

SUBJECT: Sunridge Chase Subdivision fka Riverbend North **PI#7008**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: August 12, 2025
CONTACT: Lee Ann Kennedy

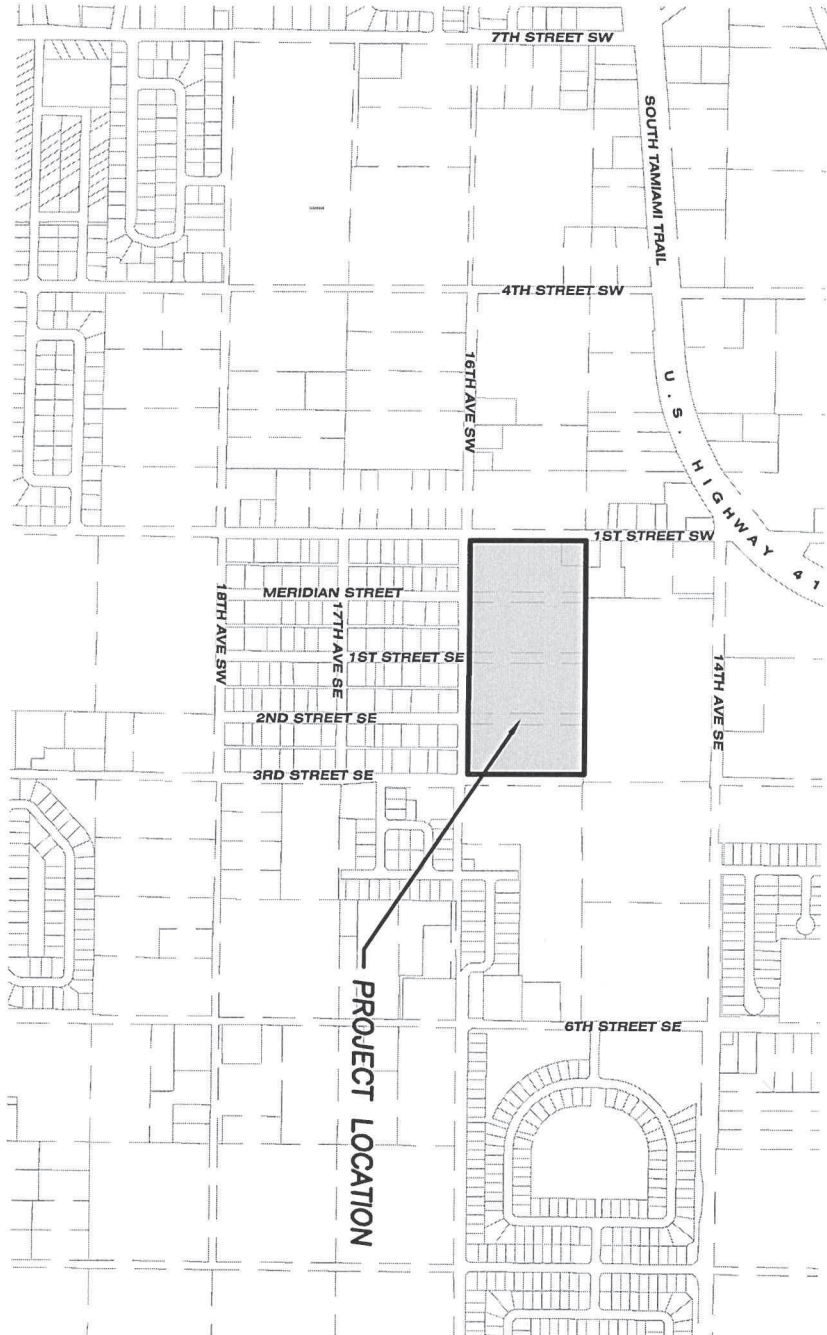
RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Sunridge Chase Subdivision fka Riverbend North Subdivision, located in Section 17, Township 32 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site water & wastewater and off-site water, wastewater and sidewalks) 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 \$2,154,389.13, a Warranty Bond in the amount of \$165,808.76 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 \$5,387.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on a Developer Agreement and a payment of \$199,542.00 was made on 08/01/2025.

BACKGROUND:

On January 17, 2025, Permission to Construct Prior to Platting was issued for Sunridge Chase Subdivision fka Riverbend North, after construction plan review was completed on December 12, 2024. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is Clayton Properties Group, Inc. and the engineer Absolute Engineering, Inc.



VICINITY MAP
SECTION 17 TOWNSHIP 32 SOUTH RANGE 19 EAST
SCALE: 1" = 1000'

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Clayton Properties Group, Inc. dba Highland Homes, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sunridge Chase fka Riverbend North Subdivision (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

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

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

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

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

On-Site - Water & Sewer and Off-Site - Water, Sewer & Sidewalk

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (12) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____, and number _____ dated _____, with _____ by _____ order of _____,
 - b. A Performance Bond, number 47SUR300214011285 dated, 07/01/2025 with Clayton Properties Group, Inc. dba Highland Homes as Principal, and _____ Berkshire Hathaway Specialty Insurance Company as Surety, or
A Warranty Bond, number 47SUR300214011286 dated, 07/01/2025 with Clayton Properties Group, Inc. dba Highland Homes as Principal, and _____ Berkshire Hathaway Specialty Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

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

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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


ATTEST:



Witness Signature

Daniel Schmitt

Printed Name of Witness



Witness Signature

Andrew Noletts

Printed Name of Witness

Subdivider:

By 

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

Brian Walsh

Name (typed, printed or stamped)

Assistant Secretary

Title

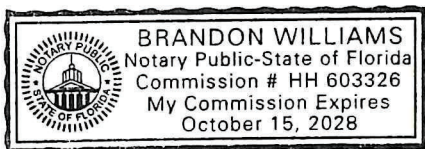
3020 S. Florida Ave Suite 101, Lakeland, FL 33803

Address of Signer

863-619-7103

Phone Number of Signer

NOTARY PUBLIC





CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

By: _____

Deputy Clerk




BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
23 day of July, 2025, by Brian Walsh as
(day) (month) (year) (name of person acknowledging)
Assistant Secretary for Clayton Properties Group Inc.
(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

[Signature]

(Signature of Notary Public - State of Florida)

Type of Identification Produced

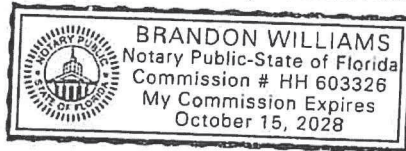
Brandon Williams

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

(Notary Seal)

HH603326
(Commission Number)

10/15/28
(Expiration Date)



Individual Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND

On-site and Off-site

Clayton Properties Group, Inc. dba

KNOW ALL MEN BY THESE PRESENTS, That we Highland Homes

called the Principal, and Berkshire Hathaway Specialty 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 One Hundred Fifty-Four Thousand Three Hundred Eighty-Nine Dollars and 13/100 (\$ 2,154,389.13) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the SunRidge Chase fka Riverbend North subdivision; and

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

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated off-site 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, hereafter the "Agreement", the terms of which require the Principal to submit an instrument ensuring completion of construction of required improvements; and

WHEREAS, the terms of said 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 Sunridge Chase fka Riverbend North subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the 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 plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the 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 09/12/2026

SIGNED, SEALED AND DATED this 1st day of July, 20 25.

ATTEST:

Clayton Properties Group, Inc. dba Highland Homes

[Signature]



[Signature]

Principal

Seal

ATTEST:

Berkshire Hathaway Specialty Insurance Company

Surety

Seal

[Signature]
John P. Harney, Witness

By [Signature]
Attorney-In-Fact

Seal

Jessica Hernandez

APPROVED BY THE COUNTY ATTORNEY

BY

[Signature]
Approved As To Form And Legal
Sufficiency.



Berkshire Hathaway
Specialty Insurance

47-SUR-300214-01-1285

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: Jessica Hernandez, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

**BERKSHIRE HATHAWAY SPECIALTY
INSURANCE COMPANY,**

By:

David Fields, Executive Vice President



**NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,**

By:

David Fields, Vice President



NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY** and Vice President of **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this July 1, 2025.



Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhsispecialty.com THIS POWER OF ATTORNEY IS VOID IF ALTERED
To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claims@bhsispecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

....

EXECUTION OF DOCUMENTS:

....

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

RIVERBEND NORTH
SUBDIVISION INFRASTRUCTURE
Engineer's Certification of Total Cost to be Bonded for Platting

EARTH WORK	\$101,417.40
PAVING	\$625,294.50
STORM	\$237,452.45
SANITARY	\$617,894.45
WATER	\$105,251.15
OFFSITE	\$36,201.35
TOTAL:	\$1,723,511.30
125% PERFORMANCE BOND AMOUNT	\$2,154,389.13


Heather E. Wertz, PE
Florida Registered Professional Engineer # 54691

Absolute Engineering, Inc. CA 28358

	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
	Earthwork			\$101,417.40
1	Sod 4' Back of Curb/Edge of Pavement	2,520	\$3.70	\$9,324.00
2	Sod 4:1 & Pond Slopes	9,582	\$3.70	\$35,453.40
3	Seed & Mulch	61,600	\$0.40	\$24,640.00
4	Final Grading	1	\$32,000.00	\$32,000.00
	Paving			\$625,294.50
1	Sawcut & Match Existing Asphalt	1	\$565.00	\$565.00
2	1½" Type SP Asphalt	6560	\$21.00	\$137,760.00
3	6" Crushed Concrete Base	6560	\$15.70	\$102,992.00
4	12" Stabilized Subgrade (LBR-40)	6560	\$7.85	\$51,496.00
5	Stabilized Curb Pad	5670	\$3.00	\$17,010.00
6	Miami Curb	5470	\$25.10	\$137,297.00
7	Ribbon Curb	90	\$22.60	\$2,034.00
8	Drop Curb	200	\$32.15	\$6,430.00
9	4" Concrete Sidewalk	7100	\$7.90	\$56,090.00
10	6" Concrete Sidewalk	7490	\$10.45	\$78,270.50
11	5' ADA Handicap Ramp	19	\$1,150.00	\$21,850.00
12	Signage & Striping	1	\$13,500.00	\$13,500.00
	Storm			\$237,452.45
1	Hills. Co. Type 1 Curb Inlet	6	\$7,050.00	\$42,300.00
2	18" MES	4	\$2,100.00	\$8,400.00
3	36" MES	1	\$3,850.00	\$3,850.00
4	RIP Rap @ End Section	9	\$710.00	\$6,390.00
5	6" Underdrain (Fine Aggregate)	4460	\$21.25	\$94,775.00
6	6" Underdrain Cleanout	27	\$430.00	\$11,610.00
7	Concrete Sump	6	\$7,250.00	\$43,500.00
8	Dewatering	975	\$7.40	\$7,215.00
9	Storm Sewer Testing	1951	\$9.95	\$19,412.45
	Sanitary Sewer System			\$617,894.45
1	Pump Station (6' Dia.)	0.8	\$740,000.00	\$592,000.00
2	6" PVC Forcemain (DR18)	391	\$32.95	\$12,883.45
3	Air Release Assembly (Below Ground)	1	\$10,500.00	\$10,500.00
4	Pressure Testing	930	\$2.70	\$2,511.00
	Water Distribution System			\$105,251.15
1	Connect To Existing 12" Water Main	1	\$6,800.00	\$6,800.00
2	Temporary Construction Meter Assembly	1	\$17,500.00	\$17,500.00
3	12"X6" Tapping Sleeve & Valve	1	\$11,000.00	\$11,000.00
4	1" RPZ Assembly (Meter By County)	3	\$2,600.00	\$7,800.00
5	6" PVC Water Main (DR18)	1009	\$31.75	\$32,035.75
6	6" DIP Water Main	93	\$99.30	\$9,234.90
7	Single Service Short	13	\$485.00	\$6,305.00
8	Single Service Long	9	\$655.00	\$5,895.00
9	Temporary Blowoff Assembly	1	\$865.00	\$865.00
10	Chlorination & Pressure Testing	2842	\$2.75	\$7,815.50
	Offsite Forcemain			\$36,201.35
1	Maintenance of Traffic	0.55	\$20,000.00	\$11,000.00
2	Connect To Existing 12" Forcemain	1	\$13,000.00	\$13,000.00
3	6" PVC Forcemain (DR 18)	59	\$76.55	\$4,516.45
4	SOD - Bahia	350	\$3.70	\$1,295.00
5	Final Grading	1	\$3,050.00	\$3,050.00
6	Pressure Testing	1237	\$2.70	\$3,339.90
TOTALS				\$1,723,511.30

SUBDIVISION WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we Clayton Properties Group, Inc. dba Highland Homes

called the Principal, and Berkshire Hathaway Specialty

Insurance Company

called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of One hundred Sixty Five Thousand, Eight Hundred Eight Dollars and 76/100 (\$ 165,808.76) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this 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 following improvements for maintenance in connection with the Sunridge Chase fka Riverbend North subdivision (hereafter, the "Subdivision"): on-site improvements: Water & Sewer and off-site improvements: Water, Sewer & Sidewalk (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

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

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, 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;

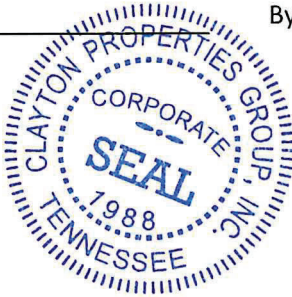
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE
AND EFFECT UNTIL 09/12/2028

SIGNED, SEALED AND DATED this 1st day of July, 20 25.

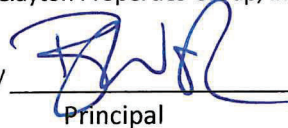
Clayton Properties Group, Inc. dba Highland Homes

ATTEST:





By



Principal

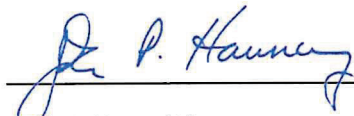
Seal

Berkshire Hathaway Specialty Insurance Company

Surety

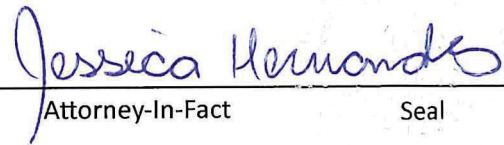
Seal

ATTEST:



John P. Hamey, Witness

By



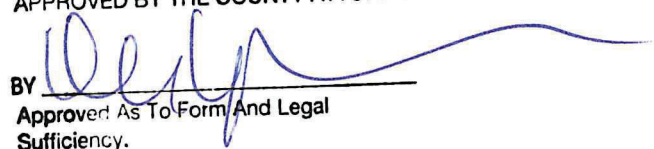
Attorney-In-Fact

Seal

Jessica Hernandez

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.



Berkshire Hathaway
Specialty Insurance

47-SUR-300214-01-1286

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: Jessica Hernandez, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.

BERKSHIRE HATHAWAY SPECIALTY
INSURANCE COMPANY,

By:

David Fields, Executive Vice President



NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,

By:

David Fields, Vice President

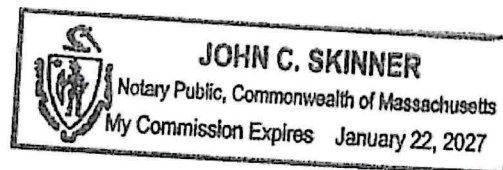


NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY** and Vice President of **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this July 1, 2025.



Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at: BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com THIS POWER OF ATTORNEY IS VOID IF ALTERED
To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claimsnotice@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.

CORPORATE ACTIONS

....

EXECUTION OF DOCUMENTS:

....

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

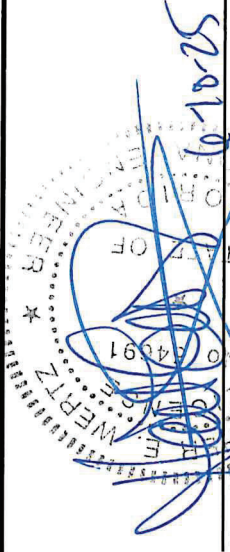
RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

RIVERBEND NORTH

SUBDIVISION INFRASTRUCTURE

Engineer's Certification of Total Water & Sanitary Cost to be Guaranteed by Warranty Bond

WATER.....	\$209,226.70
SANITARY.....	\$1,076,856.00
OFFSITE.....	\$372,004.85
TOTAL:	\$1,658,087.55
10% WARRANTY BOND AMOUNT:	
	\$165,808.76


Heather E. Wertz, PE
Florida Registered Professional Engineer # 54691
Absolute Engineering, Inc. CA 28358

RIVERBEND NORTH				
SUBDIVISION INFRASTRUCTURE				
Engineer's Certification of Water Cost to be Guaranteed by Warranty Bond				
	DESCRIPTION	QUANTITY	UNIT PRICE	SCHEDULED VALUE
	Water Distribution System			
1	Service Connections, Single Long	27	\$655.00	\$17,685.00
2	Service Connections, Single Short	38	\$485.00	\$18,430.00
3	Fire Hydrant Assembly, Complete Including Branch Valve	3	\$8,750.00	\$26,250.00
4	Water Service to Lift Station	1	\$5,800.00	\$5,800.00
5	6" DIP Water Main	79	\$99.30	\$7,844.70
6	6" PVC, AWWA C-900, DR 18, Blue	2684	\$31.75	\$85,217.00
7	6" Gate Valve Assembly, Complete	15	\$2,200.00	\$33,000.00
8	6" MJ Bend, Complete	29	\$450.00	\$13,050.00
9	6" x 6" MJ Tee, Complete	3	\$650.00	\$1,950.00
TOTALS				\$209,226.70

RIVERBEND NORTH				
SUBDIVISION INFRASTRUCTURE				
Engineer's Certification of Sanitary Cost to be Guaranteed by Warranty Bond				
	DESCRIPTION	QUANTITY	UNIT PRICE	SCHEDULED VALUE
	Sanitary Sewer System			
1	Single Service	7	\$1,450.00	\$10,150.00
2	Double Service	29	\$1,900.00	\$55,100.00
3	8" PVC, SDR-26, 0'-6' Deep	14	\$37.00	\$518.00
4	8" PVC, SDR-26, 6'-8' Deep	597	\$38.35	\$22,894.95
5	8" PVC, SDR-26, 8'-10' Deep	902	\$41.25	\$37,207.50
6	8" PVC, SDR-26, 10'-12' Deep	690	\$45.30	\$31,257.00
7	8" PVC, SDR-26, 12'-14' Deep	44	\$55.30	\$2,433.20
8	Standard Precast Manhole w/ Ring & Cover, 0'-6' Deep	1	\$6,650.00	\$6,650.00
9	Standard Precast Manhole w/ Ring & Cover, 6'-8' Deep	4	\$7,250.00	\$29,000.00
10	Standard Precast Manhole w/ Ring & Cover, 8'-10' Deep	2	\$8,350.00	\$16,700.00
11	Standard Precast Manhole w/ Ring & Cover, 10'-12' Deep	2	\$9,250.00	\$18,500.00
12	Standard Precast Manhole w/ Ring & Cover, 12'-14' Deep	1	\$9,950.00	\$9,950.00
13	Drop Manhole w/ Ring & Cover, 12'-14' Deep	1	\$13,500.00	\$13,500.00
14	6" PVC Forcemain, AWWA C-900, DR 18, Green	873	\$32.95	\$28,765.35
15	6" Plug Valve Assembly, Complete	1	\$2,850.00	\$2,850.00
16	6" MJ Bend, Complete	21	\$910.00	\$19,110.00
17	6" x 4" MJ Reducer, Complete	1	\$770.00	\$770.00
18	Air Release Valve Assembly (Below Ground), Complete	3	\$10,500.00	\$31,500.00
19	Pump Station, Duplex Complete	1	\$740,000.00	\$740,000.00
TOTALS				\$1,076,856.00

RIVERBEND NORTH				
SUBDIVISION INFRASTRUCTURE				
Engineer's Certification of Water Cost to be Guaranteed by Warranty Bond				
	DESCRIPTION	QUANTITY	UNIT PRICE	SCHEDULED VALUE
	Offsite Paving & Utility			
	Stabilized Curb Pad	153	\$3.00	\$459.00
	Concrete Sidewalk (4" Thick)	2439	\$7.90	\$19,268.10
	Concrete Sidewalk (6" Thick)	2961	\$10.45	\$30,942.45
	ADA Sidewalk Ramp per FDOT Index 304 (Complete)	2	\$1,150.00	\$2,300.00
	Concrete Miami Curb (Type A)	53	\$25.10	\$1,330.30
	Concrete Curb (Drop)	100	\$32.15	\$3,215.00
	12" x 6" Tapping Sleeve & Valve	1	\$11,000.00	\$11,000.00
	16" Jack & Bore - Water	42	\$1,720.00	\$72,240.00
	6" DIP Water Main	106	\$99.30	\$10,525.80
	6" MJ Bend, Complete	6	\$450.00	\$2,700.00
	Connect to Existing 12" Forcemain	1	\$13,000.00	\$13,000.00
	14" Steel Casing - Existing Forcemain Pipe	68	\$275.00	\$18,700.00
	16" Jack & Bore - Forcemain	42	\$1,720.00	\$72,240.00
	6" Directional Bore - Forcemain	1113	\$73.75	\$82,083.75
	6" PVC Forcemain, AWWA C-900, DR 18, Green	139	\$76.55	\$10,640.45
	6" Plug Valve Assembly, Complete - Forcemain	1	\$2,850.00	\$2,850.00
	6" MJ Bend, Complete - Forcemain	8	\$910.00	\$7,280.00
	12" x 6" MJ Reducer, Complete - Forcemain	1	\$730.00	\$730.00
	Air Release Valve Assembly (Below Ground), Complete - Forcemain	1	\$10,500.00	\$10,500.00
TOTALS				\$372,004.85

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between Clayton Properties Group, Inc. dba Highland Homes., hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sunridge Chase fka Riverbend North Subdivision (hereafter referred to as the "Subdivision"); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 47SUR300214011287 dated, 07/01/25 with Clayton Properties Group, Inc. dba Highland Homes as Principal, and _____ as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

[Signature]
Witness Signature

Garret Parkinson
Printed Name of Witness

[Signature]
Witness Signature

Andrew Noleffe
Printed Name of Witness

Subdivider:

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

Brian Walsh
Name (typed, printed or stamped)

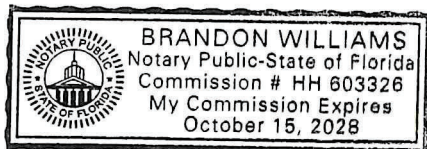
Assistant Secretary
Title

3020 S. Florida Ave, Suite 101, Lakeland, FL 33803

Address of Signer

863-619-7103
Phone Number of Signer

NOTARY PUBLIC



[Signature]

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

By: _____
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
23 day of July, 2025, by Brian Walsh as
(day) (month) (year) (name of person acknowledging)
Assistant Secretary for Clayton Properties Group Inc.
(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

[Signature]

(Signature of Notary Public - State of Florida)

Type of Identification Produced

Brandon Williams

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

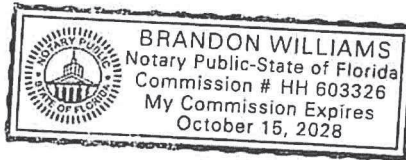
(Notary Seal)

HH603326

(Commission Number)

10/15/28

(Expiration Date)



Individual Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Clayton Properties Group, Inc. dba
Highland Homes called the Principal, and Berkshire Hathaway Specialty
Insurance Company called the Surety, are held and firmly bound unto the
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____
FiveThousand Three Hundred Eighty-Seven and 50/100 (\$ 5,387.50) Dollars for the payment of which sum,
 well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
 severally, firmly by these presents.

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

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

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

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

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered
 into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement
 require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

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

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

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 09/12/2026

SIGNED, SEALED AND DATED this

ATTEST: 1st day of July, 20 25.



 BY 

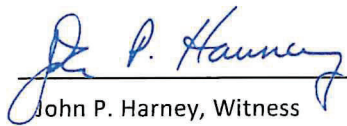
PRINCIPAL (SEAL)

Clayton Properties Group, Inc. dba Highland Homes

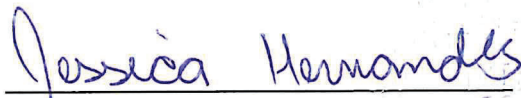
ATTEST:

Berkshire Hathaway Specialty Insurance Company

SURETY (SEAL)




John P. Harney, Witness



ATTORNEY-IN-FACT (SEAL)
Jessica Hernandez

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.



Berkshire Hathaway
Specialty Insurance

47-SUR-300214-01-1287

Power Of Attorney

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY NATIONAL INDEMNITY COMPANY / NATIONAL LIABILITY & FIRE INSURANCE COMPANY

Know all men by these presents, that **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at One Lincoln Street, 23rd Floor, Boston, Massachusetts 02111, **NATIONAL INDEMNITY COMPANY**, a corporation existing under and by virtue of the laws of the State of Nebraska and having an office at 3024 Harney Street, Omaha, Nebraska 68131 and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, a corporation existing under and by virtue of the laws of the State of Connecticut and having an office at 100 First Stamford Place, Stamford, Connecticut 06902 (hereinafter collectively the "Companies"), pursuant to and by the authority granted as set forth herein, do hereby name, constitute and appoint: **Jessica Hernandez, Josefina Rojo, John P. Harney, Jacquelyn M. Norstrom, Haley Anderson, Matthew Labno, Melissa Heffernan, 353 N. Clark Street of the city of Chicago, State of Illinois**, their true and lawful attorney(s)-in-fact to make, execute, seal, acknowledge, and deliver, for and on their behalf as surety and as their act and deed, any and all undertakings, bonds, or other such writings obligatory in the nature thereof, in pursuance of these presents, the execution of which shall be as binding upon the Companies as if it has been duly signed and executed by their regularly elected officers in their own proper persons. **This authority for the Attorney-in-Fact shall be limited to the execution of the attached bond(s) or other such writings obligatory in the nature thereof.**

In witness whereof, this Power of Attorney has been subscribed by an authorized officer of the Companies, and the corporate seals of the Companies have been affixed hereto this date of August 24, 2023. This Power of Attorney is made and executed pursuant to and by authority of the Bylaws, Resolutions of the Board of Directors, and other Authorizations of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, which are in full force and effect, each reading as appears on the back page of this Power of Attorney, respectively. **The following seals of the Companies and signatures by an authorized officer of the Company may be affixed by facsimile or digital format, which shall be deemed the equivalent of and constitute the written signature of such officer of the Companies and original seals of the Companies for all purposes regarding this Power of Attorney, including satisfaction of any signature and seal requirements on any and all undertakings, bonds, or other such writings obligatory in the nature thereof, to which this Power of Attorney applies.**

**BERKSHIRE HATHAWAY SPECIALTY
INSURANCE COMPANY,**

By:

David Fields, Executive Vice President



**NATIONAL INDEMNITY COMPANY,
NATIONAL LIABILITY & FIRE INSURANCE COMPANY,**

By:

David Fields, Vice President

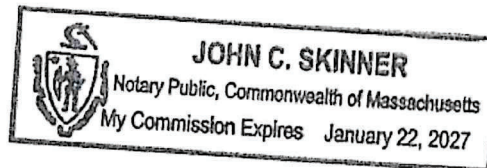


NOTARY

State of Massachusetts, County of Suffolk, ss:

On this 24th day of August, 2023, before me appeared David Fields, Executive Vice President of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY** and Vice President of **NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, who being duly sworn, says that his capacity is as designated above for such Companies; that he knows the corporate seals of the Companies; that the seals affixed to the foregoing instrument are such corporate seals; that they were affixed by order of the board of directors or other governing body of said Companies pursuant to its Bylaws, Resolutions and other Authorizations, and that he signed said instrument in that capacity of said Companies.

[Notary Seal]



Notary Public

I, Ralph Tortorella, the undersigned, Officer of **BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY, NATIONAL INDEMNITY COMPANY** and **NATIONAL LIABILITY & FIRE INSURANCE COMPANY**, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies which is in full force and effect and has not been revoked. IN TESTIMONY WHEREOF, see hereunto affixed the seals of said Companies this July 1, 2025.



Ralph Tortorella, Officer

To verify the authenticity of this Power of Attorney please contact us at BHSI Surety Department, Berkshire Hathaway Specialty Insurance Company, One Lincoln Street, 23rd Floor Boston, MA 02111 | (770) 625-2516 or by email at Jennifer.Porter@bhspecialty.com THIS POWER OF ATTORNEY IS VOID IF ALTERED
To notify us of a claim please contact us on our 24-hour toll free number at (855) 453-9675, via email at claims@bhspecialty.com, via fax to (617) 507-8259, or via mail.

BERKSHIRE HATHAWAY SPECIALTY INSURANCE COMPANY (BYLAWS)

ARTICLE V.
CORPORATE ACTIONS

....
EXECUTION OF DOCUMENTS:

....

Section 6.(b) The President, any Vice President or the Secretary, shall have the power and authority:

- (1) To appoint Attorneys-in-fact, and to authorize them to execute on behalf of the Company bonds and other undertakings, and
- (2) To remove at any time any such Attorney-in-fact and revoke the authority given him.

NATIONAL INDEMNITY COMPANY (BY-LAWS)

Section 4. Officers, Agents, and Employees:

A. The officers shall be a President, one or more Vice Presidents, a Secretary, one or more Assistant Secretaries, a Treasurer, and one or more Assistant Treasurers none of whom shall be required to be shareholders or Directors and each of whom shall be elected annually by the Board of Directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the Board of Directors, and shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the Board of Directors; and the Board of Directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the corporation.

NATIONAL INDEMNITY COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BY-LAWS)

ARTICLE IV

Officers

Section 1. Officers, Agents and Employees:

A. The officers shall be a president, one or more vice presidents, one or more assistant vice presidents, a secretary, one or more assistant secretaries, a treasurer, and one or more assistant treasurers, none of whom shall be required to be shareholders or directors, and each of whom shall be elected annually by the board of directors at each annual meeting to serve a term of office of one year or until a successor has been elected and qualified, may serve successive terms of office, may be removed from office at any time for or without cause by a vote of a majority of the board of directors. The president and secretary shall be different individuals. Election or appointment of an officer or agent shall not create contract rights. The officers of the Corporation shall have such powers and rights and be charged with such duties and obligations as usually are vested in and pertain to such office or as may be directed from time to time by the board of directors; and the board of directors or the officers may from time to time appoint, discharge, engage, or remove such agents and employees as may be appropriate, convenient, or necessary to the affairs and business of the Corporation.

NATIONAL LIABILITY & FIRE INSURANCE COMPANY (BOARD RESOLUTION ADOPTED AUGUST 6, 2014)

RESOLVED, That the President, any Vice President or the Secretary, shall have the power and authority to (1) appoint Attorneys-in-fact, and to authorize them to execute on behalf of this Company bonds and other undertakings and (2) remove at any time any such Attorney-in-fact and revoke the authority given.

SURVEYOR'S COST ESTIMATE FOR MONUMENTATION

June 26, 2025

RE: SUNRIDGE CHASE (fka RIVERBEND NORTH)

To whom it may concern;

The following is Pennoni Associates Inc.'s cost estimate for the placement of Lot Corner and Permanent Control Points (PCPs) for the above referenced project on a one-time basis for the purpose of bonding.

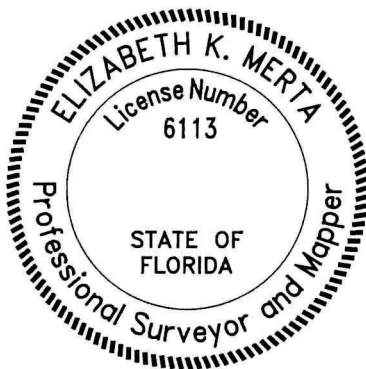
\$4,310.00 x 1.25% = \$5,387.50

Sincerely,
PENNONI

Elizabeth K Merta

Digitally signed by Elizabeth K
Merta
Date: 2025.06.26 14:42:42 -04'00'

Elizabeth K. Merta, PSM
Project Surveyor



[illegible]

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HALLSBURG COUNTY, FLORIDA, BEING FORMERLY DESCRIBED AS FOLLOWS:

TO BEGIN AT THE SOUTHWEST CORNER OF BLOCK 6, FAIRMONT PARK, AS RECORDED IN PLAT BOOK 21, PAGE 14, PUBLIC RECORDS OF HALLSBURG COUNTY, FLORIDA; THENCE NORTH 02°34'54" EAST, ALONG THE WEST LINE OF SAID BLOCK 6 A SAME BEING THE EASTERN RIGHT-OF-WAY LINE OF 141 STREET SW, 62°11'12" WEST TO THE NORTH LINE OF THE SOUTH 1/2 OF 2nd STREET, AS VACATED IN OFFICIAL RECORDS BOOK 8983, PAGE 0212, PUBLIC RECORDS OF HALLSBURG COUNTY, FLORIDA; THENCE SOUTH 89°52'25" EAST, ALONG SAID NORTH LINE, 1263.56 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE CHARLESTON AVENUE; THENCE SOUTH 02°13'03" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF BLOCK 5, OF SAID FAIRMONT PARK, A DISTANCE OF 631.82 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 5, BEING ON THE WEST RIGHT-OF-WAY LINE OF 3rd STREET, THENCE NORTH 89°32'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1623.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 18.36 ACRES. MORE OR LESS.

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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.

ELIZABETH K MERTA, PSM	DATE
PROFESSIONAL SURVEYOR AND MAPPER	
REGISTRATION NO. LS6113	
PENNONI ASSOCIATES INC.	
401 THIRD STREET SW	
WINTER HAVEN, FL 33880	
REGISTRATION NO. 8126	

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____ (NAME OF OFFICER), AS _____ (TITLE OF OFFICER) OF DOMAIN TIMBERLAKE MULTISTATE 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

**NOTARY PUBLIC
PRINTED NAME:**

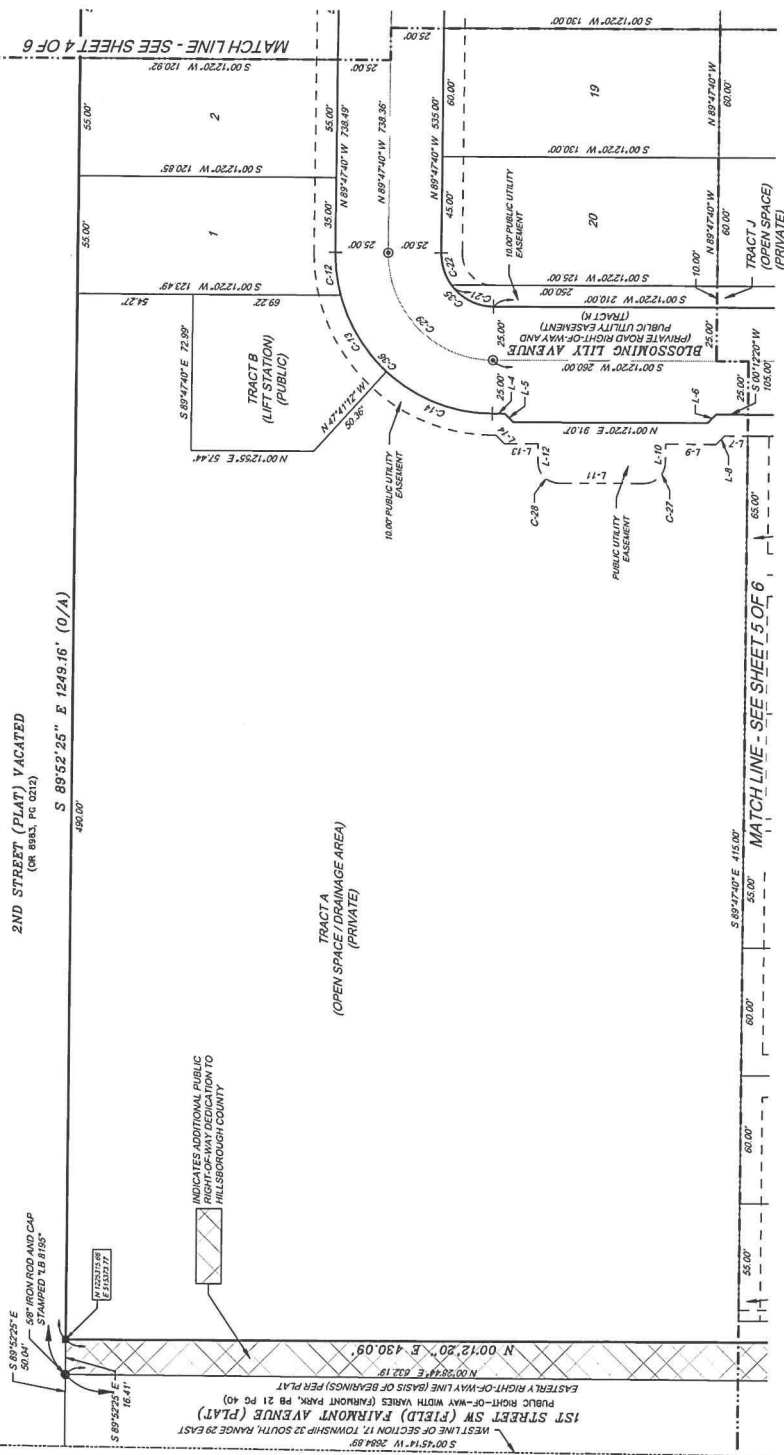
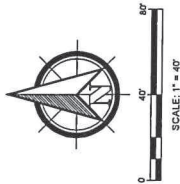
MY COMMISSION EXPIRES:



PENNONI ASSOCIATES INC.
401 Third Street SW
Winter Haven, FL 33880
T 863.324.1112 F 863.294.6185
LB 8126

PLAT BOOK _____ **PAGE** _____

A REPLAT OF BLOCKS 5, 6, 7, AND 8, FAIRMONT PARK, PLAT BOOK 21, PAGE 40, BEING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.



CURVE TABLE				
CURVE #	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	75.00°	0.152753'	S 82°302'1" W	20.18'
C-12	75.00°	0.0229535'	S 49°135'5" W	41.88'
C-14	75.00°	0.0470627'	S 31°4534" W	53.80'
C-21	25.00°	0.0330748'	S 38°5681" W	22.38'
C-22	25.00°	0.0635712'	S 71°4674" W	16.81'
C-27	10.00°	0.0907000'	S 44°7400" E	14.14'
C-30	10.00°	0.0910010'	S 45°1220" W	14.14'
C-29	50.00°	0.0910010'	S 45°1220" W	14.14'
C-35	25.00°	0.0910000'	S 39°275" W	35.38'
C-36	75.00°	0.0910000'	S 45°1220" W	08.08'

THIS PROPERTY MAY BE SUBJECT TO FLOODING. EVEN MEETING FEDERAL, STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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.

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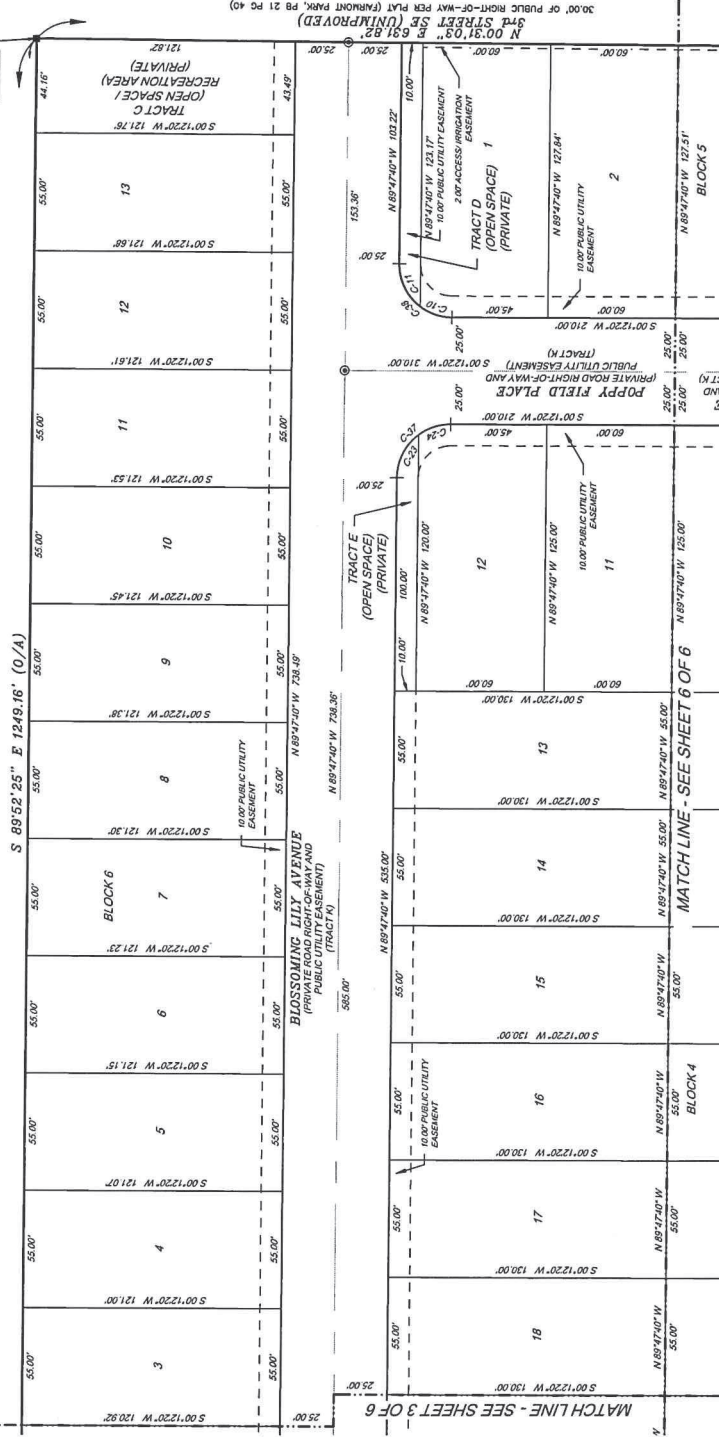
SUNRIDGE CHASE

A REPLAT OF BLOCKS 5, 6, 7, AND 8, FAIRMONT PARK, PLAT BOOK 21, PAGE 40, BEING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.



2ND STREET (PLAT) VACATED
(OR 8943, PG 0212)

S 89°52'25" E 1249.16' (O/A)



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-10	25.00'	08°52'12"	S 14°13'20" W	16.81'
C-11	25.00'	08°52'12"	S 14°13'20" W	22.80'
C-23	25.00'	08°52'12"	N 87°12'46" W	22.80'
C-24	25.00'	08°52'12"	N 87°12'46" W	16.81'
C-37	25.00'	08°52'12"	N 44°17'40" W	35.35'
C-38	25.00'	08°52'12"	S 45°12'20" W	35.35'

FLOOD HAZARD WARNING:

THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL STATE OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS WILL BE MADE TO THE PROPERTY OR THAT THE PROPERTY IS NOT IN A FLOOD HAZARD AREA. ANY FLOODING MAY BE CAUSED BY EXCESSIVE RAINFALL, AND WATER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE PLAT. ANY CHANGES TO THE PLAT, INCLUDING ANY CHANGES TO THE DIGITAL FORM OF THE PLAT, MUST BE SUPPLEMENTED 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.

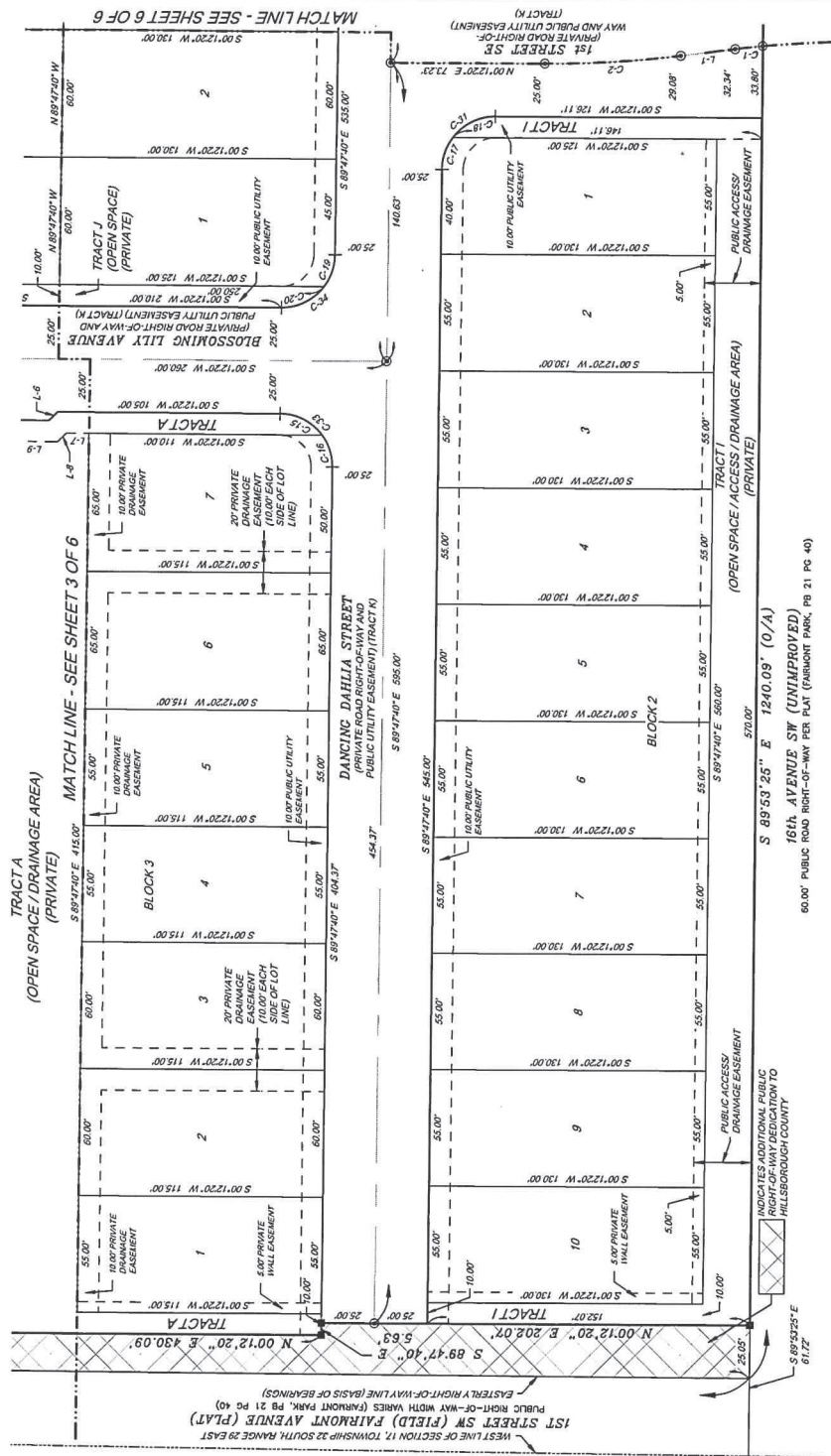


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- LEGEND:**
- FCM = FOUND CONCRETE MONUMENT AS NOTED
 - PCP = PERMANENT CONTROL POINT - FOUND PK MAIL & DISK
 - PCP LB-8126" = UNLESS OTHERWISE NOTED
 - PCP LB-8126" = UNLESS OTHERWISE NOTED
 - PRM = PERMANENT REFERENCE MONUMENT - SET 4" X 4"
 - AND CONCRETE MONUMENT AND CAP "TRM LB-8126"
 - 4" = MORE OR LESS / PLUS OR MINUS
 - CT = CURVE LABEL (SEE CURVE TABLES)
 - (CALC) = INFORMATION CALCULATED FROM FIELD MEASUREMENTS
 - CCP = CERTIFIED CORNER RECORD
 - CL = CHORD LENGTH
 - CONC. = CONCRETE
 - D/A = CENTRAL ANGLE (DELTA)
 - (F) = INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
 - LEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - (L) = INFORMATION PER LEGAL DESCRIPTION
 - L = ARC LENGTH
 - LI = LINE LABEL (SEE LINE TABLES)
 - MB = MAP BOOK
 - MB = MAIL AND DISK
 - NOI/# = NUMBER
 - OK = OK
 - O/A = OFFICIAL RECORDS
 - OR = OFFICIAL RECORDS
 - PR = PLAT BOOK
 - PK = PARKER KALON MAIL
 - PKS = PARKER KALON MAIL
 - PS = PROFESSIONAL SURVEYOR & MAPPER
 - PSM = POINT OF COMMENCEMENT
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - (RAD) = RADIAL
 - R = RADIUS
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION
 - THP = TOWNSHIP

PLAT BOOK PAGE

A REPLAT OF BLOCKS 5, 6, 7, AND 8, FAIRMONT PARK, PLAT BOOK 21, PAGE 40, BEING IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA.



LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 07°02'57" W	25.80'
L-6	N 44°47'40" W	5.66'
L-7	N 00°12'20" E	10.85'
L-8	N 44°47'40" W	5.66'
L-9	N 00°12'20" E	23.59'

CURVE TABLE					CHORD BEARING	CHORD LENGTH
CURVE #	DELTA	RADIUS	ANGLE	CHORD BEARING	CHORD LENGTH	
C-1	49.00°	607.3000'	19.52°	N 86°17'35" W	12.82'	
C-2	51.00°	607.1571'	64.58°	N 02°02'16" W	64.53'	
C-3	25.00°	633.9748'	21.18°	N 85°24'14" E	22.36'	
C-4	25.00°	636.5272'	16.09°	N 71°04'24" E	12.81'	
C-5	25.00°	636.5272'	16.09°	N 71°23'34" W	15.81'	
C-6	25.00°	633.9746'	21.18°	N 85°24'14" W	22.36'	
C-7	25.00°	636.5272'	16.09°	S 71°23'34" E	15.81'	
C-8	25.00°	633.9748'	21.18°	S 85°24'14" E	22.36'	
C-9	25.00°	636.5272'	39.27°	N 44°49'40" W	35.36'	
C-10	25.00°	607.0000'	39.27°	N 51°12'20" E	35.36'	
C-11	25.00°	607.0000'	39.27°	S 44°49'40" E	35.36'	

FLOOD HAZARD WARNING:

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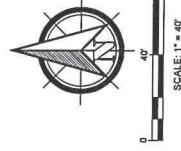
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SUNRIDGE CHASE

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LEGEND:

- FCM = FOUND CONCRETE MONUMENT AS NOTED
- PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8126" - UNLESS OTHERWISE NOTED
- ⊙ PCP = PERMANENT CONTROL POINT - SET PK NAIL & DISK "PCP LB-8126" - UNLESS OTHERWISE NOTED
- PRM = PERMANENT REFERENCE MONUMENT - SET 4" x 4" AND CONCRETE MONUMENT AND CAP "PRM LB-8126"
- + MORE OR LESS / PLUS OR MINUS
- CALC = CURVE LABEL (SEE CURVE TABLES)
- (CH) INFORMATION CALCULATED FROM FIELD MEASUREMENTS
- CCR CERTIFIED CORNER RECORD
- CONC. = CONCRETE
- CONT. = CONTINUOUS
- CRD LINE = CHORD LINE
- CL = CHORD LENGTH
- CP = CENTER POINT
- DELT(Δ) = ANGLE AS MEASURED BETWEEN FIELD MONUMENTATION
- FEM = FEDERAL EMERGENCY MANAGEMENT AGENCY IDENTIFICATION
- ID. = IDENTIFICATION
- L = LINE LABEL FOR LEGAL DESCRIPTION
- L1 = LICENSED BUSINESS
- NH = NORTH
- NO./# = NUMBER
- NR = NON-RADIAL
- O/A = OVERALL
- PB = PLAT BOOK RECORDS
- PG = PAGE
- PLAT BOOK = PLAT BOOK
- PAGES = PAGES
- POS = POINT OF BEGINNING
- POB = POINT OF BEGINNING
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- R = RANGE
- RADIUS = RADIUS
- R/W = RIGHT-OF-WAY
- TOWNSHIP = TOWNSHIP

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N 07°02'57" W	25.80'
L-2	S 07°02'57" E	25.80'
L-3	N 00°12'20" E	23.23'

CURVE TABLE				CHORD LENGTH	
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD BEARING	CHORD LENGTH
C-1	450.00'	90°/3035"	12.92°	N 81°17'30" W	12.82'
C-2	510.00'	90°/1617"	64.68°	N 0°25'41" W	64.63'
C-3	516.00'	90°/1709"	61.61°	N 0°39'23" W	61.60°
C-4	465.00'	90°/1517"	16.45°	S 0°02'10" E	16.37'
C-5	254.00'	93°/748"	16.09°	S 3°36'41" W	22.36°
C-6	254.00'	93°/748"	16.09°	S 1°49'41" W	16.81'
C-7	254.00'	93°/748"	23.18°	S 8°11'46" E	22.36°
C-8	254.00'	93°/748"	16.09°	S 1°14'30" E	16.81'
C-9	254.00'	93°/748"	16.09°	N 1°32'20" E	16.81'
C-10	254.00'	93°/748"	23.18°	N 3°32'20" E	22.36°
C-11	415.00'	90°/1517"	69.14°	S 0°02'19" E	69.10'
C-12	254.00'	93°/748"	39.37°	S 4°17'20" W	35.36°
C-13	254.00'	93°/748"	39.37°	S 1°44'40" E	35.36°
C-14	254.00'	93°/748"	39.37°	N 4°51'20" E	35.36°

FLOOD HAZARD WARNING:
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Pennoni

PENNONI ASSOCIATES INC.
401 Third Street SW
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