

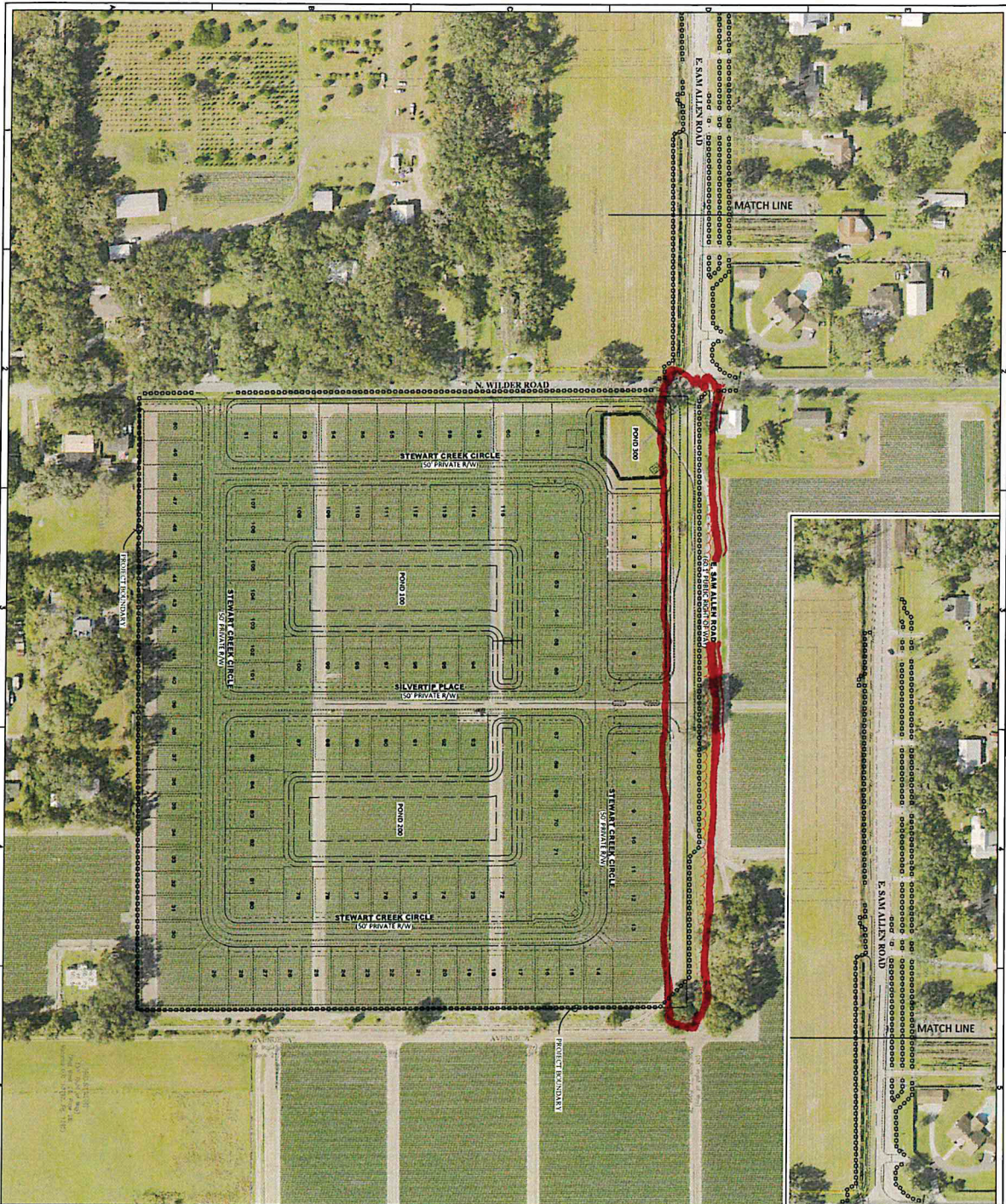
SUBJECT: Fieldstone Subdivision Off-Site Road Improvements **PI#6556**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 13, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Grant permission to the Development Services Department to administratively accept the Required Off-Site Improvement Facilities (roads and drainage) for Maintenance to serve Fieldstone Subdivision Off-Site Road Improvements, located in Section 15, Township 28, and Range 22, upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction upon final acceptance by the Development Review Division of Development Services Department and provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$30,000.00, a Warranty Check in the amount of \$27,332.85 and authorize the Chairman to execute the Developer's Agreement for Construction and Warranty of Required Off-Site Improvements.

BACKGROUND:

On July 5, 2023, Permission to Construct was issued for Fieldstone Subdivision Off-Site Road Improvements, after construction plan review was completed on June 12, 2023. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is Cardel Fieldstone, LLC and the engineer is Heidt Design.



NOTES:

1. THIS LAYOUT IS A PRELIMINARY DESIGN FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A FINAL DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. THE FINAL DESIGN WILL BE PROVIDED IN THE FINAL SUBMITTAL.

2. THE LAYOUT IS BASED ON THE AERIAL PHOTOGRAPH PROVIDED. THE ACTUAL LAYOUT MAY VARY SLIGHTLY FROM THE AERIAL PHOTOGRAPH DUE TO TERRAIN, OBSTRUCTIONS, AND OTHER FACTORS.

3. THE LAYOUT IS BASED ON THE ASSUMPTION THAT THE SUBDIVISION WILL BE DEVELOPED AS A RESIDENTIAL SUBDIVISION. THE LAYOUT MAY BE MODIFIED IF THE SUBDIVISION IS DEVELOPED FOR OTHER PURPOSES.

DATE OF PHOTO: 2020

LEGEND

— PROPOSED LOT LINES

— PROPOSED STREET LINES

— EXISTING LOT LINES

— EXISTING STREET LINES

SCALE

GRAPHIC SCALE: 1" = 100'

VERTICAL SCALE: 1" = 100'

PLAN SCALE: 1" = 100'

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------------|---------------------|
| 1 | 06/27/2020 | UPDATE STREET NAMES |
| 2 | 06/27/2020 | UPDATE LOT LINES |
| 3 | 06/27/2020 | UPDATE STREET LINES |

FIELDSTONE SUBDIVISION

AERIAL SITE PLAN

PREPARED FOR: CARDEL HOMES

HEIDT DESIGN

Civil Engineering • Planning & GIS
Topographic Engineering
Ecological Services • Landscape Architecture

Engineering Business Certificate of Authorization No. 18742
Landscape Architecture Certificate of Authorization No. LC18000462

OWNER/DEVELOPER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED OFF-SITE IMPROVEMENTS

This Agreement made and entered into this ____ day of _____, 20 2025, by and between Cardel Fieldstone, LLC, hereinafter referred to as the "Owner/Developer" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted Site Development Regulations, set forth in the Land Development Code ("LDC") pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

WHEREAS, pursuant to the LDC, the off-site improvement facilities required in connection with the site development project known as Fieldstone Subd Offsite Road Improvements (E. Sam Allen Road) (hereafter referred to as the "Project") are to be installed under guarantees posted with the County; and

WHEREAS, the Site Development Regulations authorize the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Owner/Developer in conjunction with site development projects in Hillsborough County, provided that the improvement facilities meet County standards and are warranted against defects in workmanship and materials for a period of two (2) years; and

WHEREAS, the Owner/Developer has filed or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of off-site roads, streets, grading, sidewalks, stormwater drainage systems, and/or easements and rights-of-way, in accordance with the specifications found in the aforementioned LDC and required by the County, in conjunction with the Project; and

WHEREAS, the Owner/Developer agrees to build and construct the aforementioned off-site improvements under guarantees posted with the County; and

WHEREAS, pursuant to the LDC, the Owner/Developer will request the County to accept, upon completion, the improvements for maintenance as listed below and identified as applicable to the Project:

Fieldstone Subdivision Offsite Road Improvements (Deeded as E. Sam Allen Road, Right of Way dedication, Project #2024-038-R)

The improvements listed in this paragraph are hereafter referred to as the "County Off-Site Project Improvements"; and

WHEREAS, the County requires the Owner/Developer to warranty the aforementioned County Off-Site Project Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

WHEREAS, the County requires the Owner/Developer 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 Owner/Developer as set forth herein, to gain acceptance for ownership and/or maintenance by the County of the aforementioned County Off-Site Project Improvements, the Owner/Developer 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 Owner/Developer agrees to well and truly build, construct and install the off-site project improvements in connection with the Project within twelve (12.0) months from and after the date that the Board of County Commissioners accepts the performance bond rendered pursuant to paragraph 4 below, in accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Owner/Developer.
3. The Owner/Developer agrees to warranty the County Off-Site Project Improvements 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 Owner/Developer further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Owner/Developer agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____, and number _____, dated _____ with _____ by order of _____,
 - b. A Performance Bond, dated _____ with _____ as Principal, and _____ as Surety, and
A Warranty Bond, dated _____ with _____ as Principal, and _____ as Surety, and
 - c. Cashier/Certified Checks, number 500504890, dated 3/26/25 and number 50504891 dated 3/26/25 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 or cashier/certified checks are attached hereto and by reference made a part hereof.

5. Once construction is completed, the Owner/Developer shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the off-site project improvements are constructed in accordance with:

- a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the 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 the Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.

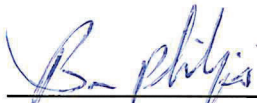
6. Should the Owner/Developer seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Owner/Developer shall provide the County with an instrument ensuring the completion of said 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 Owner/Developer shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Owner/Developer 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 Owner/Developer to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Owner/Developer shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Owner/Developer 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 Owner/Developer's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to accept the County Off-Site Project Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
10. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Owner/Developer may request that the County accept the County Off-Site Project 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 Owner/Developer 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 the 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.

11. 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.
12. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

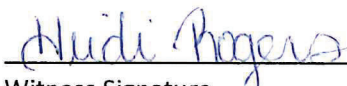
ATTEST:



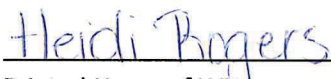
Witness Signature



Printed Name of Witness

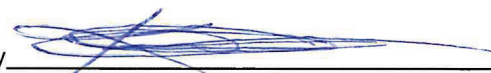


Witness Signature



Printed Name of Witness

Owner/Developer:

By 

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

Kent, Hollman

Printed Name of Signer

Florida Regional President

Title of Signer

3160 S. Falkenburg Rd, Riverview, FL 33578

Address of Signer

813-612-8001

Phone Number of Signer

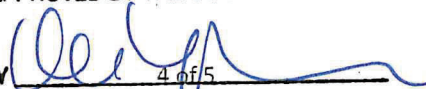
CORPORATE SEAL
(When Appropriate)

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

APPROVED BY THE COUNTY ATTORNEY

BY 

4 of 5
Approved As To Form And Legal
Sufficiency.

By: _____
Chair

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
26 day of march, _____, by Kent Hollman as
(day) (month) (year) (name of person acknowledging)
officer for Cardel Fieldstone LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Linda Thunem

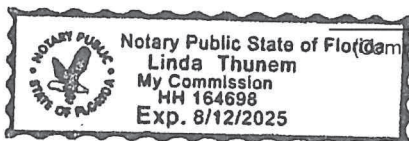
(Signature of Notary Public - State of Florida)

Type of Identification Produced

Linda Thunem

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

(Notary Seal)



(Commission Number)

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)



OFFICIAL CHECK

50-7100
2260

500504890

Date: March 26, 2025

\$ *****30,000.00

PAY Thirty Thousand and 00/100*****PAY TO THE Hillsborough County Board of Commissioners
ORDER OF Performance BondMEMO: Cardel Fieldstone LLCIssued by flagstar
1-888-248-6423

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈500504890⑈ ⑆226071004⑆ 344145⑈

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.



HEIDT
DESIGN

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

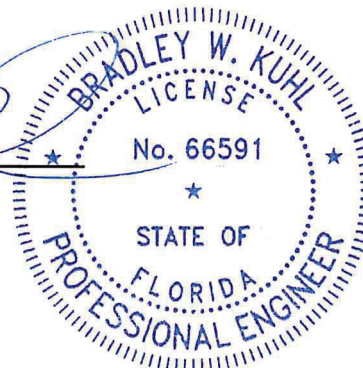
Summary For Performance Bond

FIELDSTONE SUBDIVISION - OFFSITE ROAD (E. SAM ALLEN ROAD)

FOLIO # 89824.0000

| | |
|--|--------------------|
| Streets and Drainage Facilities | \$24,000.00 |
| Total Amount | \$24,000.00 |
| Performance Bond Amount (125% of Total) | \$30,000.00 |

Bradley W. Kuhl, P.E. # 66591
Date Prepared: March 18, 2025



\\hdfile\HD_Projects\Grimes Farms\Master Plan\Construction\Qtys\Fieldstone offsite rdway bond comps



OFFICIAL CHECK

50-7100
2260

500504891

Date: March 26, 2025

\$ *****27,332.85

PAY Twenty-Seven Thousand Three Hundred Thirty-Two and 85/100*****PAY TO THE Hillsborough County Board of Commissioners
ORDER OF Warranty BondMEMO: Cardel Fieldstone LLCIssued by flagstar
1-888-248-6423
AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈500504891⑈ ⑆226071004⑆ 344145⑈

APPROVED BY THE COUNTY ATTORNEY

BY Approved As To Form And Legal
Sufficiency.



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: Streets & Drainage Facilities

FIELDSTONE SUBDIVISION - OFFSITE ROAD (E. SAM ALLEN ROAD)

FOLIO # 89824.0000

| Unit | Quantity | Item | Average Unit Price | Total Amount |
|---------------------------------|----------|--------------------|--------------------|--------------|
| | | | | |
| LS | 1 | Signage & Striping | \$24,000.00 | \$24,000.00 |
| | | | | |
| Total Streets & Drainage System | | | | \$24,000.00 |



HEIDT
DESIGN

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

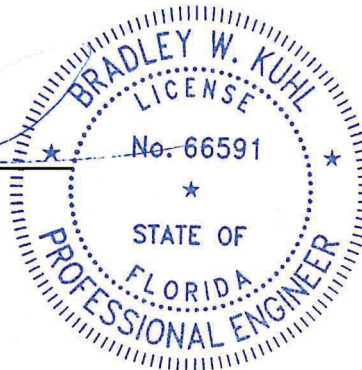
Summary For Warranty Bond

FIELDSTONE SUBDIVISION - OFFSITE ROAD (E. SAM ALLEN ROAD)

FOLIO # 89824.0000

| | |
|-------------------------------------|--------------|
| Streets and Drainage Facilities | \$273,328.50 |
| Total Amount | \$273,328.50 |
| Warranty Bond Amount (10% of Total) | \$27,332.85 |

Bradley W. Kuhl, P.E. # 66591
Date Prepared: January 24, 2025



\\hdf\file\HD_Projects\Grimes Farms\Master Plan\Construction\Qtys\Fieldstone offsite rdway bond comps



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: Streets & Drainage Facilities

FIELDSTONE SUBDIVISION - OFFSITE ROAD (E. SAM ALLEN ROAD)

FOLIO # 89824.0000

| Unit | Quantity | Item | Average Unit Price | Total Amount |
|--|----------|---------------------------------------|--------------------|---------------------|
| | | | | |
| SY | 2,810 | 1 1/2" Type FC Friction Course | \$25.20 | \$70,812.00 |
| SY | 1,635 | 3" Type SP Asphalt | \$46.10 | \$75,373.50 |
| SY | 550 | Optional Base Group 1- (4" Limerock) | \$20.15 | \$11,082.50 |
| SY | 1,635 | Optional Base Group 11 (12" Limerock) | \$27.25 | \$44,553.75 |
| SY | 2,185 | 12" Stabilized Subgrade | \$18.85 | \$41,187.25 |
| SY | 330 | 3" Stabilized Shoulder (LBR-40) | \$19.15 | \$6,319.50 |
| LS | 1 | Signage & Striping | \$24,000.00 | \$24,000.00 |
| | | | | |
| Total Streets & Drainage System | | | | \$273,328.50 |

INSTRUMENT #: 2024436783
10/23/2024 at 03:58:59 PM
Deputy Clerk: SAYALA
Cindy Stuart, Clerk of the Circuit
Court Hillsborough County

This instrument prepared by and record and return to:
Hillsborough County Facilities Management &
Real Estate Services Department
Attn: Mason Young
P.O. Box 1110 Tampa, Florida 33601

Project: 2024-038-R
Project Name: E. Sam Allen Road, Right of Way dedication, (Cardel Fieldstone, LLC)
Folio #: 089824-0000
Section 15, Township 28 South, Range 22 East

TS Reviewed for Legal Sufficiency on: 9/11/2024
Todd Sobel, Assistant County Attorney: TS

WARRANTY DEED

THIS INDENTURE, Made this 23rd day of October, A.D., 2024, between **CARDEL FIELDSTONE, LLC**, a limited liability company existing under the laws of the State of Florida, whose address is: 3160 South Falkenburg Road, Riverview, Florida 33578 hereinafter "Grantor," and **HILLSBOROUGH COUNTY**, a political subdivision of the State of Florida, whose post office address is: P.O. Box 1110, Tampa, Florida 33601, of the County of Hillsborough and State of Florida, hereinafter "Grantee."

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other valuable considerations, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Hillsborough and State of Florida, more particularly described as follows:

LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKETCHES INCLUDED FOR ILLUSTRATIVE PURPOSES ONLY

TOGETHER with all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor doth covenant with the Grantee that it is lawfully seized of the said premises; that they are free of all encumbrances, and that it has good right and lawful authority to sell the same; and the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

APPROVED
Board of County Commissioners
Pursuant to Delegated Authority
Date 10/23/2024
Facilities Management and
Real Estate Services Department
WDI LLC (KP23)

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed on the date first above written.

Signed, sealed and delivered
in the presence of:

CARDEL FIELDSTONE, LLC,
a Florida limited liability company

Dean Hill
Signature of Witness #1
DEAN HILL

By: [Signature]
Print Name: Kent Hollman

Print Name of Witness #1
3160 S. FALKENBURG RD. RIVERVIEW FL 33578
Address of Witness #1
Title: Florida Regional President

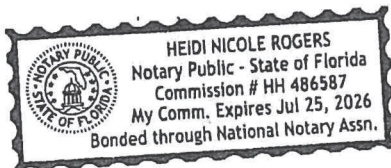
Heidi N. Rogers
Signature of Witness #2
Heidi N. Rogers
Print Name of Witness #2
3160 S. Falkenburg Rd. Riverview FL 33578
Address of Witness #2

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 21st day of May, 2024, by Kent Hollman as Florida Regional President of CARDEL FIELDSTONE, LLC, a limited liability company under the laws of the State of Florida, on its behalf. He and/or she are personally known to me or have produced _____ as identification.

NOTARY PUBLIC:

(SEAL)



Sign: Heidi N. Rogers

Print: Heidi N. Rogers

My Commission Expires: July 25, 2026

EXHIBIT A

DESCRIPTION:

A portion of Block 7 of MIDWAY GARDENS, according to the plat thereof, as recorded in Plat Book 21, Page 28, of the Public Records of Hillsborough County, Florida, lying in Section 15, Township 28 South, Range 22 East, Hillsborough County, Florida, being more particularly described as follows:

Commence at the center of said Section 15, run thence along the East boundary of the Southwest 1/4 of Section 15, S.00°31'32"E., a distance of 25.06 feet; thence departing said East boundary, N.89°28'28"E., a distance of 25.00 feet to Northwest corner of said Block 7, the said point also being the POINT OF BEGINNING; thence along the North Boundary of said Block 7, N.89°36'53"E., a distance of 1263.30 feet to the Northeast corner of said Block 7, thence along the East boundary of said Block 7, S.00°28'22"E., a distance of 35.10 feet; thence S.89°36'53"W., a distance of 1238.20 feet; thence Southwesterly, 39.33 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°08'25" (chord bearing S.44°32'41"W., 35.40 feet) to a point on the West boundary of said Block 7; thence along said West boundary, N.00°31'32"W., a distance of 60.16 feet to the Point of Beginning.

Containing 1.021 acres or 44,476 square feet of land, more or less.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID LINE BEARS S.00°31'32"E. LINE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 2011
2. SKETCH ONLY, NOT A SURVEY.
3. SEE SHEET 1 FOR SIGNATURE.
4. MOMENTATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY OF THE DESCRIBED AREA, WITH A PROJECT NAME OF "CARDELL-PLANT-CITY-TOWNHOMES-BT-SHT-1" WITH A FIELD DATE OF APRIL 01, 2024
5. EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 23111945 WITH AN EFFECTIVE DATE OF MARCH 21, 2024.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS SKETCH AND LEGAL DESCRIPTION NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

Digitally signed by
Charles Arnett
Date: 2024.10.02
14:41:05 -04'00'

CHARLES M. ARNETT P.L.S. #6884
FLORIDA REGISTERED SURVEYOR
LICENSED BUSINESS NO.: LB#7768

DATE

INFORMATION IS NOT COMPLETE WITHOUT ACCOMPANYING SKETCH



Hillsborough
County Florida

HILLSBOROUGH COUNTY, FLORIDA
PERFORMANCE, DATA, & ANALYTICS DEPARTMENT
SURVEY and MAPPING SECTION
601 East Kennedy Boulevard, Tampa, FL 33602
Phone: (813) 307-1050
www.hillsboroughcounty.org

EAST SAM
ALLEN ROAD
SKETCH

| | | |
|-------------|-------------|--------------------|
| DRAWN BY: | AGT | SURVEY PROJECT NO. |
| CHECKED BY: | MHC | S24-0113 |
| DATE: | 08/24/23 | |
| 15 | 28 S. 22 E. | |
| SEC: | TWP: | RNG |
| | | SHEET 1 OF 5 |

DESCRIPTION SKETCH
THIS IS NOT A SURVEY

EXHIBIT A

HC PROJECT NO.
2024-038-R

FOLIO: 89846-0000

UNPLATTED

E. SAM ALLEN ROAD
(2ND STREET)
(25' RIGHT OF WAY)
(PER PLAT BOOK 21, PAGE 28)

NORTH BOUNDARY OF THE NORTHWEST 1/4
OF SOUTHEAST 1/4 OF SECTION
15-T28S-R22E, ALSO BEING THE NORTH
RIGHT-OF-WAY OF E. SAM ALLEN ROAD

SOUTH RIGHT-OF-WAY OF E. SAM
ALLEN ROAD

25.00'

N89°36'53"E 1263.30'

CONTAINING 1.021 ACRES
OR 44,476 SQUARE FEET,
MORE OR LESS

NORTH BOUNDARY
OF BLOCK 7

1238.20' S89°36'53"W

Lot 5

Lot 4

FOLIO: 89824-0000

BLOCK 7

MIDWAY GARDENS

(PLAT BOOK 21, PAGE 28)

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID LINE BEARS S.00°31'32" E. LINE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 2011
2. SKETCH ONLY, NOT A SURVEY.
3. SEE SHEET 1 FOR SIGNATURE.
4. MOMENTATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY OF THE DESCRIBED AREA, WITH A PROJECT NAME OF "CARDELL-PLANT-CITY-TOWNHOMES-BT-SHT-1" WITH A FIELD DATE OF APRIL 01, 2024.
5. EASEMENTS, RIGHTS-OF-WAYS, SET BACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS TAKEN FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, FILE NUMBER: 23111945 WITH AN EFFECTIVE DATE OF MARCH 21, 2024.

LEGEND

----- SET 1/2" IRON ROD LB7768



SEE SHEET 2 MATCH LINE SEE SHEET 4 MATCH LINE



Hillsborough
County Florida

HILLSBOROUGH COUNTY, FLORIDA
PERFORMANCE, DATA, & ANALYTICS DEPARTMENT
SURVEY and MAPPING SECTION
601 East Kennedy Boulevard, Tampa, FL 33602
Phone: (813) 307-1050
www.hillsboroughcounty.org

EAST SAM
ALLEN ROAD
SKETCH

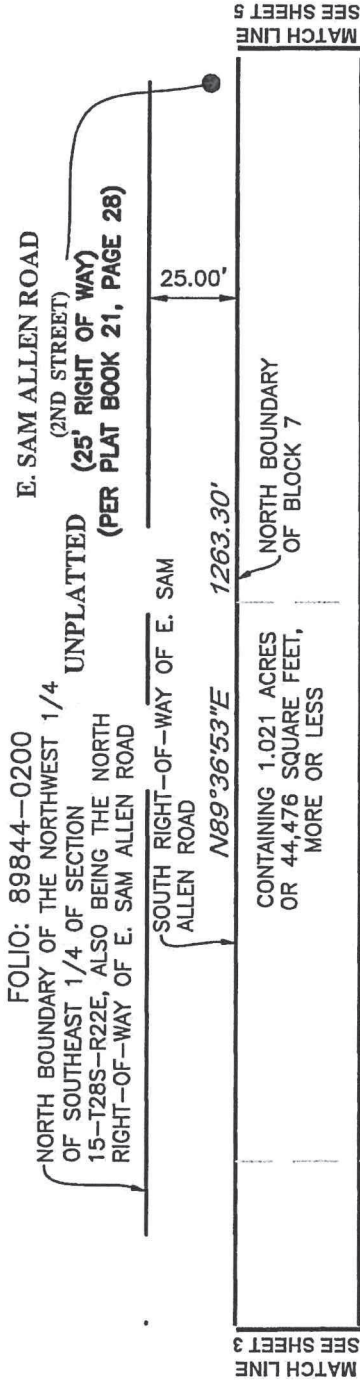
DRAWN BY: AGT MHC
CHECKED BY: 082423
DATE: 15
SEC:

TWP: 28 S. 22 E.
RNG: 5
SURVEY PROJECT NO. S24-0113
SHEET 3 OF 5

DESCRIPTION SKETCH
THIS IS NOT A SURVEY

EXHIBIT A

HC PROJECT NO.
2024-038-R



Lot 4

Lot 3

Lot 2

BLOCK 7
MIDWAY GARDENS
(PLAT BOOK 21, PAGE 28)
FOLIO: 89824-0000



- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF THE WEST BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 22 EAST, HILLSBOROUGH COUNTY, FLORIDA, SAID LINE BEARS S.00°31'32" E. LINE TIED TO THE FLORIDA COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTED 2011
 2. SKETCH ONLY, NOT A SURVEY.
 3. SEE SHEET 1 FOR SIGNATURE.
 4. MOMENTATION SHOWN HEREON WERE TAKEN FROM A BOUNDARY SURVEY OF THE DESCRIBED AREA, WITH A PROJECT NAME OF "CARDELL-PLANT-CITY-TOWNHOMES-BT-SHT-1" WITH A FIELD DATE OF APRIL 01, 2024
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EAST SAM
ALLEN ROAD
SKETCH

DRAWN BY: AGT
CHECKED BY: MHC
DATE: 08/24/23

SURVEY
PROJECT NO.
S24-0113

SHEET 4 OF 5

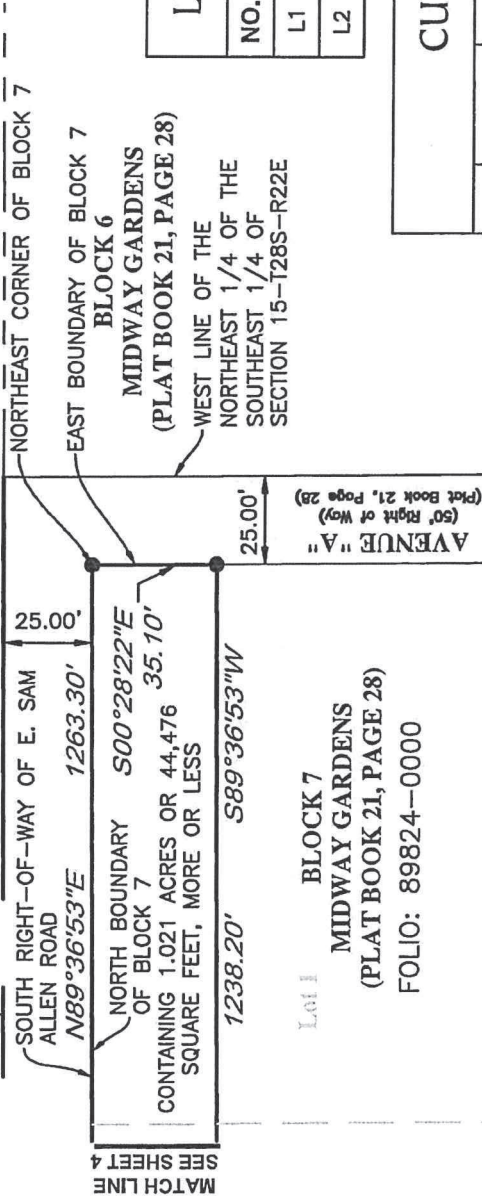
DESCRIPTION SKETCH
THIS IS NOT A SURVEY

EXHIBIT A

HC PROJECT NO.
2024-038-R

FOLIO: 89847-0000

NORTH BOUNDARY OF THE NORTHWEST 1/4
OF SOUTHEAST 1/4 OF SECTION
15-T28S-R22E, ALSO BEING THE NORTH
RIGHT-OF-WAY OF E. SAM ALLEN ROAD



SEE SHEET 4
MATCH LINE

LINE DATA TABLE

| NO. | BEARING | LENGTH |
|-----|---------------|--------|
| L1 | S 00°31'32" E | 25.06' |
| L2 | N 89°28'28" E | 25.00' |

FOLIO: 89824-0000

LOT 1
BLOCK 7
MIDWAY GARDENS
(PLAT BOOK 21, PAGE 28)

CURVE DATA TABLE

| NO. | RADIUS | DELTA | ARC | CHORD | BEARING |
|-----|--------|-----------|--------|--------|---------------|
| C1 | 25.00' | 90°08'25" | 39.33' | 35.40' | S 44°32'41" W |

LEGEND

----- SET 1/2" IRON ROD LB7768

- NOTES:
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ALLEN ROAD
SKETCH

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DATE: 08/24/23

SURVEY
PROJECT NO.
S24-0113

SHEET 5 OF 5