

**SUBJECT:** The Heights Townhomes Phase 1  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** June 7, 2022  
**CONTACT:** Lee Ann Kennedy

---

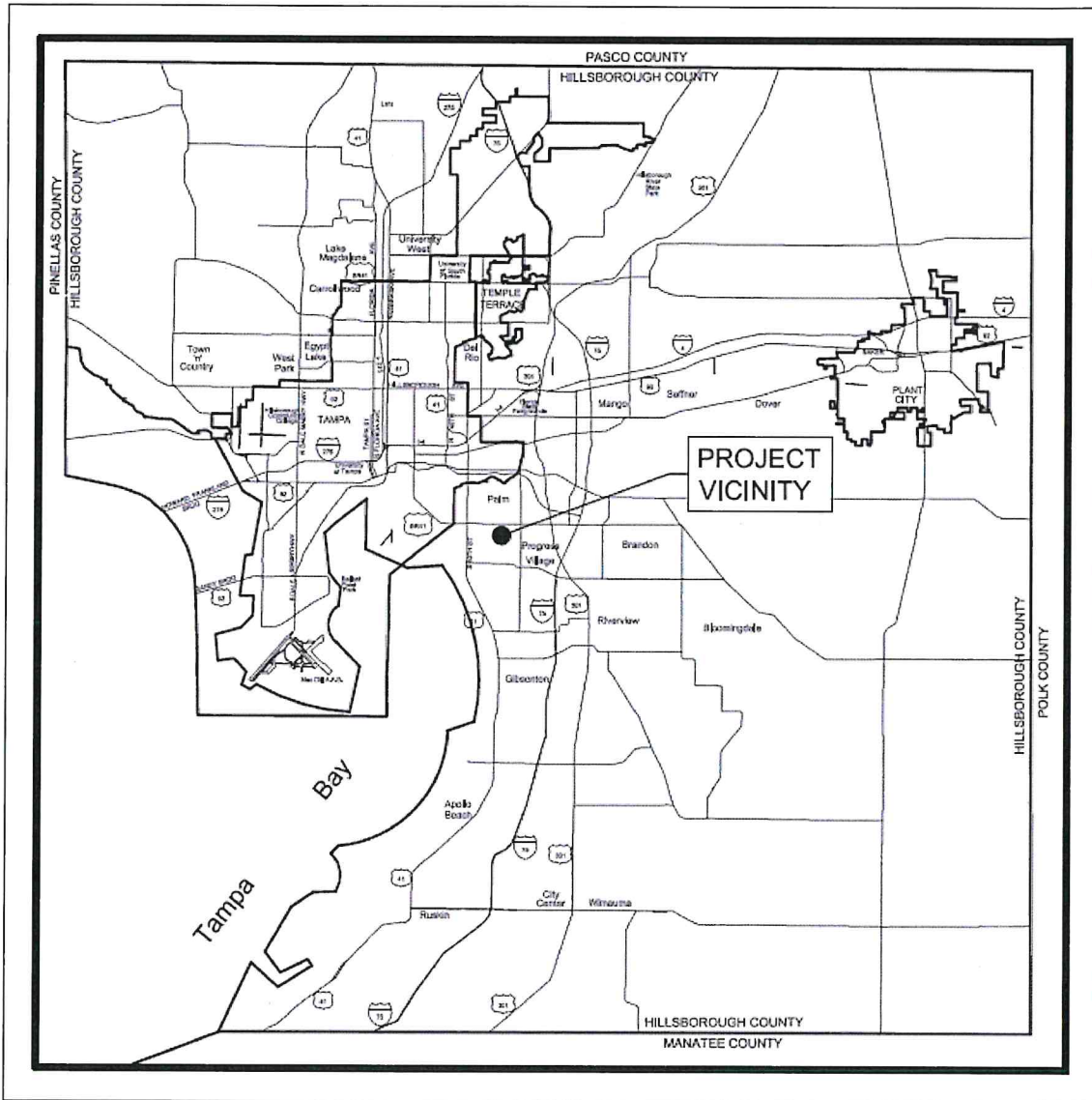
**RECOMMENDATION:**

Accept the plat for recording for The Heights Townhomes Phase 1, located in Section 35, Township 29, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$16,875.00, a Warranty Check in the amount of \$10,661.50, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$4,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On April 29, 2021, Permission to Construct Prior to Platting was issued for The Heights Townhomes Phase 1. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is PPG Patton Townhomes, LLC and the engineer is Landmark Engineering & Surveying Corporation.

## The Heights Townhomes – Phase 1



Vicinity Map

NOT TO SCALE

NORTH

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

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between PPG Patton Townhomes, LLC, hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

**Witnesseth**

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as **Heights Phase 1**; and

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

**WHEREAS**, the improvements required by the LDC in the subdivision known as **Heights Phase 1** 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 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, 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 improvements in the platted area; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, 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 System     Sanitary Sewer Distribution System             Bridges  
 Reclaimed Water Mains/Services     Sidewalks             Other: \_\_\_\_\_ and

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the platted area known as **Heights Phase 1**, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water and, wastewater systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.
  
3. The Subdivider agrees to warranty all improvement facilities located in **Heights Phase 1** 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.
  
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_,
  
  - b. A Performance Bond, dated \_\_\_\_\_ with PPG Patton Townhomes, LLC., as Principal, and Surety Company as Surety, and  
  
A Warranty Bond, dated \_\_\_\_\_ with PPG Patton Townhomes, LLC., as Principal, and Surety Company as Surety, and
  
  - c. Cashier/Certified Checks, number 1498855 dated April 28, 2022, and number 1498856, dated April 28, 2022, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall 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 Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
  
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the 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 his 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 his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as **Heights Phase 1** 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 improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the twelve (12) months construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 17<sup>th</sup> day of APRIL, 2022.

ATTEST:

[Signature]

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

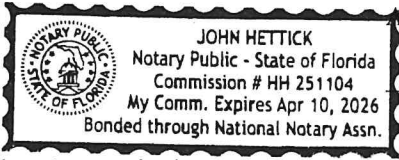
MARK KRUMIN  
Printed Name of Witness

[Signature]

Witness' Signature  
John Hettich

Printed Name of Witness

NOTARY PUBLIC  
Phone Number of Signer



CORPORATE SEAL (When Appropriate)

SUBDIVIDER:

By: [Signature]  
Authorized Corporate Officer or Individual

Jared Moun  
Name (typed, printed or stamped)

MANAGER  
Title

1703 W McMullen North Suite 1980  
Shore Harbor, FL 38825  
Address of Signer

727-139-5680

ATTEST:

HILLSBOROUGH COUNTY  
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

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

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

APPROVED BY THE COUNTY ATTORNEY

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

**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Pike

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 27 day of ~~February~~ <sup>April</sup>, 2022, by Jared Moon, Manager of PPG Patton Townhomes, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

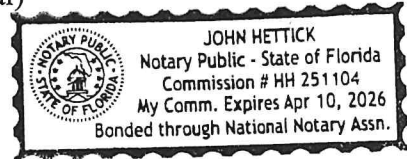
Sign: [Signature] (Seal)

Print: John Hettick

Title or Rank: Notary

Serial Number, if any: HH 251104

My Commission Expires: Apr 10, 2026





Valley National Bank

CASHIER'S CHECK

55-138  
212

1498855

DATE 04/28/2022

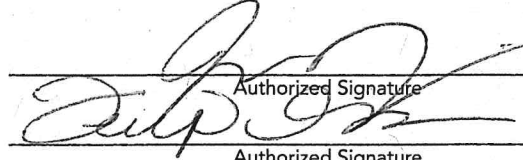
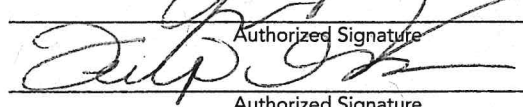
PAY TO THE HILLSBOROUGH COUNTY BOCC  
ORDER OF

\$ 16,875.00

\*\*\$16,875 DOLLARS and 00 CENTS\*\*

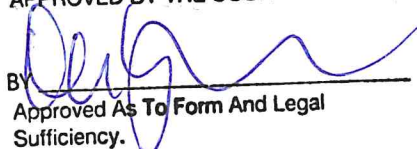
COUNTER SIGNATURE REQUIRED IF DRAWN FOR MORE THAN \$5,000

Memo: PPG PATTON TOWNHOMES LLC

  
Authorized Signature  
  
Authorized Signature

⑈ 1498855 ⑈ ⑆ 021201383 ⑆ ⑆ 000041297490 ⑈

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.





Valley National Bank

CASHIER'S CHECK

55-138  
212

1498856

DATE 04/28/2022

PAY TO THE HILLSBOROUGH COUNTY BOCC  
ORDER OF

\$ 10,661.50

\*\*\$10,661 DOLLARS and 50CENTS\*\*

COUNTER SIGNATURE REQUIRED IF DRAWN FOR MORE THAN \$5,000

Memo: PPG PATTON TOWNHOMES LLC

  
\_\_\_\_\_  
Authorized Signature  
  
\_\_\_\_\_  
Authorized Signature

⑈ 1498856 ⑈ ⑆ 021201383 ⑆ 000041297490 ⑈

APPROVED BY THE COUNTY ATTORNEY

BY

  
Approved As To Form And Legal  
Sufficiency.

**THE HEIGHTS TOWN HOMES PHASE 1  
PERFORMANCE ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS	\$13,500.00
TOTAL	\$13,500.00
125% PERFORAMNCE BONDING	\$16,875.00



---

Todd C. Amaden  
License No. 53967

**THE HEIGHTS TOWN HOMES PHASE 1  
PERFORMANCE ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	SIGNAGE & STRIPING	\$13,500.00	\$13,500.00

TOTAL STREET IMPROVEMENTS      **\$13,500.00**

**THE HEIGHTS TOWN HOMES PHASE 1  
WARRANTY ESTIMATE**

**SUMMARY**

SCHEDULE A - RECLAIMED WATER DIST. SYSTEM	\$20,355.00
SCHEDULE B - SANITARY SEWER SYSTEM	\$86,260.00
TOTAL (SCHEDULES A - B)	\$106,615.00
10% WARRANTY BONDING	\$10,661.50



Todd C. Amaden  
License No. 53967

**THE HEIGHTS TOWN HOMES PHASE 1  
WARRANTY ESTIMATE**

**SCHEDULE A - RECLAIM WATER DISTRIBUTION SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	4" MASTER METER ASSEMBLY	\$15,650.00	\$15,650.00
2	1	EA	24" X 4" TAPPING SLEEVE & VALVE	\$4,705.00	\$4,705.00

TOTAL WATER DISTRIBUTION SYSTEM      **\$20,355.00**

**THE HEIGHTS TOWN HOMES PHASE 1  
WARRANTY ESTIMATE**

**SCHEDULE B - SANITARY SEWER SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2400	LF	4" DR 18 - FM	\$33.00	\$79,200.00
2	4	EA	4" PLUG VALVE & BOX	\$795.00	\$3,180.00
3	1	EA	8" X 4" TAPPING SLEEVE & VALVE	\$3,880.00	\$3,880.00

TOTAL SANITARY SEWER SYSTEM      **\$86,260.00**

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

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_, by and between PPG Patton Townhomes, LLC, hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

**Witnesseth**

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC", pursuant to authority contained in Chapters 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 **HEIGHTS PHASE 1** 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 known as **HEIGHTS PHASE 1** 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, and to gain approval of the County to record said plat, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as **HEIGHTS PHASE 1** within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
  - a. Letter of Credit, number \_\_, dated \_\_, with \_\_\_\_\_, by order of \_\_\_\_\_, or
  - b. A Performance Bond, dated \_\_\_\_, with PPG Patton Townhomes, LLC as Principal, and Surety Company as Surety, or
  - c. Escrow Agreement, dated \_\_\_\_\_, between and the County, or
  - d. Cashier/Certified Check, number 1498857, dated April 28, 2022, which shall be deposited by the County into a non-interest-bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance bonds, escrow agreements, or cashier/certified checks are/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 "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as **HEIGHTS PHASE 1** at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.



IN WITNESS WHEREOF, the parties hereto have executed these presents, this 27<sup>th</sup>  
day of APRIL, 2022.

ATTEST:


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

John Hettick  
\_\_\_\_\_  
Printed Name of Witness

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

MARK KRUMIN  
\_\_\_\_\_  
Printed Name of Witness

SUBDIVIDER:

By:   
\_\_\_\_\_  
Authorized Corporate Officer  
or Individual (Sign before a  
Notary Public)

JARED MOON  
\_\_\_\_\_  
Printed Name of Signer

MANAGER  
\_\_\_\_\_  
Title of Signer

1703 N McMULLEN SOUTH SUITE 1890  
\_\_\_\_\_  
Address of Signer SAFETY HARBOR, FL. 37695

717-239-5180  
\_\_\_\_\_  
Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

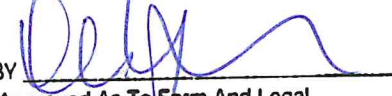
ATTEST:  
CLERK OF CIRCUIT COURT

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.

**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this 27<sup>th</sup> day of APRIL, 2022, by Jared Moon, Manager of PPG Patton Townhomes, LLC, a limited liability corporation under the laws of the state of Florida on behalf of the corporation. They are personally known to me or have produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC:

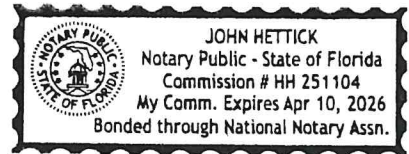
Sign: [Signature] (Seal)

Print: John Hettich

Title or Rank: Notary

Serial Number, if any: HH 251104

My Commission Expires: April 10/2026





Valley National Bank

CASHIER'S CHECK

55-138  
212

1498857

DATE 04/28/2022

PAY TO THE HILLSBOROUGH COUNTY BOCC  
ORDER OF

\$ 4,750.00

\*\*\*\$4,750 DOLLARS and 00 CENTS\*\*

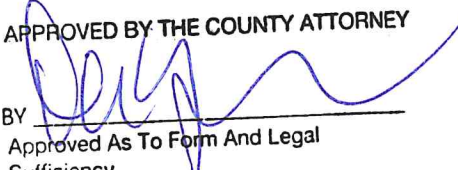
COUNTER SIGNATURE REQUIRED IF DRAWN FOR MORE THAN \$5,000

Memo: PPG PATTON TOWNHOMES LLC

\_\_\_\_\_  
Authorized Signature  
\_\_\_\_\_  
Authorized Signature

⑈ 1498857 ⑈ ⑆ 021201383 ⑆ 000041297490 ⑈

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

**THE HEIGHTS TOWN HOMES PHASE 1  
PERFORMANCE ESTIMATE - LOT CORNERS**

**LOT CORNERS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	76	EA	LOT CORNERS	\$50.00	\$3,800.00

TOTAL LOT CORNERS                    **\$3,800.00**

125% PERFORMANCE BONDING                    **\$4,750.00**



Todd C. Amaden  
License No. 53967





# HEIGHTS PHASE 1

A REPLAT OF A PORTION OF TRACT 1, SOUTH TAMPA, AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SECTIONS 35 AND 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



- LEGEND**
- ▣ FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - ⊙ FOUND PK NAIL & DISK FROM LB 3913
  - ⊙ SET 3/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - MATCH LINE
  - MONUMENT (R)
  - RAILROAD BEARING TIE
  - UTILITY EASEMENT
  - EASEMENT
  - SCENIC CORRIDOR EASEMENT
  - BUFFER EASEMENT

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- (NB) = NON-RAIL
- (R) = RAIL
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- CR = CENTERLINE RECORD
- CC = CERTIFIED CORNER RECORD
- DL = DRAINAGE EASEMENT
- EP = EASEMENT PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND IRON ROD
- FRY = FOUND PK NAIL
- FRD = FOUND PK NAIL & DISK
- HA = HAWKINS ASSOCIATION
- HAH = NORTH AMERICAN BATHING
- HAH = HAWKINS ASSOCIATION
- HAH = NORTH AMERICAN BATHING
- O/S = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MARK
- R/L = RAILROAD
- SEC = SECTION
- SNH = SET NAIL & DISK LB 3913
- SWH = SOUTHWEST FLORIDA WATER
- TECO = TAMPA ELECTRIC COMPANY
- TRP = TYPICAL

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, THE P.C.P. LOCATION SHALL BE THE CENTER OF TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

P.C.P. LOCATION  
TOP (TYPICAL)

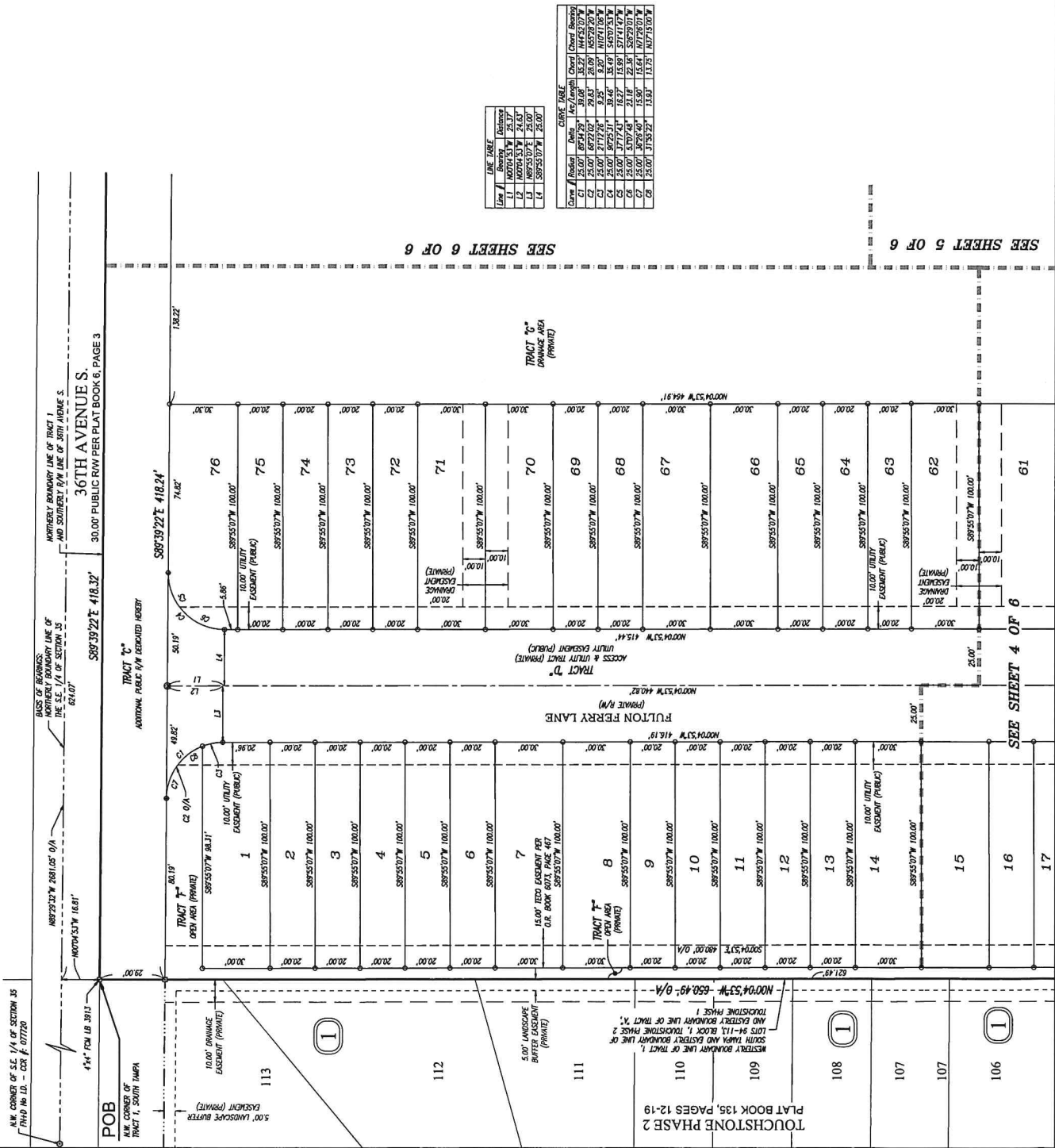
(P.K. NAIL & DISK LB 3913 - TYPICAL) REFERENCE POINTS

P.C.P. REFERENCE DIAGRAM  
NOT TO SCALE

**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
Tampa, Florida 33619  
(813) 661-7841 (813) 664-1832 (fax)  
www.landmark.com L.B. # 3913

Sheet 3 of 6



LINE	BEARING	DISTANCE
L1	N00°04'53.7\"	25.37
L2	N00°04'53.7\"	24.50
L3	S89°55'07.7\"	25.00
L4	S89°55'07.7\"	25.00

SEE SHEET 6 OF 6

SEE SHEET 5 OF 6

SEE SHEET 4 OF 6

POB

NEW CORNER OF TRACT 1, SOUTH TAMPA

44" TON LB 3913

5.00' LANDSCAPE BUFFER BUFFER EASEMENT (PRIVATE)

10.00' RAINWATER EASEMENT (PRIVATE)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

10.00' UTILITY EASEMENT (PUBLIC)

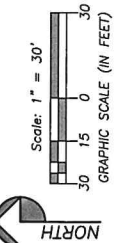
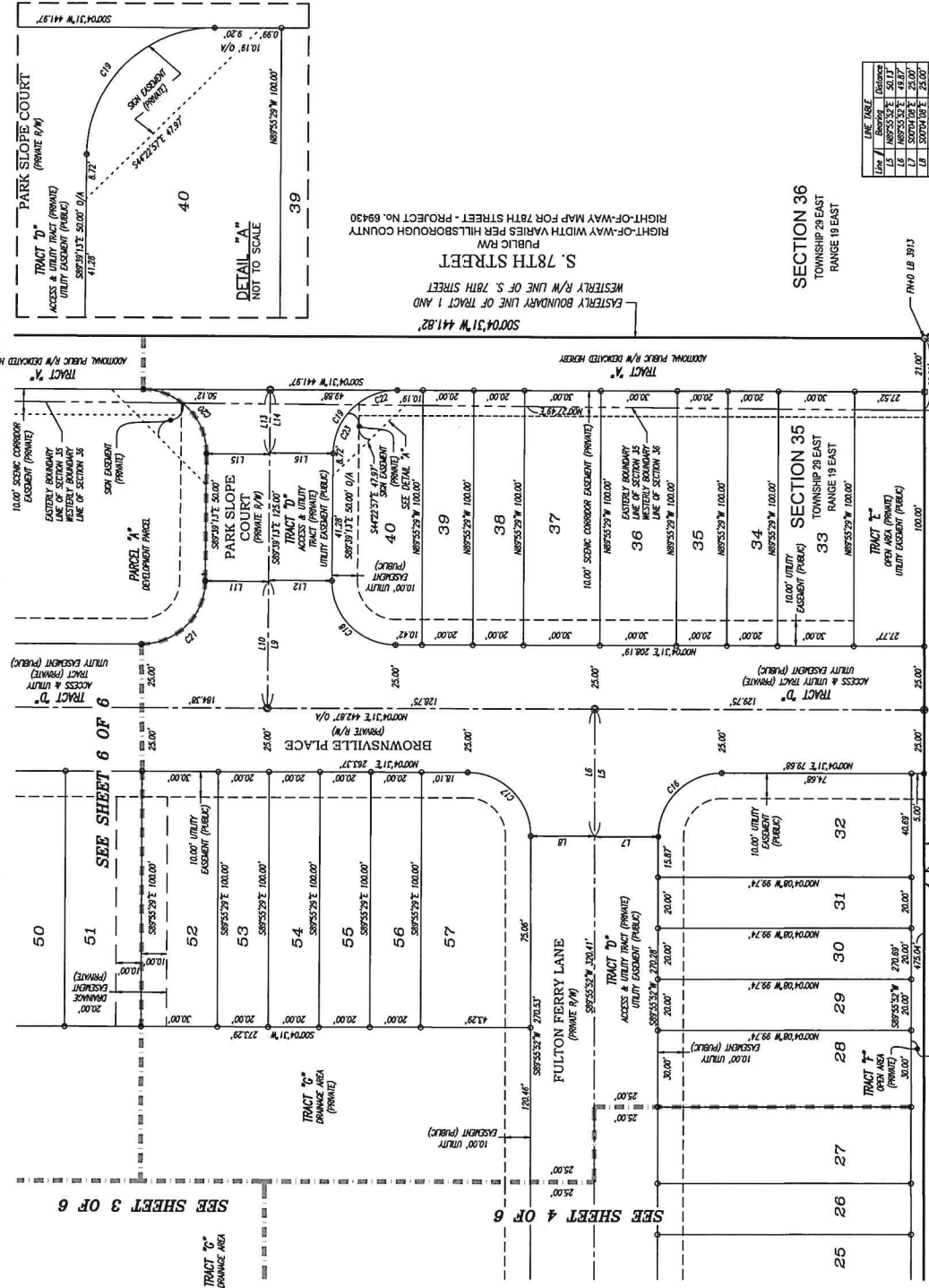
10.00' UTILITY EASEMENT (PUBLIC)





# HEIGHTS PHASE 1

A REPLAT OF A PORTION OF TRACT 1, SOUTH TAMPA, AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SECTIONS 35 AND 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

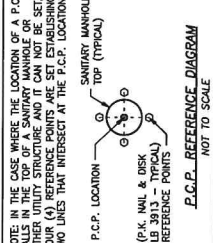


- LEGEND**
- FOUND 4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - SET 4" CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - FOUND PK NAIL & DISK FROM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENCY OF CURVE
  - MATCH LINE
  - APPROXIMATE (R)
  - RAIAL BEARING TO
  - UTILITY EASEMENT
  - SECTIC CORRIDOR EASEMENT
  - SECTIC CORRIDOR EASEMENT
  - BUFFER EASEMENT

**SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.**

(N) = NON-FINAL  
 (P) = RECORDED PLAT INFORMATION  
 C/L = CENTERLINE  
 R/W = RIGHT-OF-WAY  
 C/C = CERTIFIED CORNER RECORD  
 D/E = DRAINAGE EASEMENT  
 D/C = DRAINAGE EASEMENT COMMISSION  
 FCM = FOUND CONCRETE MONUMENT  
 FPK = FOUND PK NAIL & DISK  
 L/B = FOUND LB 3913  
 N/A = NORTH AND SOUTH ASSOCIATION  
 NAD = NORTH AND SOUTH ASSOCIATION  
 O.R. = OFFICIAL RECORDS  
 P.O.B. = POINT OF BEGINNING  
 P.C.P. = POINT OF CORNER POINT  
 P.M. = PERMANENT REFERENCE MONUMENT  
 R.M. = SECTION  
 S.C. = SECTION  
 S.H.D. = SET NAIL & DISK LB 3913  
 S.M. = SURVEY MANHOLE  
 S.W.M. = SANITARY MANHOLE  
 T.P. = TYPICAL

**NOTE:** IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR UNDER THE TOP OF A SANITARY MANHOLE, THE P.C.P. SHALL BE SET AT THE CENTERLINE OF THE SANITARY MANHOLE. THE P.C.P. LOCATION SHALL BE THE POINT OF INTERSECTION OF THE P.C.P. LOCATION AND THE CENTERLINE OF THE SANITARY MANHOLE.



LINE	BEARING	DISTANCE
15	S89°55'32" W	50.13'
16	N89°55'32" E	48.87'
17	S00°00'00" E	25.00'
18	N00°00'00" W	25.00'
19	S89°55'32" W	43.75'
20	N89°55'32" E	56.24'
21	S00°00'00" E	25.00'
22	N00°00'00" W	25.00'
23	S89°55'32" W	24.78'
24	N89°55'32" E	25.00'
25	S00°00'00" E	25.00'
26	N00°00'00" W	25.00'

CURVE	BEARING	DISTANCE	CHORD	CHORD BEARING
C1	S89°55'32" W	50.13'	38.21'	N45°00'00" E
C2	N89°55'32" E	48.87'	38.21'	S45°00'00" W
C3	S00°00'00" E	25.00'	35.44'	S45°00'00" W
C4	N00°00'00" W	25.00'	35.44'	N45°00'00" E
C5	S89°55'32" W	43.75'	32.77'	N44°57'17" E
C6	N89°55'32" E	56.24'	32.77'	S44°57'17" W
C7	S00°00'00" E	25.00'	32.77'	S44°57'17" W
C8	N00°00'00" W	25.00'	32.77'	N44°57'17" E

**SECTION 36**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 EAST  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 33**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 32**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 31**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 30**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 29**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 28**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 27**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 26**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 25**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 50**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 51**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 52**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 53**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 54**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 55**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 56**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 57**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 38**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 39**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 40**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 37**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 36**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 35**  
 TOWNSHIP 29 SOUTH  
 RANGE 19 EAST

**SECTION 34**

# HEIGHTS PHASE 1

A REPLAT OF A PORTION OF TRACT 1, SOUTH TAMPA, AS RECORDED IN PLAT BOOK 6, PAGE 3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SECTIONS 35 AND 36, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



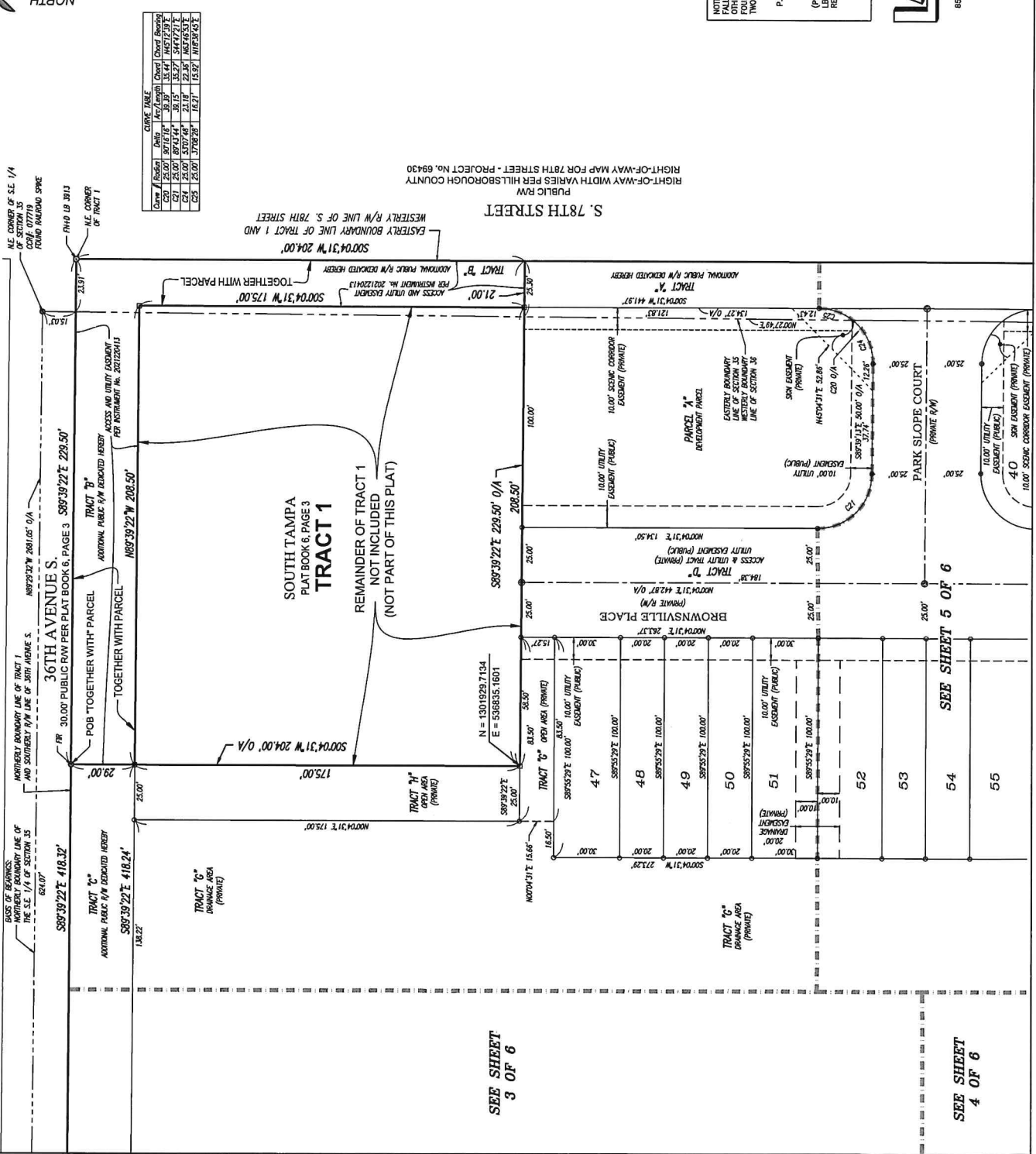
- L.C.F.H.D.**  
 FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913  
 FOUND 4"x4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)  
 SET 4"x4" CONCRETE MONUMENT FROM LB 3913  
 SET PK W/L & DCK FROM LB 3913  
 FOUND PK W/L & DCK FROM LB 3913  
 SET 3/8" IRON ROD LB 3913 PERMANENT CONTROL POINT  
 SET LB 3913 PK W/L & DCK  
 POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE  
 MATCH LINE  
 APPROXIMATE (A) RADIAL BEARING TO UTILITY EASEMENT  
 UTILITY EASEMENT  
 DRAINAGE EASEMENT  
 10.00' SCENIC CORRIDOR EASEMENT  
 10.00' UTILITY EASEMENT  
 10.00' UTILITY EASEMENT (PUBLIC)

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- (M) = NON-PUBLIC  
 (P) = RECORDED PLAT INFORMATION  
 C/L = CENTERLINE  
 O/A = OVER ALL  
 N/A = NOT APPLICABLE  
 CCR = CERTIFIED CORNER RECORD  
 D.E. = DRAINAGE EASEMENT  
 E.P.C. = ENVIRONMENTAL PROTECTION  
 FCM = FOUND CONCRETE MONUMENT  
 FP = FOUND IRON PIPE  
 FPK = FOUND IRON PIPE & DCK  
 FPK = FOUND PK W/L  
 L.B. = LICENSED BUSINESS  
 L.P. = LICENSED PROFESSIONAL  
 M.A.S. = NORTH AMERICAN DATUM 1983  
 A.T.S. = NOT TO SCALE  
 P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 P.C.P. = PERMANENT CONTROL POINT  
 P.M. = PERMANENT REFERENCE POINT  
 R.M. = REFERENCE MONUMENT  
 S.W.D. = SET W/L & DCK LB 3913  
 S.W.P. = SOUTHWEST FLORIDA WATER SUPPLY  
 T.P. = TYPICAL  
 TYP = TYPICAL  
 P.C.P. LOCATION  
 SANITARY MANHOLE TOP (TYPICAL)  
 (PK W/L & DCK LB 3913 - TYPICAL) REFERENCE POINTS  
 P.C.P. REFERENCE DIAGRAM  
 NOT TO SCALE

NOTE: IN THE CASE WHERE THE POSITION OF A P.C.P. IS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

**LANDMARK**  
 Engineering & Surveying Corporation  
 8515 Palm River Road  
 Tampa, Florida 33619  
 (813) 621-7841 (813) 864-1832 (fax)  
 www.lescc.com LB. # 3913



SEE SHEET 3 OF 6

SEE SHEET 4 OF 6

SEE SHEET 5 OF 6

**Certificate of School Concurrency**

<b>Project Name</b>	The Heights
<b>Jurisdiction</b>	Hillsborough County
<b>Jurisdiction Project ID Number</b>	5248
<b>HCPS Project Number</b>	SC-722
<b>Parcel ID Number(s)</b>	47366.0000
<b>Project Location</b>	7601 36 <sup>th</sup> Avenue
<b>Dwelling Units &amp; Type</b>	76 Single-Family Attached
<b>Applicant</b>	Clendenning Enterprises LLC

<b>School Concurrency Analysis</b>					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	11	5	5		21

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.

*Charles Andrews*

---

Charles Andrews, AICP, CNU-A  
Manager, Planning & Siting  
Growth Management Department  
Operations Division  
E: [charles.andrews1@sdhc.k12.fl.us](mailto:charles.andrews1@sdhc.k12.fl.us)  
P: 813.272.4429

March 26, 2020  
Date Issued