

**SUBJECT:** Stillmont Townhomes fka Lowell Road **PI#6111**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** November 3, 2022  
**CONTACT:** Lee Ann Kennedy

---

**RECOMMENDATION:**

Accept the plat for recording for Stillmont Townhomes fka Lowell Road, located in Section 8, Township 28, and Range 18, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (on-site roads, drainage, water and wastewater and off-site sidewalks) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$1,101,130.25, a Warranty Bond in the amount of \$17,252.30, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On July 28, 2022, Permission to Construct Prior to Platting was issued for Stillmont Townhomes fka Lowell Road. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Pulte Company, LLC and the engineer is LevelUp Consulting, LLC.





# Lowell Road Project Location Map

CLIENT: Pulte Home Company



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c)



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

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between Pulte Home Company, 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 \_\_\_\_\_ Stillmont Townhomes (hereafter, the "Subdivision"); and

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

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

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

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

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

Roads/Streets, Water Mains/ Services, Stormwater Drainage System, Sanitary Gravity Sewer System, Force Main and Sidewalks

(hereafter, the "County Improvements"); and

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

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

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

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

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number N/A, dated \_\_\_\_\_ and number \_\_\_\_\_ dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number 59BSBIW8687 dated, \_\_\_\_\_ September 13, 2022 with \_\_\_\_\_ Pulte Home Company, LLC as Principal, and \_\_\_\_\_ Hartford Fire Insurance Company as Surety, or  
A Warranty Bond, number 59BSBIW8686 dated, \_\_\_\_\_ September 13, 2022 with \_\_\_\_\_ Pulte Home Company, LLC as Principal, and \_\_\_\_\_ Hartford Fire Insurance Company as Surety, or
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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


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



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

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

ATTEST:

  
\_\_\_\_\_  
Witness Signature

Zachary Weiner  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature

Nicole Hicks  
\_\_\_\_\_  
Printed Name of Witness

Subdivider:

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

Ray Aponte  
\_\_\_\_\_  
Name (typed, printed or stamped)

Director of Land Development  
\_\_\_\_\_  
Title

2662 S. Falkenburg Rd. Riverview, FL 33578  
\_\_\_\_\_  
Address of Signer

(813) 335-5803  
\_\_\_\_\_  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

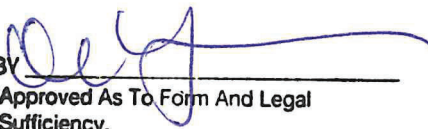
CINDY STUART  
Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

By   
\_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.



**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

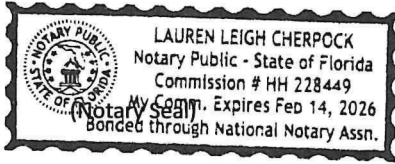
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
19 day of September, 2022, by Ray AponTE as  
(day) (month) (year) (name of person acknowledging)  
Land Director of Development for Puite Group  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

Lauren Leigh CherpoCK  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



HH 228449  
(Commission Number)

2/14/26  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

Personally Known OR  Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**SUBDIVISION PERFORMANCE BOND**  
**On-site and Off-site**

**KNOW ALL MEN BY THESE PRESENTS**, That we Pulte Home Company, LLC  
called the Principal, and Hartford Fire Insurance Company called the Surety, are held and firmly bound unto the  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of  
One Million One Hundred One Thousand One Hundred Thirty Dollars And Twenty-Five Cents (\$ 1,101,130.25 ) Dollars for the payment of which  
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
severally, firmly by these presents.

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

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

**WHEREAS**, these subdivision regulations require the construction of on-site and off-site improvements in  
connection with the platting of the Stillmont Townhomes subdivision; and

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

**WHEREAS**, said improvements are to be built and constructed in the aforementioned platted area and associated  
off-site area; and

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

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered  
into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument  
ensuring completion of construction of required improvements; and

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



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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Stillmont Townhomes subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty four (24) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
  
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL December 3rd, 2024.

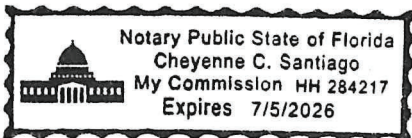
SIGNED, SEALED AND DATED this 13th day of September, 2022.

Pulte Home Company, LLC

ATTEST:

Cheyenne C. Santiago

By Gregory S. Paves  
Principal Assistant Treasurer Seal



Hartford Fire Insurance Company

Surety Seal

ATTEST:

Matthew Erra  
Matthew Erra, Surety Account Manager

By Jeremy Polk  
Attorney-In-Fact Jeremy Polk Seal

APPROVED BY THE COUNTY ATTORNEY  
BY [Signature]  
Approved As To Form And Legal Sufficiency.

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD  
BOND, T-11  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SERVICES LLC  
Agency Code: 59-300168

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :  
Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 122280  
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 13, 2022

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President



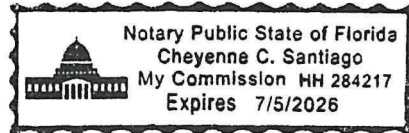
**ACKNOWLEDGMENT BY PRINCIPAL**

**STATE OF FLORIDA**

**COUNTY OF HILLSBOROUGH**

This record was acknowledged before me on September 13, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



  
\_\_\_\_\_  
Signature of Notary Public

*Cheyenne C. Santiago*  
*Notary Public State of Florida*  
*My Commission Expires: June 5, 2026*

# Stillmont Townhomes

## Performance Bond Calculation

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

### SUMMARY

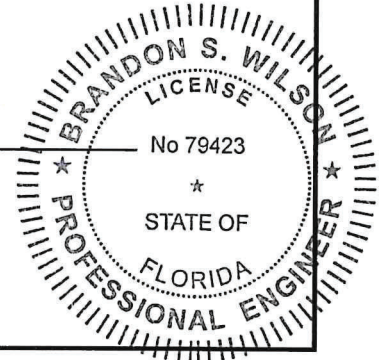
Paving	\$218,582.50
Water	\$219,085.00
Wastewater	\$206,388.00
Drainage	\$236,848.70
Offsite	\$100,311.00
<b>Total</b>	<b>\$880,904.20</b>

Performance Bond Amount (125% of total)

**\$1,101,130.25**



Brandon Wilson, P.E.  
Florida License # 79423





## PAVING

Item	Quantity	Unit	Unit Price	Total
12" STABILIZED LBR 40 SUBGRADE	3170	SY	\$ 8.00	\$ 25,360.00
6" CRUSHED CONCRETE	2810	SY	\$ 20.00	\$ 56,200.00
1-1/2" ASPHALT (SP-12.5)	2810	SY	\$ 17.00	\$ 47,770.00
SAW CUT AND MATCH FOR PAVING	120	LF	\$ 8.00	\$ 960.00
A CURB	160	LF	\$ 20.00	\$ 3,200.00
D CURB	85	LF	\$ 20.00	\$ 1,700.00
F CURB	150	LF	\$ 25.00	\$ 3,750.00
RIBBION CURB	1765	LF	\$ 15.00	\$ 26,475.00
5' SIDEWALK - 4"	3050	SF	\$ 4.50	\$ 13,725.00
5' SIDEWALK - 6"	4370	SF	\$ 5.25	\$ 22,942.50
HC RAMP	9	EA	\$ 1,000.00	\$ 9,000.00
SIGNING AND STRIPING	1	LS	\$ 7,500.00	\$ 7,500.00
		<b>TOTAL</b>	<b>\$</b>	<b>218,582.50</b>

## WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
8" X 6" ROUNDHOUSE CONNECTION TO EX. WATER MAIN	1	LS	\$ 8,500.00	\$ 8,500.00
16" CASING JACK AND BORE	32	LF	\$ 325.00	\$ 10,400.00
TEMP. BLOW-OFF ASSEMBLY	2	EA	\$ 1,200.00	\$ 2,400.00
6" CL50 DIP	60	LF	\$ 60.00	\$ 3,600.00
6" DR 18 C900 PVC WATER MAIN	975	LF	\$ 36.00	\$ 35,100.00
6" MJ FITTINGS	1	EA	\$ 3,775.00	\$ 3,775.00
6" GV AND BOX	13	EA	\$ 1,800.00	\$ 23,400.00
6" JOINT RESTRAINTS	15	EA	\$ 280.00	\$ 4,200.00
SINGLE SERVICES (ASSEMBLY) - SHORT	26	EA	\$ 825.00	\$ 21,450.00
SINGLE SERVICES (ASSEMBLY) - LONG	22	EA	\$ 850.00	\$ 18,700.00
4" PVC SERVICE SLEEVE	340	LF	\$ 22.00	\$ 7,480.00
FIRE HYDRANTS	3	EA	\$ 5,350.00	\$ 16,050.00
6: MASTER METER ASSEMBLY	1	LS	\$ 32,000.00	\$ 32,000.00
CHLORINE INJECTION POINT	1	EA	\$ 380.00	\$ 380.00
RECLAIM WATER CONNECTION AND MASTER METER	1	LS	\$ 11,500.00	\$ 11,500.00
16" CASING JACK AND BORE ADDED COST EXISTING UTILITIES	32	LF	\$ 300.00	\$ 9,600.00
AIR GAPS	2	EA	\$ 1,650.00	\$ 3,300.00
TESTING & INSPECTIONS	1	LS	\$ 7,250.00	\$ 7,250.00
			<b>TOTAL</b>	<b>\$ 219,085.00</b>



## SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
<b>GRAVITY</b>				
8" SDR 26 SEWER MAIN (4' - 6' DEPTH)	82	LF	\$ 36.00	\$ 2,952.00
8" SDR 26 SEWER MAIN (6' - 8' DEPTH)	208	LF	\$ 39.00	\$ 8,112.00
8" SDR 26 SEWER MAIN (8' -10' DEPTH)	295	LF	\$ 42.00	\$ 12,390.00
8" SDR 26 SEWER MAIN (10' - 12' DEPTH)	227	LF	\$ 45.00	\$ 10,215.00
MANHOLE (4 - 6 FT)	2	EA	\$ 3,850.00	\$ 7,700.00
MANHOLE (8 - 10 FT)	2	EA	\$ 4,550.00	\$ 9,100.00
MANHOLE (10 - 12 FT)	2	EA	\$ 4,750.00	\$ 9,500.00
SINGLE SERVICE ASSEMBLY (FOR FUTURE HOUSE)	1	EA	\$ 1,100.00	\$ 1,100.00
DOUBLE SERVICE ASSEMBLY	24	EA	\$ 1,350.00	\$ 32,400.00
DEWATERING	1	LS	\$ 4,800.00	\$ 4,800.00
PVC PIPE COST INCREASE	1	LS	\$ 7,113.00	\$ 7,113.00
TESTING & INSPECTIONS	812	LF	\$ 10.00	\$ 8,120.00
<b>FORCE MAIN</b>				
CONNECT TO EX. 12" FM W/ 12" X 4" TSV	1	EA	\$ 6,200.00	\$ 6,200.00
4" SDR 18 PVC FORCE MAIN	256	LF	\$ 23.00	\$ 5,888.00
FITTINGS	1	LS	\$ 6,325.00	\$ 6,325.00
MOT	1	LS	\$ 1,500.00	\$ 1,500.00
LIFT STATION	1	LS	\$ 49,500.00	\$ 49,500.00
LIFT STATION PUMP UPGRADES	1	LS	\$ 1,225.00	\$ 1,225.00
LIFT STATION WATER SERVICE	1	LS	\$ 3,600.00	\$ 3,600.00
LIFT STATION ELECTRIC SERVICE (W/ IN 50 FT)	1	LS	\$ 6,500.00	\$ 6,500.00
LIFT STATION DRIVEWAY	450	SF	\$ 8.00	\$ 3,600.00
SOD AROUND LF	200	SF	\$ 4.00	\$ 800.00
DEWATERING	1	LS	\$ 5,700.00	\$ 5,700.00
TESTING & INSPECTIONS	256	LF	\$ 8.00	\$ 2,048.00
<b>TOTAL</b>				<b>\$ 206,388.00</b>

## STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
12" RCP	19	LF	\$ 42.00	\$ 798.00
15" RCP	117	LF	\$ 55.00	\$ 6,435.00
18" RCP	134	LF	\$ 62.00	\$ 8,308.00
24" RCP	569	LF	\$ 84.00	\$ 47,796.00
30" RCP	220	LF	\$ 117.00	\$ 25,740.00
18" HDPE	954	EA	\$ 47.55	\$ 45,362.70
12" MES	1	EA	\$ 2,200.00	\$ 2,200.00
15" MES	1	EA	\$ 2,425.00	\$ 2,425.00
18" MES	1	EA	\$ 2,500.00	\$ 2,500.00
30" MES	4	EA	\$ 4,200.00	\$ 16,800.00
CONCRETE COLLAR	2	EA	\$ 850.00	\$ 1,700.00
TYPE "C" INLET	3	EA	\$ 3,700.00	\$ 11,100.00
TYPE "C" INLET (P-BOTTOM)	3	EA	\$ 4,900.00	\$ 14,700.00
TYPE "C" INLET (J-BOTTOM)	1	EA	\$ 6,300.00	\$ 6,300.00
YARD DRAIN	10	EA	\$ 1,690.00	\$ 16,900.00
TYPE P STORM MANHOLE	2	EA	\$ 3,600.00	\$ 7,200.00
WEIR CONTROL STRUCTURE	1	EA	\$ 8,500.00	\$ 8,500.00
TESTING AND INSPECTIONS	2014	LF	\$ 6.00	\$ 12,084.00
			<b>TOTAL</b>	<b>\$ 236,848.70</b>



**OFFSITE**

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>		<b>Total</b>
<b>PAVING</b>					
5' SIDEWALK - 6"	10500	SF	\$	6.75	\$ 70,875.00
HC RAMP	3	EA	\$	1,000.00	\$ 3,000.00
GRADE AND COMPACT SIDEWALK SUBGRADE	1167	SY	\$	8.00	\$ 9,336.00
FINISH GRADING AND RESTORATION	1	LS	\$	4,500.00	\$ 4,500.00
SOD	900	SY	\$	9.00	\$ 8,100.00
MOT	1	LS	\$	4,500.00	\$ 4,500.00
				<b>TOTAL</b>	\$ 100,311.00





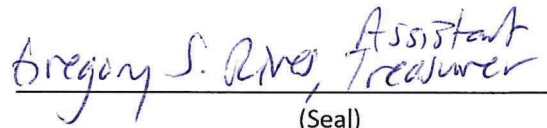
C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

**THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL December 3rd, 2026**

**SIGNED, SEALED AND DATED** this 13th day of September, 2022.

ATTEST:


  
\_\_\_\_\_  
Principal Signature

  
\_\_\_\_\_  
Assistant Treasurer  
(Seal)

  
\_\_\_\_\_  
Surety Signature

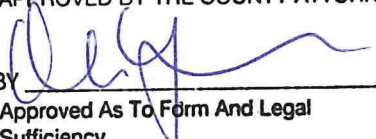
Matthew Erra, Surety Account Manager  
(Seal)

ATTEST:

  
\_\_\_\_\_  
Attorney-in-fact Signature

Jeremy Polk, Attorney-in-Fact  
(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY   
\_\_\_\_\_  
Approved As To Form And Legal Sufficiency.

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SERVICES LLC

Agency Code: 59-300168

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
My Commission HH 122280  
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 13th, 2022.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF FLORIDA**

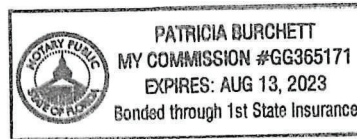
**COUNTY OF HILLSBOROUGH**

This record was acknowledged before me on September 13, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public



*First Name Last Name*

*Notary Public State of Florida*

*My Commission Expires: Month XX, YYYY*



# Stillmont Townhomes

## Warranty Bond Calculation

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

### SUMMARY

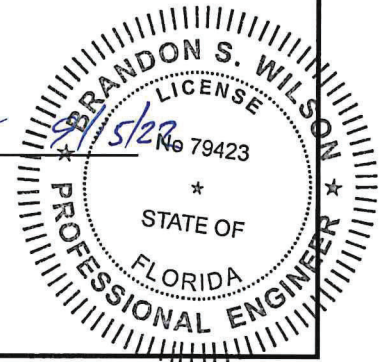
Paving	\$9,225.00
Water	\$44,630.00
Wastewater	\$6,499.00
Drainage	\$11,858.00
Offsite	\$100,311.00
<b>Total</b>	<b>\$172,523.00</b>

Performance Bond Amount (10% of total)

\$17,252.30



Brandon Wilson, P.E.  
Florida License # 79423



## PAVING

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Total</b>
12" STABILIZED LBR 40 SUBGRADE	205	SY	\$ 8.00	\$ 1,640.00
6" CRUSHED CONCRETE	205	SY	\$ 20.00	\$ 4,100.00
1-1/2" ASPHALT (SP-12.5)	205	SY	\$ 17.00	\$ 3,485.00
			TOTAL	\$ 9,225.00

## WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
8" X 6" ROUNDHOUSE CONNECTION TO EX. WATER MAIN	1	LS	\$ 8,500.00	\$ 8,500.00
16" CASING JACK AND BORE	32	LF	\$ 325.00	\$ 10,400.00
TEMP. BLOW-OFF ASSEMBLY	1	EA	\$ 1,200.00	\$ 1,200.00
6" CL50 DIP	60	LF	\$ 60.00	\$ 3,600.00
6" GV AND BOX	1	EA	\$ 1,800.00	\$ 1,800.00
CHLORINE INJECTION POINT	1	EA	\$ 380.00	\$ 380.00
RECLAIM WATER CONNECTION AND MASTER METER	1	LS	\$ 11,500.00	\$ 11,500.00
TESTING & INSPECTIONS	1	LS	\$ 7,250.00	\$ 7,250.00
			<b>Total</b>	<b>\$ 44,630.00</b>



## SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
<b>Phase I</b>				
CONNECT TO EX. 12" FM W/ 12" X 4" TSV	1	EA	\$ 6,200.00	\$ 6,200.00
4" SDR 18 PVC FORCE MAIN	13	LF	\$ 23.00	\$ 299.00
			<b>Total</b>	<b>\$ 6,499.00</b>

## STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
<b>Phase I</b>				
12" RCP	19	LF	\$ 42.00	\$ 798.00
15' RCP	117	LF	\$ 55.00	\$ 6,435.00
12" MES	1	EA	\$ 2,200.00	\$ 2,200.00
15" MES	1	EA	\$ 2,425.00	\$ 2,425.00
			<b>TOTAL</b>	<b>\$ 11,858.00</b>

## OFFSITE

<b>Item</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>		<b>Total</b>
<b>PAVING</b>					
5' SIDEWALK - 6"	10500	SF	\$	6.75	\$ 70,875.00
HC RAMP	3	EA	\$	1,000.00	\$ 3,000.00
GRADE AND COMPACT SIDEWALK SUBGRADE	1167	SY	\$	8.00	\$ 9,336.00
FINISH GRADING AND RESTORATION	1	LS	\$	4,500.00	\$ 4,500.00
SOD	900	SY	\$	9.00	\$ 8,100.00
MOT	1	LS	\$	4,500.00	\$ 4,500.00
				<b>Total</b>	<b>\$ 100,311.00</b>



## SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between Pulte Home Company, 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 Stillmont Townhomes (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 N/A, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number 59BSBIW8688 dated, September 13, 2022 with \_\_\_\_\_ Pulte Home Company, LLC as Principal, and \_\_\_\_\_ Hartford Fire Insurance Company as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing


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

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

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

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

ATTEST:

  
\_\_\_\_\_  
Witness Signature

Zachary Weiner  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature

Nicole Hicks  
\_\_\_\_\_  
Printed Name of Witness

Subdivider:

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

Ray Aponte  
\_\_\_\_\_  
Name (typed, printed or stamped)

Director of Land Development  
\_\_\_\_\_  
Title

2662 S. Falkenburg Rd. Riverview, FL 33578  
\_\_\_\_\_  
Address of Signer

(813) 335-5803  
\_\_\_\_\_  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY  
BY   
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

19 day of September, 2022, by Ray Aponte as

(day) (month) (year) (name of person acknowledging)

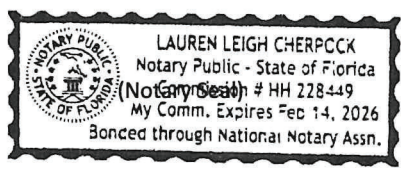
Land - Director of Development for Pulte Group  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

Lauren Cherpock  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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



HH 228449  
(Commission Number)

2/14/26  
(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 Pulte Home Company, LLC

\_\_\_\_\_ called the Principal, and \_\_\_\_\_  
Hartford Fire Insurance Company called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of \_\_\_\_\_

Six Thousand Two Hundred Fifty Dollars (\$ 6,250.00 ) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Stillmont Townhomes 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 Stillmont Townhomes 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 (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL December 3rd, 2024.

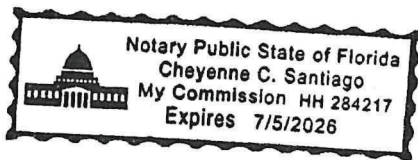
SIGNED, SEALED AND DATED this 13th day of September, 2022.

ATTEST:

*Cheyanne C. Santiago*

Pulte Home Company, LLC

BY: *Gregory S. River* Gregory S. River  
PRINCIPAL (SEAL) Assistant Treasurer



Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

*Matthew Erra*  
Matthew Erra, Surety Account Manager

*Jeremy Polk* Jeremy Polk  
ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY  
*[Signature]*  
BY  
Approved As To Form And Legal Sufficiency.



# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**  
 BOND, T-11  
 One Hartford Plaza  
 Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)  
 call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SERVICES LLC  
 Agency Code: 59-300168

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :  
 Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Shelby Wiggins*

Shelby Wiggins, Assistant Secretary

*Joelle L. LaPierre*

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA }  
 COUNTY OF SEMINOLE } ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



*Jessica Ciccone*

Jessica Ciccone  
 My Commission HH 122280  
 Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of September 13, 2022.

Signed and sealed in Lake Mary, Florida.



*Keith D. Dozois*

Keith D. Dozois, Assistant Vice President



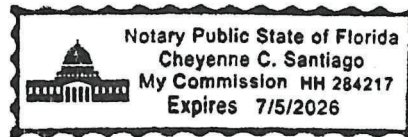
**ACKNOWLEDGMENT BY PRINCIPAL**


**STATE OF FLORIDA**

**COUNTY OF HILLSBOROUGH**

This record was acknowledged before me on September 13, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



  
\_\_\_\_\_  
Signature of Notary Public

*Cheyenne C. Santiago*  
*Notary Public State of Florida*  
*My Commission Expires: June 5, 2026*

# Stillmont Townhomes

## Performance Bond Calculation


Construction costs for setting Lot Corners

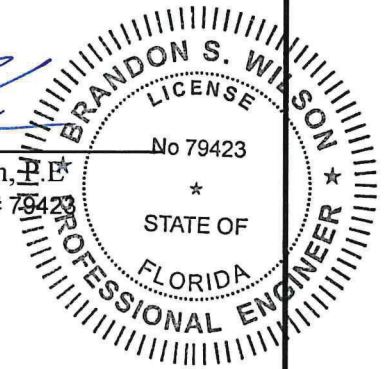
### SUMMARY

Lot Corners	\$5,000.00
<b>Total</b>	<b>\$5,000.00</b>

**Performance Bond Amount (125% of total)**

**\$6,250.00**

  
Brandon Wilson, P.E.  
Florida License # 79423



## Lot Corners

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

# PLAT PROPERTY INFORMATION REPORT

## OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Hill, Ward & Henderson, P.A.  
Janda Owen  
101 E. KENNEDY BLVD STE 3700  
TAMPA, FL 33602

Attention: Kelly E. Gardner

Re: ORT # 22098240

This is to certify that we have searched the public records of Hillsborough County, Florida, from January 2, 1992 through September 13, 2022 @ 10:51 a.m. to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the property described in the caption of the proposed plat of:

Stillmont Townhomes

and more particularly described in attached legal description and that said search reveals record title to said lands appear to be vested in Pulte Home Company, LLC, a Michigan Limited Liability Company, by virtue of Special Warranty Deed recorded under Instrument No. 2022446771.

Our search reveals the following encumbrances and/or exceptions to title which are not satisfied or released of record:

1. All matters contained on the Plat of Bradford Subdivision Unit No. 2, as recorded in Plat Book 40, Page 76, which are limited to (i) a 5' x 150' Utility Easement lying on the Northeasterly property line of Parcel 3 and (ii) a 5' x 150' Utility Easement lying between the Northerly portions of Parcels 4 and 5.
2. Rights of tenants and/or parties in possession, and any parties claiming, by through or under said tenants or parties in possession, as to any unrecorded leases.

### TAX INFORMATION:

Parcel No: 19074-0000  
2021 taxes are PAID in the gross amount of \$4,195.75, and WAS NOT homestead.  
Parcel No.:19074-0010  
2021 taxes are PAID in the gross amount of \$3,412.05, and WAS NOT homestead.  
Parcel No: 19182-0000  
2021 taxes are PAID in the gross amount of \$\$1,116.20, and WAS NOT homestead.  
Parcel No: 19181-0000  
2021 taxes are PAID in the gross amount of \$1,116.20, and WAS NOT homestead.  
Parcel No: 19180-0000  
2021 taxes are PAID in the gross amount of \$1,116.20, and WAS NOT homestead.  
Parcel No: 19074-0150  
2021 taxes are PAID in the gross amount of \$747.26, and WAS NOT homestead.

*This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.*

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

BY: *Susan S. Langford*  
Authorized Signature

1410 N. Westshore Blvd. Ste. 800 Tampa FL 33607

Phone: 813-228-0555 Fax: 866 596-8764



EXHIBIT A

A parcel of land lying in Section 8, Township 28 South, Range 18 East, lying in Hillsborough County, Florida, together with Lots 3, 4, and 5, Block 3 of BRADFORD SUBDIVISION UNIT NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 76 of the public records of Hillsborough County, Florida being more particularly described as follows:

**COMMENCE** at the Northeast corner of the Northwest 1/4 of said Section 8; run thence along the East boundary of the Northwest 1/4 of said Section 8, South 00°54'05" West, a distance of 664.24 feet to the Southeast corner of Lot 6, Block 3 of said BRADFORD SUBDIVISION UNIT NO. 2 said point also being the **POINT OF BEGINNING**; thence continue along said East boundary of the Northwest 1/4 of Section 8, South 00°54'05" West, a distance of 290.42 feet; thence North 89°40'26" West, a distance of 162.97 feet; thence South 00°22'44" East, a distance of 115.04 feet; thence South 44°22'40" East, a distance of 34.22 feet; thence South 00°55'11" West, a distance of 209.11 feet to the Northerly Right-of-Way of Lowell Road; thence along said Northerly Right-of-Way, North 89°36'27" West, a distance of 197.10 feet to the West boundary of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 8; thence along said West boundary, North 00°51'24" East, a distance of 639.21 feet to the South boundary of Block 3 of said BRADFORD SUBDIVISION UNIT NO. 2; thence along said South boundary, South 89°34'42" East, a distance of 25.74 feet to the Southwest corner of Lot 3, Block 3 of said BRADFORD SUBDIVISION UNIT NO. 2; thence along the West boundary of said Lot 3, North 00°54'05" East, a distance of 309.41 feet to the Northwest corner of said Lot 3; thence along the North boundary of said Lot 3, 4, and 5, South 89°33'22" East, a distance of 231.00 feet to the Northeast corner of said Lot 5; thence along the East boundary of said Lot 5, South 00°54'05" West, a distance of 309.32 feet to the Southeast corner of said Lot 5, said point also being the Southwest corner of said Lot 6; thence along the South boundary of said Lot 6, South 89°34'42" East, a distance of 77.00 feet to the **POINT OF BEGINNING**.

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, LYING IN HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH LOTS 3, 4, AND 5, BLOCK 3 OF BRADFORD SUBDIVISION UNIT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8; RUN THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 8, SOUTH 00°34'05" WEST, A DISTANCE OF 664.24 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 3 OF SAID BRADFORD SUBDIVISION UNIT NO. 2; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 8, SOUTH 00°34'05" WEST, A DISTANCE OF 230.42 FEET; THENCE NORTH 88°40'26" WEST, A DISTANCE OF 182.97 FEET; THENCE SOUTH 00°22'44" EAST, A DISTANCE OF 115.04 FEET; THENCE SOUTH 44°22'40" EAST, A DISTANCE OF 34.22 FEET; THENCE SOUTH 00°55'11" WEST, A DISTANCE OF 209.11 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LOWELL ROAD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 88°38'27" WEST, A DISTANCE OF 197.10 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE ALONG SAID WEST BOUNDARY, NORTH 00°51'24" EAST, A DISTANCE OF 639.21 FEET TO THE SOUTH BOUNDARY OF BLOCK 3 OF SAID BRADFORD SUBDIVISION UNIT NO. 2; THENCE ALONG SAID SOUTH BOUNDARY, SOUTH 89°34'14" EAST, A DISTANCE OF 253.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 3 OF SAID BRADFORD SUBDIVISION UNIT NO. 2; THENCE ALONG THE WEST BOUNDARY OF SAID LOT 3, NORTH 00°34'05" EAST, A DISTANCE OF 309.41 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 3, 4, AND 5, SOUTH 88°33'32" EAST, A DISTANCE OF 231.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 5, SOUTH 00°34'05" WEST, A DISTANCE OF 309.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 6, SOUTH 89°34'42" EAST, A DISTANCE OF 77.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.37 ACRES, MORE OR LESS.

PLAT NOTES:

- 1) BEARING SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT), BEING THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 8, HAVING A BEARING OF S00°34'05"W.
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND FLOOD ZONING.
- 3) NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT; THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM, THE BASIS OF GRID BEARINGS IS THE LENGUAMIAN L-NET ADJUSTMENT, AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION TROISMS; THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE SUBJECT TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.
- 6) MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL BE SUBJECT TO THE APPLICABLE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 6) PONDING EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPROVED SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, WELPS, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HERCES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- 7) THIS SUBDIVISION CONTAINS OPEN SPACE AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

DEDICATION:

- THE UNDERSIGNED, AS OWNERS OF THE LANDS PLATTED HERON DO HEREBY DEDICATE THIS PLAT OF SAID LOTS, EASEMENTS OR RECORD FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE THE FOLLOWING EASEMENTS AND RESERVATIONS:
1. THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY SHOWN HEREON AS TRACT R-1 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CONTROL, AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT; FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS TO THE LOT OWNERS' TRACTS, AND FOR THE BENEFIT OF THE LOT OWNERS FOR INGRESS AND EGRESS WILL EXTEND TO LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT.
  2. THE OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL, AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT R-1 AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR DUTIES.
  3. THE OWNER HEREBY GRANTS TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACT R-1 AND THE AREAS DESIGNATED HEREON AS PUBLIC UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES; FOR THE BENEFIT OF THE LOT OWNERS HEREIN.
  4. THE OWNER HEREBY GRANTS TO THE LOT OWNERS WITHIN THIS SUBDIVISION, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS-OF-WAY WITHIN TRACTS R-1, R-2 AND R-11 ARE HEREBY RESERVED BY OWNER FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED. OWNER FURTHER RESERVE THE RIGHT TO CONVEY ADDITIONAL EASEMENTS WITHIN SAID TRACTS.
  5. PRIVATE GRASSLAND EASEMENTS AND PRIVATE WALL AND FENCE EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR THE BENEFIT OF THE LOT OWNERS WITHIN THIS SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
  6. SAID TRACTS R-1, R-2, R-11 AND ALL PRIVATE EASEMENTS SHOWN SUBSEQUENT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, AND TRACTS DEDICATED TO THE PUBLIC USE AS SHOWN ON THIS PLAT.
  7. THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND EASEMENTS RESERVED BY THE OWNER AS "PRIVATE" WILL BE THE RESPONSIBILITY OF THE OWNER, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.
  8. OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, AND TO HILLSBOROUGH COUNTY, ALL OF THE UTILITY EASEMENTS DESIGNATED AS PUBLIC AND SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INDIVIDUAL THEREIN.
- BR: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.001 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: \_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # \_\_\_\_\_  
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT,  
HILLSBOROUGH COUNTY

SURVEYORS CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LANDS SHOWN THEREON, AND THAT THE SAME WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT CONFORMS WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON \_\_\_\_\_, 2022 AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (COPP'S) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

CHARLES W. ARNETT, (LICENSE NO. L56894)  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
213 HOBBS STREET, TAMPA, FL 33619  
LICENSED BUSINESS NUMBER LB 7769

CLERK OF THE CIRCUIT COURT  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS IN FORM OF CHAPTER 177, PART 1 OF FLORIDA STATUTE, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: \_\_\_\_\_  
CLERK OF CIRCUIT COURT

BY: \_\_\_\_\_  
DEPUTY CLERK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, TIME \_\_\_\_\_

CLERK FILE NUMBER \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

\_\_\_\_\_ DATE

CHAIRMAN \_\_\_\_\_

JEFFREY DODSON, VICE PRESIDENT

WITNESS SIGN: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

WITNESS SIGN: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

SMOON TO AND SUBSIGNED BEFORE ME, BY MEANS OF PERSONAL PRESENCE, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, PERSONALLY APPEARED JEFFREY DODSON, AS VICE PRESIDENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Notary Public

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_  
Commission No. \_\_\_\_\_ Expires: \_\_\_\_\_

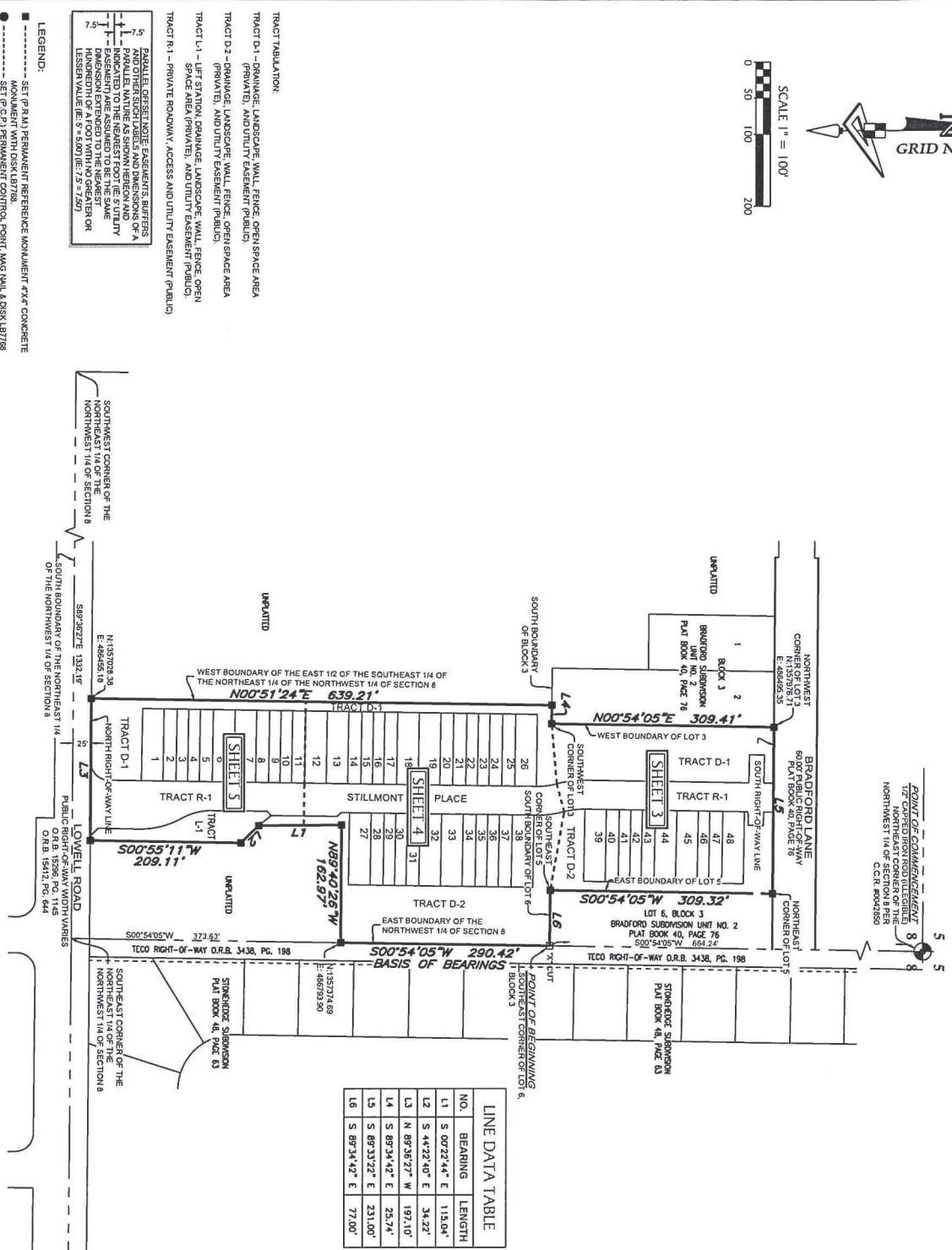
  
GeoPoint Surveying, Inc.  
213 Hobbs Street  
Tampa, Florida 33619  
Phone: (813) 248-8888  
Fax: (813) 248-2266  
www.geopointsurveying.com  
Licensed Business Number LB 7768

SHEET 1 OF 5 SHEETS



BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 3 OF BRADFORD SUBDIVISION UNIT NO. 2 AS RECORDED IN PLAT BOOK 40, PAGE 76, TOGETHER WITH LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY FLORIDA BOUNDARY AND KEY SHEET

# STILLMONT TOWNHOMES



NO.	BEARING	LENGTH
L1	S 07°22'44" E	115.04'
L2	S 44°22'40" E	34.22'
L3	N 89°38'22" W	197.10'
L4	S 89°34'42" E	25.34'
L5	S 89°33'22" E	231.00'
L6	S 89°34'42" E	77.00'

- TRACT TABULATION:**
- TRACT D-1 - PRUNING, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)
  - TRACT D-2 - PRUNING, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)
  - TRACT L-1 - LEFT EXISTING PRUNING, LANDSCAPE, WALL, FENCE, OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)
  - TRACT R-1 - PRIVATE ROWWAY, ACCESS AND UTILITY EASEMENT (PUBLIC)
- PARALLEL, GSEET NOTE EASEMENTS BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREIN AND REFERRED TO IN THIS INSTRUMENT SHALL BE THE DIMENSION EXTENDED TO THE NEAREST DIMENSION OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. = 5.87 (FEET) = 5.87)**

- LEGEND:**
- SET (P) PERMANENT REFERENCE MONUMENT 7x4 CONCRETE MONUMENT WITH DISK LETTERS
  - SET (P) PERMANENT CONTROL POINT MAG NAIL & DISK LETTERS
  - FOUND 7x4 CONCRETE MONUMENT AS NOTED
  - NON-RADIAL LINE
  - OFFICIAL RECORDS BOOK
  - PRIVATE WALL AND FENCE EASEMENT
  - PRIVATE DRIVEWAY EASEMENTS
  - PUBLIC DRIVEWAY EASEMENT
  - CERTIFIED CORNER RECORD
  - ACCESS EASEMENT AND INGRESS/EGRESS AND UTILITY EASEMENT

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurveying.com

Phone: (813) 248-8888  
Fax: (813) 248-2766  
Licensed Business Number 017798

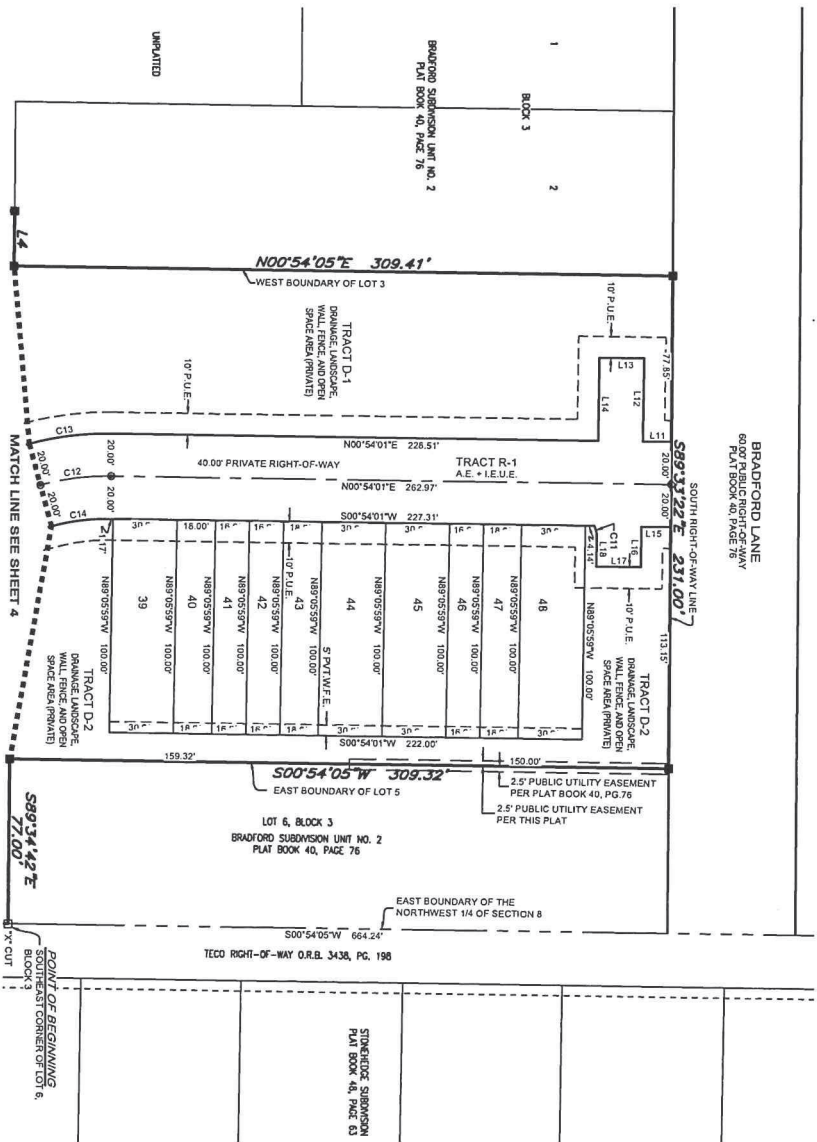
**SHEET 2 OF 5 SHEETS**

BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 3 OF BRADFORD SUBDIVISION UNIT NO. 2 AS RECORDED IN PLAT BOOK 40, PAGE 76, TOGETHER WITH LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY FLORIDA

# STILLMONT TOWNHOMES



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS



1. PARALLEL GREET NAME EASEMENTS REFER TO AND OTHER EASEMENTS AND DIMENSIONS ON A PARALLEL NATURE AS SHOWN HEREON AND NOT TO BE NICKED TO THE NEAREST FOOT (IE 5'00" IS DIMENSION EXTENDED TO THE NEAREST DIMENSION OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5' = 5'00" (IE 7.5' = 7'50"))

- LEGEND:
- SET (P) ALY PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LETTERS
  - SET (P) ALY PERMANENT CONTROL POINT MAG NAIL & DISK LETTERS
  - FOUND 4"x4" CONCRETE MONUMENT AS NOTED
  - ORIGINAL LINE
  - OFFICIAL RECORDS BOOK
  - PRIVATE WALL AND FENCE EASEMENT
  - PRIVATE DRAINAGE EASEMENTS
  - PUBLIC UTILITY EASEMENT
  - DEED EASEMENT
  - DEED EASEMENT
  - CERTIFIED CORNER RECORD
  - ACCESS EASEMENT AND INGRESS/EGRESS AND UTILITY EASEMENT

NO.	BEARING	LENGTH
L4	S 89°34'42" E	23.74'
L11	N 00°54'01" E	13.30'
L12	S 89°03'59" E	39.00'
L13	N 00°54'01" E	21.00'
L14	N 89°03'59" W	39.00'
L15	S 00°54'01" W	13.62'
L16	S 89°03'59" E	18.00'
L17	S 00°54'01" W	21.00'
L18	N 89°03'59" W	14.00'

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C11	11.00'	27°02'08"	5.18'	5.14'	S 77°22'58" W
C12	120.00'	16°01'08"	33.55'	33.44'	N 07°06'33" W
C13	140.00'	16°01'08"	39.14'	39.01'	N 07°06'33" W
C14	100.00'	16°01'08"	27.98'	27.87'	N 07°06'33" W

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

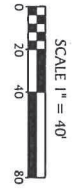
Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licenced Business Number ID 7708

**SHEET 3 OF 5 SHEETS**

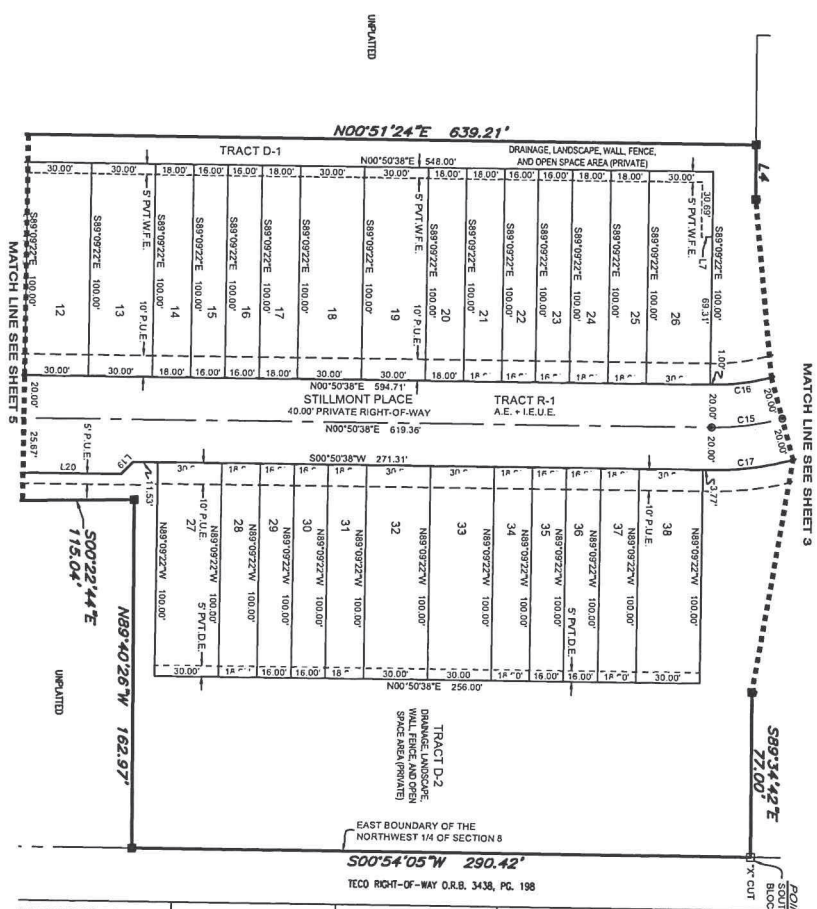


BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 3 OF BRADFORD SUBDIVISION UNIT NO. 2 AS RECORDED IN PLAT BOOK 40, PAGE 76, TOGETHER WITH LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY FLORIDA

# STILLMONT TOWNHOMES



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS



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

**LEGEND:**

- SET (P.A.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK LABELS
- SET (P.C.P.) PERMANENT CONTROL POINT MAG NAIL & DISK LABELS
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- PAGE
- RG RECONSTRUCTION
- OR.B. OFFICIAL RECORDS BOOK
- PAT.W.F. PRIVATE WALL AND FENCE EASEMENT
- PAT.D.E. PRIVATE DRAINAGE EASEMENTS
- P.U.E. PUBLIC UTILITY EASEMENT
- C.D.E. CONDUIT EASEMENT
- O.A. OVERALL
- C.R. CERTIFIED CORNER RECORD
- A.E. ACCESS EASEMENT AND INGRESS/EGRESS AND UTILITY EASEMENT

LINE DATA TABLE

NO.	BEARING	LENGTH
L4	S 89°34'42" E	25.74'
L7	N 00°50'38" E	5.00'
L19	S 44°09'22" E	8.02'
L20	S 00°50'38" W	91.63'

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C15	120.00'	15°57'45"	33.43'	33.32'	N 07°08'15" W
C16	100.00'	15°57'45"	27.86'	27.77'	N 07°08'15" W
C17	140.00'	15°57'45"	39.00'	38.88'	N 07°08'15" W

**GeoPoint**  
Surveying, Inc.

213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2266  
Licenses: Business Number ID 7788

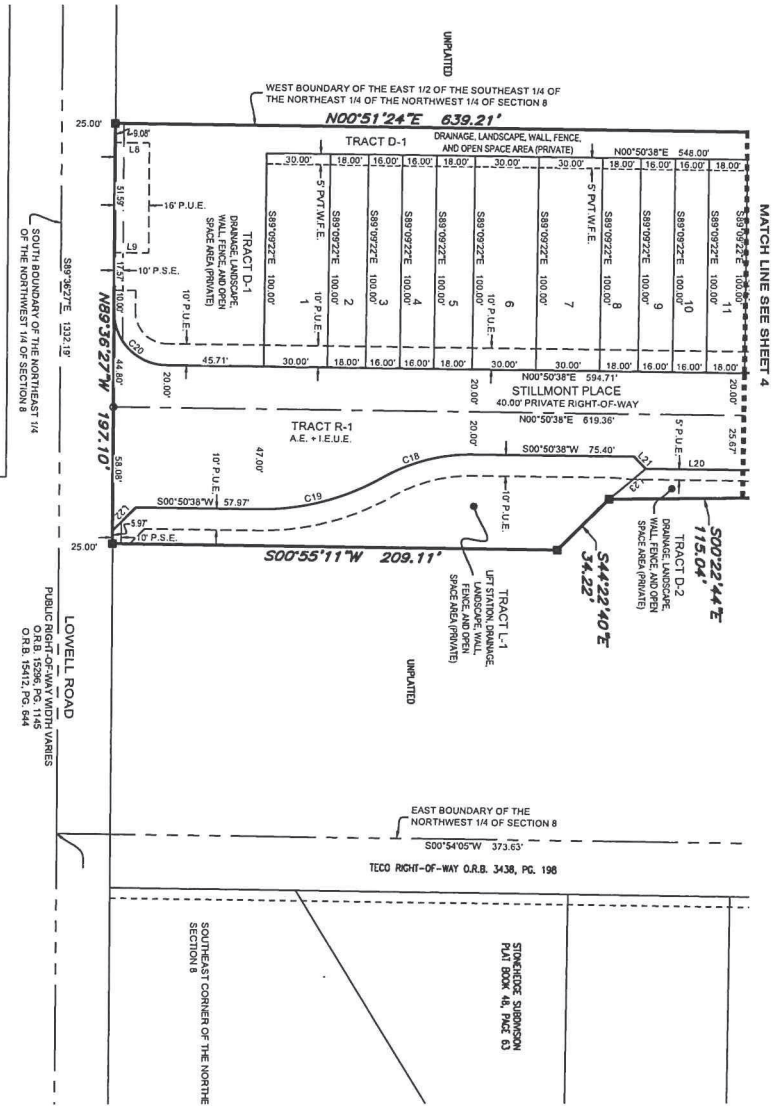
**SHEET 4 OF 5 SHEETS**

# STILLMONT TOWNHOMES

BEING A REPLAT OF LOTS 3, 4, AND 5, BLOCK 3 OF BRADFORD SUBDIVISION UNIT NO. 2 AS RECORDED IN PLAT BOOK 40, PAGE 76, TOGETHER WITH LAND LYING IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY FLORIDA



SEE PLAT NOTE 1 ON SHEET 1 FOR BASIS OF BEARINGS



PARALLEL OFFSET NOTE EASEMENTS, SURFACES AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT THE 5' UTILITY 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:**

- SET (P.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE
- SET (P.) PERMANENT CONTROL POINT, MAG. WALL & DISK, LB768
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- PAGE CORNER LINE
- OFFICIAL RECORDS BOOK
- PRIVATE WALL AND FENCE EASEMENT
- PRIVATE DRAINAGE EASEMENTS
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT
- OVERALL
- CERTIFIED CORNER RECORD
- ACCESS EASEMENT AND INGRESS/EGRESS AND UTILITY EASEMENT

NO.	BEARING	LENGTH
L8	S 00722°04' W	16.08'
L9	N 00722°05' E	16.08'
L20	S 00750°38' W	91.63'
L21	S 44°50'38" W	8.02'
L22	S 44°36'27" E	15.55'
L23	N 38°17'50" W	22.29'

NO.	RADIUS	DELTA	ARC CHORD	BEARING
C18	85.00'	307°02'	44.68'	S 14°12'53" E
C19	115.00'	307°02'	60.45'	S 14°12'53" E
C20	25.00'	89°32'55"	38.07'	N 45°37'05" E

**GeoPoint** Surveying, Inc.
   
 2113 Hobbs Street
   
 Tampa, Florida 33619
   
 Phone: (813) 248-8888
   
 Fax: (813) 248-2266
   
 www.geopointsurvey.com
   
 Licensed Business Number: BR 77158

SHEET 5 OF 5 SHEETS



**Certificate of School Concurrency**

<b>Project Name</b>	Lowell Road
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	6111
<b>HCPS Project Number</b>	873
<b>Parcel ID Number(s)</b>	19074.0000; et. al
<b>Project Location</b>	4909 Lowell Rd
<b>Dwelling Units &amp; Type</b>	SFA: 48
<b>Applicant</b>	MMI Capital Corporation

**School Concurrency Analysis**

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	6	3	4	13

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

---

Renée M. Kamen, AICP  
 Manager, Planning & Siting  
 Growth Management Department  
 Hillsborough County Public Schools  
 E: renee.kamen@hcps.net  
 P: 813.272.4083

**Date** 2/11/2022

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >

< THIS PAGE WAS INTENTIONALLY LEFT BLANK >