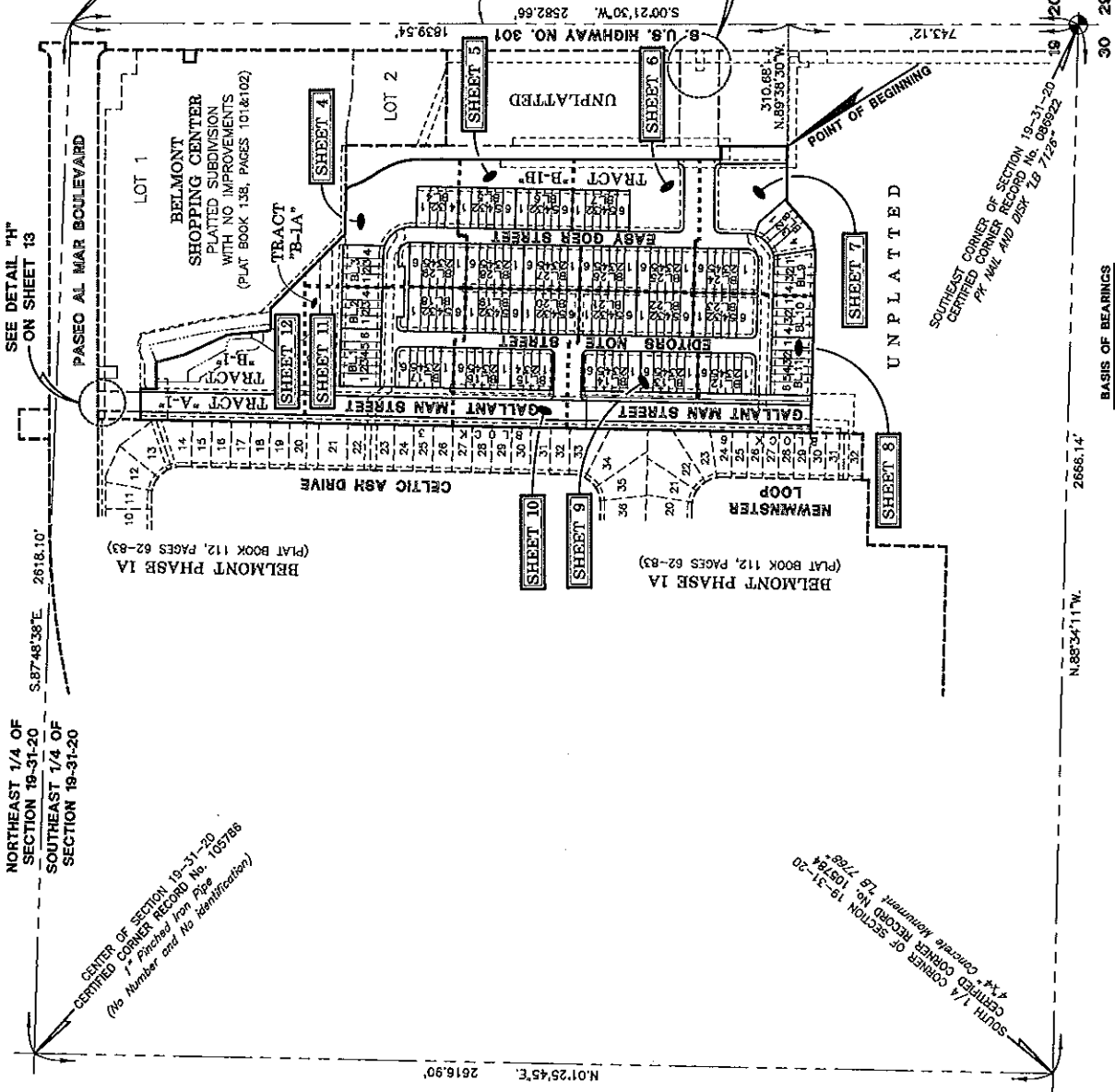
S.87°48'38"E. 2618.10'

SEE DETAIL "H" ON SHEET 13

EAST 1/4 CORNER OF SECTION 19-31-20
CERTIFIED CORNER RECORD No. 105786
Mail and Disk EX-101 7893-121

POINT OF COMMENCEMENT
EAST 1/4 CORNER OF SECTION 19-31-20
CERTIFIED CORNER RECORD No. 105786
Mail and Disk EX-101 7893-121

This Private Subdivision contains right-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.



SCALE: 1" = 200'
0 200 400
SCALE IN FEET

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILS OF LABELING AND DIMENSIONING

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number 137779
3015 W. Highway 130
Tampa, FL 33606
PHONE (813) 231-0206

SHEET 3 OF 13 SHEETS

LEGEND
1. BL - Block
2. O.R. - Official Records Book
3. INST. - Instrument

BASIS OF BEARINGS

The East boundary of the Southeast 1/4 of Section 19, Township 31 South, Range 20 East, Hillsborough County, Florida, has a Grid bearing of S.00°21'30"W. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1983 ADJUSTMENT) for the West Zone of Florida.

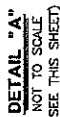
WETLAND CONSERVATION AREA NOTE

The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

	PAGE
PLAY BOOK	

	PAGE
PLAY BOOK	

- LEGEND**
1. Symbol \equiv indicates (P.R.) Permanent Reference Monument
2. Symbol \times indicates Monument "B37778" unless otherwise noted.
3. Symbol Δ indicates (P.C.S.) Permanent Control Point "B37778"
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. INST. - Instrument
9. D.O.T. - Florida Department of Transportation
10. B.C.A. - Boundary Associations
11. C.D.P. - Colonial Development District
12. R.D.U.S.C.E.A. - Roadway, Drainage, Utility, and Sanitary Construction
13. 2ND A.M.D.C.R.G. - 2ND Amendment to Master Declaration of Condominium
14. Examinations (INST. #92029204285)



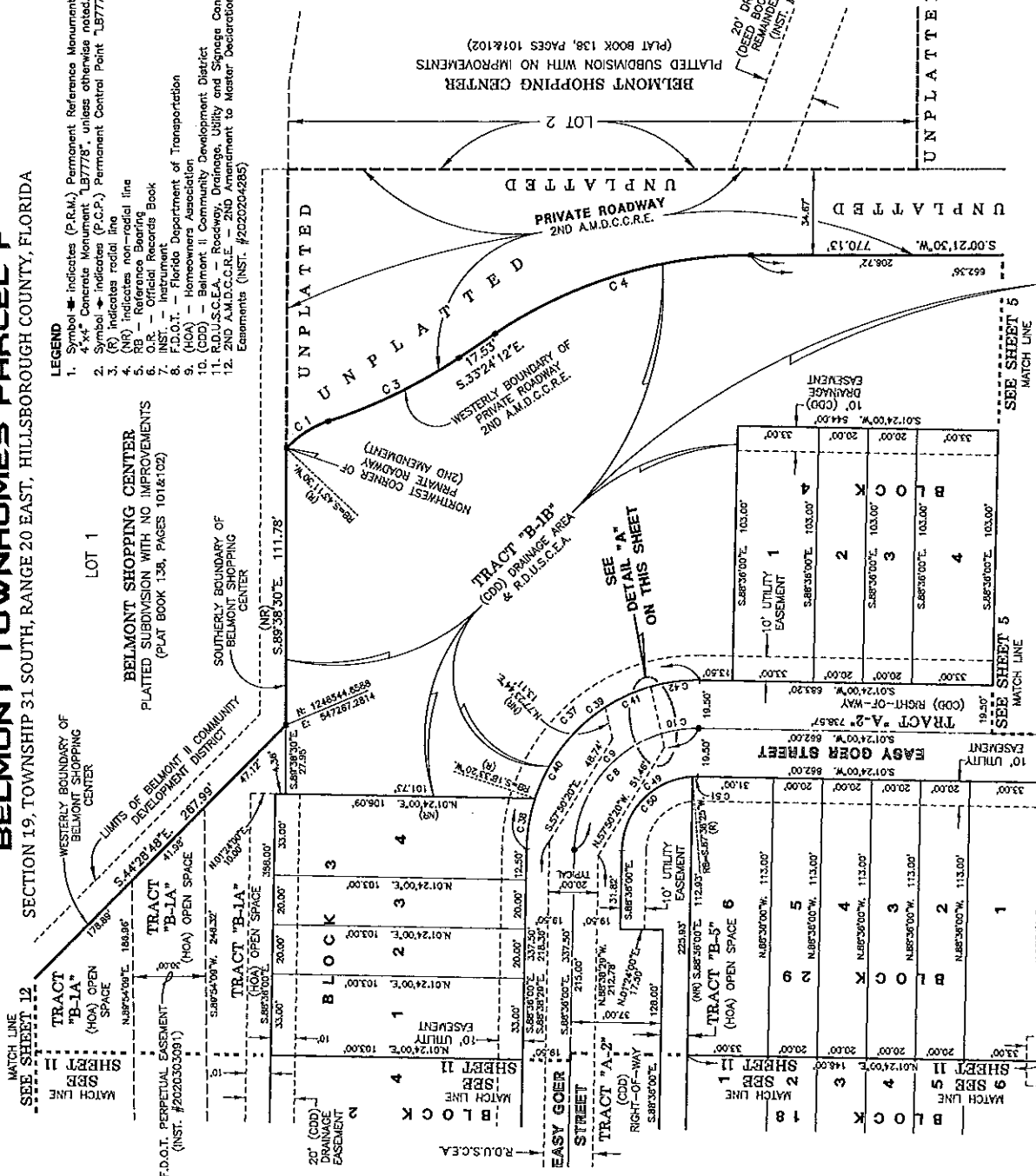
SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERBRIIT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Azalee Street, Suite 150
Tampa, FL 33609
PHONE (813) 232-5200

SHEET 4 OF 13 SHEETS

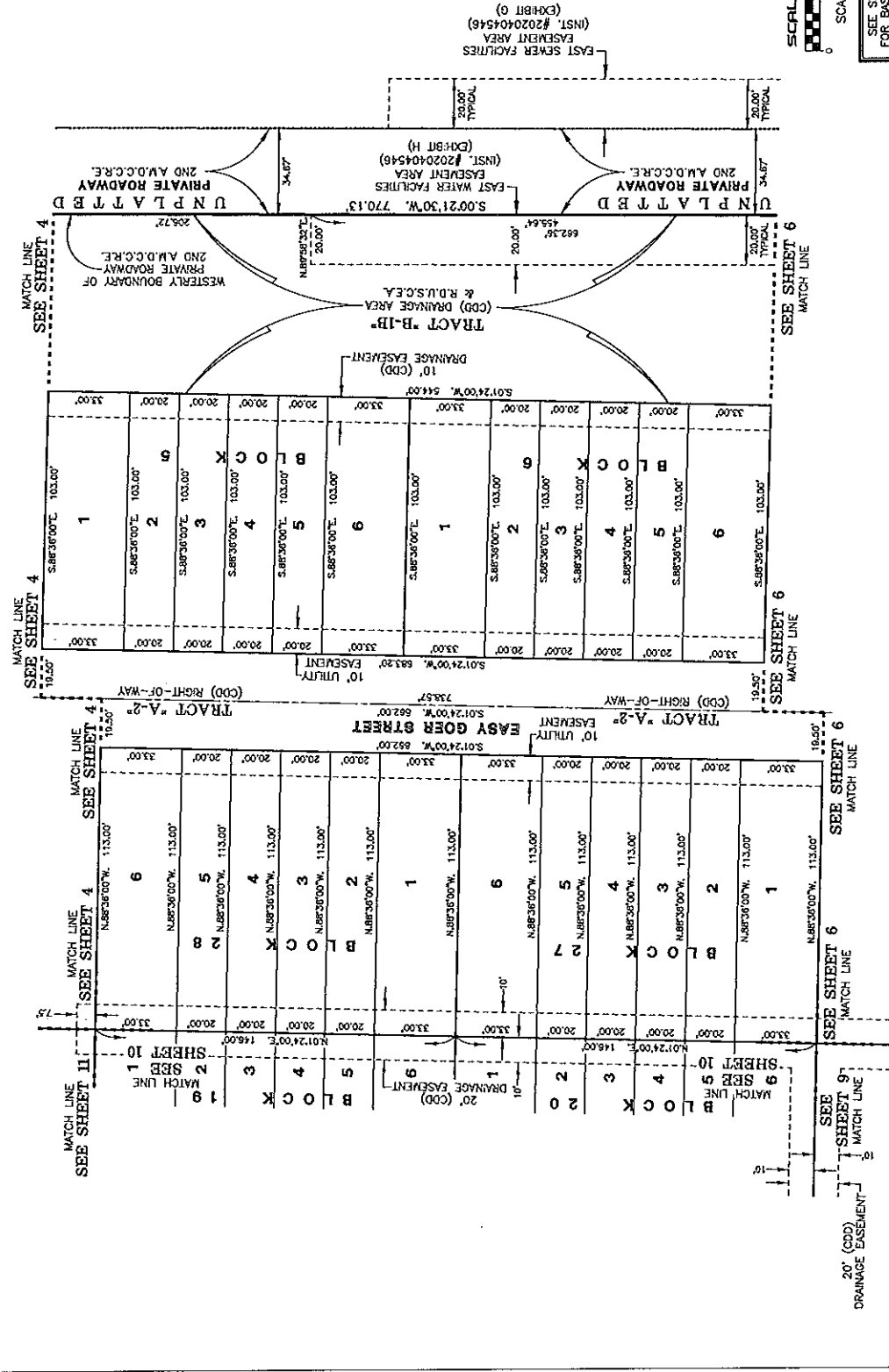
CURVE DATA		TABLE	
N _D	RADIUS	DELTA	CHORD
38	69.50	17°09'20"	20.61
39	69.50	17°55'40"	20.73
40	69.50	18°42'00"	20.85
41	69.50	19°28'20"	20.95
42	69.50	20°14'40"	21.05
43	69.50	21°01'00"	21.15
44	69.50	21°47'20"	21.25
45	69.50	22°33'40"	21.35
46	69.50	23°20'00"	21.45
47	69.50	24°06'20"	21.55
48	69.50	24°52'40"	21.65
49	69.50	25°39'00"	21.75
50	69.50	26°25'20"	21.85
51	69.50	27°11'40"	21.95

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	41.00	292°11'	29.48	58.67	S.29°27'31"E
3	22.00	1°56'58"	58.01	58.22	S.29°25'30"E
4	198.00	32°45'42"	116.78	106.15	S.16°53'17"E
5	30.00	77°10'21"	63.07	58.97	S.77°27'40"E
6	30.00	77°43'57"	63.07	58.97	S.77°27'40"E
10	86.00	77°43'57"	15.47	15.41	S.77°27'40"E
12	39.00	60°05'00"	100.17	98.78	S.63°50'00"E
37	39.00	60°05'00"	100.17	98.78	S.63°50'00"E



BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 30'

SCALE IN FEET

0 30 60

SEE SHEET 3 OF 13
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Lake Street, Suite 150
PHOENIX, AZ 85029-5008

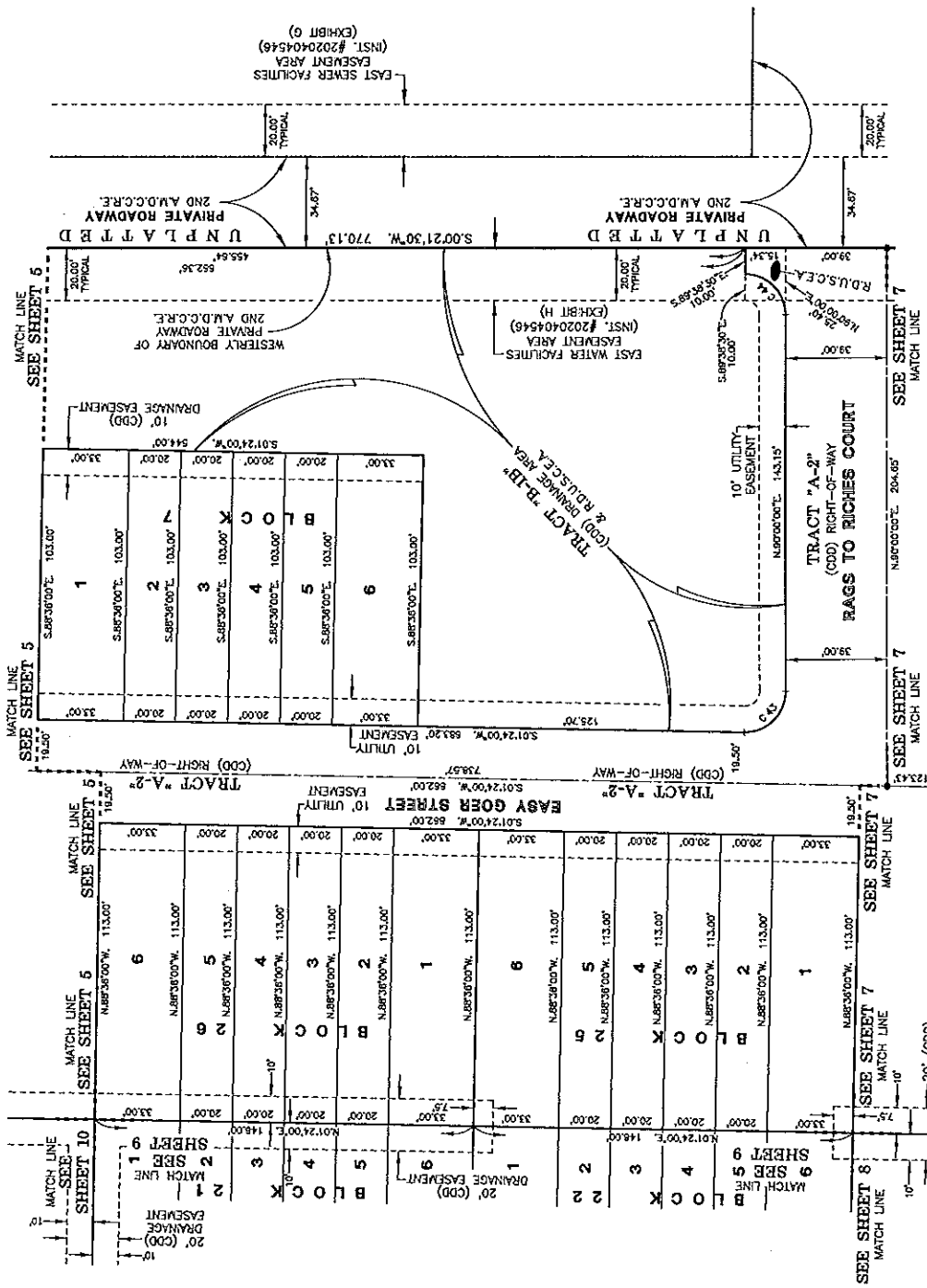
SHEET 5 OF 13 SHEETS

- LEGEND**
- 1. Symbol indicates (P.B.M.) Permanent Reference Monument
 - 2. 4"x4" Concrete Monument "LB7778" unless otherwise noted.
 - 3. Symbol indicates (P.B.M.) Offset Permanent Reference Monument
 - 4. 4"x4" Concrete Monument "LB7778" unless otherwise noted.
 - 5. Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
 - 6. (R) Indicates radial line
 - 7. (NB) Indicates non-radial line
 - 8. O.R. - Official Records Book
 - 9. INST. - Instrument
 - 10. (CDD) - Belmont II Community Development District
 - 11. R.D.U.S.C.E.A. - Roadway, Drainage, Utility and Signage Construction Easement Agreement (INST. #2020404284)
 - 12. 2ND A.M.D.C.C.R.E. - 2ND Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements (INST. #2020404285)

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
43	15.50	97°24'00"	24.73	22.18	S.47°12'00" E.
44	13.50	88°38'30"	24.25	21.80	N.45°10'45" E.

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

LEGEND

- 1. Symbol * indicates (P.R.M.) Permanent Reference Monument
- 2. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 3. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 4. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 5. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 6. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 7. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 8. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 9. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 10. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.
- 11. Symbol Q indicates (P.R.M.) 18778 unless otherwise noted.

SCALE: 1" = 30'

SCALE IN FEET

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

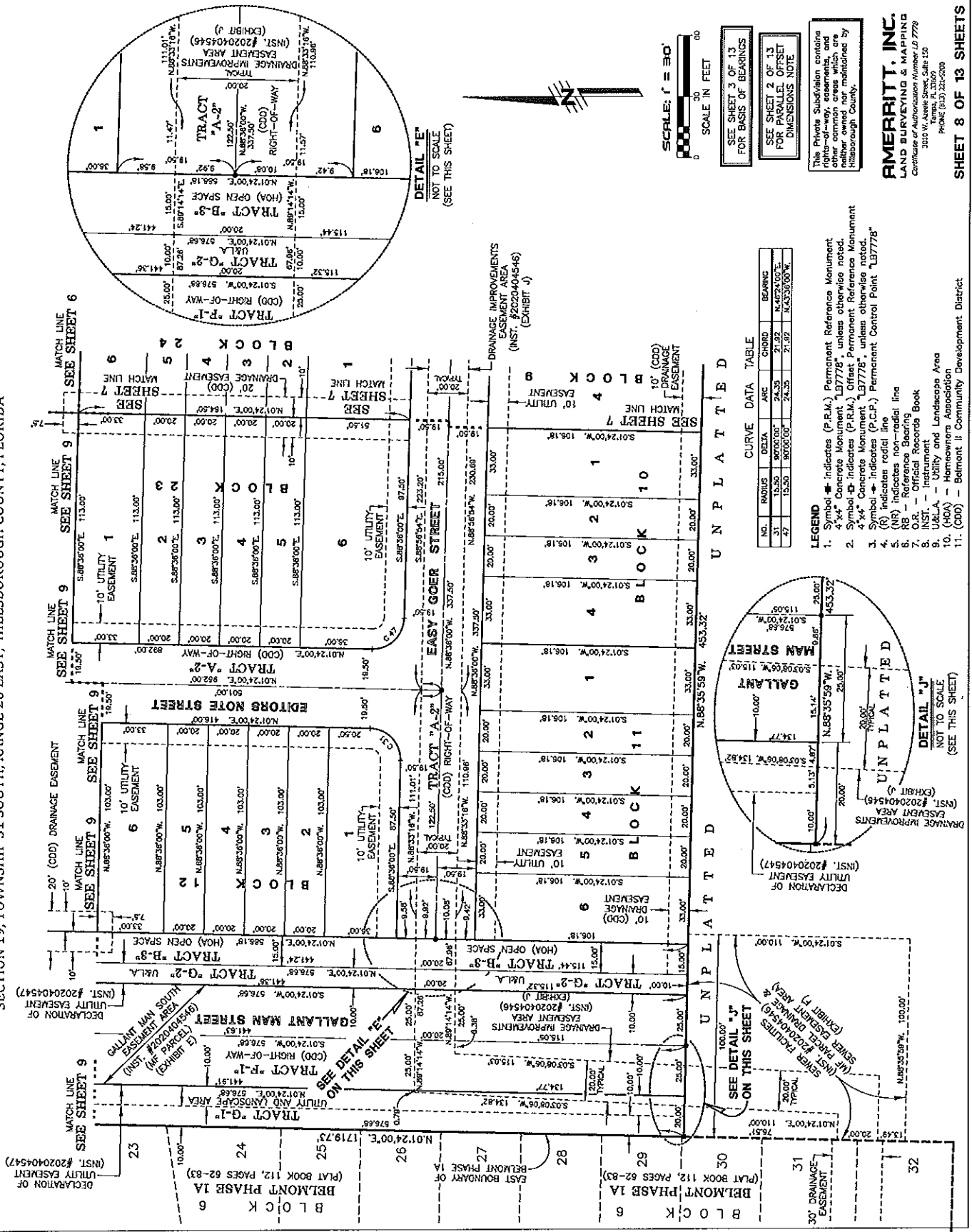
SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LA 7778
3010 W. Alameda Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-2829

SHEET 6 OF 13 SHEETS

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- Symbol * indicates (P.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument "L37778" unless otherwise noted.
 - Symbol + indicates (P.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument "L37778", unless otherwise noted.
 - Symbol (R) indicates (P.C.P.) Permanent Control Point "L37778"
 - (R) indicates radial line
 - (N) indicates non-radial line
 - OR - Reference Bearing
 - OR - Instrument
 - U&L - Utility and Landscaping Area
 - U&L - Homeowners Association
 - (COD) - Belmont II Community Development District

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
31	15.50	90°00'00"	24.35	21.92	N.45°24'00"W.
47	15.50	90°00'00"	24.35	21.92	N.45°30'00"W.

SEE SHEET 3 OF 13
FOR BASIS OF BEARINGS

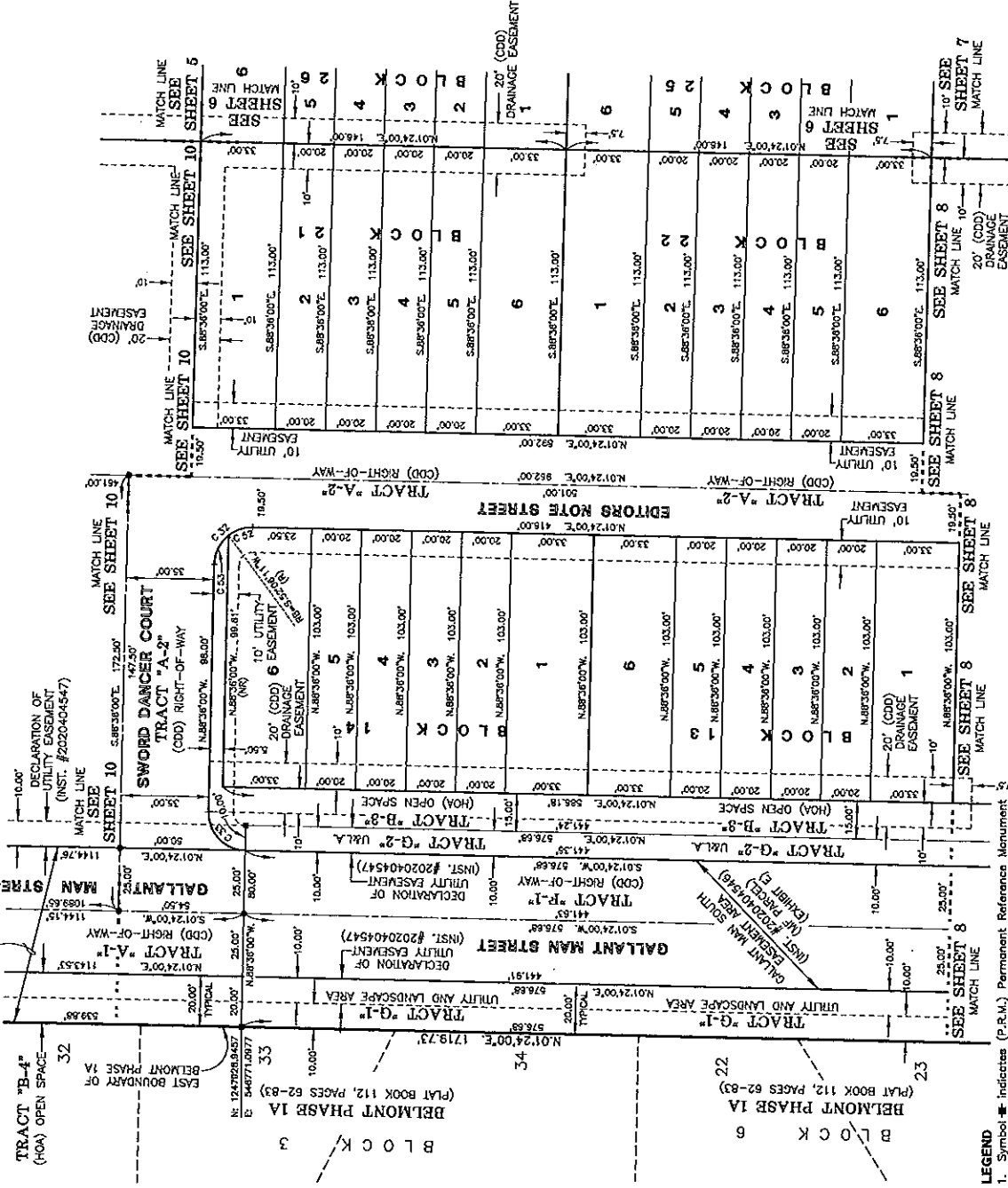
SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

This Private Subdivision contains
rights-of-way, easements, and
other common areas which are
neither owned nor maintained by
Hillsborough County.

RMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asse Street, Suite 150
Tampa, FL 33609
PHONE (813) 287-2500

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD
32	15.00	90.00°	23.56	21.21
33	15.00	90.00°	23.56	21.21
34	15.00	90.00°	23.56	21.21
35	15.00	90.00°	23.56	21.21
36	15.00	90.00°	23.56	21.21
37	15.00	90.00°	23.56	21.21
38	15.00	90.00°	23.56	21.21
39	15.00	90.00°	23.56	21.21
40	15.00	90.00°	23.56	21.21
41	15.00	90.00°	23.56	21.21
42	15.00	90.00°	23.56	21.21
43	15.00	90.00°	23.56	21.21
44	15.00	90.00°	23.56	21.21
45	15.00	90.00°	23.56	21.21
46	15.00	90.00°	23.56	21.21
47	15.00	90.00°	23.56	21.21
48	15.00	90.00°	23.56	21.21
49	15.00	90.00°	23.56	21.21
50	15.00	90.00°	23.56	21.21
51	15.00	90.00°	23.56	21.21
52	15.00	90.00°	23.56	21.21
53	15.00	90.00°	23.56	21.21
54	15.00	90.00°	23.56	21.21
55	15.00	90.00°	23.56	21.21

LEGEND

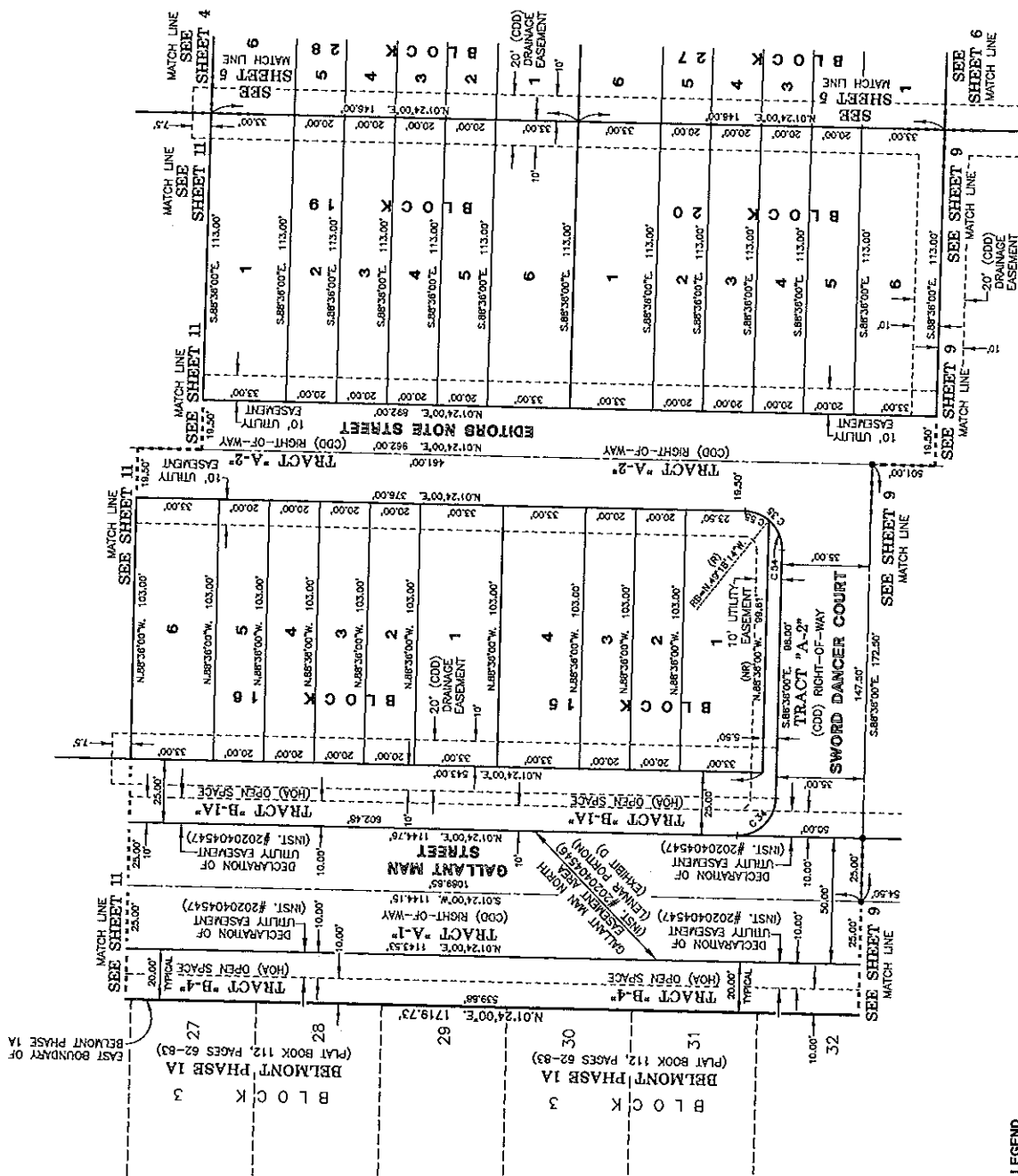
1. Symbol - Indicates (P.R.M.) Permanent Reference Monument
2. Symbol - Indicates (P.R.M.) Permanent Reference Monument
3. Symbol - Indicates (P.R.M.) Permanent Reference Monument
4. Symbol - Indicates (P.R.M.) Permanent Reference Monument
5. Symbol - Indicates (P.R.M.) Permanent Reference Monument
6. Symbol - Indicates (P.R.M.) Permanent Reference Monument
7. Symbol - Indicates (P.R.M.) Permanent Reference Monument
8. Symbol - Indicates (P.R.M.) Permanent Reference Monument
9. Symbol - Indicates (P.R.M.) Permanent Reference Monument
10. Symbol - Indicates (P.R.M.) Permanent Reference Monument
11. Symbol - Indicates (P.R.M.) Permanent Reference Monument

This Private Subdivision contains rights-of-way, easements, and other interests, none of which are shown or maintained by Hillsborough County.

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PHONE (813) 231-5206

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
 - Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - O.R. - Official Records Book
 - INST. - Instrument
 - (H.O.A.) - Homeowners Association
 - (C.O.D.) - Belmont II Community Development District

This Private Subdivision contains right-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
34	15.00	80°00'00"	23.56	21.21	S 43°36'00" E
35	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
36	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
37	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
38	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
39	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
40	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
41	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
42	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
43	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
44	15.00	80°00'00"	23.56	21.21	N 46°24'00" E
45	15.00	80°00'00"	23.56	21.21	N 46°24'00" E

SCALE: 1" = 30'

SEE SHEET 3 OF 13 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Alameda Street, Suite 150
Tampa, FL 33618
PHONE (813) 281-5209

BELMONT TOWNHOMES PARCEL F

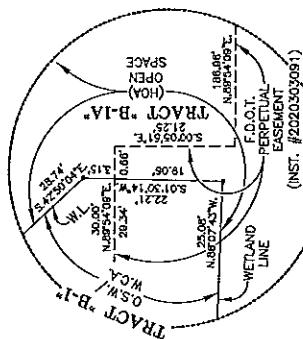
SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

WETLAND CONSERVATION AREA NOTE

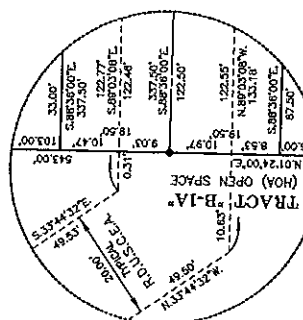
The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Rules of the Environmental Protection Commission of Hillsborough County, in addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
38	15.00	90.0000°	24.35	21.82	S.47.30°00"E
40	15.00	90.0000°	24.35	21.82	N.47.30°00"E



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



DETAIL "F"
NOT TO SCALE
(SEE THIS SHEET)

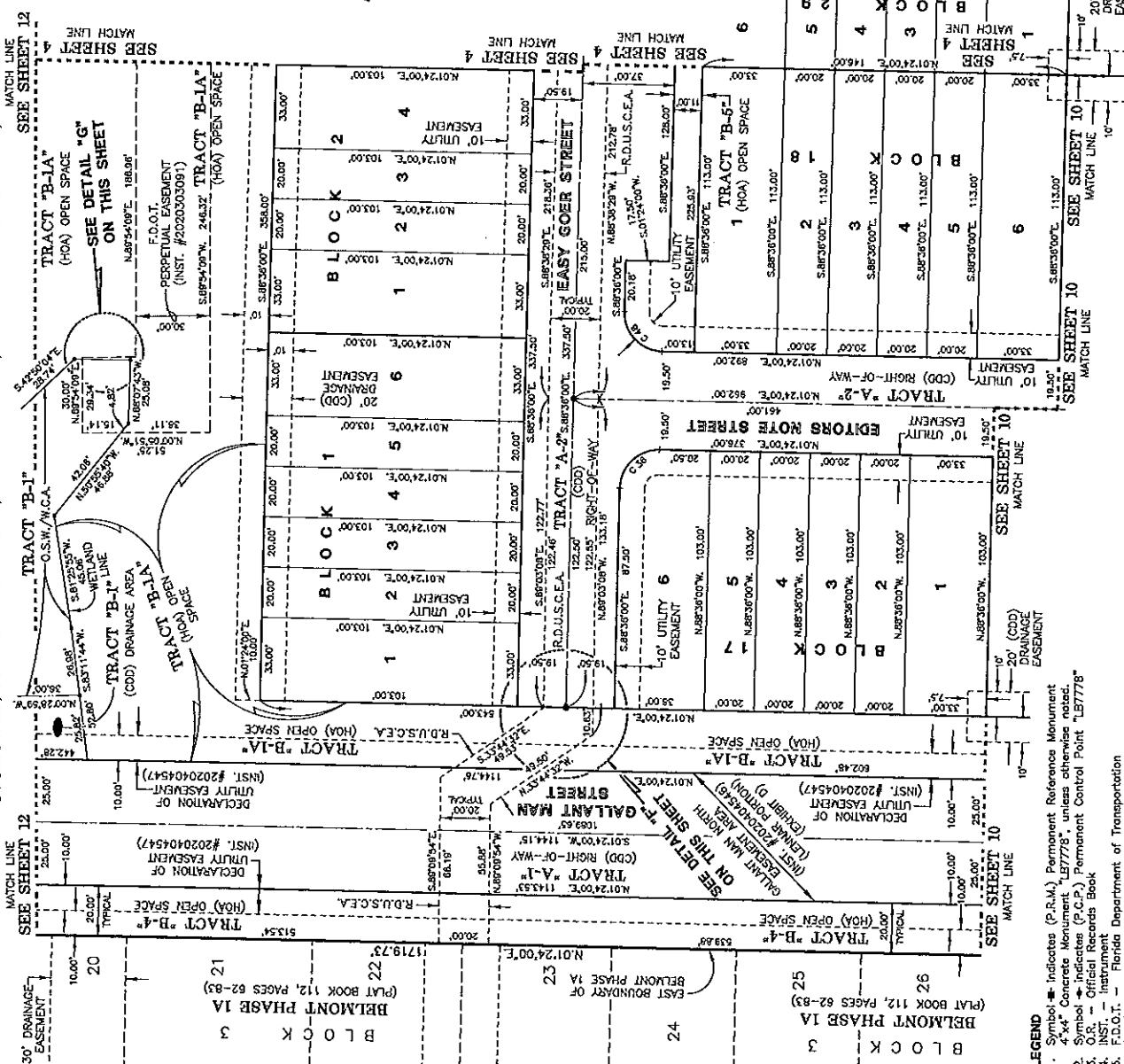
SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE SHEET 3 OF 13
FOR BASIS OF BEARINGS
SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. James E. Lane, Suite 130
PHOENIX, AZ 85029

SHEET 11 OF 13 SHEETS

This Private Subdivision contains right-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.



BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LOT 1

BELMONT SHOPPING CENTER
PLATTED SUBDIVISION WITH NO IMPROVEMENTS
(PLAT BOOK 138, PAGES 101&102)

DRIVEWAY AREA
2ND ALLEVIATION
TO MASTER DECLARATION
(INST. #202004285)

TRACT "B-7"
LANDSCAPE AREA

13

BELMONT PHASE 1A
(PLAT BOOK 112, PAGES 62-83)

BLOCK 3

16

BELMONT PHASE 1A
(PLAT BOOK 112, PAGES 62-83)

BLOCK 3

18

BELMONT PHASE 1A
(PLAT BOOK 112, PAGES 62-83)

BLOCK 3

19

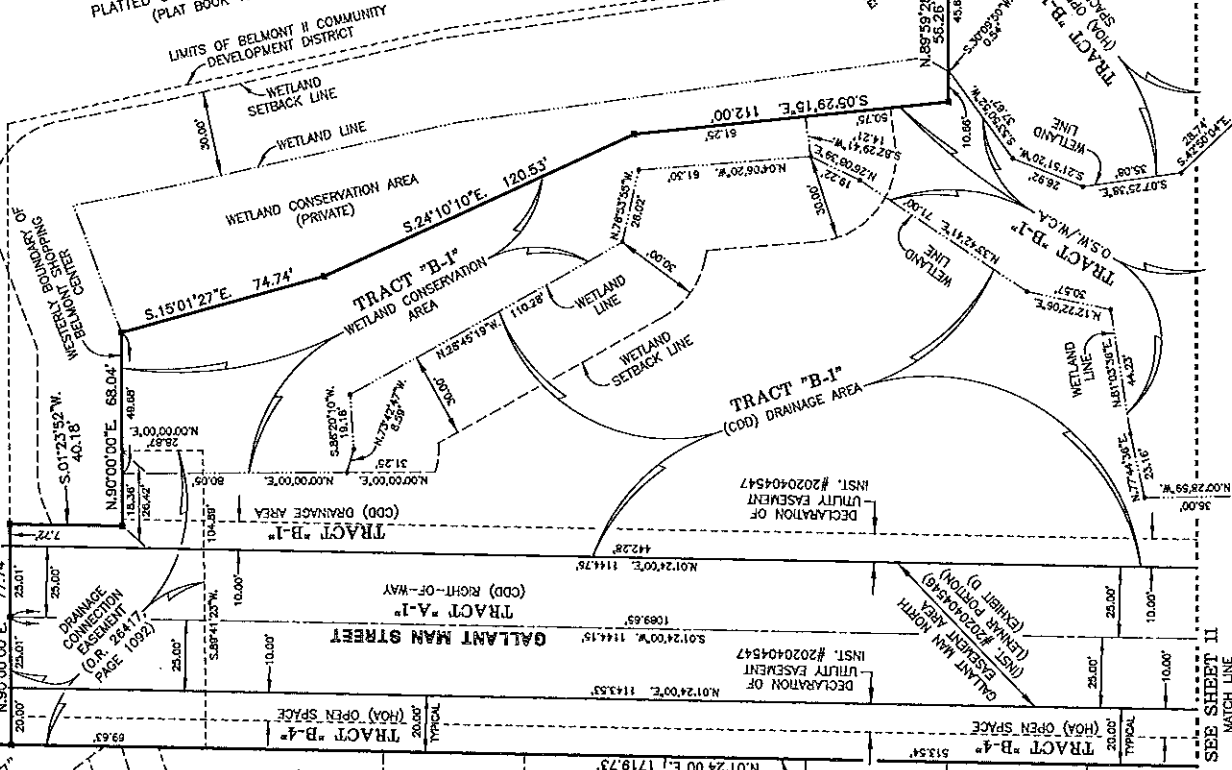
BELMONT PHASE 1A
(PLAT BOOK 112, PAGES 62-83)

BLOCK 3

20

BELMONT PHASE 1A
(PLAT BOOK 112, PAGES 62-83)

BLOCK 3



WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

LEGEND

1. Symbol \bullet Indicates (P.R.M.) Permanent Reference Monument
2. Symbol \circ Indicates (P.R.M.) Concrete Monument "LB7778", unless otherwise noted.
3. Symbol \circ Indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol \circ Indicates (P.C.P.) Permanent Control Point "LB7778"
5. (R) Indicates radial line
6. (NR) Indicates non-radial line
7. RB - Reference Bearing
8. C.B. - Official Records Book
9. C.T. - Instrument
10. (HSA) - Homeowners Association
11. (COD) - Belmont Community Development District
12. O.S.W./W.C.A. - Other Surface Water/Wetland Conservation Area

This Private Subdivision contains rights-of-way, easements, and other interests which are not shown hereon but which are either owned or maintained by Hillsborough County.



SCALE: 1" = 30'
0 30 60
SCALE IN FEET

SEE SHEET 3 OF 13
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13
FOR PARALLEL OFFSET
DIMENSIONS NOTE

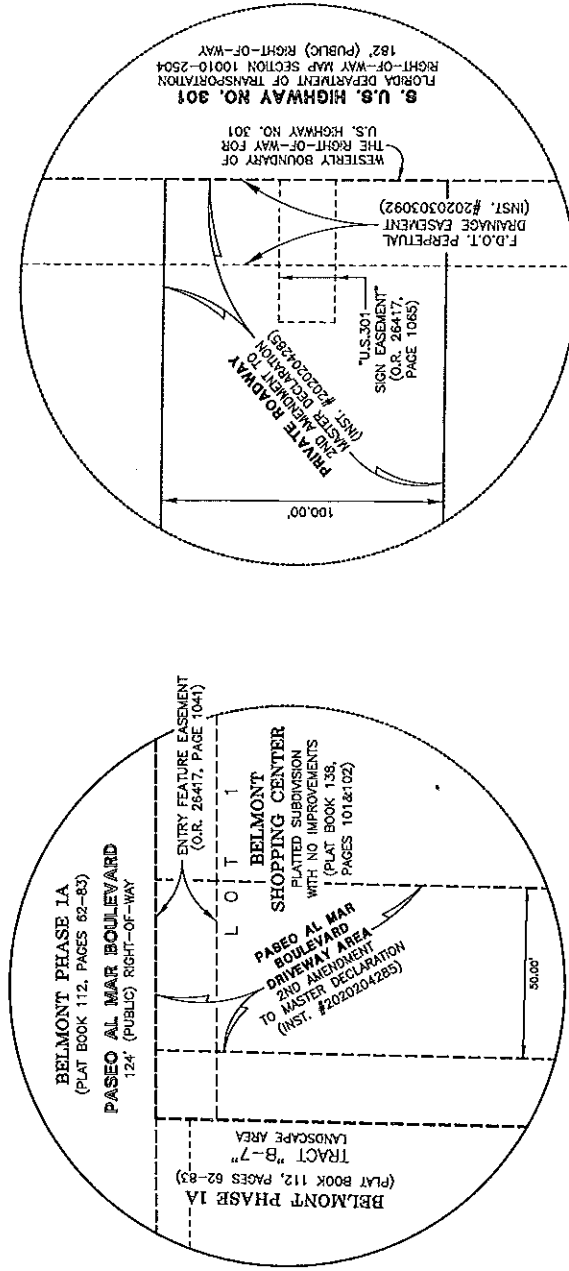
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3010 N. Azalea Street, Suite 120
Tampa, FL 33610
PHONE (813) 221-0200

SHEET 12 OF 13 SHEETS

SEE SHEET 11: SEE SHEET 4
MATCH LINE

BELMONT TOWNHOMES PARCEL F

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



DETAIL "H"
NOT TO SCALE
(SEE SHEET 3)

DETAIL "I"
NOT TO SCALE
(SEE SHEET 3)

LEGEND

- Symbol \bullet indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument "LB7778" unless otherwise noted.
- Symbol \oplus indicates (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument "LB7778" unless otherwise noted.
- Symbol \rightarrow indicates (P.C.P.) Permanent Control Point "LB7778"
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing
- O.R. - Official Records Book
- INST. - Instrument
- F.D.O.T. - Florida Department of Transportation

This Private Subdivision contains Right-of-way, easements, and other interests which are neither owned nor controlled by Hillsborough County.

SEE SHEET 3 OF 13
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 13
FOR PARALLEL
OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asclepias Street, Suite 120
PHOENIX, AZ 85029

SHEET 13 OF 13 SHEETS