

SUBJECT: Berry Bay Phase 6 Village Q Warranty of Improvements **PI#5076**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: November 12, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

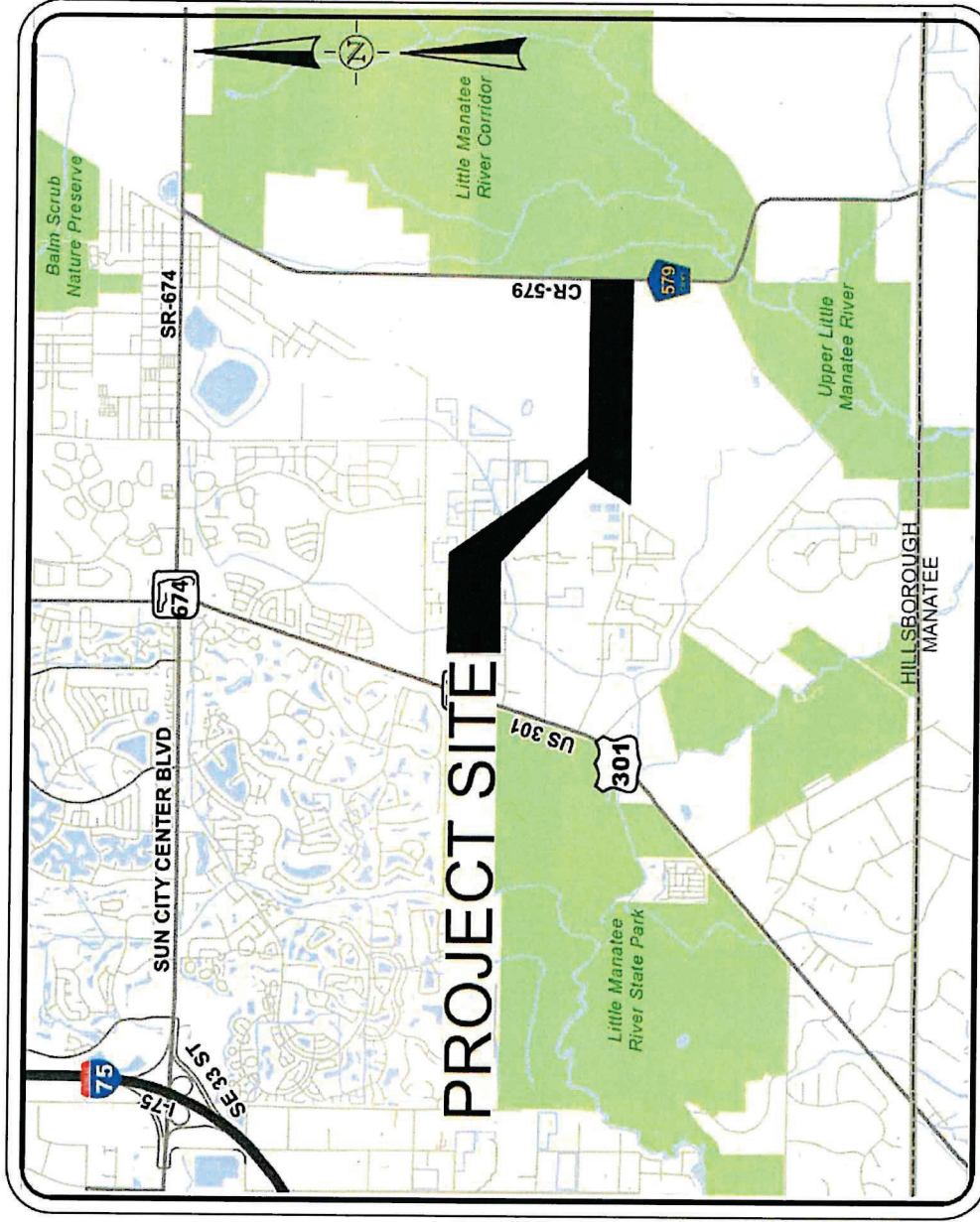
Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Berry Bay Phase 6 Village Q Warranty of Improvements, located in Section 28, Township 32 and Range 20.

Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (on-site & off-site roads, drainage, water & wastewater) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 Warranty Bonds in the amount of \$255,583.00 & \$581,417.00 and authorize the Chairman to execute both the Subdivider's Agreement for Warranty of Required On-Site Improvements and the Subdivider's Agreement for Warranty of required Off-Site Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$14,330.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

Performance bonding for the construction of on-site and off-site improvements were submitted through the expedited building permit program approved at the October 7, 2025, BOCC meeting, and administrative rights were granted to the Development Services Department to release the performance securities upon final acceptance by the Department.

BACKGROUND:

On September 24, 2025, Permission to Construct Prior to Platting was issued for Berry Bay Phase 6 Village Q Warranty of Improvements, after construction plan review was completed on August 20, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are Perry Homes of Tampa, LLC and 301 Wimauma, LLC and the engineer is Halff.



SECTION 28 & 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST,
LOCATION MAP

NOT TO SCALE

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

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

Witnesseth

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

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

WHEREAS, the Subdivider has completed certain improvements within the Subdivision
Berry Bay Village 6Q _____ (hereafter, the "Subdivision"); and

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

WHEREAS, the Subdivider has built and constructed the aforementioned improvements in the
platted area; and

WHEREAS, pursuant to the LDC, the Subdivider requests the County to accept the improvements
for maintenance as listed below and identified as applicable to this project:

- | | | |
|--|---|---|
| ☒ Roads/Streets | ☒ Water Mains/Services | ☒ Stormwater Drainage Systems |
| ☒ Sanitary Gravity Sewer Systems | ☐ Sanitary Sewer Distribution System | ☐ Bridges |
| ☐ Reclaimed Water Mains/Services | ☐ Sidewalks | |
| ☐ Other: _____; and | | |

WHEREAS, the County requires the Subdivider to warranty the aforementioned improvements
against any defects in workmanship and materials and agree 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, 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 warranty all improvement facilities located in 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 improvements thereafter comply with the technical specifications contained in the LDC established by the County.

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 Warranty Bond, number 0873566 dated, September 26, 2027 with Perry Homes of Florida, LLC as Principal, and Harco National Insurance Company as Surety, or
- c. Escrow Agreement, dated _____ between _____ and the County or,
- d. 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 letters of credit, warranty bonds, escrow agreements, or cashier/certified checks is/are attached hereto and by reference made a part hereof.

4. 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 reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance, upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
6. 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 the Engineer-of-Records Certification, signed and sealed, stating that the improvements have been completed in accordance with the plans, drawings and specifications submitted to and approved by the County's Development Review Division of the Development Services Department, in accordance with all applicable County regulations relating to the construction of the improvement facilities.
7. If any article, section, clause or provision of this agreement is 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 will remain in full force and effect.
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:

Subdivider:

Alison Rogers
Witness Signature

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

Alison Rogers
Printed Name of Witness

Fabio Hediger
Name (typed, printed or stamped)

Olivia Calhoun
Witness Signature

Director of Land Development
Title

Olivia Calhoun
Printed Name of Witness

601 Bayshore Blvd Suite 600
Address of Signer Tampa, FL 33606

321-217-8788
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
30th day of September, 2025, by Fabio Hediger as
(day) (month) (year) (name of person acknowledging)
Director of Land Development for Perry Horner of FL 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

Driver's License
Type of Identification Produced



Olivia Calhoun
(Signature of Notary Public - State of Florida)

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

HH 500150 3/5/28
(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

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number) (Expiration Date)

SUBDIVISION WARRANTY BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, that we Perry Homes of Florida, LLC

_____ called the Principal, and Harco National 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 Hundred Fifty Five Thousand Five Hundred Eighty Three Dollars (\$ 255,583.00) 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 established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this 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 improvement facilities for maintenance in the approved platted subdivision known as Berry Bay Village 6Q. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: Roadway, Water, Sewer, Storm

_____ ; 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 for Warranty of the Required Improvements", 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, in the approved platted subdivision known as Berry Bay Village 6Q 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 December 12th, 2027.

SIGNED, SEALED AND DATED this 8th day of October, 2025.

ATTEST:

Perry Homes of Florida, LLC

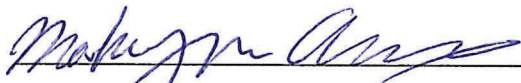


By 
Principal Seal

Harco National Insurance Company

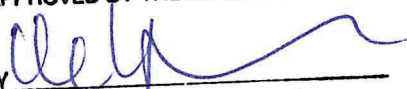
Surety Seal

ATTEST:


Makayla Alexis, Witness

By 
Connor Wolpert, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0873566

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHELLE ANNE MCMAHON, JOSHUA SANFORD, CONNOR WOLPERT, JONATHAN GLEASON, DORITZA MOJICA

Hartford, CT

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December 2018

"RESOLVED, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

Michael F. Zürcher
Executive Vice President Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz
a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 8, 2025

A02427

Irene Martins, Assistant Secretary

BERRY BAY VILLAGE Q WARRANTY

Hillsborough County, FL

Engineer's Opinion of Probable Construction Cost - Public Improvements

ONSITE ONLY (NO OFF-SITES)

Sep-25

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	ROADWAY				
1.01	1-1/2" Asphalt, Type SP-9.5	9,247	SY	\$ 16.90	\$156,274.30
1.02	6" Crushed Concrete (LBR 150)	9,247	SY	\$ 18.50	\$171,069.50
1.03	8" Stabilized Subgrade (LBR 40)	12,096	SY	\$ 7.70	\$93,139.20
1.04	Miami Curb	8,548	LF	\$ 17.20	\$147,025.60
1.05	5' Conc. Sidewalk, 6" Thick	262	LF	\$ 45.10	\$11,816.20
1.06	ADA Ramp 12'	14	EA	\$ 1,470.70	\$20,589.80
1.07	ADA Ramp 5'	1	EA	\$ 1,048.55	\$1,048.55
1.08	12' Multi-Use Trail	4,529	LF	\$ 38.85	\$175,951.65
1.09	Striping & Signage	1	EA	\$ 7,726.30	\$7,726.30
1.10	Roadside Underdrain	4,692	LF	\$ 18.85	\$88,444.20
1.11	Underdrain Cleanouts	30	EA	\$ 388.30	\$11,649.00
	ROADWAY TOTAL				\$884,734.30
2.00	POTABLE WATER SYSTEM				
2.01	8" C900 DR 18 PVC	50	LF	\$ 55.80	\$2,790.00
2.02	6" C900 DR 18 PVC	4,086	LF	\$ 35.35	\$144,440.10
2.03	6" Ductile Iron Pipe	448	LF	\$ 59.80	\$26,790.40
2.04	8" Gate Valve and Box	1	EA	\$ 2,988.75	\$2,988.75
2.05	6" Gate Valve and Box	19	EA	\$ 2,160.10	\$41,041.90
2.06	2" Gate Valve and Box	2	EA	\$ 1,501.95	\$3,003.90
2.07	6x6" Cross	1	EA	\$ 1,398.00	\$1,398.00
2.08	12 x 12" Tee	1	EA	\$ 2,525.00	\$2,525.00
2.09	12 x 8" Tee	1	EA	\$ 1,803.35	\$1,803.35
2.10	12 x 2" Tee	1	EA	\$ 1,771.40	\$1,771.40
2.11	6 x 6" Tee	2	EA	\$ 966.95	\$1,933.90
2.12	12 x 6" Reducer	1	EA	\$ 840.65	\$840.65
2.13	12" Fittings & Restraints	1	LS	\$ 20,544.85	\$20,544.85
2.14	8" Fittings & Restraints	1	LS	\$ 934.50	\$934.50
2.15	6" Fittings & Restraints	1	LS	\$ 33,510.50	\$33,510.50
2.16	Fire Hydrant Assembly	8	EA	\$ 7,507.50	\$60,060.00
2.17	Single Service - Short	56	EA	\$ 649.10	\$36,349.60
2.18	Single Service -Long	48	EA	\$ 962.35	\$46,192.80
2.19	Lift Station Water Service	1	EA	\$ 6,801.60	\$6,801.60
2.20	Blowoff w/ 12" GV	1	EA	\$ 7,479.05	\$7,479.05
2.21	Blowoff w/ 8" GV	1	EA	\$ 4,426.95	\$4,426.95
2.22	Blowoff w/ 6" GV	2	EA	\$ 3,149.90	\$6,299.80
	POTABLE WATER SYSTEM TOTAL				\$453,927.00
3.00	SANITARY SEWER SYSTEM				
3.01	8" PVC, SDR 26 (0'-6' Cut)	880	LF	\$ 40.90	\$35,992.00
3.02	8" PVC, SDR 26 (6'-8' Cut)	1,466	LF	\$ 45.20	\$66,263.20
3.03	8" PVC, SDR 26 (8'-10' Cut)	1,300	LF	\$ 50.15	\$65,195.00
3.04	8" PVC, SDR 26 (10'-12' Cut)	382	LF	\$ 57.50	\$21,965.00
3.05	8" PVC, SDR 26 (12'-14' Cut)	50	LF	\$ 64.90	\$3,245.00
3.06	4' Sanitary Manhole 0'-6'	5	EA	\$ 6,538.75	\$32,693.75
3.07	4' Sanitary Manhole 6'-8'	4	EA	\$ 6,943.90	\$27,775.60
3.08	4' Sanitary Manhole 8'-10'	5	EA	\$ 7,841.00	\$39,205.00
3.09	4' Sanitary Manhole 10'-12'	2	EA	\$ 8,261.45	\$16,522.90
3.10	Single Service	29	EA	\$ 1,507.95	\$43,730.55
3.11	Double Service	37	EA	\$ 1,984.40	\$73,422.80
	SANITARY SEWER SYSTEM TOTAL				\$426,010.80
4.00	STORM DRAINAGE SYSTEM				
4.01	15" HP Dual Wall Storm Pipe	590	LF	\$ 49.25	\$29,057.50
4.02	18" HP Dual Wall Storm Pipe	1,171	LF	\$ 58.75	\$68,796.25

BERRY BAY VILLAGE Q WARRANTY Hillsborough County, FL Engineer's Opinion of Probable Construction Cost - Public Improvements ONSITE ONLY (NO OFF-SITES) Sep-25					
4.03	24" HP Dual Wall Storm Pipe	1,100	LF	\$ 83.45	\$91,795.00
4.04	30" HP Dual Wall Storm Pipe	440	LF	\$ 120.50	\$53,020.00
4.05	36" HP Dual Wall Storm Pipe	294	LF	\$ 138.50	\$40,719.00
4.06	42" HP Dual Wall Storm Pipe	856	LF	\$ 176.10	\$150,741.60
4.07	Type "1" Curb Inlet	25	EA	\$ 7,124.60	\$178,115.00
4.08	Type "1" Curb Inlet w/ Alt. Bottom	1	EA	\$ 8,580.50	\$8,580.50
4.09	Type "2" Curb Inlet	3	EA	\$ 8,714.25	\$26,142.75
4.10	Type "E" Inlet	3	EA	\$ 8,639.25	\$25,917.75
4.11	Type "P" Manhole	5	LF	\$ 6,012.60	\$30,063.00
4.12	Type "J" Manhole	2	EA	\$ 9,049.20	\$18,098.40
4.13	Type "J" Manhole w/ Alt. Bottom	3	EA	\$ 10,075.60	\$30,226.80
4.14	Control Structure -CS-001	1	LS	\$ 11,287.25	\$11,287.25
4.15	24" FES	3	EA	\$ 6,408.80	\$19,226.40
4.16	42" FES	1	EA	\$ 9,362.50	\$9,362.50
	STORM DRAINAGE SYSTEM TOTAL				\$791,149.70
Grand Total					\$2,555,822
			WARRANTY BOND	10%	\$255,583



MATT ANGEROSA, PE #60849



This item has been digitally signed and sealed by
Matt Angerosa on the date adjacent to the seal.

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

Digitally signed
by Matthew J
Angerosa
Date:
2025.09.25
10:28:56 -04'00'

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

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

Witnesseth

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

WHEREAS, the LDC authorizes the County to accept ownership and/or maintenance responsibility of off-site improvement facilities constructed by the Subdivider in conjunction with 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 Subdivider has completed certain off-site improvement facilities in conjunction with the subdivision known as Berry Bay Village 6Q (hereafter, the "Subdivision"); and

WHEREAS, pursuant to the LDC, the Subdivider has requested the County to accept the aforementioned off-site improvement facilities for ownership and/or maintenance; and

WHEREAS, the Subdivider has represented to the County that the completed improvement facilities have been constructed in accordance with the approved plans and all applicable County regulations and technical specifications; and

WHEREAS, the Subdivider has offered to warrant the off-site improvement facilities against any defects in workmanship and materials and to correct any such defects which arise during the warranty period.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain acceptance for ownership and/or maintenance by the County of the aforementioned off-site improvement facilities, the Subdivider and the County agree as follows:

1. The terms, conditions and regulations contained in the Hillsborough County Land Development Code, are hereby incorporated by reference and made a part of this Agreement.
2. For a period of two (2) years following the date of acceptance of the off-site improvement facilities for ownership and/or maintenance by the County, the Subdivider agrees to warrant the off-site improvement facilities described below against failure, deterioration or damage resulting from defects in workmanship or materials. The Subdivider agrees to correct within the warranty period any such failure, deterioration or damage existing in the improvement facilities so that said improvement facilities thereafter comply with the technical specifications contained in the approved plans and LDC. The off-site improvement facilities, constructed in conjunction with the Subdivision are as follows:

Roadway, Water, Sanitary, Storm

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 Warranty Bond, number F 361963 dated, _____
September 25, 2025 with 301 Wimauma, LLC
_____ by order of _____, 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.

A copy of said letter of credit, warranty bond, or cashier/certified check is attached hereto and by reference made a part hereof.

4. 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 reconstruction of defective off-site improvement facilities 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.
5. The County agrees, pursuant to the terms contained in the LDC, to accept the off-site improvement facilities for maintenance, at such time as:
 - a. The Engineer-of-Record for the Subdivider certifies in writing that said off-site improvement facilities have been constructed in accordance with:
 - (1) The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the Development Services Department; and
 - (2) All applicable County regulations relating to the construction of the off-site improvement facilities; and
 - b. Authorized representatives of the County's Development Review Division of the Development Services Department have reviewed the Engineer-of-Record's certification and have not found any discrepancies existing between the constructed improvement facilities and said certification.
6. If any part of this Agreement is found invalid and unenforceable by any court of competent jurisdiction, such invalidity or unenforceability shall not affect the other parts of this Agreement if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties can be effectuated.
7. This document, including all exhibits and other documents incorporated herein by reference, contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.
8. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
9. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

Witness Signature

Austin Berns

Printed Name of Witness

Witness Signature

Tiffany Jennings

Printed Name of Witness

Subdivider:

By

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

Nick Dister

Name (typed, printed or stamped)

Vice President

Title

111 S Armenia Ave Tampa, FL 33609

Address of Signer

813-443-0809

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

BY

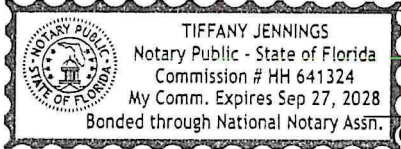
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
1 day of OCTOBER, 2025, by NICK DISTER as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for 301 WIMAUMA, 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
(Signature of Notary Public - State of Florida)

Type of Identification Produced
(Notary Seal)  TIFFANY JENNINGS
(Print, Type, or Stamp Commissioned Name of Notary Public)
HH641324 09/27/28
(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
(Notary Seal) _____
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Commission Number) (Expiration Date)



- 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 May 09, 2027

SIGNED, SEALED AND DATED this 25th day of September, 20 25.

ATTEST:



Principal Signature

(Seal)



Surety Signature
Yu cheng Chiang, attorney-in-fact



(Seal)

ATTEST:



Attorney-in-fact Signature

(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal
Sufficiency.

as amended

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		
YU CHENG CHIANG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

Attest

GREAT AMERICAN INSURANCE COMPANY



Stephen C. Beraha
Assistant Secretary

John K. Webster
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

JOHN K. WEBSTER (877-377-2405)

On this 18TH day of JUNE, 2019, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of September, 2025.



Stephen C. Beraha
Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

During the COVID-19 pandemic, use of traditional seals has been made impractical due to government stay-at-home orders and social distancing guidelines. As a result, Great American Insurance Company ("Great American") has authorized its Attorneys-in-Fact to affix Great American's corporate seal to any bond executed on behalf of Great American by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By Stephen C. Beraha

Stephen C. Beraha, Assistant Vice President

CONSENT OF SURETY BOND RIDER

BOND RIDER

THIS RIDER IS TO BE ATTACHED TO AND FORM A PART OF BOND:

Principal: 301 Wimauma, LLC; Eisenhower Property Group

Obligees: Board of County Commissioners of Hillsborough County

Surety: Great American Insurance Company

Bond Number: **F361963**

PROJECT: Berry Bay Village Q Warranty

KNOW ALL MEN BY THESE PRESENTS, that the Surety acknowledges and agrees to the following:

The aforesaid Bond shall be and it is hereby amended as follows:

Bond extension through 12/12/2027.

The bond shall be subject to all its agreements, limitations and conditions, except as herein modified, said Bond shall be and remain in full force and effect.

Effective, Signed, sealed and dated this **3rd** day of **October 2025**.

Principal (SEAL)

BY: _____

Great American Insurance Company

Surety (SEAL)

BY: _____



Mary Martha Langley, Attorney-in-fact
and Florida Licensed Resident Agent

Accepted by: _____

APPROVED BY THE COUNTY ATTORNEY

BY _____

Approved As To Form And Legal
Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than FIVE

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		
YU CHENG CHIANG		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE, 2019.

Attest

GREAT AMERICAN INSURANCE COMPANY



My L C. B.

Assistant Secretary

John K. Webster

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

JOHN K. WEBSTER (877-377-2405)

On this 18TH day of JUNE, 2019, before me personally appeared JOHN K. WEBSTER, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2030

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 3rd day of October, 2025.



My L C. B.

Assistant Secretary



Surety Bond Seal Addendum

Great American Insurance Company

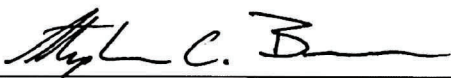
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To the extent this Addendum is attached to a bond that is executed on behalf of Great American by its Attorney-in-Fact, Great American agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal were physically affixed to the face of the bond.

Dated this 24th day of March, 2020.

Great American Insurance Company



By 

Stephen C. Beraha, Assistant Vice President

BERRY BAY WILLAGE Q WARRANTY

Hillsborough County, FL

Engineer's Opinion of Probable Construction Cost - Public Improvements

OFFSITE ONLY (NO ONSITE)

JUNE , 2025

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	ROADWAY				
1.01	1 1/2" Type FC-12.5 Asphalt	13,610	SY	\$ 20.40	\$277,644.00
1.02	1 1/2" Type SP-12.5 Asphalt	16,578	SY	\$ 16.20	\$268,563.60
1.03	6" Crushed Concrete Base	2,968	SY	\$ 18.50	\$54,908.00
1.04	8" Crushed Concrete Base	13,610	SY	\$ 22.90	\$311,669.00
1.05	8" Stabilization Sub-Base (LBR 40)	3,642	SY	\$ 7.70	\$28,043.40
1.06	12" Stabilization Sub-Base (LBR 40)	17,810	SY	\$ 7.85	\$139,808.50
1.07	Miami Curb	2,626	LF	\$ 17.15	\$45,035.90
1.08	Type E Curb	6,069	LF	\$ 20.30	\$123,200.70
1.09	Type F Curb	6,220	LF	\$ 18.95	\$117,869.00
1.10	Type AB Curb	310	LF	\$ 31.90	\$9,889.00
1.11	Type D Curb	256	LF	\$ 24.50	\$6,272.00
1.12	Drop Curb	80	LF	\$ 24.50	\$1,960.00
1.13	5' Wide Conc. Sidewalk, 6" Thick	5,042	LF	\$ 44.75	\$225,629.50
1.14	10' Wide Conc. Sidewalk, 6" Thick	776	LF	\$ 83.40	\$64,718.40
1.15	ADA Ramps < 5' >	13	EA	\$ 1,048.55	\$13,631.15
1.16	ADA Ramps < 12' >	20	EA	\$ 1,470.70	\$29,414.00
1.17	Striping, Signage	1	LS	\$ 76,968.80	\$76,968.80
1.18	6" Concrete TECO Access	1,488	SF	\$ 10.55	\$15,698.40
1.19	12' Multi-Use Trail	4,671	LF	\$ 38.85	\$181,468.35
1.20	Roadside Underdrain	1,243	LF	\$ 18.85	\$23,430.55
1.21	Underdrain Cleanouts	10	EA	\$ 388.30	\$3,883.00
1.22	6" PVC Road Sleeves	552	LF	\$ 15.30	\$8,445.60
1.23	4" PVC Road Sleeves	276	LF	\$ 9.80	\$2,704.80
1.24	Retaining Wall	105	LF	\$ 137.60	\$14,448.00
	ROADWAY TOTAL				\$2,045,303.65
2.00	POTABLE WATER SYSTEM				
2.01	24" STEEL CASING	212	LF	\$ 148.60	\$31,503.20
2.02	18" STEEL CASING	95	LF	\$ 121.10	\$11,504.50
2.03	16" STEEL CASING	92	LF	\$ 101.75	\$9,361.00
2.04	12" PVC C900 DR18 WM	1,286	LF	\$ 83.50	\$107,381.00
2.05	12" Ductile Iron Pipe	3,222	LF	\$ 110.25	\$355,225.50
2.06	8" PVC C900 DR18 WM	162	LF	\$ 49.90	\$8,083.80
2.07	6" PVC C900 DR18 WM	114	LF	\$ 33.95	\$3,870.30
2.08	2" P.E. - blue	48	LF	\$ 12.10	\$580.80
2.09	12" Gate Valve w/ Box	31	EA	\$ 5,425.10	\$168,178.10
2.10	8" Gate Valve w/ Box	1	EA	\$ 3,019.50	\$3,019.50
2.11	6" Gate Valve w/ Box	2	EA	\$ 2,165.80	\$4,331.60
2.12	2" Gate Valve w/ Box	2	EA	\$ 1,505.80	\$3,011.60
2.13	12 x 12" Cross	1	EA	\$ 3,169.45	\$3,169.45
2.14	12 x 12" Tee	4	EA	\$ 2,535.70	\$10,142.80
2.15	12 x 8" Tee	2	EA	\$ 1,814.05	\$3,628.10
2.16	12 x 2" Tee	2	EA	\$ 1,779.25	\$3,558.50
2.17	12 x 6" Reducer	1	EA	\$ 906.40	\$906.40
2.18	12" Fittings & Restraints	1	LS	\$ 79,405.40	\$79,405.40
2.19	8" Fittings & Restraints	1	LS	\$ 1,284.80	\$1,284.80
2.20	6" Fittings & Restraints	1	LS	\$ 712.00	\$712.00
2.21	Fire Hydrant Assembly	10	EA	\$ 7,615.20	\$76,152.00
2.22	Lift Station Water Service	1	LS	\$ 6,827.95	\$6,827.95
2.23	Blowoff w/ 12" G.V.	4	EA	\$ 7,199.95	\$28,799.80
2.24	Blowoff w/ 8" G.V.	2	EA	\$ 4,141.20	\$8,282.40
	POTABLE WATER SYSTEM TOTAL				\$928,920.50
3.00	SANITARY SYSTEM				
3.01	8" PVC SDR 26 (10-12')	82	LF	\$ 57.50	\$4,715.00
3.02	8" PVC SDR 26 (12-14')	56	LF	\$ 64.80	\$3,628.80
3.03	8" PVC SDR 26 (14-16')	68	LF	\$ 73.40	\$4,991.20
3.04	8" PVC SDR 26 (16-18')	212	LF	\$ 85.65	\$18,157.80
3.05	8" PVC C900 (16-18')	56	LF	\$ 98.25	\$5,502.00
3.06	Single Service	2	EA	\$ 1,507.95	\$3,015.90
3.07	Manhole (10-12')	1	EA	\$ 8,261.45	\$8,261.45
3.08	60" dia. Manhole (16-18')	4	EA	\$ 13,674.90	\$54,699.60
3.09	Lift Station	1	LS	\$ 652,554.00	\$652,554.00

BERRY BAY WILLAGE Q WARRANTY Hillsborough County, FL Engineer's Opinion of Probable Construction Cost - Public Improvements OFFSITE ONLY (NO ONSITE) JUNE , 2025					
	SANITARY SYSTEM TOTAL				\$755,525.75
4.00	FORCEMAIN SYSTEM				
4.01	18" STEEL CASING	132	LF	\$ 167.37	\$22,092.84
4.02	8" PVC C900 DR18 FM	3,732	LF	\$ 180.86	\$674,969.52
4.03	6" PVC C900 DR18 FM	20	LF	\$ 166.78	\$3,335.60
4.04	8" Plug Valve w/ Box	6	EA	\$ 79.83	\$478.98
4.05	6" Plug Valve w/ Box	5	EA	\$ 261.16	\$1,305.80
4.06	8 x 6" Tee	1	EA	\$ 51.12	\$51.12
4.07	6 x 6" Tee	1	EA	\$ 1.12	\$1.12
4.08	8" Fittings & Restraints	1	LS	\$ 1.19	\$1.19
4.09	6" Fittings & Restraints	1	LS	\$ 15,440.67	\$15,440.67
4.10	Blowoff	2	EA	\$ 4,731.22	\$9,462.44
	FORCEMAIN SYSTEM TOTAL				\$727,139.28
5.00	REPLACE EXISTING FORCEMAIN SYSTEM				
5.01	FM Connect to Existing Pipe	1	EA	\$ 16,775.20	\$16,775.20
5.02	FM Open Cut Steel Casing 24"	90	LF	\$ 1,045.35	\$94,081.50
5.03	FM PVC Pipe 12"	2,446	LF	\$ 102.67	\$251,130.82
5.04	FM PVC Pipe 8"	20	LF	\$ 79.64	\$1,592.80
5.05	FM Fittings 12"	1	LS	\$ 13,154.79	\$13,154.79
5.06	FM Fittings 8"	1	LS	\$ 901.55	\$901.55
5.07	FM Plug Valve 12"	4	EA	\$ 6,326.33	\$25,305.32
5.08	FM Plug Valve 8"	1	EA	\$ 2,703.01	\$2,703.01
5.09	FM Air Release	2	EA	\$ 4,052.48	\$8,104.96
	REPLACE EXISTING FORCEMAIN SYSTEM TOTAL				\$413,749.95
6.00	STORM DRAINAGE SYSTEM				
6.01	15" HP Dual Wall Storm Pipe	146	LF	\$ 49.25	\$7,190.50
6.02	18" HP Dual Wall Storm Pipe	525	LF	\$ 58.80	\$30,870.00
6.03	24" HP Dual Wall Storm Pipe	1,604	LF	\$ 83.45	\$133,853.80
6.04	30" HP Dual Wall Storm Pipe	192	LF	\$ 120.50	\$23,136.00
6.05	36" HP Dual Wall Storm Pipe	82	LF	\$ 138.55	\$11,361.10
6.06	42" HP Dual Wall Storm Pipe	199	LF	\$ 176.10	\$35,043.90
6.07	48" HP Dual Wall Storm Pipe	528	LF	\$ 335.60	\$177,196.80
6.08	60" HP Dual Wall Storm Pipe	408	LF	\$ 539.40	\$220,075.20
6.09	Type 1 Curb Inlet	7	EA	\$ 7,378.95	\$51,652.65
6.10	Type 1 Curb Inlet w/ Alt. Bott	1	EA	\$ 11,191.80	\$11,191.80
6.11	FDOT Type 4 Curb Inlet	13	EA	\$ 10,030.70	\$130,399.10
6.12	Type E Inlet	4	EA	\$ 7,515.25	\$30,061.00
6.13	Type P Manhole	3	EA	\$ 5,849.40	\$17,548.20
6.14	Type J Manhole w/Alt Bott.	1	EA	\$ 12,125.85	\$12,125.85
6.15	30" F.E.S.	2	EA	\$ 5,773.60	\$11,547.20
6.16	60" F.E.S.	1	EA	\$ 20,920.85	\$20,920.85
6.17	Dewatering / Rock Bedding	1	LS	\$ 19,351.90	\$19,351.90
	STORM DRAINAGE SYSTEM TOTAL				\$943,525.85
Grand Total					\$5,814,165
WARRANTY BOND				10%	\$581,417



MATT ANGEROSA, PE

#60849



This item has been digitally signed and sealed by
Matt Angerosa on the date adjacent to the seal.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

Digitally signed
by Matthew J
Angerosa
Date:
2025.09.25
10:22:44 -04'00'

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

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

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Berry Bay Village 6Q (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 Twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 0873567 dated, September 26, 2027 with Perry Homes of Florida, LLC as Principal, and Harco National Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

Subdivider:

Olivia Calhoun

Witness Signature

By Fabio Hediger

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

Olivia Calhoun

Printed Name of Witness

Ashley Rogers

Witness Signature

Alison Rogers

Printed Name of Witness

Fabio Hediger

Name (typed, printed or stamped)

Director of Land Development

Title

601 Bayshore Blvd Suite 600

Address of Signer Tampa, FL 33606

321-217-8788

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
30th day of September, by Fabio Hediger as
(day) (month) (year) (name of person acknowledging)
Director of Land Development for Perry Homes of FL 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

Driver's Licence

Type of Identification Produced



Olivia Calhoun

(Signature of Notary Public - State of Florida)

Olivia Calhoun

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

HH 500150

(Commission Number)

3/5/28

(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Perry Homes of Florida, LLC

_____ called the Principal, and Harco National Insurance Company

_____ called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Fourteen Thousand Three Hundred Thirty and 00/100 (\$ 14,330.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Berry Bay Village 6Q 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 Berry Bay Village 6Q 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 Twenty-Four 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 December 12th, 2027.

SIGNED, SEALED AND DATED this 8th day of October, 20 25.

ATTEST:


Makayla Alexis, Witness

Perry Homes of Florida, LLC

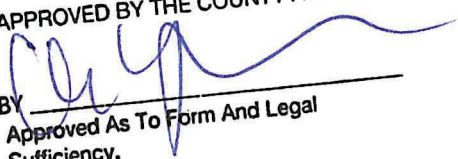
BY: 
PRINCIPAL (SEAL)

Harco National Insurance Company
SURETY (SEAL)

ATTEST:


Makayla Alexis, Witness


ATTORNEY-IN-FACT (SEAL)
Connor Wolpert, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

POWER OF ATTORNEY
HARCO NATIONAL INSURANCE COMPANY
INTERNATIONAL FIDELITY INSURANCE COMPANY

Bond # 0873567

Member companies of IAT Insurance Group, Headquartered: 4200 Six Forks Rd, Suite 1400, Raleigh, NC 27609

KNOW ALL MEN BY THESE PRESENTS: That **HARCO NATIONAL INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of Illinois, and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, a corporation organized and existing under the laws of the State of New Jersey, and having their principal offices located respectively in the cities of Rolling Meadows, Illinois and Newark, New Jersey, do hereby constitute and appoint

MICHELLE ANNE MCMAHON, JOSHUA SANFORD, CONNOR WOLPERT, JONATHAN GLEASON, DORITZA MOJICA

Hartford, CT

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** and is granted under and by authority of the following resolution adopted by the Board of Directors of **INTERNATIONAL FIDELITY INSURANCE COMPANY** at a meeting duly held on the 13th day of December 2018 and by the Board of Directors of **HARCO NATIONAL INSURANCE COMPANY** at a meeting held on the 13th day of December 2018

"**RESOLVED**, that (1) the Chief Executive Officer, President, Executive Vice President, Senior Vice President, Vice President, or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** have each executed and attested these presents on this 31st day of December, 2024



STATE OF NEW JERSEY
County of Essex

Michael F. Zürcher
Executive Vice President Harco National Insurance Company
and International Fidelity Insurance Company

STATE OF ILLINOIS
County of Cook



On this 31st day of December, 2024, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY**; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.



IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.

Cathy Cruz
a Notary Public of New Jersey
My Commission Expires April 16, 2029

CERTIFICATION

I, the undersigned officer of **HARCO NATIONAL INSURANCE COMPANY** and **INTERNATIONAL FIDELITY INSURANCE COMPANY** do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand on this day, October 8, 2025

Irene Martins, Assistant Secretary

BERRY BAY VILLAGE Q
Hillsborough County, FL
LOT CORNERS

JUNE , 2025

1.00	<u>LOT CORNER MONUMENTATION</u>				
1.01	Monuments Installed	104.00	Per Lot	\$82.00	\$8,528.00
1.02	Monuments- Misc Tracts	27.00	Per Tract	\$70.00	\$1,890.00
1.03	Verification by PLS	8.00	Hours	\$130.00	\$1,040.00
	TOTAL				\$11,458.00
Grand Total					\$11,458.00
PERFORMANCE BOND				125%	\$14,330



MATT ANGEROSA, PE

#60849



This item has been digitally signed and sealed by
Matt Angerosa on the date adjacent to the seal.

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

**Digitally signed
by Matthew J
Angerosa
Date:
2025.09.25
10:18:55 -04'00'**

PLAT BOOK	PAGE
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RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF BERRY BAY PHASE 5 VILLAGE #2 FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, RIGHTS-OF-WAY, AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MADE THE FOLLOWING DEDICATIONS AND RESTRICTIONS:

TRACT PS-1 IS HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR PUBLIC USE AS A LIFT STATION

PRIVATE DRAINAGE EASEMENTS AND PRIVATE WALL EASEMENTS ARE HEREBY RESERVED BY OWNER FOR THE USE OF THE PUBLIC IN GENERAL, ALL OF THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OF THE LOT OWNERS WITHIN THE SUBDIVISION, SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED. OWNER FURTHER RESERVE THE RIGHT TO CONVEY ADDITIONAL EASEMENTS WITHIN SAID TRACTS.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS RESERVED BY THE OWNER AS "PRIVATE" WILL BE THE RESPONSIBILITY OF THE OWNER, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

OWNER: 301 WILMAUMA LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: NICHOLAS J. DISTER, AUTHORIZED REPRESENTATIVE

ACKNOWLEDGMENT
STATE OF FLORIDA

OF 201 WINDUWA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION,

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

CONTAINING 121.289 ACRES, MORE OR LESS

OWNER: PHEL LAND HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BT: GARRISON LASKA, DIVISION PRESIDENT

1000

STATE OF FLORIDA
COUNTY OF HILL SPANOUGH

[illegible]

CHARLES M. ARNETT, (LICENSE NO. LS6894)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPPOINT SURVEYING, INC.,
213 HOBBS STREET, TAMPA, FL 33619
LICENSED BUSINESS NUMBER LB 7768

IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC
20 EAST, HILLSBOROUGH COUNTY

ALL OF THE COMMUNITIES ARE INTENDED

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4. DRAINAGE EXPOSEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS,

5 ALL PLATTED LOTS HAVE EASEMENTS GRANTING EGRESS AND ACCESS TO THE ADJACENT PUBLIC HIGHWAY.

... ..

THE UNIVERSITY OF CHICAGO LIBRARY

CONFORM TO THE PROVISIONS STIPULATED

PROPERTY IS SUBJECT TO ANTI-DUMPING DUTIES

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60

PILOT APPROVAL:

COUNTY OF HILLSBOROUGH

THIS DAY OF 2005



213 Hobbs Street
Tampa, Florida 33619
www.GeoPoint.org
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 776

SCALE 1" = 250'

0 125 250 300

KEY SHEET

GRID NORTH

SEE PLAT NOTE 2 ON SHEET 1
OF 22 FOR BASIS OF BEARINGS

No.	Bearing	Length
L1	N88° 03'42"E	55.60'
L2	N60° 13'05"E	71.56'
L3	N25° 54'41"W	105.07'
L4	S88° 10'57"W	54.85'
L5	S85° 24'59"W	54.85'
L6	S82° 34'14"E	54.85'
L7	S79° 43'45"E	54.85'
L8	S76° 53'07"W	54.86'
L9	S72° 42'35"W	28.16'
L10	S72° 32'38"W	54.85'
L11	S69° 52'07"W	54.85'
L12	S66° 51'29"W	54.85'
L13	S64° 01'09"W	54.85'
L14	S61° 19'27"W	53.87'
L15	S61° 15'00"W	60.88'
L16	S60° 25'39"W	60.07'
L17	S60° 37'56"W	315.33'
L18	S59° 22'46"E	146.03'
L19	S60° 25'24"E	68.23'
L20	N60° 13'05"E	61.00'
L21	N60° 37'56"E	92.87'
L22	S89° 22'46"E	209.64'
L23	N60° 37'56"E	26.05'
L24	S101° 00'19"E	9.43'
L25	N61° 31'07"E	50.23'
L26	S101° 00'19"E	20.81'
L27	N61° 31'07"E	52.07'
L28	N61° 31'07"E	75.54'
L29	N61° 31'07"E	52.07'

No.	Radius	Arc Angle	Central Angle	Bearing	Chord
C14	75.59'	25.24°	190°25'	S 10°12'0"E	25.17'
C15	25.00'	11.95°	27°22'30"	S 60°21'13"E	11.84'
C16	25.00'	5.78°	13°14'33"	N 55°52'50"W	5.77'
C17	1212.52'	91.50°	4°19'25"	N 62°25'0"E	19.42'
C18	25.00'	1.52°	3°28'30"	S 25°29'17"W	1.52'
C19	25.00'	1.52°	3°28'30"	N 34°05'25"E	1.52'



BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

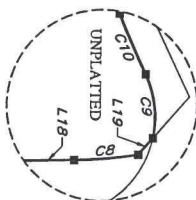
UNPLATTED

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KEY SHEET

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



BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

PLAT BOOK PAGE

POINT OF COMMENCEMENT

Northwest Corner of Section
20-32S-20E
C&H# 95588

NORTH BOUNDARY OF THE
NORTHEAST 1/4 OF SECTION 28
(BASIS OF BEGINNING)

S89°22'04"E 252.88' OA
250.83'

POINT OF BEGINNING

N:121°49'74.03"
E:558236.04'



SCALE 1" = 50'



SEE PLAT NOTE 2 ON SHEET 1
OF 22 FOR BASIS OF BEARINGS

Line Data Table

No.	Bearing	Length
L4	S01°00'18"W	9.43'
L5	N01°00'18"E	20.07'
L6	S89°22'04"E	55.00'
L7	N75°56'57"W	16.39'

Curve Data Table

No.	Radius	Arc Angle	Central Angle	Bearing	Chord
C20	110.15	42.32°	27°00'46"	N86°45'00"W	42.08'
C21	567.27'	47.05°	4°45'08"	N84°53'33"E	47.04'
C22	1129.00'	26.03°	1°19'15"	N86°11'00"E	26.03'
C23	1127.00'	32.25°	1°38'40"	N89°46'39"E	32.34'

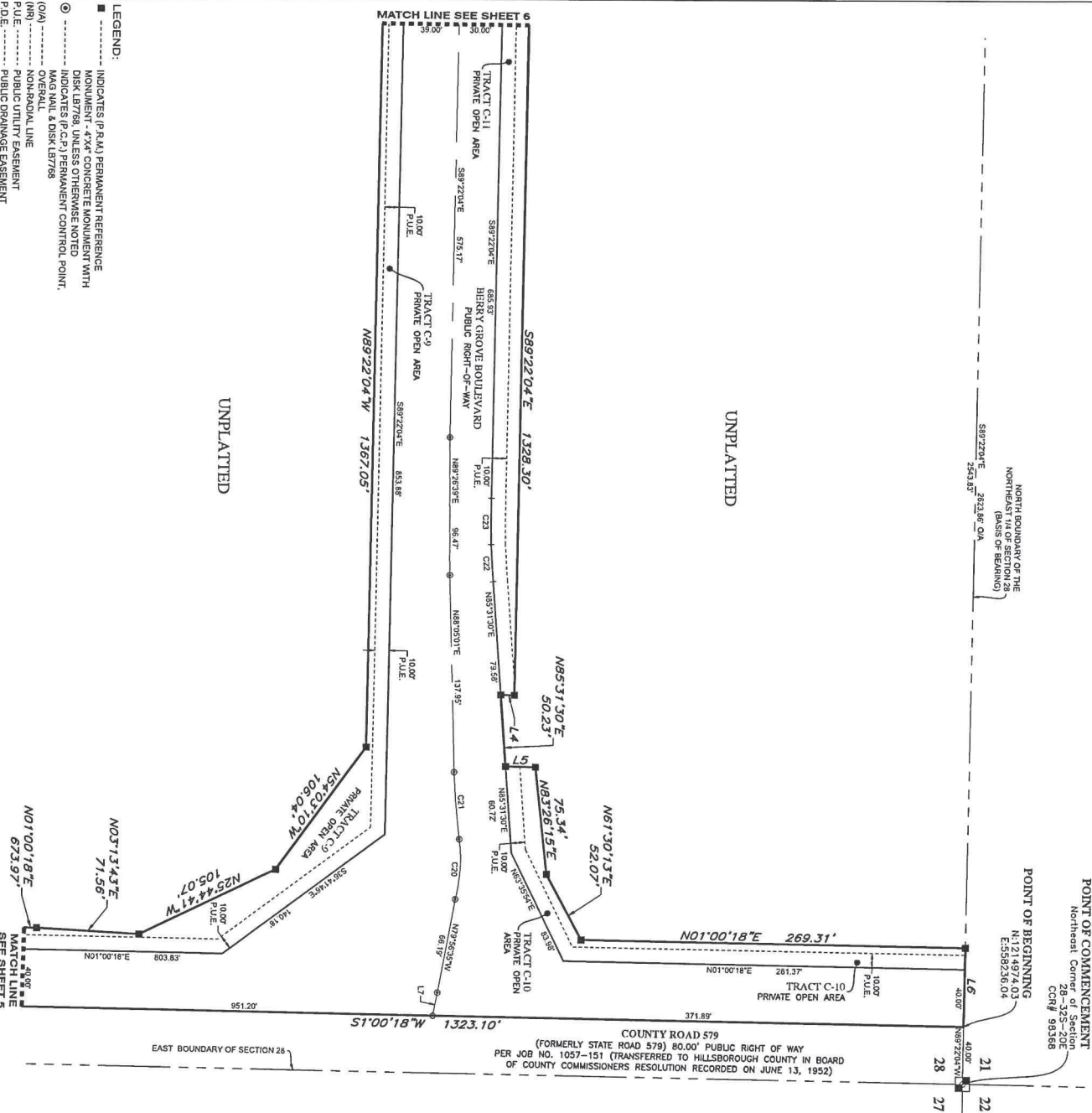
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND THEREAFTER SHALL BE MEASURED TO THE NEAREST 1/16" OF AN INCH. THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

LEGEND:

- INDICATES (P.R.A.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB768, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL, & DISK LB768
- OVERALL
- NON-RADIAL LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT

UNPLATTED

UNPLATTED



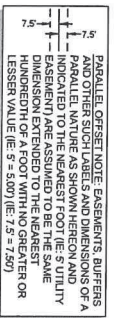
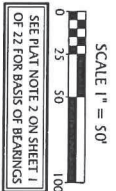
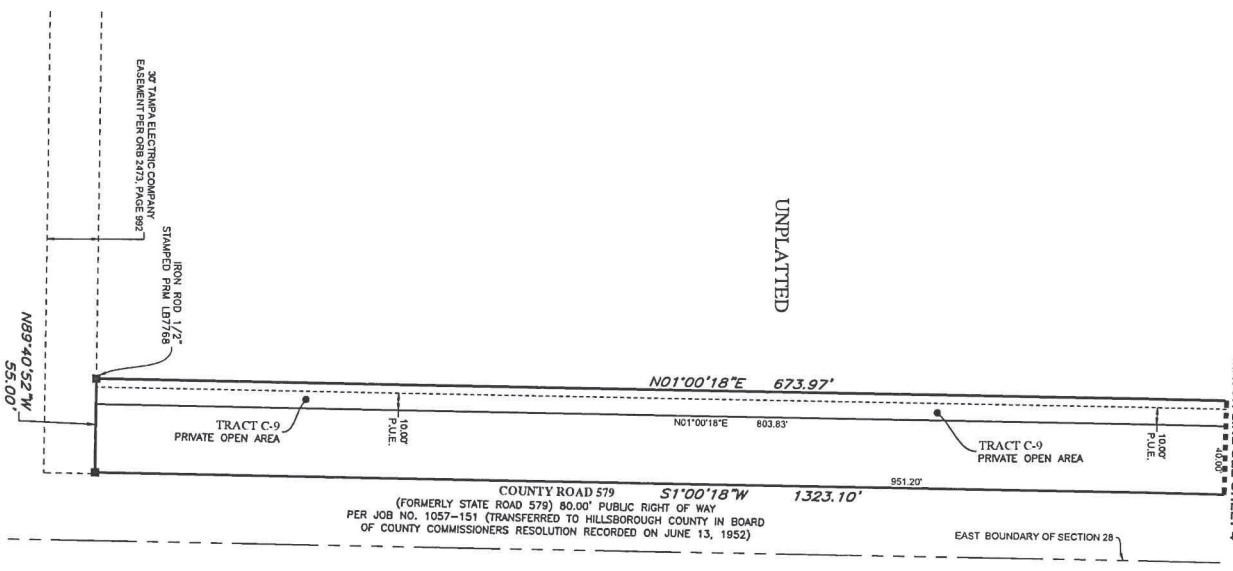
BERRY BAY PHASE 6 VILLAGE Q

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PLAT BOOK PAGE

MATCH LINE SEE SHEET 4

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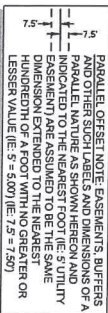
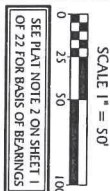


LEGEND:

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT WITH DISK LETTERS AND DIMENSIONS NOTED.
- INDICATES (P.C.P.) PERMANENT CONTROL POINT.
- OVERALL.
- NON-RADIAL LINE
- PUBLIC UTILITY EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

Curve Data Table					
No.	Radius	Arc Angle	Bearing	Chord	
C1	25.00'	1.53°	N35.46S29'E	1.53'	
C2	25.00'	1.53°	S34.2911'E	1.53'	
C3	25.00'	1.52°	S35.2617'W	1.52'	
C4	25.00'	1.52°	S34.9925'W	1.52'	
C5	25.00'	1.52°	N64.9925'W	22.35'	
C6	25.00'	1.52°	S64.9910'W	22.35'	
C7	25.00'	1.52°	N64.9910'E	22.35'	
C8	25.00'	1.52°	S64.9910'E	22.35'	
C9	25.00'	1.52°	N64.9925'W	22.35'	
C10	25.00'	1.52°	S35.2617'W	1.52'	
C11	25.00'	1.53°	S34.2911'E	1.53'	
C12	25.00'	1.53°	N35.46S29'E	1.53'	

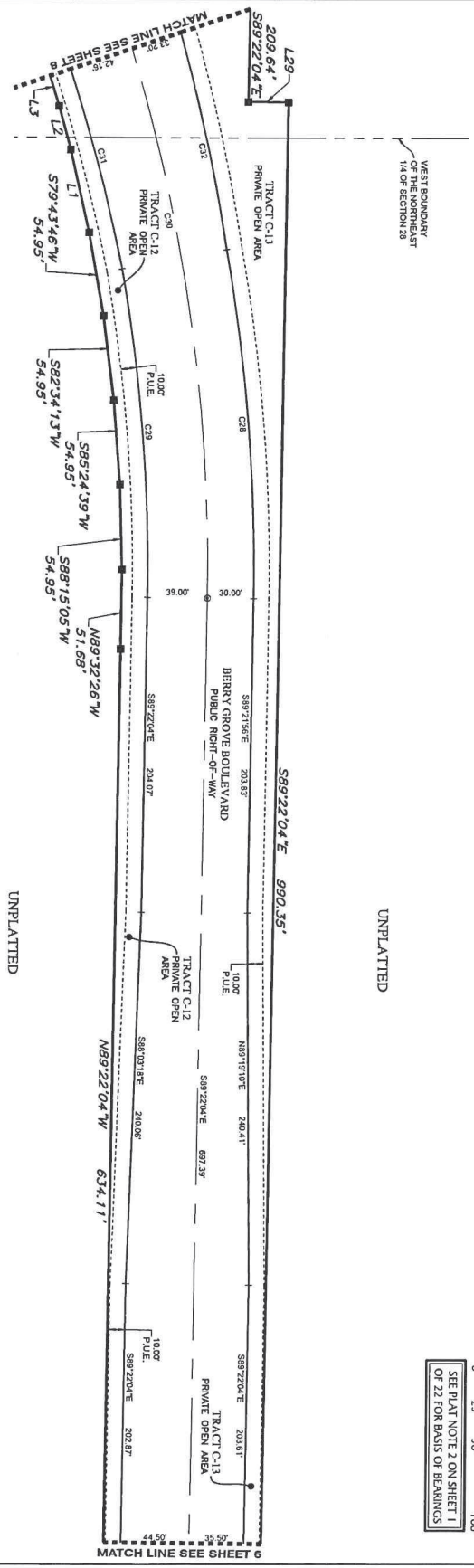
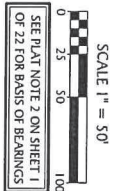


- LEGEND:**
- | | |
|--------|--|
| ■ | INDICATES (P R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2501, UNLESS OTHERWISE NOTED |
| ● | INDICATES (P C.A.) PERMANENT CONTROL POINT |
| ----- | MAG NAIL & DISK LB7768 |
| (O/A) | OVERALL |
| (N/A) | NON-RADIAL LINE |
| (P.U.) | PUBLIC UTILITY EASEMENT |
| (D.E.) | PUBLIC DRAINAGE EASEMENT |

BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

Line Data Table		
No.	Bearing	Length
L1	S78°53'20"W	54.85'
L2	S74°42'54"W	28.16'
L3	S72°32'03"W	54.85'
L29	N00°37'56"E	28.00'



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL OFFSET ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST DIMENSION LINE WITH NO SPREADER OR LESSER VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

LEGEND:

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL, & DISK LB778
- OVERALL
- NON-RADIAL LINE
- PUBLIC UTILITY EASEMENT
- P.D.E. - PUBLIC DRAINAGE EASEMENT

Curve Data Table

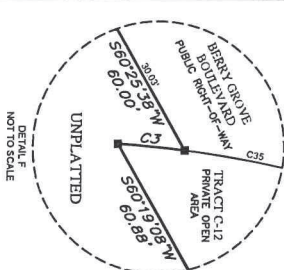
No.	Radius	Ac	Central Angle	Bearing	Chord
C28	1152.00'	227.25'	10°55'23"	S85°10'14"W	228.99'
C29	1152.00'	213.97'	10°55'01"	S85°10'25"W	213.65'
C30	1162.00'	614.73'	30°16'47"	S75°38'32"W	607.63'
C31	1120.00'	232.88'	11°54'32"	S72°43'39"W	232.56'
C32	1194.65'	264.00'	11°53'46"	S75°01'49"W	247.56'

BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

Curve Data Table

Curve Data Table				
C#	No.	Radius	Arc Angle	Bearing
C3	25.00'	1.58'	336.40°	N65°29'00"E 1.56'
C4	25.00'	5.86'	139.11°	S59°30'39"E 5.84'
C5	121.50'	144.32'	8.46°E	S65°30'33"W 144.24'
C14	75.83'	25.24'	19.02°SE	S10°31'20"E 25.13'
C15	25.00'	5.18'	173.27°SE	S06°21'13"E 11.84'
C16	25.00'	5.17'	134.43°SE	N63°52'50"W 5.17'
C17	1212.50'	91.50'	47.93°SE	S12°28'50"E 91.47'
C18	1162.00'	614.77'	20.18°SE	S75°28'32"W 607.63'
C19	1120.32'	223.88'	11.56°SE	S71°24'39"W 223.86'
C20	1184.45'	248.00'	11.53°SE	S75°01'48"W 247.26'
C21	1197.50'	156.75'	7.73°SE	S64°04'08"W 156.63'
C22	1117.50'	145.86'	7.78°SE	S64°03'33"W 145.85'
C23	25.00'	23.14'	53°01'18"	S33°42'29"W 22.12'
C24	25.00'	23.20'	53°10'48"	N65°54'31"E 22.38'
C25	25.00'	22.79'	54°02'11"	S27°26'44"W 22.01'
C26	1162.00'	604.42'	30°00'07"	S70°00'07"E 601.50'
C27	1121.50'	181.72'	35.75°SE	N66°10'29"E 181.51'
C28	1126.50'	154.65'	75.15°SE	N65°16'29"E 154.52'
C29	1126.50'	34.08'	14°40'11"	N7°05'75"E 34.02'
C30	1126.50'	23.30'	11°52'25"	N7°32'42"E 23.26'
C31	1203.45'	241.68'	11°50'24"	N78°09'28"E 241.25'



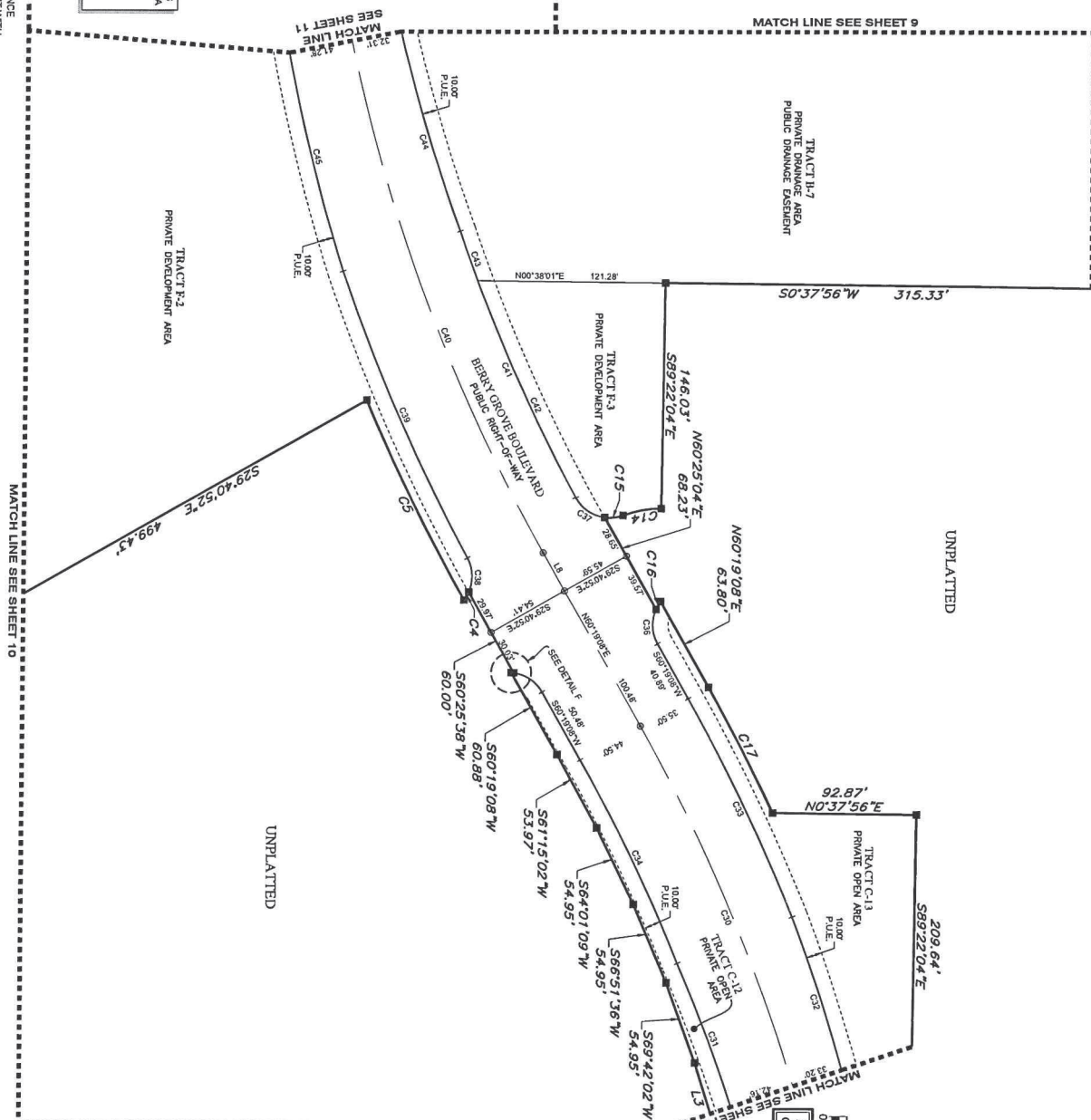
Line Data Table

No.	Bearing	Length
L3	S72°32'28"W	54.89'
L3	N65°19'09"E	28.31'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND DIMENSIONS EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 7.5 = 7.50)

LEGEND:

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT.
- MAG NAIL & DISK LB7768
- NON-DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT



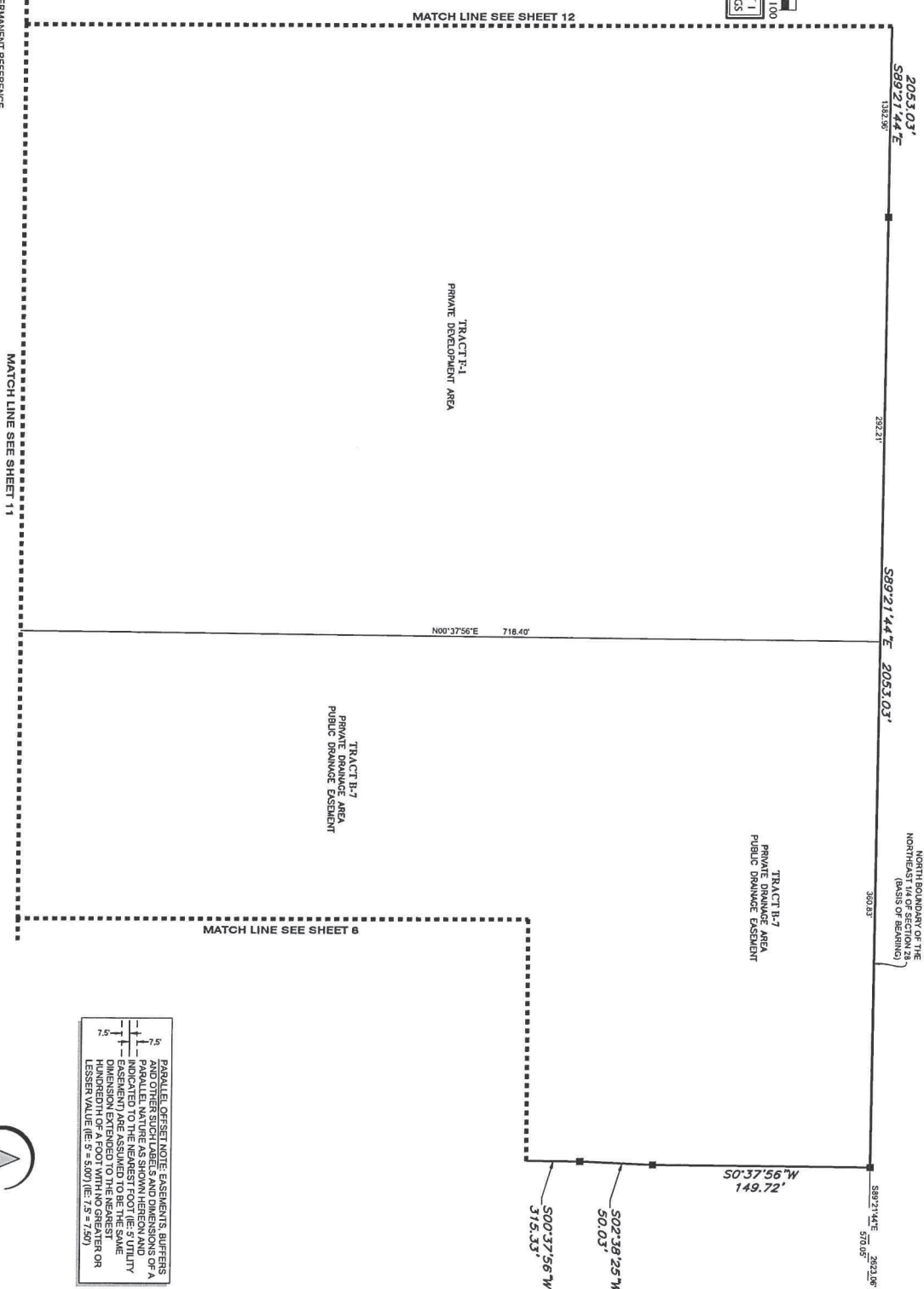
UNPLATTED



SCALE 1" = 50'



SEE PLAT NOTE 2 ON SHEET 1
OF 22 FOR BASIS OF BEARINGS



LEGEND

- INDICATES (P/R)M, PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB610, UNLESS OTHERWISE NOTED INDICATES (P/C)P, PERMANENT CONTROL POINT MAG NAIL & DISK LB778
- (C/A) (NR) OVERALL
- NON-PADIAL LINE
- PUBLIC UTILITY EASEMENT
- P.U.E. PUBLIC DRAINAGE EASEMENT
- P.D.E.

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SURFACE LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

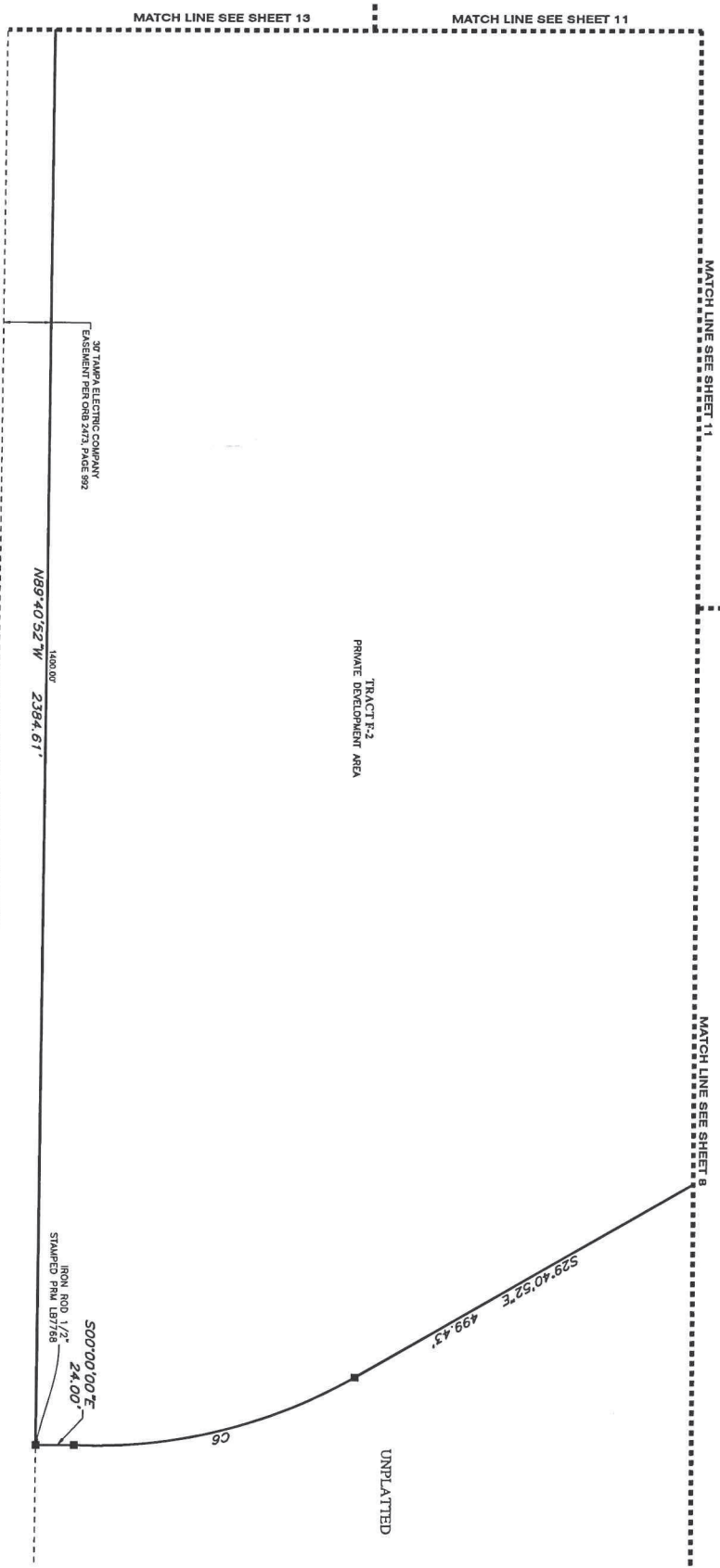
BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

Curve Data Table				
No.	Radius	Arc	Central	Bearing
			Angle	Chord
C6	320.00'	184.43'	32°09'41"	S13°30'01"E 181.89'



SEE PLAT NOTE 2 ON SHEET 1 OF 22 FOR BASIS OF BEARINGS



- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL, & DISK LB7768
 - (O.A.) OVERALL LINE
 - (W.N.) WYCKOFF LINE
 - (P.D.E.) PUBLIC DRAINAGE EASEMENT

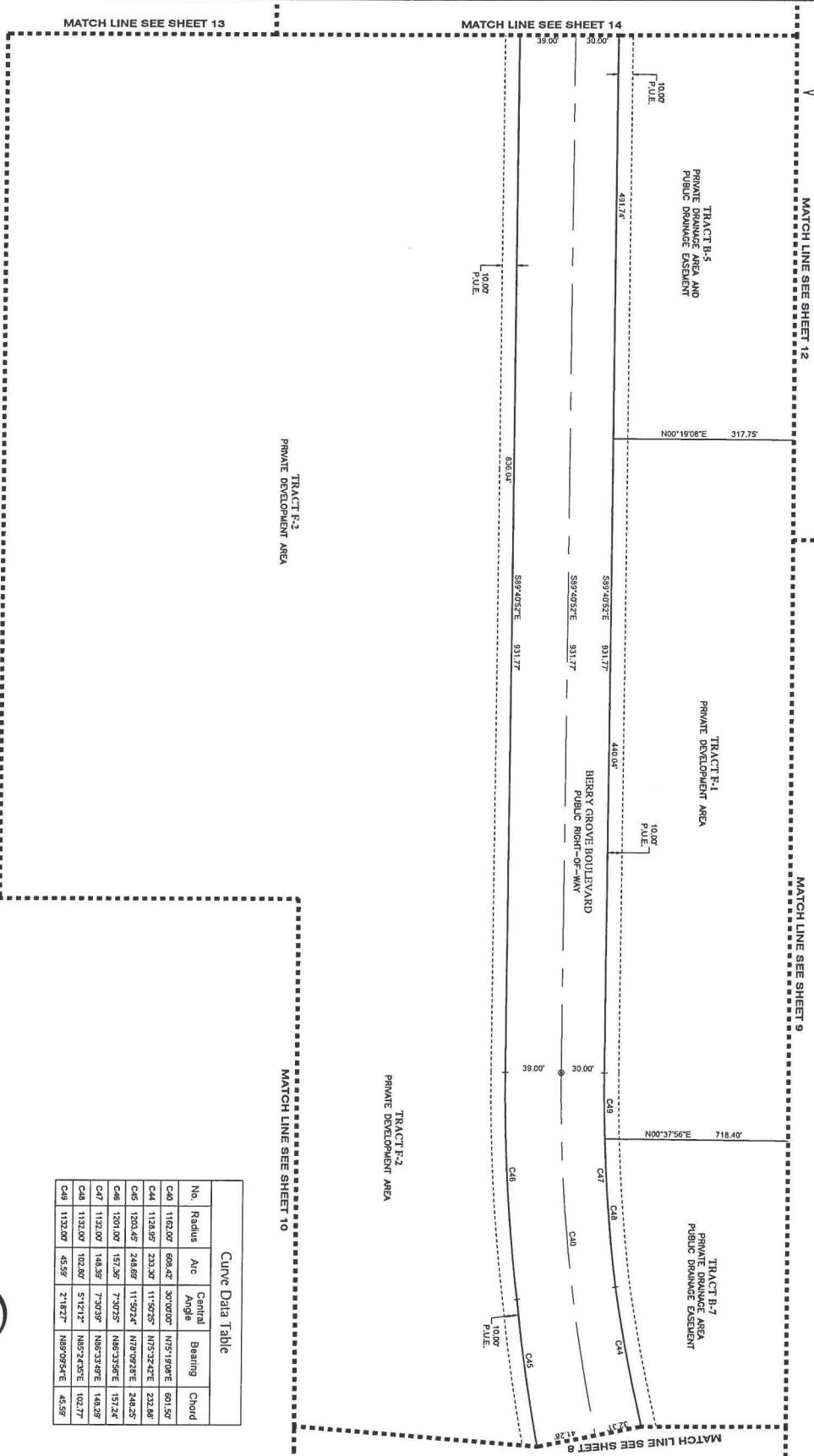
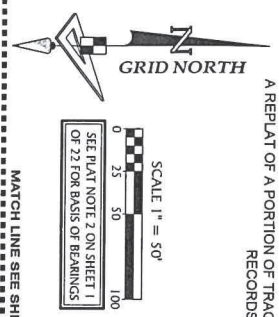
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND PARALLEL TO THE BOUNDARY LINE ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 7.5 = 7.50)

UNPLATTED

UNPLATTED

BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY



Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
C40	1162.00'	608.42'	30°00'00"	N15°19'08"E	601.50'
C44	1128.85'	233.30'	11°50'25"	N75°32'42"E	232.86'
C46	1203.48'	244.89'	11°50'24"	N79°09'28"E	248.25'
C48	1201.00'	151.36'	7°30'25"	N68°33'56"E	151.24'
C47	1132.00'	148.39'	7°30'39"	N68°33'49"E	148.29'
C48	1132.00'	102.50'	5°12'12"	N65°24'05"E	102.77'
C48	1132.00'	45.59'	2°18'27"	N65°09'54"E	45.59'

- LEGEND:
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2810, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAGNAIL & DISK LB7768
 - (O.A.) NON-ADJACENT MONUMENT LINE
 - (P.U.E.) PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PLAT ARE TO BE SHOWN HEREON AND INDICATED TO THE REVERSE OF THIS PLAT. IF DIMENSIONS ARE ASSUMED TO BE THE SAME, DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

NORTH BOUNDARY OF THE
NORTHEAST 1/4 OF SECTION 28
(BASED ON BEARING)

UNPLATTED

$S89^{\circ}21'44"E$ $2053.03'$
1362.56'

TRACT 14
PRIVATE DEVELOPMENT AREA

$N92^{\circ}00'00"E$ $723.47'$

TRACT 15
PRIVATE DEVELOPMENT AREA AND
PUBLIC DRAINAGE EASEMENT

MATCH LINE SEE SHEET 15

MATCH LINE SEE SHEET 9

$N00^{\circ}19'06"E$ $317.75'$

MATCH LINE SEE SHEET 14

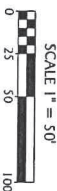
MATCH LINE SEE SHEET 11

LEGEND:

- INDICATES (P.R.A.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL, & DISK LB7768
- OVERALL
- NONRADIAL LINE
- PUBLIC UTILITY EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT

Curve Data Table				
No.	Radius	Arc	Central Angle	Bearing Chord
C50	76.50'	118.40'	90°19'06"	$M44^{\circ}50'26"W$ 107.76'

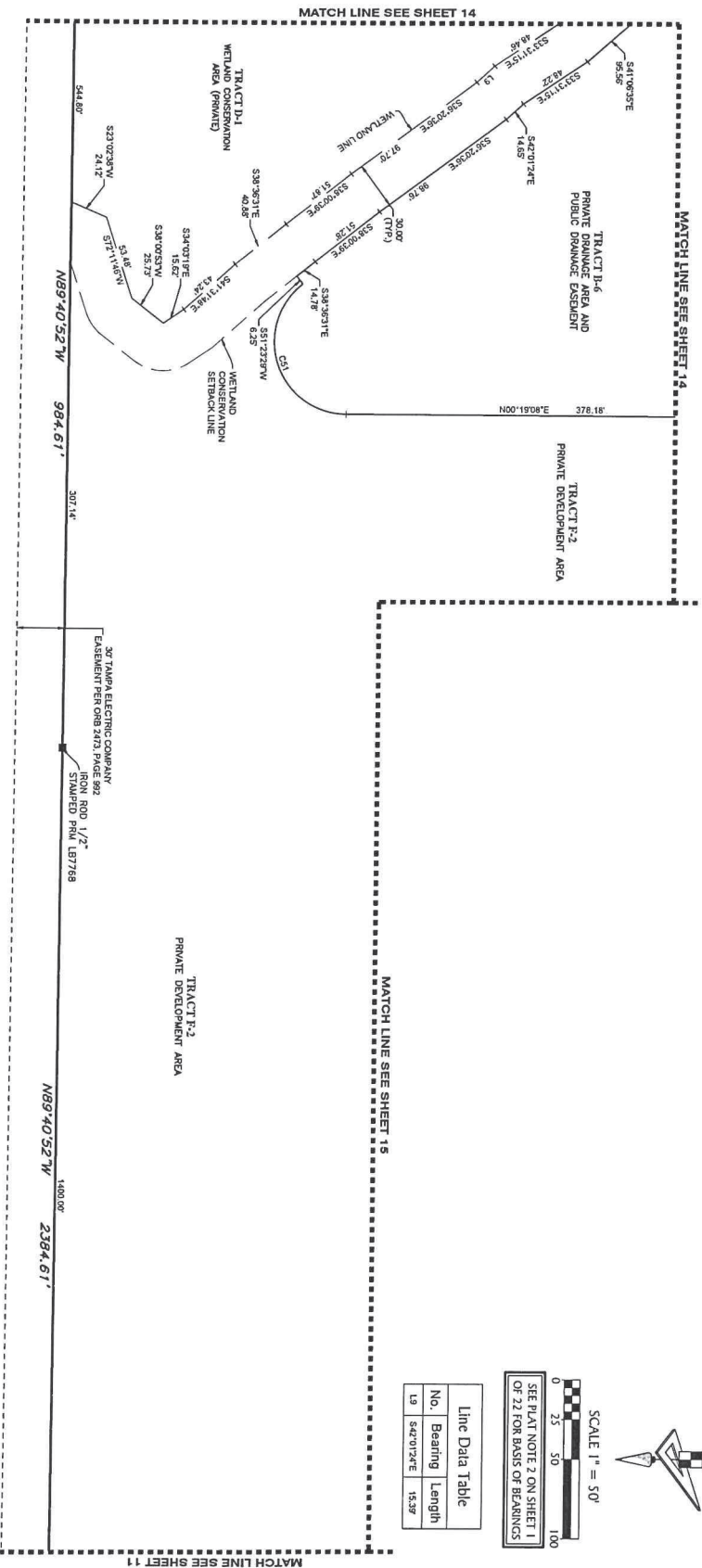
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND DIMENSIONS EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 7.5 = 7.50)



SEE PLAT NOTE 2 ON SHEET 1 OF 22 FOR BASIS OF BEARINGS

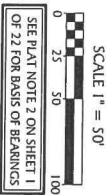
PUBLIC

Curve Data Table					
No.	Radius	Arc	Central Angle	Bearing	Chord
CS1	48.00'	113.75'	141°40'58"	N 71°09'37"E	86.90'



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUB LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (E.G. UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5' = 5.000) (E.G. 7.5' = 7.500)

- LEGEND:**
- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB30 UNLESS OTHERWISE NOTED
 - ⊙ INDICATES (P,C,C) PERMANENT CONTROL POINT, MAG TAIL & DISK LB7788 OVERALL
 - (C/A) ----- NON-PUBLIC LINE
 - (NR) ----- NON-PUBLIC LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT



Line Data Table		
No.	Bearing	Length
L9	S42°01'24"E	15.39'

MATCH LINE SEE SHEET 12

Curve Data Table

LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

LEGEND:

INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"X4" CONCRETE MONUMENT

DISK LB2610, UNLESS OTHERWISE NOTED

MAG NAIL & DISK LB776

(NR) ----- NON-RADIAL LINE

P.O.E. ----- PUBLIC UTILITY EASEMENT

Table 1. Demographic characteristics of the study population

30 TAMPA ELECTRIC COMPANY
EASEMENT PER ORB 2473, PAGE 99

544.80' N89°40'52"W 2384.61'

UNPLATTED

100

GeoPoint

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Fax: (813) 248-2266
Licensed Business Number LB 77686

A



0	25	50	100
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Line Data Table		
No.	Bearing	Length
L10	N00°03'15"E	25.00'

No.	Radius	Arc	Central Angle	Bearing	Chord
C56	76.00'	119.98°	89.456°	S45°06'43"W	101.27'
C60	20.00'	31.42°	90.000°	S44°56'45"E	28.28'
C61	20.00'	31.42°	90.000°	N45°03'15"E	28.28'
C62	20.00'	31.42°	90.000°	S45°03'15"W	28.28'
C63	20.00'	31.42°	90.000°	N44°56'45"W	28.28'
C64	24.00'	18.57°	182.456°	S50°09'41"E	70.53'
C65	24.00'	18.57°	182.456°	S50°09'41"E	70.53'
C66	24.00'	52.26°	127°01'40"	S20°25'34"E	18.51'
C67	22.00'	56.04°	126°18'45"	S20°09'15"E	52.18'
C68	200.00'	57.50°	162.845°	S30°09'15"E	61.11'
C69	173.00'	48.57°	162.845°	S30°09'15"E	48.48'
C71	150.00'	21.49°	174.258°	S50°09'15"E	21.45'
C71	150.00'	28.65°	174.258°	S50°09'15"E	28.65'

Diagram illustrating the offset of a parallel utility line. The diagram shows a horizontal line representing the centerline of a utility. Two vertical lines, one on each side, represent the parallel utility lines. The distance from the centerline to each parallel line is labeled as 7.5. The total width between the two parallel lines is labeled as 15.0.

INDICALIES (P.R.M.) PERMANENT REFERENCE
MONUMENT - 4"x4" CONCRETE MONUMENT

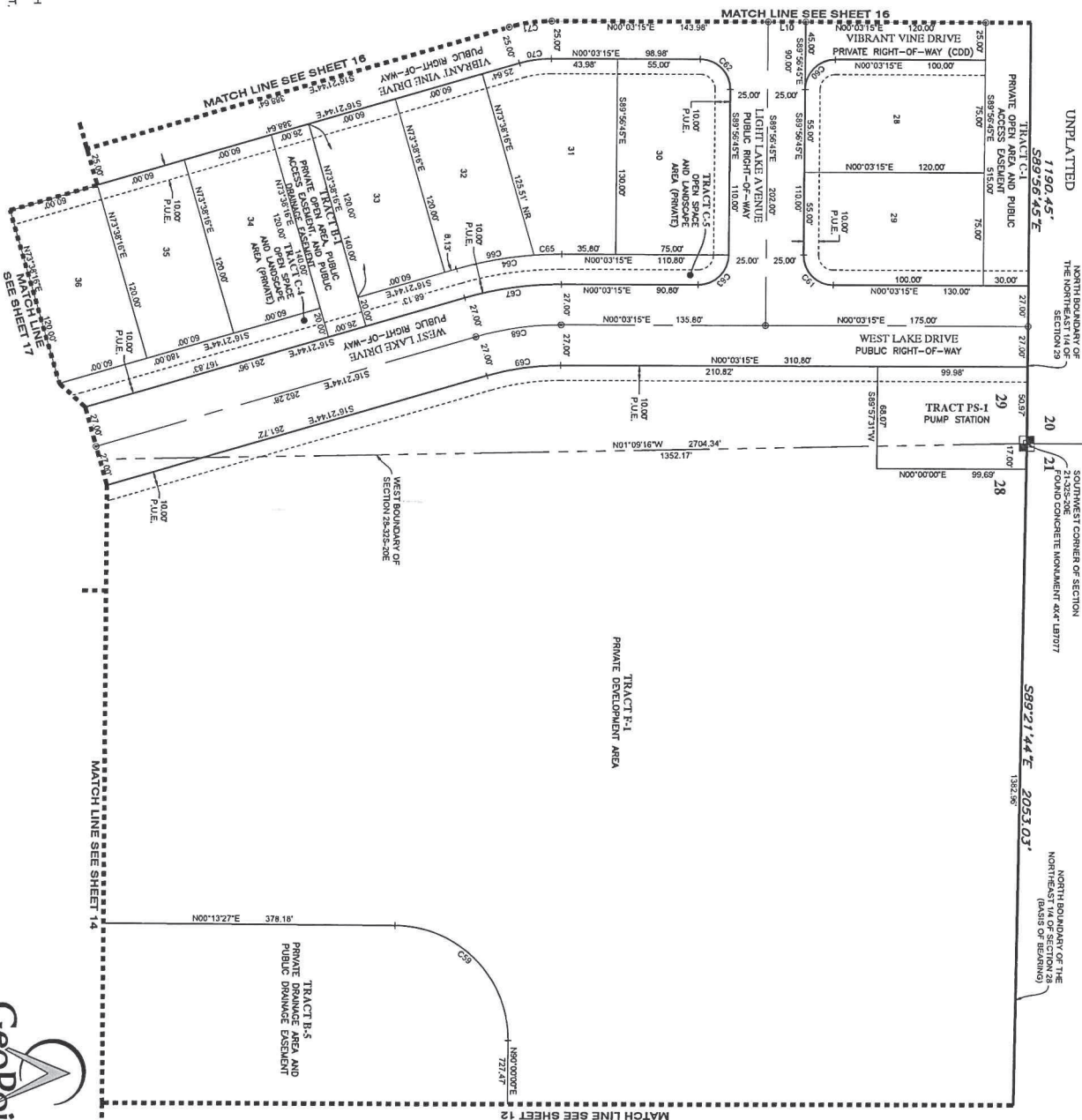
DISK LB2610, UNLESS OTHERWISE NOTED

MAG NAIL & DISK LB7768

(NR) ----- NON-RADIAL LINE

P.O.E. :-----: PUBLIC UTILITY EASEMENT

P.D.E. PUBLIC DRAINAGE EASEMENT




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Licensed Business Number LB 77674

BERRY BAY PHASE 6 VILLAGE Q

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NORTH BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 29

UNPLATTED

S89°56'45"E 1190.45'



SCALE 1" = 50'

SEE PLAT NOTE 2 ON SHEET 1 OF 22 FOR BASIS OF BEARINGS

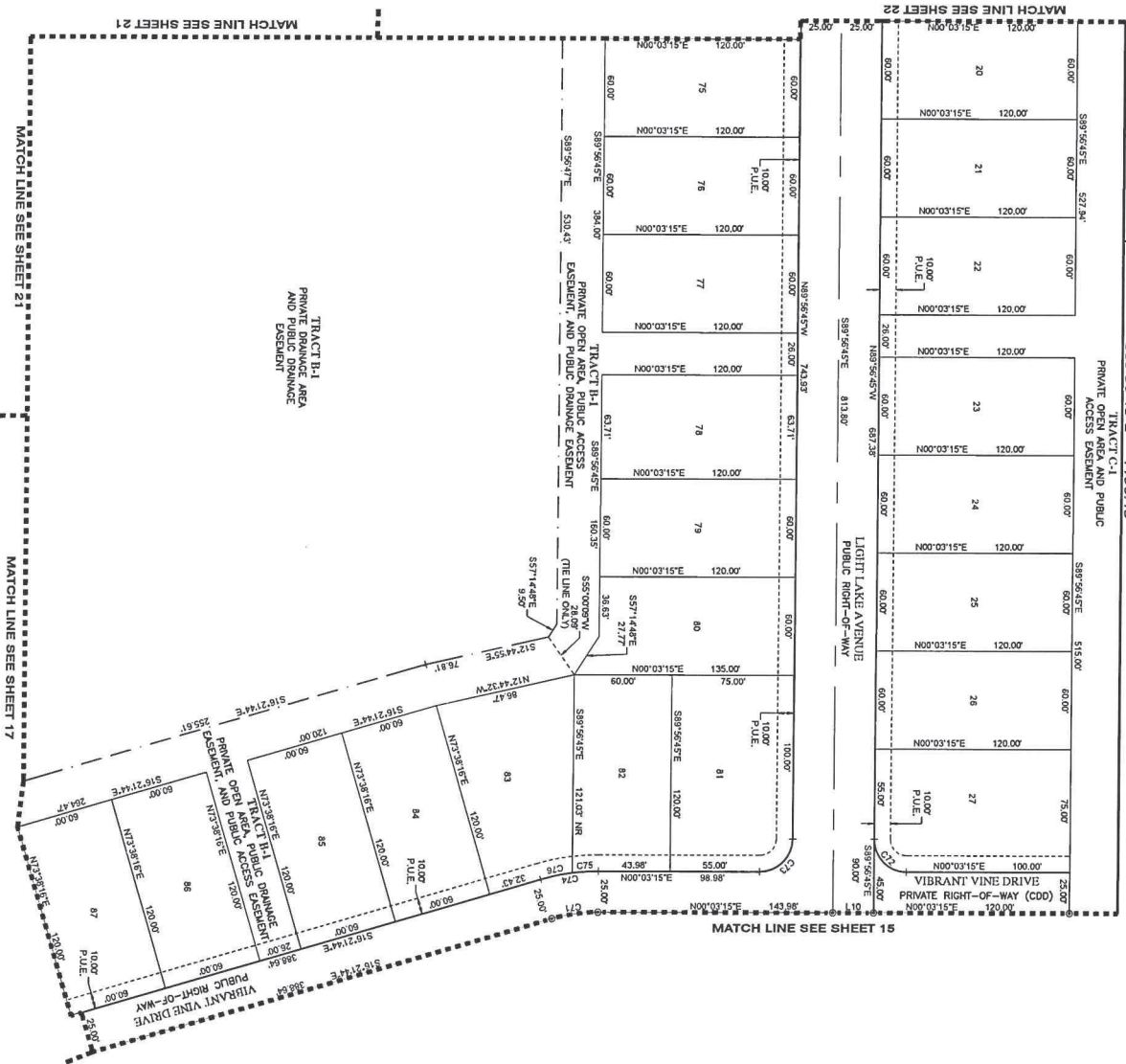
Line Data Table		
No.	Bearing	Length
L10	N00°03'15"E	25.00'

Curve Data Table				
No.	Radius	Arc Angle	Bearing	Chord
C1	100.00'	28.65°	S08°09'15"E	28.55'
C2	20.00'	31.42°	S07°00'00"E	28.28'
C3	20.00'	31.42°	S07°00'00"E	28.28'
C4	125.00'	35.81°	S08°09'15"E	35.69'
C5	125.00'	16.07°	S03°37'41"E	16.06'
C6	125.00'	19.25°	S11°50'11"E	19.27'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS, AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND EASEMENTS ARE SHOWN TO THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 7.5 = 7.50)

LEGEND:

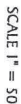
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2810, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAGNAIL & DISK LB7768
- NON-ADJACENT LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT



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MATCH LINE SEE SHEET 21

MATCH LINE SEE SHEET 17

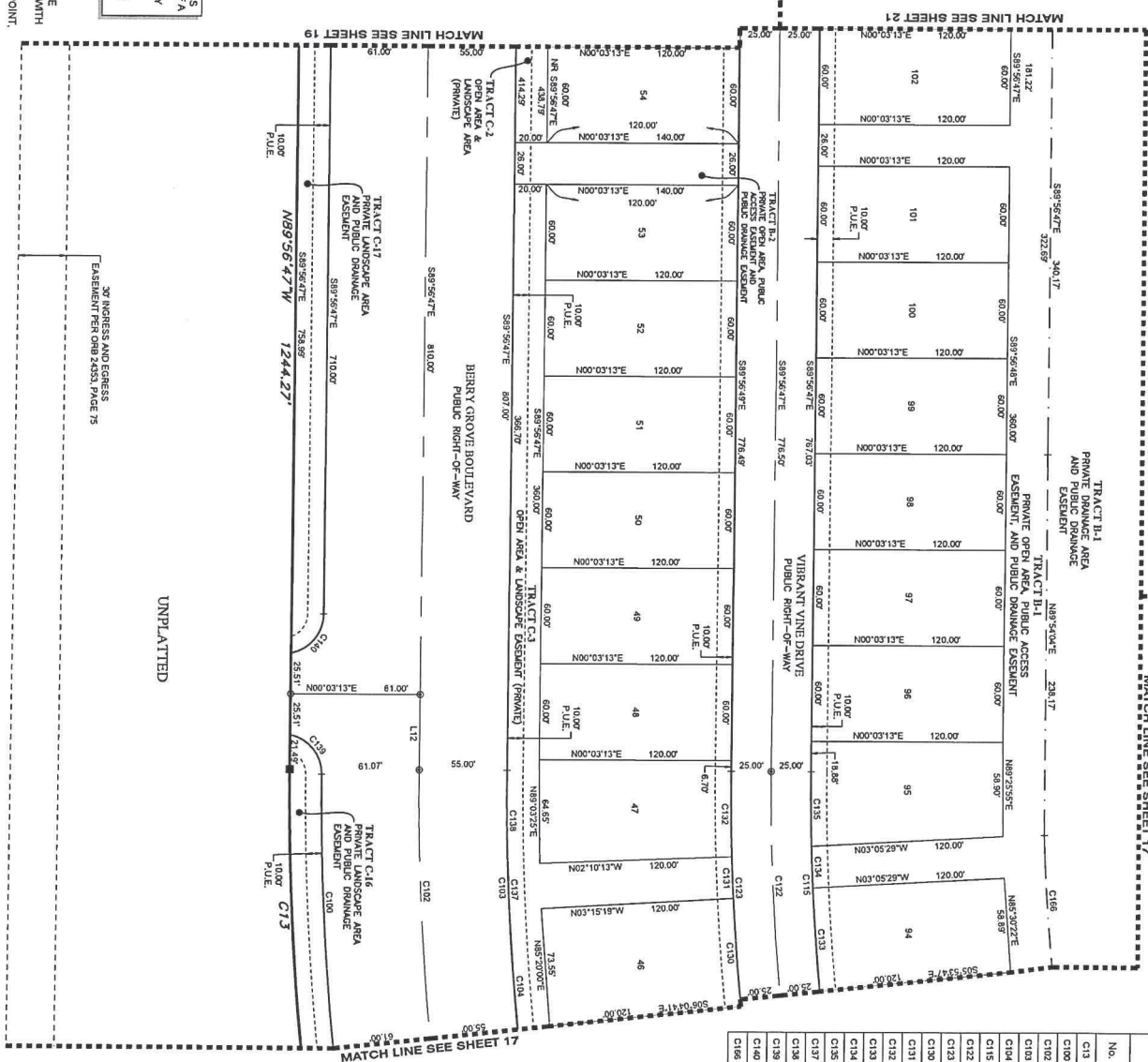


OF 22 FOR BASIS OF BEARINGS

Line Data Table		
No.	Bearing	Length
L12	N89°56'47"W	47.00'

LEGEND:

- INDICATES 1° R/W, PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK 1B2610, UNLESS OTHERWISE NOTED
INDICATES 1° C/P, PERMANENT CONTROL POINT
MAG NAIL & DISK 1B7768
OVERALL
(O/A) NON-RADIAL LINE
(NR)
P.U.E. PUBLIC UTILITY EASEMENT
P.D.E. PUBLIC DRAINAGE EASEMENT




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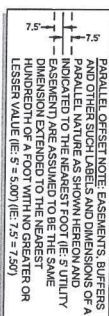


SCALE 1" = 50



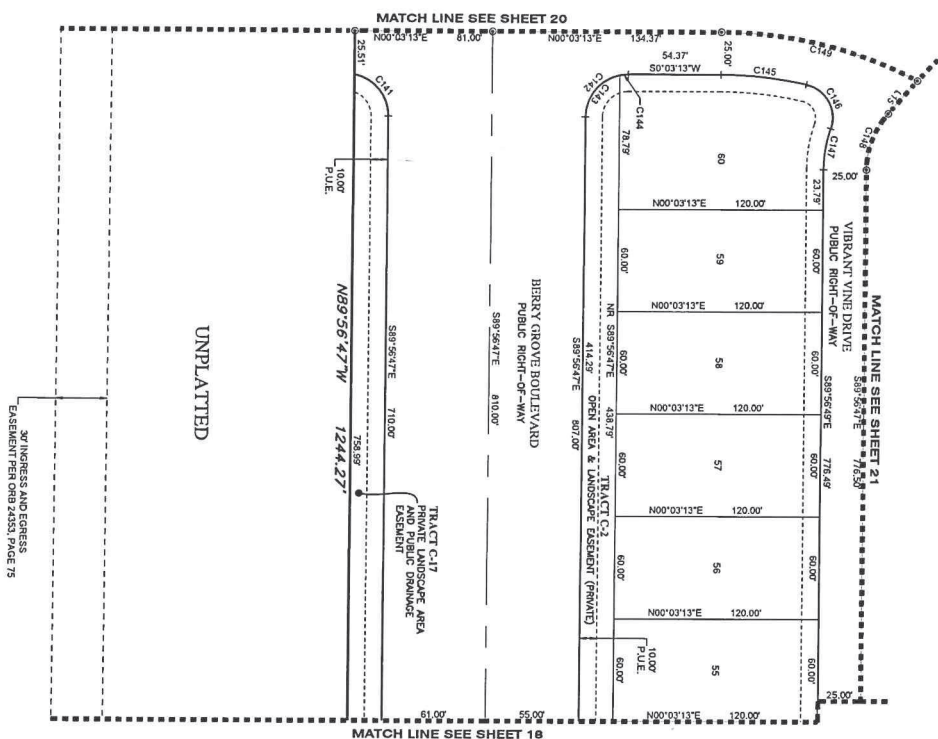
SEE PLAT NOTE 2 ON SHEET 1
OF 22 FOR BASIS OF BEARINGS

Line Data Table		
No.	Bearing	Length
L15	N48°38'20"W	25.84'



LEGEND

- INDICATES (P/R/M), PERMANENT REFERENCE
MONUMENT - 4"x4" CONCRETE MONUMENT WITH
DISK LB610, UNLESS OTHERWISE NOTED
INDICATES (P/C, P), PERMANENT CONTROL POINT
MAG. TAIL & DISK LB776
OVERALL
(O/A) NON-RADIAL LINE
(NR) PUBLIC UTILITY EASEMENT
(P.U.E.) PUBLIC DRAINAGE EASEMENT
(D.E.)



No.	Radius	Arc	Central Angle	Bearing	Chord
C141	25.00	34.24	78.21.47	S50°42'02"W	31.62
C142	25.00	33.27	90.00.00	S44°46'44"E	35.36
C143	25.00	34.24	70.02.47	S50°42'57"E	31.62
C144	25.00	5.03	11.32.13	S05°42'37"E	5.03
C145	22.50	50.46	12.31.16	S50°42'01"W	50.37
C146	20.00	63.44	55.14.51	S50°38'24"W	23.65
C147	75.00	36.05	19.30.21	S60°17'34"E	34.62
C148	50.00	26.40	41.11.36	S60°17'34"E	35.27
C149	25.00	119.64	27.12.09	S17°04'34"W	118.60


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Toll-free Business Number 1-877-762-7626

BERRY BAY PHASE 6 VILLAGE Q

A REPLAT OF A PORTION OF TRACT 307 OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGES 76 THROUGH 112, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF SECTIONS 28 AND 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY

PLAT BOOK PAGE



SCALE 1" = 50'



SEE PLAT NOTE 2 ON SHEET 1 OF 22 FOR BASIS OF BEARINGS

No.	Radius	Arc	Central Angle	Bearing	Chord
C148	250.00'	119.64'	27°23'09"	S1°15'45"W	116.65'
C150	25.00'	34.24'	78°27'47"	N65°42'53"W	31.62'
C151	25.00'	39.27'	90°00'00"	N45°03'13"E	35.36'
C152	25.00'	34.24'	78°27'47"	N50°42'02"E	31.62'
C153	25.00'	5.03'	11°32'13"	N65°42'02"E	5.03'
C154	275.00'	154.28'	32°08'36"	S18°07'31"W	152.26'
C155	275.00'	19.21'	4°00'06"	S00°03'16"W	19.20'
C156	275.00'	55.40'	11°32'08"	S00°48'37"W	55.31'
C157	275.00'	20.01'	5°25'09"	S18°18'23"W	20.00'
C158	275.00'	53.66'	11°16'46"	S28°36'25"W	53.57'
C159	250.00'	20.61'	4°42'27"	S29°50'05"W	20.61'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS OF A AND OTHER SUCH LABELS AND DIMENSIONS OF A MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7788

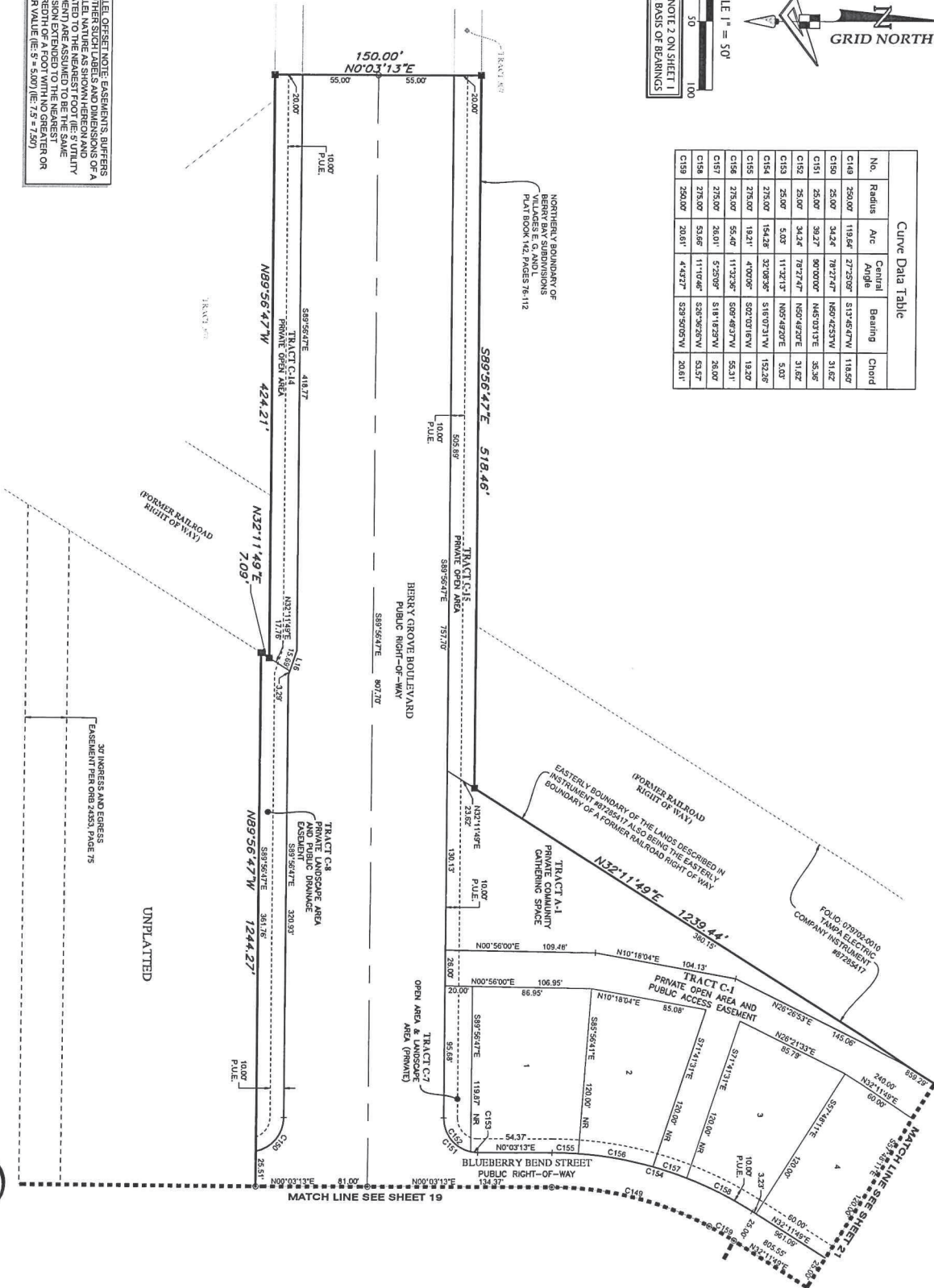
7.5' - PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS OF A AND OTHER SUCH LABELS AND DIMENSIONS OF A MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7788

7.5' - DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5.500') (E.G. 7.5' = 7.50')

LEGEND:

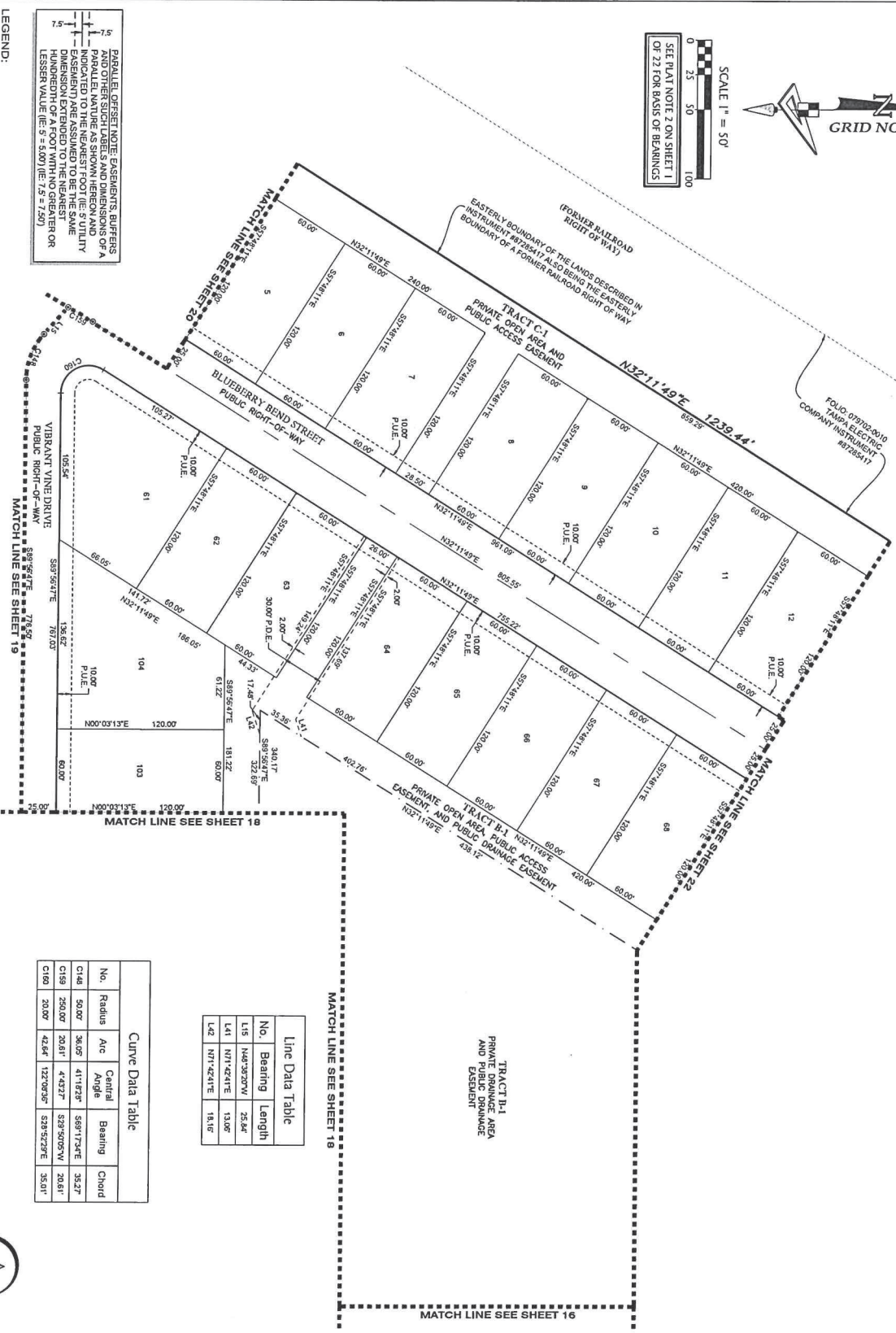
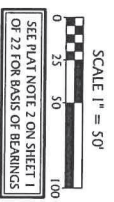
- INDICATES (P.C.P.) PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7788
- OVERALL
- NON-ADJ. LINE
- ADJ. LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRIVEWAY EASEMENT

No.	Bearing	Length
L18	S71°34'11"E	14.97'



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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND OF A DIMENSION NOT NEARER TO THE SAME DIMENSION OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 7.5 = 7.50)

LEGEND:

- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB2610, UNLESS OTHERWISE NOTED
- INDICATES (P,C,P) PERMANENT CONTROL POINT, DISK LB2610
- (O/A) --- NON-RADIAL LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC DRAINAGE EASEMENT

Curve Data Table

No.	Radius	Δ/c	Central Angle	Bearing	Chord
C148	50.00'	36.09°	41°16'37"	S68°17'24"E	35.27'
C159	200.00'	20.61°	4°43'27"	S29°50'55"W	20.61'
C160	20.00'	42.64°	122°05'35"	S29°52'37"E	35.01'

Line Data Table

No.	Bearing	Length
L15	N46°39'30"W	25.84'
L41	N71°42'24"E	13.00'
L42	N71°42'24"E	18.16'

SCALE 1" = 50'

Data Table

HUNDRETH OF A FOOT WITH NO GREATER

----- INDICATES (P.R.M.) PERMANENT REFERENCE

MONUMENT - 4"X4" CONCRETE MONUMENT WITH
DISK 183610 UNLESS OTHERWISE NOTED

----- INDICATES (P.C.P.) PERMANENT CONTROL POINT

MAG NAIL
OVERALL (O/A) -----

(NR) ----- NON-RADIAL LINE

P.U.E. ----- PUBLIC UTILITY EASEMENT

P.D.E. PUBLIC DRAINAGE EASEMENT