

SUBJECT: Belmont Reserve Phase 2
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

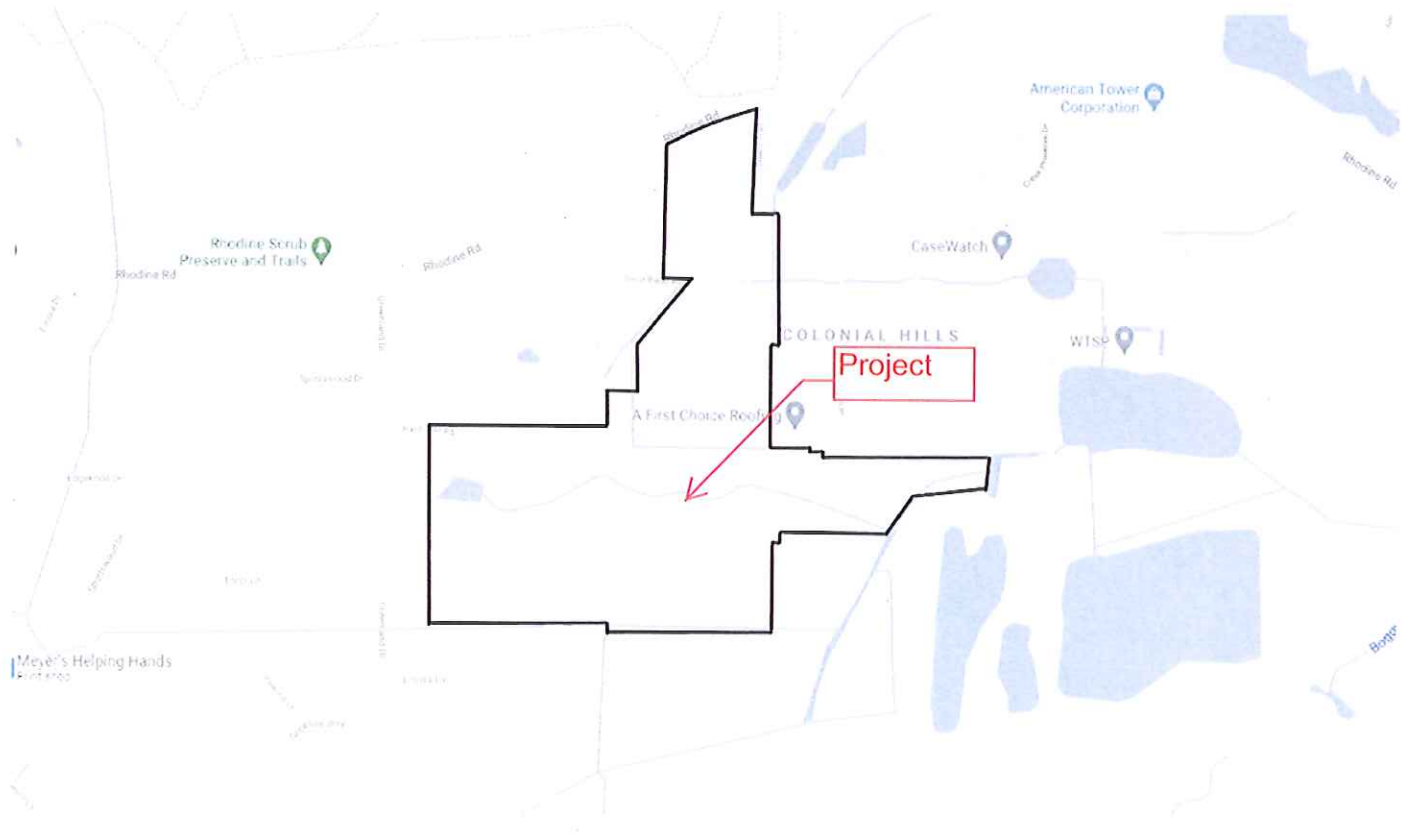
Accept the plat for recording for Belmont Reserve Phase 2, located in Section 35, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance 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 Bond in the amount of \$1,073,431.69, a Warranty Bond in the amount of \$85,874.54, 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 \$10,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On August 4, 2020, Permission to Construct Prior to Platting was issued for Belmont Reserve Phase 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Pulte Home Company, LLC and the engineer is LevelUp Consulting, LLC.



BELMOND RESERVE LOCATION MAP



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

This Agreement is made and entered into this 20 day of May, 2021, by and between Pulte Home Company, 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 Belmond Reserve Phase 2; 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 Belmond Reserve Phase 2 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:

<input checked="" type="checkbox"/> Roads/Streets	<input checked="" type="checkbox"/> Water Mains/Services	<input checked="" type="checkbox"/> Stormwater Drainage Systems
<input checked="" type="checkbox"/> Sanitary Gravity Sewer System	<input checked="" type="checkbox"/> Sanitary Sewer Distribution System	<input type="checkbox"/> Bridges
<input type="checkbox"/> Reclaimed Water Mains/Services	<input checked="" type="checkbox"/> Sidewalks	<input type="checkbox"/> 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 Belmond Reserve Phase 2, 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, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water 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 Belmond Reserve Phase 2 subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.

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 March 22, 2021 with Pulte Home Company, LLC as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIP3129) as Surety, and

A Warranty Bond, dated March 22, 2021 with Pulte Home Company, LLC as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIP3131) as Surety, and

 - c. Cashier/Certified Checks, number N/A, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, 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 Belmond Reserve Phase 2 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 twenty-four (24) month 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 20 day of May, 2021.

ATTEST:

Marc Ferlita

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

Marc Ferlita

Printed Name of Witness

Natalie Kwiatkowski

Witness' Signature

Natalie Kwiatkowski

Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

ATTEST:

HILLSBOROUGH COUNTY
PAT FRANK, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: _____
Authorized Corporate Officer or Individual

Jeffrey Deon

Name (typed, printed or stamped)

Vice President

Title

2662 S. Falkenburg Road
Address of Signer Riverview, FL 33578

813-838-7038
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20 day of May, 2021, by Jeffrey Deason and

respectively President and vice president of Plite Home Company LLC, a corporation under the laws of the state of Florida on behalf of the

corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: contract coordinator

Serial Number, if any: _____

My Commission Expires: 4/6/2025



Katarina Diggs
Notary Public
State of Florida
Comm# HH114248
Expires 4/6/2025

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by, _____ who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

SUBDIVISION PERFORMANCE BOND

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 SEVENTY-THREE THOUSAND FOUR HUNDRED THIRTY-ONE AND SIXTY-NINE CENTS (\$1,073,431.69) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Review Division of 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

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 for Construction and Warranty of Required Improvements, the terms of which

Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 Belmond Reserve Phase 2 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 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 July 8, 2023.

SIGNED, SEALED AND DATED this 22nd day of March, 2021.

Pulte Home Company, LLC

ATTEST:

Katarina Diggs
Katarina Diggs

BY: SEE ATTACHED
PRINCIPAL (SEAL)
D. Bryce Langen, VP & Treasurer

Hartford Fire Insurance Company
SURETY (SEAL)

ATTEST:

Irma Aguilar
Irma Aguilar

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

APPROVED BY THE COUNTY ATTORNEY

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

executed this 22nd day of March, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com

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

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC
 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 6, 2015 the Companies have caused these presents to be signed by its Senior 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.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that 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 he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
 Notary Public
 My Commission Expires July 31, 2021

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 March 22nd, 2021
 Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on March 22, 2021, appeared D. Bryce Langen, VP & 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



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

WARRANTY BOND

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 EIGHTY-FIVE THOUSAND EIGHT HUNDRED SEVENTY-FOUR AND FIFTY-FOUR CENTS (\$85,874.54) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (water, wastewater, drainage, and roads) for maintenance in the approved platted subdivision known as Belmond Reserve Phase 2; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (water, wastewater, drainage, and roads) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all sanitary sewers, water mains, roads, drainage, and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into

and made a part of this Warranty Bond:

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the water, wastewater, drainage, and roads improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Belmond Reserve Phase 2, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL July 8, 2025.

SIGNED, SEALED AND DATED this 22nd day of March, 2021.

ATTEST:

Katarina Diggs
Katarina Diggs

Pulte Home Company, LLC

SEE ATTACHED

BY: _____
PRINCIPAL (SEAL)
D. Bryce Langen, VP & Treasurer

Hartford Fire Insurance Company
SURETY (SEAL)

ATTEST:

Irma Aguilar
Irma Aguilar

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

APPROVED BY THE COUNTY ATTORNEY

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

executed this 22nd day of March, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com

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

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Agency Name: USI INSURANCE SVCS NATIONAL INC
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- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
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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 6, 2015 the Companies have caused these presents to be signed by its Senior 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.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that 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 he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
 Notary Public
 My Commission Expires July 31, 2021

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 March 22nd, 2021
 Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on March 22, 2021, appeared D. Bryce Langen, VP & 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



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

Belmond Reserve Phase 2

Performance Bond Calculation


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

SUMMARY

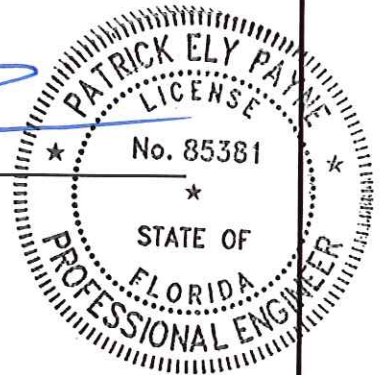
Paving	\$415,891.50
Water	\$151,600.90
Wastewater	\$239,373.30
Drainage	\$51,879.65
Total	\$858,745.35

Performance Bond Amount (125% of total)

\$1,073,431.69


Ely Payne, P.E.
Florida License # 85381

5-9-21



PAVING

Description	Quantity	Unit	Unit Price	Amount
1 1/2" Type SP Asphalt	9,740	SY	\$10.25	\$99,835.00
6" Crushed Concrete Base	865	SY	\$11.55	\$9,990.75
8" Cement Treated Limerock Base	8,875	SY	\$15.80	\$140,225.00
12" Compacted Subgrade	8,875	SY	\$1.50	\$13,312.50
12" Stabilized Subgrade (LBR40)	865	SY	\$4.60	\$3,979.00
Stabilized Curb Pad	7,430	LF	\$2.55	\$18,946.50
Miami Curb	7,170	LF	\$10.30	\$73,851.00
Type "A" Curb	260	LF	\$18.35	\$4,771.00
4" Concrete Sidewalk	250	SF	\$4.45	\$1,112.50
6" Concrete Sidewalk	6,205	LS	\$5.65	\$35,058.25
5' ADA Handicapped Ramp	6	EA	\$885.00	\$5,310.00
Signage & Striping	1	LS	\$9,500.00	\$9,500.00
			Total =	\$415,891.50

WATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Water main (DR 18)	3,022	LF	\$15.70	\$47,445.40
6" PVC Water main (DR 18)	678	LF	\$11.45	\$7,763.10
4" PVC Water main (DR 18)	472	LF	\$9.00	\$4,248.00
8" Gate Valve Assembly	17	EA	\$1,300.00	\$22,100.00
6" Gate Valve Assembly	3	EA	\$925.00	\$2,775.00
4" Gate Valve Assembly	2	EA	\$755.00	\$1,510.00
8" MJ Bend-Per Plan	6	EA	\$255.00	\$1,530.00
6" MJ Bend-Per Plan	4	EA	\$205.00	\$820.00
4" MJ Bend-Per Plan	12	EA	\$145.00	\$1,740.00
8" MJ Tee	2	EA	\$405.00	\$810.00
6" MJ Tee	1	EA	\$290.00	\$290.00
8" MJ Cross	1	EA	\$485.00	\$485.00
8" MJ Reducer	3	EA	\$220.00	\$660.00
Fire Hydrant Assembly	7	EA	\$4,100.00	\$28,700.00
Single Service (Short)	59	EA	\$300.00	\$17,700.00
Single Service (Long)	16	EA	\$375.00	\$6,000.00
Temporary Blowoff Assembly	3	EA	\$325.00	\$975.00
Chlorination & Pressure Testing	4,172	LF	\$1.45	\$6,049.40
			Total =	\$151,600.90

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Sewer (0'-6')	397	LF	\$13.85	\$5,498.45
8" PVC Sewer (6'-8')	408	LF	\$14.80	\$6,038.40
8" PVC Sewer (8'-10')	508	LF	\$16.00	\$8,128.00
8" PVC Sewer (10'-12')	691	LF	\$17.55	\$12,127.05
8" PVC Sewer (12'-14')	899	LF	\$20.95	\$18,834.05
8" PVC Sewer (14'-16')	401	LF	\$30.85	\$12,370.85
8" PVC Sewer (16'-18')	98	LF	\$41.50	\$4,067.00
Manhole (0'-6')	6	EA	\$2,800.00	\$16,800.00
Manhole (8'-10')	3	EA	\$3,350.00	\$10,050.00
Manhole (10'-12')	1	EA	\$3,600.00	\$3,600.00
Manhole (12'-14')	4	EA	\$4,000.00	\$16,000.00
Manhole (14'-16')	3	EA	\$5,350.00	\$16,050.00
Sanitary Drop Manhole (10'-12')	1	EA	\$4,850.00	\$4,850.00
Single Service	13	EA	\$630.00	\$8,190.00
Double Service	34	EA	\$870.00	\$29,580.00
Dewatering	3,402	LF	\$11.60	\$39,463.20
Sanitary Sewer Testing	3,402	LF	\$8.15	\$27,726.30
			Total =	\$239,373.30

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
15" RCP	124	LF	\$29.55	\$3,664.20
18" RCP	205	LF	\$36.85	\$7,554.25
Type 1 Curb Inlet	5	EA	\$4,400.00	\$22,000.00
6" Underdrain (Fine Aggregate)	1,028	LF	\$12.50	\$12,850.00
Underdrain Cleanout	8	EA	\$200.00	\$1,600.00
Dewatering	329	LF	\$5.55	\$1,825.95
Storm Sewer Testing	329	LF	\$7.25	\$2,385.25
			Total =	\$51,879.65

Belmond Reserve Phase 2

Warranty Bond Calculation

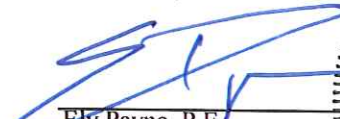
Construction costs for the potable water and sanitary sewer system

SUMMARY

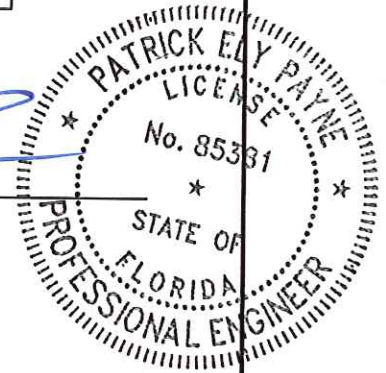
Paving	\$415,891.50
Water	\$151,600.90
Wastewater	\$239,373.30
Drainage	\$51,879.65
Total	\$858,745.35

Warranty Bond Amount (10% of total)

\$85,874.54


Ely Payne, P.E.
Florida License # 85381

5-3-21



PAVING

Description	Quantity	Unit	Unit Price	Amount
1 1/2" Type SP Asphalt	9,740	SY	\$10.25	\$99,835.00
6" Crushed Concrete Base	865	SY	\$11.55	\$9,990.75
8" Cement Treated Limerock Base	8,875	SY	\$15.80	\$140,225.00
12" Compacted Subgrade	865	SY	\$4.60	\$3,979.00
12" Stabilized Subgrade (LBR40)	8,875	SY	\$1.50	\$13,312.50
Stabilized Curb Pad	7,430	LF	\$2.55	\$18,946.50
Miami Curb	7,170	LF	\$10.30	\$73,851.00
Type "A" Curb	260	LF	\$18.35	\$4,771.00
4" Concrete Sidewalk	250	SF	\$4.45	\$1,112.50
6" Concrete Sidewalk	6,205	LS	\$5.65	\$35,058.25
5' ADA Handicapped Ramp	6	EA	\$885.00	\$5,310.00
Signage & Striping	1	LS	\$9,500.00	\$9,500.00

Total = \$415,891.50

WATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Water main (DR 18)	3,022	LF	\$15.70	\$47,445.40
6" PVC Water main (DR 18)	678	LF	\$11.45	\$7,763.10
4" PVC Water main (DR 18)	472	LF	\$9.00	\$4,248.00
8" Gate Valve Assembly	17	EA	\$1,300.00	\$22,100.00
6" Gate Valve Assembly	3	EA	\$925.00	\$2,775.00
4" Gate Valve Assembly	2	EA	\$755.00	\$1,510.00
8" MJ Bend-Per Plan	6	EA	\$255.00	\$1,530.00
6" MJ Bend-Per Plan	4	EA	\$205.00	\$820.00
4" MJ Bend-Per Plan	12	EA	\$145.00	\$1,740.00
8" MJ Tee	2	EA	\$405.00	\$810.00
6" MJ Tee	1	EA	\$290.00	\$290.00
8" MJ Cross	1	EA	\$485.00	\$485.00
8" MJ Reducer	3	EA	\$220.00	\$660.00
Fire Hydrant Assembly	7	EA	\$4,100.00	\$28,700.00
Single Service (Short)	59	EA	\$300.00	\$17,700.00
Single Service (Long)	16	EA	\$375.00	\$6,000.00
Temporary Blowoff Assembly	3	EA	\$325.00	\$975.00
Chlorination & Pressure Testing	4,172	LF	\$1.45	\$6,049.40
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Manhole (12'-14')	4	EA	\$4,000.00	\$16,000.00
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Dewatering	329	LF	\$5.55	\$1,825.95
Storm Sewer Testing	329	LF	\$7.25	\$2,385.25

Total = \$51,879.65

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

This Agreement made and entered into this 20 day of May, 2021 by and between Pulte Home Company, 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 Belmond Reserve Phase 2; 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 Belmond Reserve Phase 2 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 Belmond Reserve Phase 2 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 check 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 March 22, 2021, with Pulte Home Company, LLC. as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIP3130) as Surety, or
 - c. Escrow Agreement, dated N/A, between _____ and the County, or
 - d. Cashier/Certified Check, number N/A, dated _____, which shall be deposited by the County into an 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 Belmond Reserve Phase 2 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 20
day of May, 2021.

ATTEST:



Witness Signature

Marc Ferlita

Printed Name of Witness



Witness Signature

Natalee Kwiatkowski

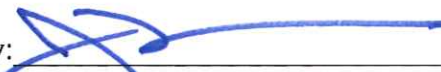
Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST: PAT FRANK
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

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

Jeffrey Deason

Printed Name of Signer

Vice President

Title of Signer

2662 S. Falkenburg Rd

Address of Signer Riverview, FL 33578

813-838-7838

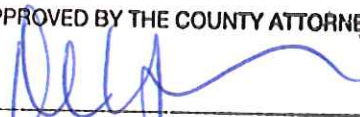
Phone Number of Signer

BOARD OF COUNTY COMMISSIONER
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chairman

Should be signed by Chair/Clerk

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20 day of May,
2021, by Jeffrey Deason and _____
respectively President and vice President of Pulte Home Company LLC
Inc., a corporation under the laws of the state of Florida on behalf of the
corporation. He and/or she is personally known to me or has produced
as identification and did take an oath.

NOTARY PUBLIC:

Sign: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: Contract Coordinator

Serial Number, if any: _____



Katarina Diggs
Notary Public
State of Florida
Comm# HH114248
Expires 4/6/2025

My Commission Expires: 4/6/2025

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____, who is personally known to me or who has produced
as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

Bond No. 59BSBIP3130

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 TEN THOUSAND EIGHT HUNDRED SEVENTY-FIVE (\$10,875.00) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, 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 Belmond Reserve Phase 2 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be built and constructed in the aforementioned platted 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 for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 Belmond Reserve Phase 2 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 July 8, 2023.

SIGNED, SEALED AND DATED this 22nd day of March, 2021.

Pulte Home Company, LLC

ATTEST:



Katarina Diggs

BY: **SEE ATTACHED**

PRINCIPAL (SEAL)
D. Bryce Langen, VP & Treasurer

Hartford Fire Insurance Company
SURETY (SEAL)

ATTEST:




Irma Aguilar



Jeremy Polk, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.

executed this 22nd day of March, 2021.

Pulte Home Company, LLC

PRINCIPAL



BY: D. Bryce Langen, VP & Treasurer

Notary Attached

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-12
 One Hartford Plaza
 Hartford, Connecticut 06155
Bond.Claims@thehartford.com

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

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC
 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 6, 2015 the Companies have caused these presents to be signed by its Senior 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.



John Gray

John Gray, Assistant Secretary

M. Ross Fisher

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that 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 he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard

Kathleen T. Maynard
 Notary Public

My Commission Expires July 31, 2021

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 March 22nd, 2021
 Signed and sealed at the City of Hartford.



Kevin Heckman

Kevin Heckman, Assistant Vice President

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) ss.

COUNTY OF FULTON)

This record was acknowledged before me on March 22, 2021, appeared D. Bryce Langen, VP & 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



Shirley E. Hutchins
Notary Public State of Georgia
My Commission Expires: March 18, 2022

Belmond Reserve Phase 2

Performance Bond Calculation

Construction costs for setting Lot Corners

SUMMARY

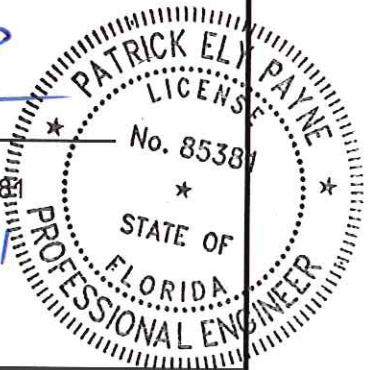
Lot Corners	\$8,700.00
Total	\$8,700.00

Performance Bond Amount (125% of total)

\$10,875.00

Ely Payne, P.E.
Florida License # 85381

5-3-21



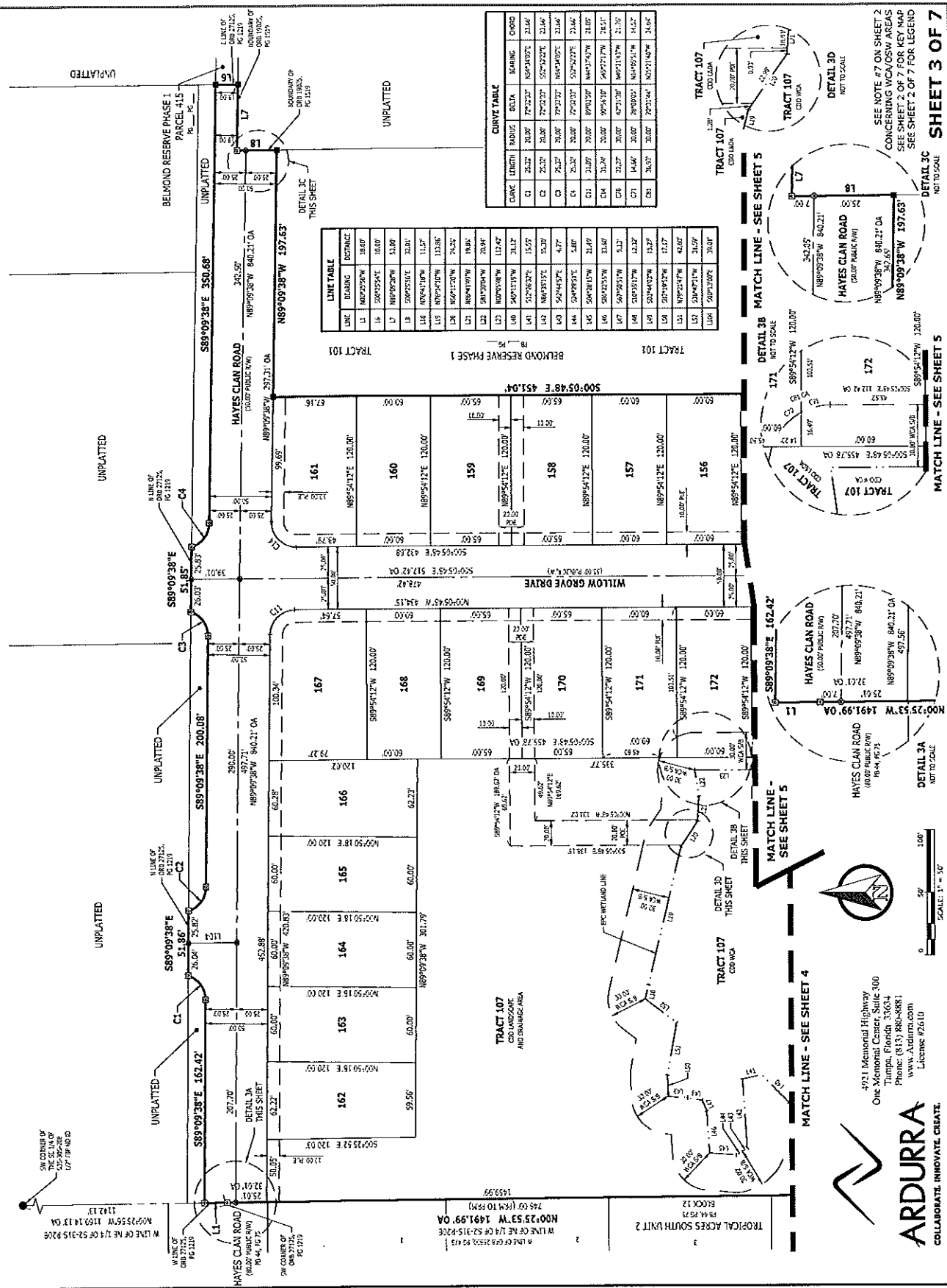
Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	<u>\$8,700.00</u>	<u>\$8,700.00</u>
			TOTAL =	\$8,700.00

BELMOND RESERVE PHASE 2

BEING A PORTION OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°09'38"E	160.00'
L2	N00°50'18"E	120.00'
L3	S89°09'38"E	160.00'
L4	N00°50'18"E	120.00'
L5	S89°09'38"E	160.00'
L6	N00°50'18"E	120.00'
L7	S89°09'38"E	160.00'
L8	N00°50'18"E	120.00'
L9	S89°09'38"E	160.00'
L10	N00°50'18"E	120.00'
L11	S89°09'38"E	160.00'
L12	N00°50'18"E	120.00'
L13	S89°09'38"E	160.00'
L14	N00°50'18"E	120.00'
L15	S89°09'38"E	160.00'
L16	N00°50'18"E	120.00'
L17	S89°09'38"E	160.00'
L18	N00°50'18"E	120.00'
L19	S89°09'38"E	160.00'
L20	N00°50'18"E	120.00'
L21	S89°09'38"E	160.00'
L22	N00°50'18"E	120.00'
L23	S89°09'38"E	160.00'
L24	N00°50'18"E	120.00'
L25	S89°09'38"E	160.00'
L26	N00°50'18"E	120.00'
L27	S89°09'38"E	160.00'
L28	N00°50'18"E	120.00'
L29	S89°09'38"E	160.00'
L30	N00°50'18"E	120.00'

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD	
C1	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C2	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C3	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C4	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C5	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C6	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C7	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C8	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C9	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C10	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C11	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C12	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C13	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C14	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C15	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C16	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C17	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C18	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C19	24.22'	20.00'	72°03'37"	16.943222'	23.66'
C20	24.22'	20.00'	72°03'37"	16.943222'	23.66'



SCALE: 1" = 50'

4911 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida, 33624
Phone: (813) 880-8881
www.ardurra.com
License #2610



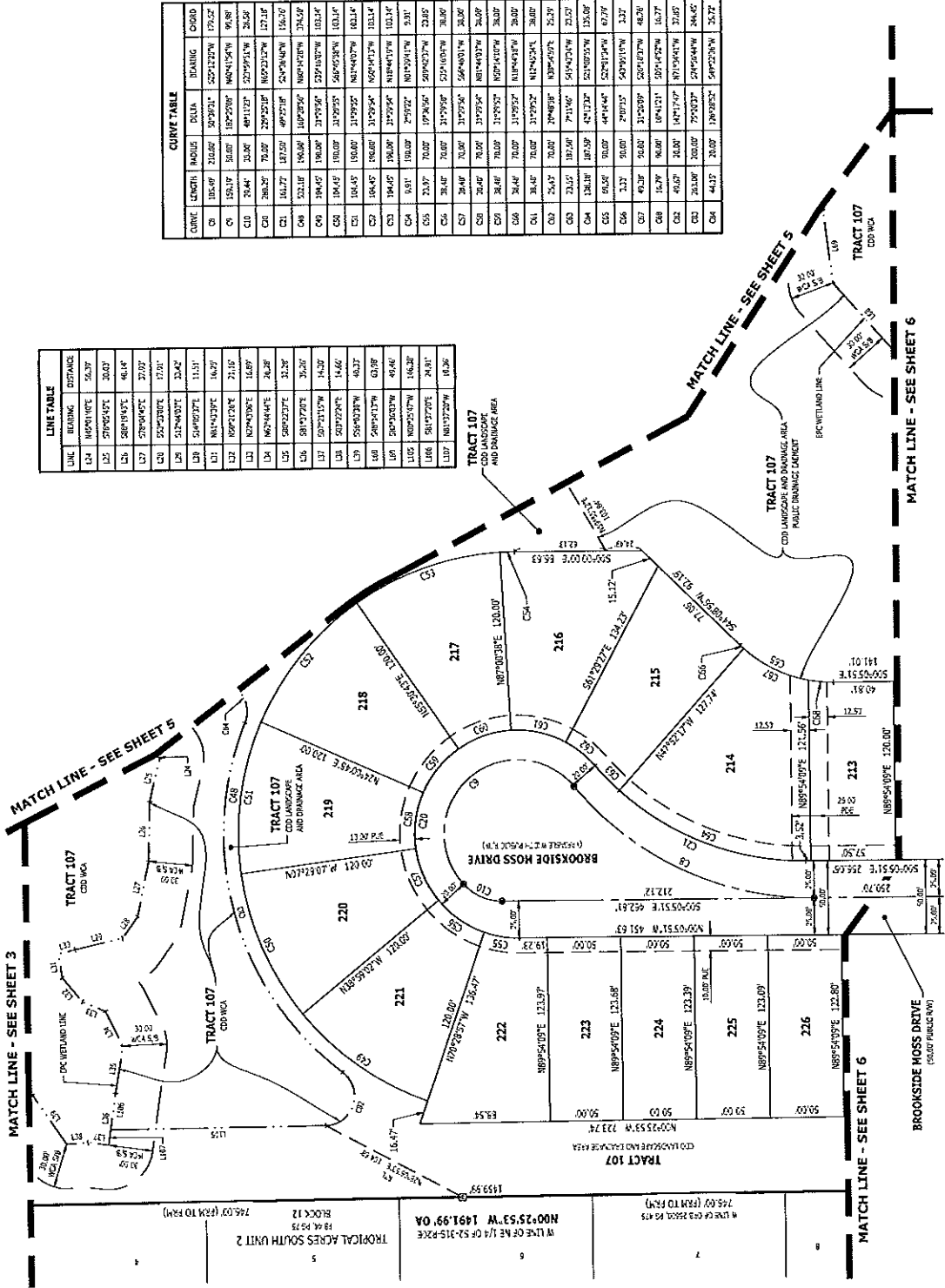
SEE NOTE #7 ON SHEET 2
CONCERNING INVASIVE AREAS
SEE SHEET 2 OF 7 FOR KEY MAP
SEE SHEET 2 OF 7 FOR LEGEND

SHEET 3 OF 7

BELMOND RESERVE PHASE 2

BEING A PORTION OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



LINE	BEARING	DISTANCE
L24	N89°54'05"E	24.37
L25	S79°55'05"W	20.87
L26	S88°15'45"E	46.14
L27	S79°54'05"E	27.02
C20	S22°32'00"E	17.91
L28	S12°44'45"E	22.42
L29	S16°02'27"E	11.51
C21	N81°42'30"E	16.27
L30	N89°12'00"E	21.10
L31	N87°43'00"E	16.87
L32	N87°43'00"E	26.28
L33	N87°44'45"E	26.28
L34	S89°22'07"E	31.27
L35	S10°22'24"E	14.66
L36	S59°32'30"W	48.37
L37	S59°32'30"W	48.37
L38	S69°43'17"W	48.46
L39	N89°54'05"E	14.20
L40	N89°54'05"E	14.20
L41	N89°54'05"E	14.20
L42	N89°54'05"E	14.20
L43	N89°54'05"E	14.20
L44	N89°54'05"E	14.20
L45	N89°54'05"E	14.20
L46	N89°54'05"E	14.20
L47	N89°54'05"E	14.20
L48	N89°54'05"E	14.20
L49	N89°54'05"E	14.20
L50	N89°54'05"E	14.20
L51	N89°54'05"E	14.20
L52	N89°54'05"E	14.20
L53	N89°54'05"E	14.20
L54	N89°54'05"E	14.20
L55	N89°54'05"E	14.20
L56	N89°54'05"E	14.20
L57	N89°54'05"E	14.20
L58	N89°54'05"E	14.20
L59	N89°54'05"E	14.20
L60	N89°54'05"E	14.20
L61	N89°54'05"E	14.20
L62	N89°54'05"E	14.20
L63	N89°54'05"E	14.20
L64	N89°54'05"E	14.20
L65	N89°54'05"E	14.20
L66	N89°54'05"E	14.20
L67	N89°54'05"E	14.20
L68	N89°54'05"E	14.20
L69	N89°54'05"E	14.20
L70	N89°54'05"E	14.20
L71	N89°54'05"E	14.20
L72	N89°54'05"E	14.20
L73	N89°54'05"E	14.20
L74	N89°54'05"E	14.20
L75	N89°54'05"E	14.20
L76	N89°54'05"E	14.20
L77	N89°54'05"E	14.20
L78	N89°54'05"E	14.20
L79	N89°54'05"E	14.20
L80	N89°54'05"E	14.20
L81	N89°54'05"E	14.20
L82	N89°54'05"E	14.20
L83	N89°54'05"E	14.20
L84	N89°54'05"E	14.20
L85	N89°54'05"E	14.20
L86	N89°54'05"E	14.20
L87	N89°54'05"E	14.20
L88	N89°54'05"E	14.20
L89	N89°54'05"E	14.20
L90	N89°54'05"E	14.20
L91	N89°54'05"E	14.20
L92	N89°54'05"E	14.20
L93	N89°54'05"E	14.20
L94	N89°54'05"E	14.20
L95	N89°54'05"E	14.20
L96	N89°54'05"E	14.20
L97	N89°54'05"E	14.20
L98	N89°54'05"E	14.20
L99	N89°54'05"E	14.20
L100	N89°54'05"E	14.20

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	185.49	210.00	99.2951°	S27°12'20"W	193.62
C2	153.17	180.00	105.2951°	N84°15'00"W	96.80
C3	254.41	300.00	49.1122°	S27°59'15"W	263.58
C4	286.20	350.00	22.9251°	N67°23'20"W	127.10
C5	181.27	210.00	49.2518°	S43°48'00"W	126.25
C6	222.18	260.00	10.2951°	N89°42'00"W	216.29
C7	194.45	230.00	31.9951°	S27°48'00"W	183.44
C8	184.45	220.00	31.9951°	N84°48'00"W	183.44
C9	184.45	220.00	31.9951°	N84°48'00"W	183.44
C10	184.45	220.00	31.9951°	N84°48'00"W	183.44
C11	184.45	220.00	31.9951°	N84°48'00"W	183.44
C12	184.45	220.00	31.9951°	N84°48'00"W	183.44
C13	184.45	220.00	31.9951°	N84°48'00"W	183.44
C14	184.45	220.00	31.9951°	N84°48'00"W	183.44
C15	184.45	220.00	31.9951°	N84°48'00"W	183.44
C16	184.45	220.00	31.9951°	N84°48'00"W	183.44
C17	184.45	220.00	31.9951°	N84°48'00"W	183.44
C18	184.45	220.00	31.9951°	N84°48'00"W	183.44
C19	184.45	220.00	31.9951°	N84°48'00"W	183.44
C20	184.45	220.00	31.9951°	N84°48'00"W	183.44
C21	184.45	220.00	31.9951°	N84°48'00"W	183.44
C22	184.45	220.00	31.9951°	N84°48'00"W	183.44
C23	184.45	220.00	31.9951°	N84°48'00"W	183.44
C24	184.45	220.00	31.9951°	N84°48'00"W	183.44
C25	184.45	220.00	31.9951°	N84°48'00"W	183.44
C26	184.45	220.00	31.9951°	N84°48'00"W	183.44
C27	184.45	220.00	31.9951°	N84°48'00"W	183.44
C28	184.45	220.00	31.9951°	N84°48'00"W	183.44
C29	184.45	220.00	31.9951°	N84°48'00"W	183.44
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C31	184.45	220.00	31.9951°	N84°48'00"W	183.44
C32	184.45	220.00	31.9951°	N84°48'00"W	183.44
C33	184.45	220.00	31.9951°	N84°48'00"W	183.44
C34	184.45	220.00	31.9951°	N84°48'00"W	183.44
C35	184.45	220.00	31.9951°	N84°48'00"W	183.44
C36	184.45	220.00	31.9951°	N84°48'00"W	183.44
C37	184.45	220.00	31.9951°	N84°48'00"W	183.44
C38	184.45	220.00	31.9951°	N84°48'00"W	183.44
C39	184.45	220.00	31.9951°	N84°48'00"W	183.44
C40	184.45	220.00	31.9951°	N84°48'00"W	183.44
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C44	184.45	220.00	31.9951°	N84°48'00"W	183.44
C45	184.45	220.00	31.9951°	N84°48'00"W	183.44
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C49	184.45	220.00	31.9951°	N84°48'00"W	183.44
C50	184.45	220.00	31.9951°	N84°48'00"W	183.44
C51	184.45	220.00	31.9951°	N84°48'00"W	183.44
C52	184.45	220.00	31.9951°	N84°48'00"W	183.44
C53	184.45	220.00	31.9951°	N84°48'00"W	183.44
C54	184.45	220.00	31.9951°	N84°48'00"W	183.44
C55	184.45	220.00	31.9951°	N84°48'00"W	183.44
C56	184.45	220.00	31.9951°	N84°48'00"W	183.44
C57	184.45	220.00	31.9951°	N84°48'00"W	183.44
C58	184.45	220.00	31.9951°	N84°48'00"W	183.44
C59	184.45	220.00	31.9951°	N84°48'00"W	183.44
C60	184.45	220.00	31.9951°	N84°48'00"W	183.44
C61	184.45	220.00	31.9951°	N84°48'00"W	183.44
C62	184.45	220.00	31.9951°	N84°48'00"W	183.44
C63	184.45	220.00	31.9951°	N84°48'00"W	183.44
C64	184.45	220.00	31.9951°	N84°48'00"W	183.44
C65	184.45	220.00	31.9951°	N84°48'00"W	183.44
C66	184.45	220.00	31.9951°	N84°48'00"W	183.44
C67	184.45	220.00	31.9951°	N84°48'00"W	183.44
C68	184.45	220.00	31.9951°	N84°48'00"W	183.44
C69	184.45	220.00	31.9951°	N84°48'00"W	183.44
C70	184.45	220.00	31.9951°	N84°48'00"W	183.44
C71	184.45	220.00	31.9951°	N84°48'00"W	183.44
C72	184.45	220.00	31.9951°	N84°48'00"W	183.44
C73	184.45	220.00	31.9951°	N84°48'00"W	183.44
C74	184.45	220.00	31.9951°	N84°48'00"W	183.44
C75	184.45	220.00	31.9951°	N84°48'00"W	183.44
C76	184.45	220.00	31.9951°	N84°48'00"W	183.44
C77	184.45	220.00	31.9951°	N84°48'00"W	183.44
C78	184.45	220.00	31.9951°	N84°48'00"W	183.44
C79	184.45	220.00	31.9951°	N84°48'00"W	183.44
C80	184.45	220.00	31.9951°	N84°48'00"W	183.44
C81	184.45	220.00	31.9951°	N84°48'00"W	183.44
C82	184.45	220.00	31.9951°	N84°48'00"W	183.44
C83	184.45	220.00	31.9951°	N84°48'00"W	183.44
C84	184.45	220.00	31.9951°	N84°48'00"W	183.44
C85	184.45	220.00	31.9951°	N84°48'00"W	183.44
C86	184.45	220.00	31.9951°	N84°48'00"W	183.44
C87	184.45	220.00	31.9951°	N84°48'00"W	183.44
C88	184.45	220.00	31.9951°	N84°48'00"W	183.44
C89	184.45	220.00	31.9951°	N84°48'00"W	183.44
C90	184.45	220.00	31.9951°	N84°48'00"W	183.44
C91	184.45	220.00	31.9951°	N84°48'00"W	183.44
C92	184.45	220.00	31.9951°	N84°48'00"W	183.44
C93	184.45	220.00	31.9951°	N84°48'00"W	183.44
C94	184.45	220.00	31.9951°	N84°48'00"W	183.44
C95	184.45	220.00	31.9951°	N84°48'00"W	183.44
C96	184.45	220.00	31.9951°	N84°48'00"W	183.44
C97	184.45	220.00	31.9951°	N84°48'00"W	183.44
C98	184.45	220.00	31.9951°	N84°48'00"W	183.44
C99	184.45	220.00	31.9951°	N84°48'00"W	183.44
C100	184.45	220.00	31.9951°	N84°48'00"W	183.44

SEE NOTE #7 ON SHEET 2
CONCERNING WCA/OSW AREAS
SEE SHEET 2 OF 7 FOR KEY MAP
SEE SHEET 2 OF 7 FOR LEGEND

SHEET 4 OF 7



4971 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
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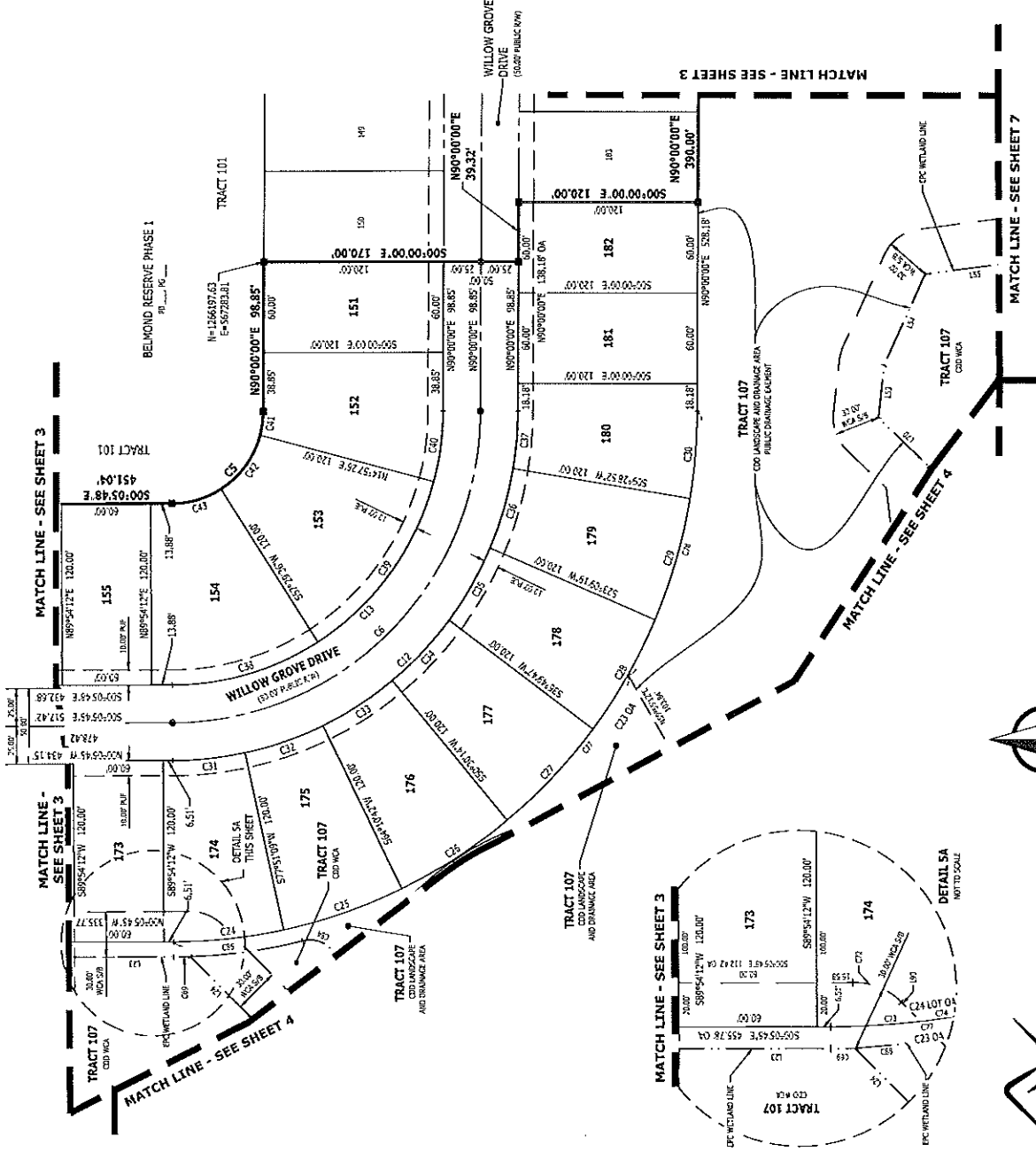


BELMOND RESERVE PHASE 2

BEING A PORTION OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

LINE	BEARING	DISTANCE
L1	N89°54'12"W	120.00'
L2	N89°54'12"W	120.00'
L3	N89°54'12"W	120.00'
L4	N89°54'12"W	120.00'
L5	N89°54'12"W	120.00'
L6	N89°54'12"W	120.00'
L7	N89°54'12"W	120.00'
L8	N89°54'12"W	120.00'



CURVE	LENGTH	ARC	DELTA	BEARING	CORD
C1	55.77	61.87	87°43'17"	S49°52'54"E	18.97
C2	32.24	26.62	87°43'17"	S49°52'54"E	21.00
C3	32.46	31.00	87°43'17"	S49°52'54"E	23.45
C4	28.07	18.00	87°43'17"	S49°52'54"E	23.70
C5	24.20	12.00	17°00'00"	S89°52'00"E	23.00
C6	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C7	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C8	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C9	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C10	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C11	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C12	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C13	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C14	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C15	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C16	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C17	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C18	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C19	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C20	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C21	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C22	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C23	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C24	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C25	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C26	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C27	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C28	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C29	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C30	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C31	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C32	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C33	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C34	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C35	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C36	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C37	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C38	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C39	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C40	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C41	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C42	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C43	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C44	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C45	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C46	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C47	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C48	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C49	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C50	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C51	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C52	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C53	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C54	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C55	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C56	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C57	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C58	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C59	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C60	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C61	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C62	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C63	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C64	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C65	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C66	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C67	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C68	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C69	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C70	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C71	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C72	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C73	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C74	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C75	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C76	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C77	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C78	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C79	13.77	31.00	17°00'00"	S89°52'00"E	23.00
C80	13.77	31.00	17°00'00"	S89°52'00"E	23.00

SEE NOTE #7 ON SHEET 2
CONCERNING WCA/OSW AREAS
SEE SHEET 2 OF 7 FOR KEY MAP
SEE SHEET 2 OF 7 FOR LEGEND

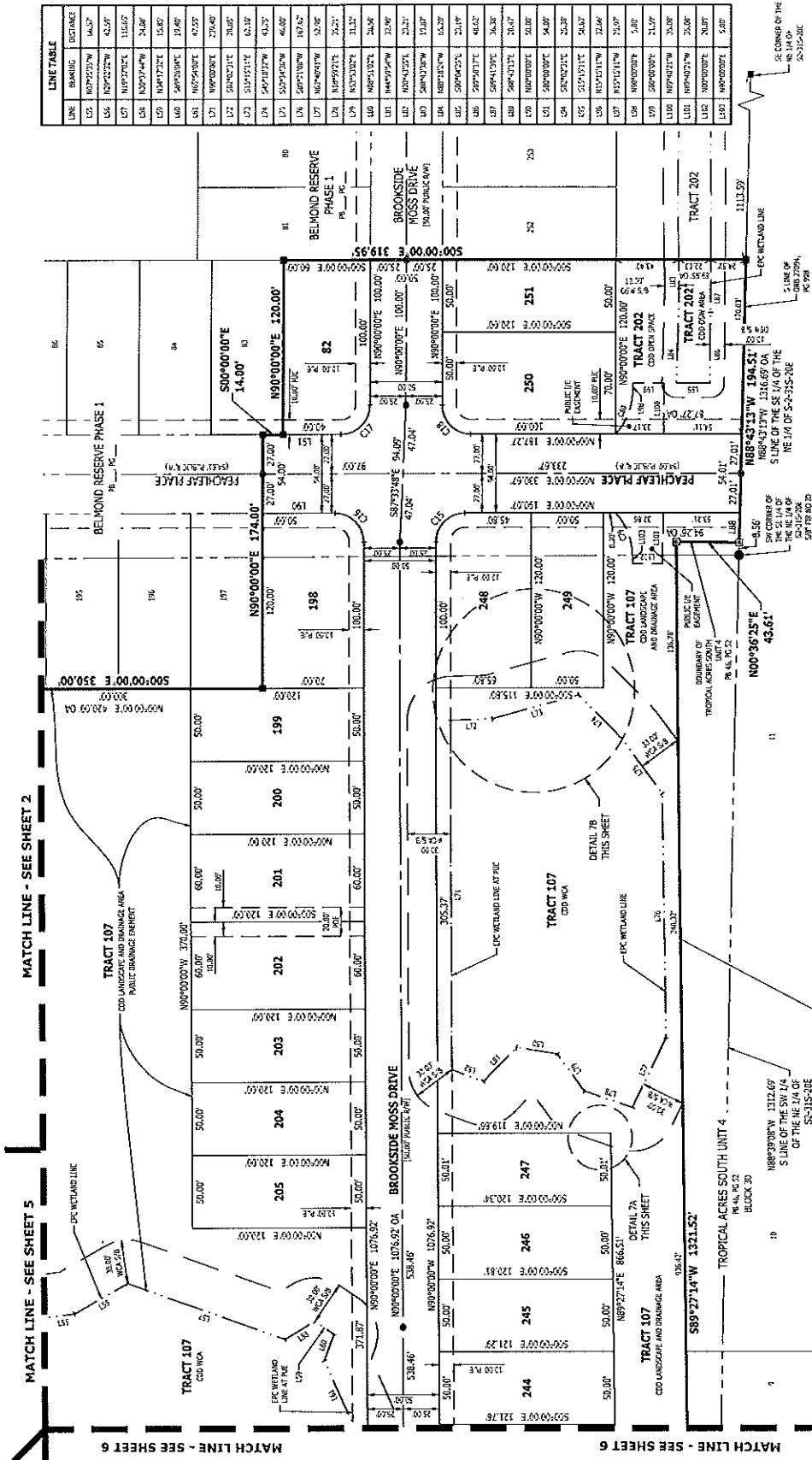
SHEET 5 OF 7

4021 Memorial Highway
Oco Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 886-8881
www.ardurra.com
Lacrisse P210

BELMOND RESERVE PHASE 2

BEING A PORTION OF SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

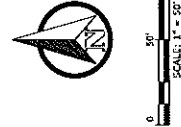
PLAT BOOK PAGE



CURVE TABLE

CURVE	LENGTH	RADIUS	DATA	BEARING	CHORD
C1	21.47	20.00	90°00'00"	N00°00'00"W	20.00
C2	21.47	20.00	90°00'00"	N00°00'00"W	20.00
C3	21.47	20.00	90°00'00"	N00°00'00"W	20.00
C4	21.47	20.00	90°00'00"	N00°00'00"W	20.00
C5	61.37	30.00	177°05'00"	S10°00'00"W	55.00
C6	26.17	20.00	99°41'17"	N07°41'17"E	25.21
C7	33.09	44.11	47°05'47"	N04°05'47"E	33.23
C8	33.09	44.11	47°05'47"	N04°05'47"E	33.23

SEE NOTE #7 ON SHEET 2
CONCERNING WCA/DSW AREAS
SEE SHEET 2 OF 7 FOR KEY MAP
SEE SHEET 2 OF 7 FOR LEGEND



4921 Memorial Highway
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