

SUBJECT: Sumner Crossing **PI#5915**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 11, 2024
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

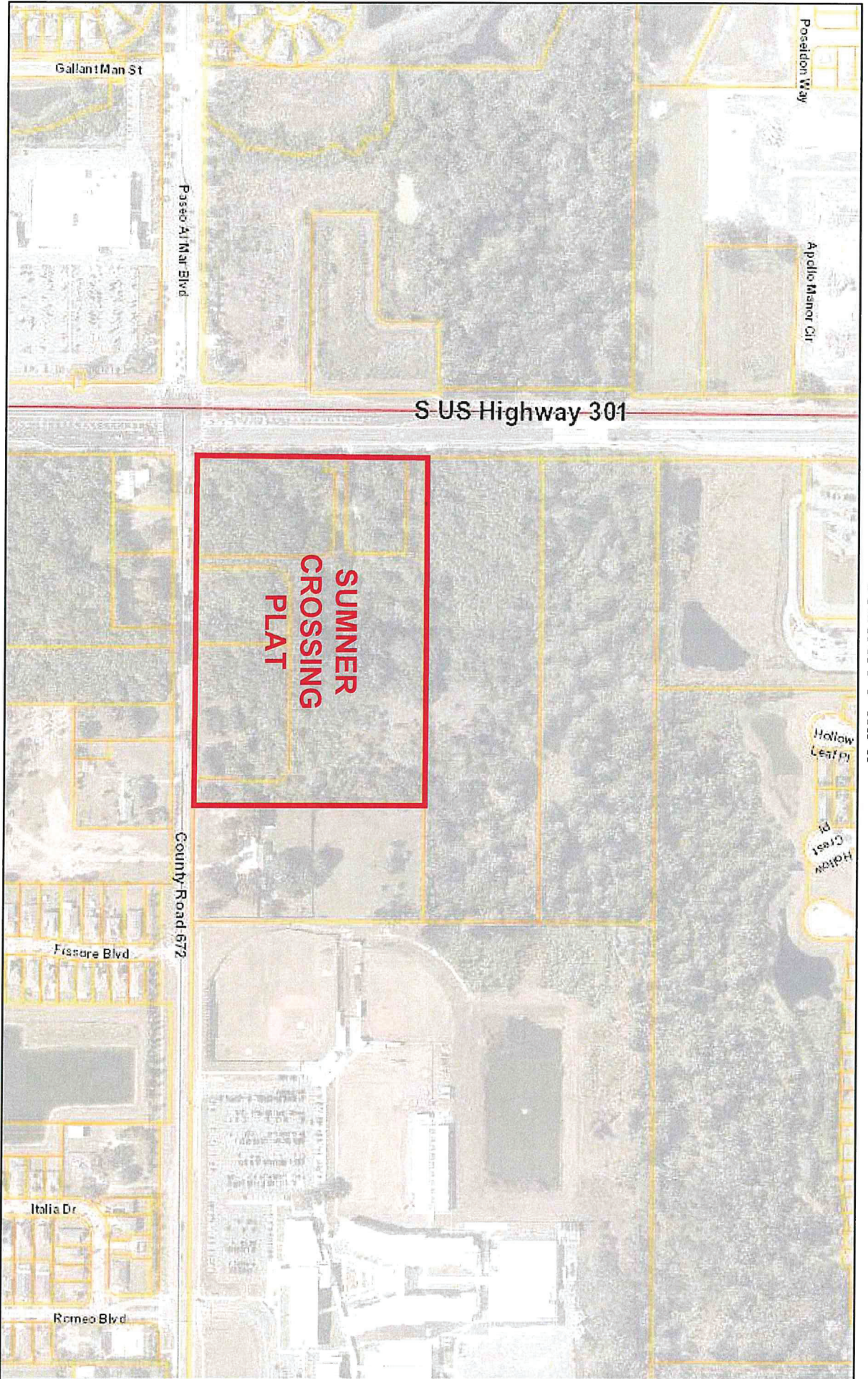
Accept the plat for recording for Sumner Crossing, located in Section 20, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage and water) for Maintenance upon proper 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 \$1,717,641.25, a Warranty Bond in the amount of \$137,411.30 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

School Concurrency would not apply as this plat is commercial has no residential units.

BACKGROUND:

On February 28, 2023, Permission to Construct Prior to Platting was issued for Sumner Crossing, after construction plan review was completed on January 20, 2023. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Boos-Sumner Crossing Riverview, LLC and the engineer is Kimley-Horn.

VICINITY MAP



May 1, 2024



Bob Henriquez, CFA
Hillsborough County Property Appraiser
This map is for assessment purposes only.
It is not a survey.
2021 Aerials

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

This Agreement made and entered into this ____ day of _____, 20____, by and between Boos-Summer Crossing Riverview, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Summer Crossing _____ (hereafter, the "Subdivision"); and

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

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

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

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

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

public water meters, Balm Road lane widening improvements, supporting drainage infrastructure, public water main adjustments in support of drainage improvements, including double 36" RCP drainage bypass pipes through the project (hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within ^{four} _____ (4) months

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

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number #800112057 dated, _____ April 19, 2024 with _____ Boos-Sumner Crossing Riverview, LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, or
A Warranty Bond, number #800112058 dated, _____ April 19, 2024 with ^{BOOS Development Group, INC.} _____ Boos-Sumner Crossing Riverview, LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

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

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

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

ATTEST:

Erin Lyle

Witness Signature

Erin Lyle

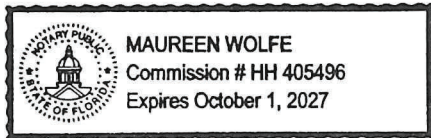
Printed Name of Witness

Maureen Wolfe

Witness Signature

Maureen Wolfe

Printed Name of Witness



NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

By: _____

Deputy Clerk

Subdivider:

By *Robert J. Ross*

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

Robert D. Ross

Name (typed, printed or stamped)

Manager

Title

*380 Park Place Blvd, Suite 200
Clearwater, FL 33759*

Address of Signer

727-669-2900

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

[Signature]
By _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

17 day of April, 2024, by Robert D. Boos as

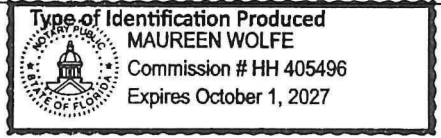
Manager (type of authority, e.g. officer, trustee, attorney in fact) for Boos Summer Crossing, LLC (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

[Signature]
(Signature of Notary Public - State of Florida)

Maureen Wolfe

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



(Notary Seal)

HH405496
(Commission Number)

10/1/27
(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

_____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND
On-site and Off-site

Bond #800112057

KNOW ALL MEN BY THESE PRESENTS, That we Boos-Sumner Crossing Riverview, LLC
called the Principal, and Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
One Million, Seven Hundred and Seventeen Thousand, Six Hundred and Forty-One Dollars and Twenty-Five Cents
(\$1,717,641.25) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

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

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Sumner Crossing subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within four (4) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL November 11, 2024.

SIGNED, SEALED AND DATED this 19th day of April, 2024.



ATTEST:

Erin Lyle

Erin Lyle

Boos-Sumner Crossing Riverview, LLC

By Robert J. P... MANAGER

Principal

Seal

Atlantic Specialty Insurance Company

Surety



ATTEST:

[Signature]

Witness

By Cindy L. Mirisola

Attorney-In-Fact

Seal

Cindy L. Mirisola, Attorney-in-Fact & Florida Resident Agent
INQUIRIES: (407)389-3588

APPROVED BY THE COUNTY ATTORNEY

[Signature]

Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Cindy L. Mirisola**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

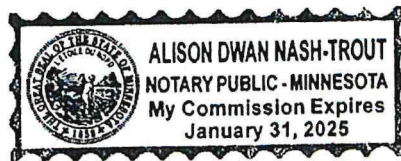


By

Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 19th day of April, 2024.



Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

SUBDIVISION WARRANTY BOND
On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, that we Boos-Sumner Crossing Riverview, LLC

_____ called the Principal, and Atlantic Specialty Insurance Company

_____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of One Hundred Thirty-Seven Thousand, Four Hundred and Eleven Dollars and Thirty Cents (\$137,411.30) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvements for maintenance in connection with the Sumner Crossing subdivision (hereafter, the "Subdivision"): on-site improvements: water meters and dual 36" RCP drainage bypass pipes and off-site improvements: Balm Road Widening (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); and

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

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

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said Improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL November 11, 2026

SIGNED, SEALED AND DATED this 19th day of April, 2024



ATTEST:

Erin Lyle

Erin Lyle

Boos-Sumner Crossing Riverview, LLC

Robert J. Dr... MANAGER

Principal Signature (Seal)

Atlantic Specialty Insurance Company

Surety Company (Seal)



ATTEST:

[Signature]

Cindy L. Mirisola

Cindy L. Mirisola, (Seal)
Attorney-in-Fact & FL Resident Agent
INQUIRIES: (407)389-3588

APPROVED BY THE COUNTY ATTORNEY

[Signature]
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Cindy L. Mirisola**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

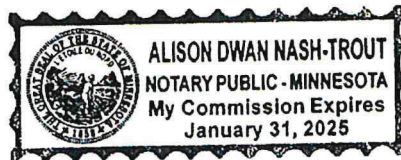
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.




By 
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 19th day of April, 2024.




Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025



PROJECT: Summer Crossing
CLIENT: BOOS Development Group, INC.
4/9/2024

**OPINION OF PROBABLE CONSTRUCTION COSTS
 Onsite and Offsite Improvements**

"The Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to the Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinion of probable costs."

DESCRIPTION	UNIT	PROJECT QUANTITY	UNIT COST	PROJECT COST
OFFSITE IMPROVEMENTS				
BALM ROAD PAVING/STRIPING				
FDOT 1" FC-5 FRICTION CORSE	SY	6,751	\$ 22.00	\$ 148,522
FDOT 1" TYPE SP STRUCTURE CORSE	SY	3,724	\$ 28.00	\$ 104,263
FDOT OPTION BASE GROUP 15	SY	3,724	\$ 20.00	\$ 74,473
MILL EXISTING ASPHALT	SY	3,027	\$ 10.00	\$ 30,273
12" STABILIZED SUBGRADE	SY	3,724	\$ 13.00	\$ 48,408
FDOT "F" CURB	LF	2,180	\$ 24.00	\$ 52,320
VALLEY CROSSING CURB	SF	100	\$ 29.00	\$ 2,900
CONCRETE MEDIAN CURB	SF	2,540	\$ 7.50	\$ 19,050
4" STANDARD DUTY CONCRETE PAVEMENT/SIDEWALK	SY	7,376	\$ 3.53	\$ 26,037
STRIPING AND SIGNAGE	LS	1	\$ 70,000.00	\$ 70,000
BALM ROAD STORM DRAINAGE				
6" PVC UNDERDRAIN	LF	1,940	\$ 34.00	\$ 65,960
18" HDPE STORM PIPE	LF	190	\$ 47.00	\$ 8,930
18" RCP STORM PIPE	LF	840	\$ 71.00	\$ 59,640
24" RCP STORM PIPE	LF	273	\$ 97.00	\$ 26,481
36" RCP STORM PIPE	LF	120	\$ 205.00	\$ 24,600
24" M.E.S. PER FDOT INDEX 430-021	EA	1	\$ 2,875.00	\$ 2,875
18" M.E.S. PER FDOT INDEX 430-021	EA	10	\$ 2,325.00	\$ 23,250
6" M.E.S. PER FDOT INDEX 430-021	EA	3	\$ 1,200.00	\$ 3,600
GRATE INLET WITH TYPE D BOTTOM (CONTROL STRUCTURES)	EA	4	\$ 4,155.00	\$ 16,620
STORM MANHOLE	EA	4	\$ 7,500.00	\$ 30,000
CURB INLET TYPE "g" INLET WITH TYPE P BOTTOM	EA	7	\$ 7,705.00	\$ 53,935
6" UNDERDRAIN CLEANOUT	EA	18	\$ 640.00	\$ 11,520
HEADWALL	EA	1	\$ 9,950.00	\$ 9,950

FOLLOWING BID LINES TAKEN FROM OFFSITE AND SITEWORK PROPOSALS DATED 01/30/23 FROM CONTRACTOR (HOWARD JIMMIE DEMOLITION, LLC)

BID LINE (BL) #905 - New asphalt and mill/overlay areas

BL #908 - Only used where new asphalt is installed

BL #901 - No type F used along US 301, bid cost used

BL #903 - No valley crossing curb used along US 301, bid cost used

BL #902

Not on bid - RS MEANS Line 033053403150

70% OF BL #809 & #810

BL #418

BL #403

BL #401

BL #402 - FULL BID QTY LESS 47 LF ALONG US 301

BL #406

BL #414

BL #413

ENGINEERS ESTIMATE

BL #411

BL #408

BL #409

BL #418

BL #412

BALM ROAD UTILITIES							
12" CLASS 50 DIP WM	LF	940	\$	82.00	\$	77,080	BL #603
FIRE HYDRANT ASSEMBLY	EA	2	\$	6,500.00	\$	13,000	BL #606
12" DIP FITTINGS	EA	18	\$	1,125.00	\$	20,250	BL #604
24"x4" TAP TO EXISTING FM	EA	1	\$	9,500.00	\$	9,500	BL #701
4" PVC FORCE MAIN	LF	130	\$	33.00	\$	4,290	BL #702
REMOVAL OF EXISTING WM	LF	1,000	\$	25.00	\$	25,000	BL #607
4" DIP FITTINGS	EA	6	\$	350.00	\$	2,100	BL #703
ONSITE IMPROVEMENTS							
ONSITE STORM DRAINAGE							
36" RCP STORM PIPE	LF	1,138	\$	205.00	\$	233,290	BL #406
36" M.E.S. PER FDOT INDEX 430-021	EA	2	\$	2,875.00	\$	5,750	BL #414
STORM MANHOLE	EA	4	\$	7,500.00	\$	30,000	BL #408
ONSITE UTILITIES							
8" CLASS 50 DIP WM	LF	12	\$	109.50	\$	1,314	BL #603
4" PVC WATER MAIN	EA	20	\$	29.95	\$	599	BL #605
8"x4" DIP TEE	EA	2	\$	504.00	\$	1,008	BL #604
4" MJ FITTING WATER MAIN	EA	2	\$	375.00	\$	750	BL #606
1.5" METER/BACKFLOW ASSEMBLY	EA	7	\$	5,225.00	\$	36,575	BL #607
TOTAL =			\$		\$	1,374,113	

Kevin Roberson, P.E.

Florida Registration #52074

Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions. Any and all professional opinions as to costs reflected herein, including but not limited to professional opinions as to the costs of construction materials, are made on the basis of professional experience and available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee or warrant that proposals, bids, or actual costs will not vary from the professional opinions of costs shown herein.

SUMNER CROSSING SITE WORK BID - SITE WORK PROPOSAL

From: HOWARD JIMMIE DEMOLITION, LLC.
535 HERCULES AVE.
CLEARWATER, FL, FL 33764 USA
Contact: BLAKE DOGANIERO
Phone: 727.460.0299
Email: Blake@Doganiero.com

Project: SUMNER CROSSING - PHASE 1 BASE SITE
Description: PHASE 1 BASE BID - REVISED
1/30/2023 SITEWORK PROPOSAL
RIVERVIEW, FL
Bid Date: 01/30/2023

To: BOOS - SUMNER CROSSING RIVERVIEW, LLC.
410 PARK PLACE BLVD. SUITE #100
CLEARWATER, FL 33579 USA
Contact: RACHEL (SANCHEZ) MYERS
Phone: (727) 669-2900
Email: RMyers@BoosDevelopment.com

SUMNER CROSSING SITE WORK BID - SITE WORK PROPOSAL

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
400 - SITE DRAINAGE SYSTEM					
401	18" HDPE STORM PIPE	380.000	LF	\$78.00	\$29,640.00
402	24" HDPE STORM PIPE	420.000	LF	\$99.50	\$41,790.00
403	30" HDPE STORM PIPE	310.000	LF	\$148.00	\$45,880.00
404	36" HDPE STORM PIPE	550.000	LF	\$180.00	\$99,000.00
405	42" HDPE STORM PIPE	90.000	LF	\$243.00	\$21,870.00
406	36" RCP STORM PIPE	1,260.000	LF	\$238.50	\$300,510.00
407	OUTFALL CONTROL STRUCTURE	3.000	EA	\$7,440.00	\$22,320.00
408	STORM DRAIN MANHOLE	12.000	EACH	\$8,525.00	\$102,300.00
409	CURB INLETS	13.000	EACH	\$7,710.00	\$100,230.00
410	CONNECTIONS TO EXISTING DRAINAGE SYSTEM	4.000	EACH	\$4,665.00	\$18,660.00
412	6" UNDER DRAIN PIPING WITH CLEANOUTS	1,250.000	LF	\$45.80	\$57,250.00
414	24" MITERED END SECTION	1.000	EACH	\$2,255.00	\$2,255.00
415	36" MITERED END SECTION DOUBLE	2.000	EACH	\$5,175.00	\$10,350.00
449	RIP RAP RUBBLE	450.000	SQFT	\$8.54	\$3,843.00
499	STORM DRAIN TESTING	3,000.000	LF	\$7.65	\$22,950.00
400 - SITE DRAINAGE SYSTEM				Section Total:	\$878,848.00
500 - SITE SANITARY SEWER SYSTEM					
501	LIFT STATION	1.000	LS	\$188,250.00	\$188,250.00
502	8" PVC SANITARY SEWER	850.000	LF	\$75.20	\$63,920.00
503	SANITARY MANHOLES	5.000	EACH	\$8,380.00	\$41,900.00
504	6" PVC SEWER SERVICE	125.000	LF	\$38.80	\$4,850.00
505	6" SANITARY SEWER CLEAN OUT ASSY.	6.000	EACH	\$1,350.00	\$8,100.00
521	4" PVC FORCE MAIN	600.000	LF	\$33.10	\$19,860.00
522	4" GATE VALVE FORCE MAIN	1.000	EACH	\$1,880.00	\$1,880.00
523	4" MJ FITTINGS FORCE MAIN	10.000	EACH	\$445.00	\$4,450.00
548	FORCE MAIN PRESSURE TEST	1.000	EACH	\$3,090.00	\$3,090.00
549	SANITARY SEWER COMPLIANCE TESTING	975.000	LF	\$7.76	\$7,566.00
500 - SITE SANITARY SEWER SYSTEM				Section Total:	\$343,866.00
600 - SITE POTABLE WATER SYSTEM					
601	HOT TAP EXISTING WATER MAIN 16" X 8"	1.000	EACH	\$13,000.00	\$13,000.00
602	TEMPORARY JUMPER FOR TESTING	1.000	EACH	\$5,040.00	\$5,040.00
603	8" DIP WATER MAIN	20.000	LF	\$109.50	\$2,190.00

SUMNER CROSSING SITE WORK BID - SITE WORK PROPOSAL

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
604	8" MJ FITTINGS	4.000	EACH	\$504.00	\$2,016.00
605	4" PVC WATER MAIN	20.000	LF	\$29.95	\$599.00
606	4" MJ FITTINGS WATER MAIN	2.000	EACH	\$375.00	\$750.00
607	1.5" METER / BACKFLOW ASSY.	7.000	EACH	\$5,225.00	\$36,575.00
608	1.5" WATER SERVICE	600.000	LF	\$22.25	\$13,350.00
609	1.5" WATER / IRRIGATION SERVICE	450.000	LF	\$18.26	\$8,217.00
613	LIFT STATION WATER SERVICE	1.000	EACH	\$4,105.00	\$4,105.00
617	WATER MAIN CONNECTIONS AFTER COMPLIANCE TESTING	1.000	EACH	\$5,700.00	\$5,700.00
698	WATER MAIN PRESSURE TEST	1.000	EACH	\$3,625.00	\$3,625.00
699	WATER MAIN LINE CLEARANCE SAMPLING	2.000	EACH	\$1,745.00	\$3,490.00
600 - SITE POTABLE WATER SYSTEM				Section Total:	\$98,657.00
700 - FIRE MAIN SYSTEM					
701	8" FIRE MAIN BACKFLOW PREVENTER ASSY. *TAMPER SWITCH BY OTHERS*	1.000	EACH	\$16,100.00	\$16,100.00
702	8" PVC FIRE MAIN	860.000	LF	\$61.10	\$52,546.00
703	6" PVC FIRE LINE	200.000	LF	\$52.60	\$10,520.00
704	FIRE HYDRANT ASSY.	4.000	EACH	\$7,575.00	\$30,300.00
706	8" MJ FITTING FOR FIRE LINE	20.000	EACH	\$619.00	\$12,380.00
707	6" MJ FITTING FIRE MAIN	8.000	EACH	\$548.00	\$4,384.00
798	FIRE LINE PRESSURE TEST	1.000	EACH	\$4,455.00	\$4,455.00
799	FIRE LINE FULL BORE FLUSH	1.000	EACH	\$2,545.00	\$2,545.00
700 - FIRE MAIN SYSTEM				Section Total:	\$133,230.00
800 - OFFSITE ROAD IMPROVEMENTS					
801	8" STABILIZED SUBGRADE	6,600.000	SQYD	\$10.60	\$69,960.00
803	8" HEAVY DUTY BASE	6,100.000	SQYD	\$21.95	\$133,895.00
805	ON-SITE HEAVY DUTY PAVING	6,100.000	SQYD	\$29.35	\$179,035.00
809	SITE STRIPING	1.000	LS	\$33,813.00	\$33,813.00
810	ON-SITE SIGNAGE	1.000	LS	\$6,885.00	\$6,885.00
800 - OFFSITE ROAD IMPROVEMENTS				Section Total:	\$423,588.00
900 - SITE CONCRETE					
901	TYPE F CURB	2,900.000	LF	\$30.60	\$88,740.00
902	VALLEY CROSSING CURB	350.000	LF	\$35.70	\$12,495.00
905	CURB INLET CONNECTIONS	13.000	EACH	\$3,455.00	\$44,915.00
900 - SITE CONCRETE				Section Total:	\$146,150.00

Signature: _____

Blake Doganiero

BLAKE DOGANIERO

SUMNER CROSSING SITE WORK BID - OFF-SITE WORK PROPOSAL

From: HOWARD JIMMIE DEMOLITION, LLC.
535 HERCULES AVE.
CLEARWATER, FL, FL 33764 USA
Contact: BLAKE DOGANIERO
Phone: 727.460.0299
Email: Blake@Doganiero.com

Project: SUMNER CROSSING OFF-SITE
REVISED
Description: OFF-SITE SITEWORK PROPOSAL
REVISED 1/26/2023
RIVERVIEW, FL.
Bid Date: 01/26/2023

To: BOOS - SUMNER CROSSING RIVERVIEW, LLC.
410 PARK PLACE BLVD. SUITE #100
CLEARWATER, FL 33579 USA
Contact: RACHEL (SANCHEZ) MYERS
Phone: (727) 669-2900
Email: RMyers@BoosDevelopment.com

SUMNER CROSSING SITE WORK BID - OFF-SITE WORK PROPOSAL

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
400 - OFF-SITE DRAINAGE SYSTEM					
401	18" RCP STORM PIPE	840.000	LF	\$101.20	\$85,008.00
402	24" RCP STORM PIPE	320.000	LF	\$135.80	\$43,456.00
403	18" HDPE STORM PIPE	190.000	LF	\$68.70	\$13,053.00
406	36" RCP STORM PIPE	120.000	LF	\$292.20	\$35,064.00
407	48" RCP STORM PIPE	128.000	LF	\$469.00	\$60,032.00
408	STORM DRAIN MANHOLE	4.000	EACH	\$10,850.00	\$43,400.00
409	CURB INLETS	7.000	EACH	\$11,100.00	\$77,700.00
410	CONNECTIONS TO EXISTING DRAINAGE SYSTEM	7.000	EACH	\$5,575.00	\$39,025.00
411	GRATE INLET	4.000	EACH	\$6,150.00	\$24,600.00
412	36" HEAD WALL DUAL	1.000	EACH	\$15,400.00	\$15,400.00
413	18" MITERED END SECTION	10.000	EACH	\$3,500.00	\$35,000.00
414	24" MITERED END SECTION	1.000	EACH	\$4,425.00	\$4,425.00
415	RIP RAP RUBBLE	11.000	EACH	\$757.00	\$8,327.00
418	6" HDPE UNDERDRAIN SYSTEM	1,940.000	LF	\$50.00	\$97,000.00
420	UNDERDRAIN CLEAN OUT ASSY.	18.000	EACH	\$910.00	\$16,380.00
400 - OFF-SITE DRAINAGE SYSTEM				Section Total:	\$597,870.00
600 - SITE POTABLE WATER SYSTEM					
601	CONNECT TO EXISTING WATER MAIN FOR RELOCATION	2.000	EACH	\$16,300.00	\$32,600.00
602	TEMPORARY JUMPERS FOR TESTING	2.000	EACH	\$5,900.00	\$11,800.00
603	12" PVC WATER MAIN	940.000	LF	\$117.00	\$109,980.00
604	12" MJ FITTINGS	16.000	EACH	\$1,600.00	\$25,600.00
605	12" MJ GATE VALVE FOR WATER MAIN	2.000	EACH	\$3,925.00	\$7,850.00
606	FIRE HYDRANT ASSY.	2.000	EACH	\$8,775.00	\$17,550.00
607	EXISTING WATER MAIN REMOVAL	1,000.000	LF	\$42.10	\$42,100.00
608	16" DIP WATER MAIN	120.000	LF	\$295.00	\$35,400.00
609	16" MJ FITTINGS	6.000	EACH	\$1,950.00	\$11,700.00
617	WATER MAIN CONNECTIONS AFTER COMPLIANCE TESTING	4.000	EACH	\$8,610.00	\$34,440.00
698	WATER MAIN PRESSURE TEST	2.000	EACH	\$3,875.00	\$7,750.00
699	WATER MAIN LINE CLEARANCE SAMPLING	2.000	EACH	\$3,660.00	\$7,320.00
600 - SITE POTABLE WATER SYSTEM				Section Total:	\$344,090.00
700 - OFFSITE FORCE MAIN					
701	HOT TAP CONNECTION TO EXISTING FORCE MAIN 24" X 4"	1.000	EACH	\$14,325.00	\$14,325.00
702	4" PVC FORCE MAIN	130.000	LF	\$50.30	\$6,539.00
703	4" MJ FITTING FORCE MAIN	6.000	EACH	\$493.00	\$2,958.00
704	ROADWAY RESTORATION FORCE MAIN	1.000	EACH	\$9,800.00	\$9,800.00

SUMNER CROSSING SITE WORK BID - OFF-SITE WORK PROPOSAL

ITEM	DESCRIPTION	BID QTY	U/M	UNIT BID	AMOUNT
705	FORCE MAIN PRESSURE TEST	1.000	EACH	\$3,335.00	\$3,335.00
700 - OFFSITE FORCE MAIN				Section Total:	\$36,957.00
800 - OFFSITE ROAD IMPROVEMENTS					
801	MILL EXISTING PAVEMENT 1"	3,180.000	SQYD	\$15.15	\$48,177.00
802	12" STABILIZED SUBGRADE LBR 40	5,900.000	SQYD	\$20.10	\$118,590.00
803	OFF-SITE HEAVY DUTY BASE	5,120.000	SQYD	\$29.55	\$151,296.00
805	OFF-SITE STRUCTURAL COURSE PAVING	5,120.000	SQYD	\$39.30	\$201,216.00
808	OFF-SITE FRICTION COURSE PAVING	8,300.000	SQYD	\$29.50	\$244,850.00
809	OFF-SITE STRIPING	1.000	LS	\$99,250.00	\$99,250.00
810	OFF-SITE SIGNAGE	1.000	LS	\$1,750.00	\$1,750.00
800 - OFFSITE ROAD IMPROVEMENTS				Section Total:	\$865,129.00
900 - OFF-SITE CONCRETE					
901	TYPE F CURB	2,180.000	LF	\$32.40	\$70,632.00
902	CONCRETE MEDIAN CURB	2,540.000	SQFT	\$10.40	\$26,416.00
903	VALLEY CROSSING CURB	100.000	SQFT	\$39.00	\$3,900.00
905	CURB INLET CONNECTIONS	7.000	EACH	\$3,850.00	\$26,950.00
900 - OFF-SITE CONCRETE				Section Total:	\$127,898.00

Signature: _____

Blake Doganiero

BLAKE DOGANIERO



POLARIS ASSOCIATES, INC.
PROFESSIONAL SURVEYING

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES
601 E. KENNEDY BLVD. 19TH FLOOR
TAMPA, FL 33602

DATE MAY 6, 2024

RE: SUMNER CROSSING PLAT (PROJECT ID #5915, FOLIO 77779.0300)

ATTN: LEE ANN KENNEDY

LEE ANN,

I HEREBY CERTIFY THAT THE LOT CORNERS FOR THE ABOVE PLAT OF SUMNER CROSSING HAVE BEEN SET ON APRIL 8, 2024 UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 F.S. AND CHAPTER 177.

FOR POLARIS ASSOCIATES, INC.

SINCERELY,

DAN RIZZUTO, PLS
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER #5227
STATE OF FLORIDA



SUMNER CROSSING

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20,
TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

COMMENCED AT THE SOUTHWEST CORNER OF THE SAID SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE SOUTHWEST CORNER OF THE SAID SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATION

THE UNDERSIGNED, CHIEF ENGINEER OF THE LANDS AND TRUSTS, DO HEREBY DECLARE THE PLAT OF SUMNER CROSSING FOR RECORD, PUBLISHED, THE OWNERS DO HEREBY WAIVE THE FOLLOWING EXEMPTIONS AND RESERVATIONS:

SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNER (AS TO LOTS 1, 2, 5, 6)

BY: BOSS FLORIDA DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY
15 WYNNECREEK

ACKNOWLEDGMENT

WITNESSES: _____ WITNESS THOMAS PERDUE
WITNESS SCOTT WOOD

OWNER (AS TO LOT 3)

BY: JAMES LOCKMANN, MANAGER OF LEGATIVITY MANAGEMENT GROUP, INC.
A FLORIDA CORPORATION, MANAGER OF LEGATIVITY MANAGEMENT GROUP, INC.
15 WYNNECREEK

ACKNOWLEDGMENT

WITNESSES: _____ WITNESS THOMAS PERDUE
WITNESS SCOTT WOOD

OWNER (AS TO LOT 4)

BY: SUMNER X LLC
A FLORIDA LIMITED LIABILITY COMPANY
15 WYNNECREEK

ACKNOWLEDGMENT

WITNESSES: _____ WITNESS THOMAS PERDUE
WITNESS SCOTT WOOD

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION:
DATE: _____

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA SURVEYS ACT, SECTION 177.01(1) FOR COMPLIANCE WITH THE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED SURVEYOR HEREBY CERTIFIES THAT THIS PLATING SURVEYOR IS A CORRECT REPRESENTATION OF THE LAND

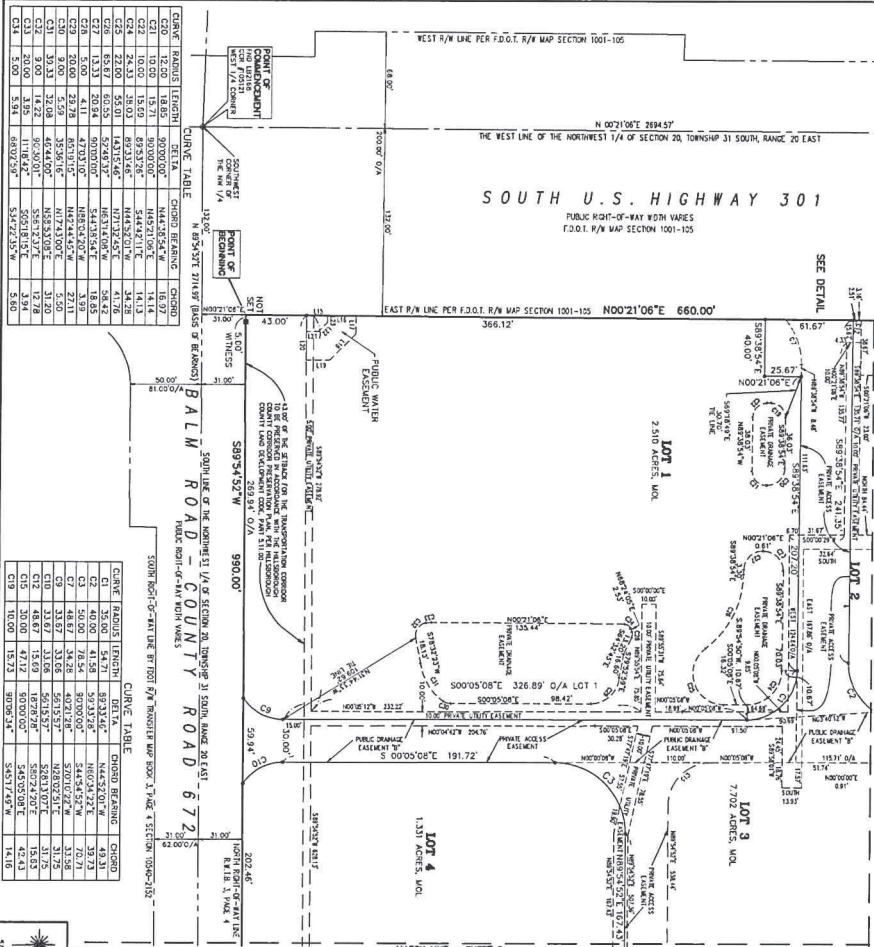


POLARIS ASSOCIATES INC.
PROFESSIONAL SURVEYING, LLC
15 WYNNECREEK
TAMPA, FL 33613
941-464-4649

SUMNER CROSSING

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



CURVE TABLE

CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
C1	10.00°	15.71°	20.00000°
C2	10.00°	15.71°	20.00000°
C3	10.00°	15.71°	20.00000°
C4	10.00°	15.71°	20.00000°
C5	10.00°	15.71°	20.00000°
C6	10.00°	15.71°	20.00000°
C7	10.00°	15.71°	20.00000°
C8	10.00°	15.71°	20.00000°
C9	10.00°	15.71°	20.00000°
C10	10.00°	15.71°	20.00000°
C11	10.00°	15.71°	20.00000°
C12	10.00°	15.71°	20.00000°
C13	10.00°	15.71°	20.00000°
C14	10.00°	15.71°	20.00000°
C15	10.00°	15.71°	20.00000°
C16	10.00°	15.71°	20.00000°
C17	10.00°	15.71°	20.00000°
C18	10.00°	15.71°	20.00000°
C19	10.00°	15.71°	20.00000°
C20	10.00°	15.71°	20.00000°
C21	10.00°	15.71°	20.00000°
C22	10.00°	15.71°	20.00000°
C23	10.00°	15.71°	20.00000°
C24	10.00°	15.71°	20.00000°
C25	10.00°	15.71°	20.00000°
C26	10.00°	15.71°	20.00000°
C27	10.00°	15.71°	20.00000°
C28	10.00°	15.71°	20.00000°
C29	10.00°	15.71°	20.00000°
C30	10.00°	15.71°	20.00000°
C31	10.00°	15.71°	20.00000°
C32	10.00°	15.71°	20.00000°
C33	10.00°	15.71°	20.00000°
C34	10.00°	15.71°	20.00000°
C35	10.00°	15.71°	20.00000°
C36	10.00°	15.71°	20.00000°

CURVE TABLE

CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
C1	10.00°	15.71°	20.00000°
C2	10.00°	15.71°	20.00000°
C3	10.00°	15.71°	20.00000°
C4	10.00°	15.71°	20.00000°
C5	10.00°	15.71°	20.00000°
C6	10.00°	15.71°	20.00000°
C7	10.00°	15.71°	20.00000°
C8	10.00°	15.71°	20.00000°
C9	10.00°	15.71°	20.00000°
C10	10.00°	15.71°	20.00000°
C11	10.00°	15.71°	20.00000°
C12	10.00°	15.71°	20.00000°
C13	10.00°	15.71°	20.00000°
C14	10.00°	15.71°	20.00000°
C15	10.00°	15.71°	20.00000°
C16	10.00°	15.71°	20.00000°
C17	10.00°	15.71°	20.00000°
C18	10.00°	15.71°	20.00000°
C19	10.00°	15.71°	20.00000°
C20	10.00°	15.71°	20.00000°
C21	10.00°	15.71°	20.00000°
C22	10.00°	15.71°	20.00000°
C23	10.00°	15.71°	20.00000°
C24	10.00°	15.71°	20.00000°
C25	10.00°	15.71°	20.00000°
C26	10.00°	15.71°	20.00000°
C27	10.00°	15.71°	20.00000°
C28	10.00°	15.71°	20.00000°
C29	10.00°	15.71°	20.00000°
C30	10.00°	15.71°	20.00000°
C31	10.00°	15.71°	20.00000°
C32	10.00°	15.71°	20.00000°
C33	10.00°	15.71°	20.00000°
C34	10.00°	15.71°	20.00000°
C35	10.00°	15.71°	20.00000°
C36	10.00°	15.71°	20.00000°

LINE TABLE

LINE	BEARING	DISTANCE
L10	N00°21'06"E	14.87'
L11	N00°21'06"E	12.88'
L12	N00°21'06"E	12.88'
L13	S53°00'00"W	25.82'
L14	S53°00'00"W	25.82'
L15	S53°00'00"W	25.82'
L16	S53°00'00"W	25.82'
L17	S53°00'00"W	25.82'
L18	S53°00'00"W	25.82'
L19	S53°00'00"W	25.82'
L20	S53°00'00"W	25.82'
L21	S53°00'00"W	25.82'
L22	S53°00'00"W	25.82'
L23	S53°00'00"W	25.82'
L24	S53°00'00"W	25.82'
L25	S53°00'00"W	25.82'
L26	S53°00'00"W	25.82'
L27	S53°00'00"W	25.82'
L28	S53°00'00"W	25.82'
L29	S53°00'00"W	25.82'
L30	S53°00'00"W	25.82'
L31	S53°00'00"W	25.82'
L32	S53°00'00"W	25.82'
L33	S53°00'00"W	25.82'
L34	S53°00'00"W	25.82'
L35	S53°00'00"W	25.82'
L36	S53°00'00"W	25.82'
L37	S53°00'00"W	25.82'
L38	S53°00'00"W	25.82'
L39	S53°00'00"W	25.82'
L40	S53°00'00"W	25.82'
L41	S53°00'00"W	25.82'
L42	S53°00'00"W	25.82'
L43	S53°00'00"W	25.82'
L44	S53°00'00"W	25.82'
L45	S53°00'00"W	25.82'
L46	S53°00'00"W	25.82'
L47	S53°00'00"W	25.82'
L48	S53°00'00"W	25.82'
L49	S53°00'00"W	25.82'
L50	S53°00'00"W	25.82'

LEGEND

1" = 40'

SCALE: 1" = 40'

PLAT BOOK PAGE

POLARIS ASSOCIATES INC

2700 UNIVERSITY AVENUE, SUITE 100
 TAMPA, FLORIDA 33613
 TEL: (813) 973-1100
 FAX: (813) 973-1101
 WWW.POLARISINC.COM

