

**SUBJECT:** Palm River Townhomes Phase II Replat **PI#6056**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 13, 2022  
**CONTACT:** Lee Ann Kennedy

---

**RECOMMENDATION:**

Accept the re-plat for recording for Palm River Townhomes Phase II Replat, A Private Subdivision, located in Section 21, Township 29, and Range 19. Accept a Performance Bond in the amount of \$30,417.70 and authorize the Chair to execute the Subdivider's Agreement for Construction of Required Improvements. Also provide the administrative rights to release the performance securities for construction upon final inspection by the appropriate agency.

**BACKGROUND:**

On July 22, 2022, Permission to Construct Prior to Platting was issued for the Palm River Townhomes Phase II Replat. Lot corners are in place and placement has been certified by Arthur W. Merritt, Professional Surveyor and Mapper with Amerritt, Inc. The developers are Lennar Homes, LLC, and the engineer is LevelUp Consulting, LLC.



Location Map



**SUBDIVIDER’S AGREEMENT FOR CONSTRUCTION  
OF REQUIRED IMPROVEMENTS - ON SITE**

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between Lennar Homes, 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 Palm River Townhomes Phase 2 Replat, hereafter referred to as 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 required by the LDC will be installed; and

**WHEREAS**, the improvements required by the LDC in 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, in accordance with the specifications found in the aforementioned LDC and as required by the County; and

**WHEREAS**, the Subdivider agrees to build and construct the improvements as listed below and identified as applicable to this project:

Roads/Streets	Water Mains/Services	Stormwater Drainage Systems
Sanitary Gravity Sewer Systems	Sanitary Sewer Distribution System	Bridges
Reclaimed Water Mains/Services	Sidewalks	
Other: <u>Curb Ramps, Sharrows</u> ; and		

**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 Subdivision, within twenty-four ( 24 ) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3 below, any roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_
  - b. A Performance Bond, number 9388939 dated, 7/14/22 with \_\_\_\_\_  
Lennar Homes, LLC as Principal, and Fidelity and Deposit Company of Maryland as Surety, or
  - c. Escrow ageement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - d. Cashier/Certified Check, number \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.
4. 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. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the 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.
6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as 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.
7. 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.
8. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
9. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

Caroline Orellana  
Witness Signature

Caroline Orellana  
Printed Name of Witness

Tiffany Cruz  
Witness Signature

Tiffany Cruz  
Printed Name of Witness

Subdivider:  
By Parker Hirons  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Parker Hirons  
Name (typed, printed or stamped)

Vice President  
Title

4301 W Boy Scout Blvd., Suite 600,  
Tampa, FL 33607  
Address of Signer

813-455-0041  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

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

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

**Representative Acknowledgement**


STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
15 day of July, 2022, by Parker Hirons as  
(day) (month) (year) (name of person acknowledging)  
Vice President for Lennar Homes, LLC  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

  
(Signature of Notary Public - State of Florida)

Type of Identification Produced

 Carey Gutierrez  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG958988  
Expires 2/17/2024

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

GG958988 2/17/2024  
(Commission Number) (Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

Personally Known OR  Produced Identification

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

Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

**Representative 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 \_\_\_\_\_ as  
(day) (month) (year) (name of person acknowledging)  
\_\_\_\_\_ for \_\_\_\_\_  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

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

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

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

(Notary Seal)

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

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

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

15 day of July, 2022, by Parker Hirons  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

Carey Gutierrez  
(Signature of Notary Public - State of Florida)

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

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



Carey Gutierrez  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission # GG958988  
Expires 2/17/2024

99958988  
(Commission Number)

2/17/2024  
(Expiration Date)

## SUBDIVISION PERFORMANCE BOND - ON SITE

**KNOW ALL MEN BY THESE PRESENTS**, That we Lennar Homes, LLC  
4301 W Boy Scout Blvd, Suite 600 Tampa, FL 33607 called the Principal, and Fidelity and Deposit Company of Maryland  
1299 Zurich Way, 5th Floor, Schaumburg, IL 60196 called the Surety, are held and firmly bound unto the  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of  
Thirty Thousand Four Hundred Seventeen Dollars and Seventy Cents (\$ 30,417.70) 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 Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision 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 improvements in connection with the platting of the Palm River Townhomes Phase 2 Replat 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

**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, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements; and

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



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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Palm River Townhomes Phase 2 Replat 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 September 13, 2024.

SIGNED, SEALED AND DATED this 14th day of July, 2022.

ATTEST: [Signature]

Lennar Homes, LLC, a Florida limited liability company

By [Signature]  
Principal Seal  
Holly Gallagher, Vice President

\_\_\_\_\_  
Surety Seal

ATTEST: [Signature]

Fidelity and Deposit Company of Maryland

By [Signature]  
Sokha Evans, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

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

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Sokha EVANS, Regina RANGEL of Los Angeles, California, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 26<sup>th</sup> day of October, A.D. 2021.



**ATTEST:  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND**

By: *Robert D. Murray*  
Vice President

By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 26<sup>th</sup> day of October, A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 14th day of July 2022.



*Brian M. Hodges*

By: Brian M. Hodges  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](mailto:www.reportsfclaims@zurichna.com)  
800-626-4577

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790



SURETY RIDER

Fidelity and Deposit Company of Maryland  
1299 Zurich Way, 5th Floor  
Schaumburg, IL 60196-1056

To be attached to and form a part of

Bond No. 9388939  
Palm River Townhomes  
Phase 2

dated July 14, 2022  
effective \_\_\_\_\_  
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC, as Principal,  
(PRINCIPAL)

and by Fidelity and Deposit Company of Maryland, as Surety,

in favor of Hillsborough County Board of Commissioners  
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

**The Expiration Date to:**

October 13, 2024

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective August 24, 2022  
(MONTH-DAY-YEAR)

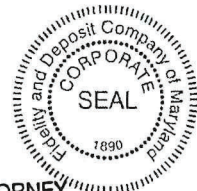
Signed and Sealed August 24, 2022  
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company  
(PRINCIPAL)

By: *Parker Hiroas, Vice President*  
(PRINCIPAL)

Fidelity and Deposit Company of Maryland  
(SURETY)

By: *Sokha Evans*  
Sokha Evans, Attorney-in-Fact



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

**ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND  
POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by **Robert D. Murray, Vice President**, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Sokha EVANS, Regina RANGEL of Los Angeles, California, EACH**, its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: **any and all bonds and undertakings**, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 26<sup>th</sup> day of October, A.D. 2021.



**ATTEST:**  
ZURICH AMERICAN INSURANCE COMPANY  
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY  
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

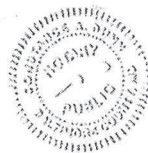
By: *Robert D. Murray*  
Vice President

By: *Dawn E. Brown*  
Secretary

**State of Maryland  
County of Baltimore**

On this 26<sup>th</sup> day of October, A.D. 2021, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposed and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.



Constance A. Dunn, Notary Public  
My Commission Expires: July 9, 2023

**EXTRACT FROM BY-LAWS OF THE COMPANIES**

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify or revoke any such appointment or authority at any time."

**CERTIFICATE**

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 24th day of August, 2022.



By: Brian M. Hodges  
Vice President

**TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:**

Zurich Surety Claims  
1299 Zurich Way  
Schaumburg, IL 60196-1056  
[www.reportsfclaims@zurichna.com](http://www.reportsfclaims@zurichna.com)  
800-626-4577

Authenticity of this bond can be confirmed at [bondvalidator.zurichna.com](http://bondvalidator.zurichna.com) or 410-559-8790

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING

Arthur W. Merritt  
Florida Registered  
Professional Land Surveyor

3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Phone: (813) 221-5200  
Email: ArtM@AMerrittinc.com

---

---

**PALM RIVER TOWNHOMES – PARTIAL REPLAT  
LOT CORNER CERTIFICATION**

The Lot Corners for the above referenced project were set at the same time as the Permanent Reference Monuments (P.R.M.s), prior to submittal of the Original Plat Document for approval and recording. Therefore, by doing so, there is no Bonding required for setting the Lot Corners.

The following Surveyor's Certificate is taken from the signed and sealed Original Plat Document that was submitted for recording to Hillsborough County for the above referenced project:

**SURVEYOR'S CERTIFICATION**

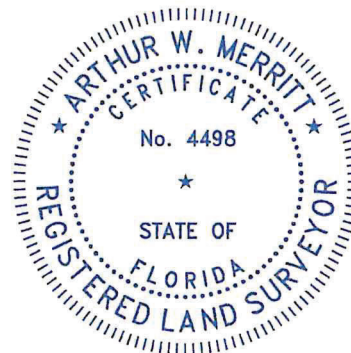
I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes, were set on the 25th day of April, 2022. There are no Permanent Control Points (P.C.P.s) on this plat to be set.

**AMERRITT, INC.**, (Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

**Arthur W  
Merritt**

Digitally signed by  
Arthur W Merritt  
Date: 2022.05.16  
09:18:15 -04'00'

Arthur W. Merritt, (License No. LS4498)  
Florida Professional Surveyor and Mapper



# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 33, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

**DESCRIPTION:** ALL of Blocks 2 and 34, PALM RIVER TOWNHOMES PHASE 1, according to the plat thereof, as recorded in Plat Book 106, Pages 130 through 138, inclusive; and ALL of Blocks 26, 27, 28, 30, 31, 32, 33, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 and 54, PALM RIVER TOWNHOMES PHASE 2, according to the plat thereof, as recorded in Plat Book 107, Pages 292 through 300, inclusive, BOTH being of the Public Records of Hillsborough County, Florida, and lying in Section 21, Township 29 South, Range 19 East, Hillsborough County, Florida.  
ALL containing 2.715 acres, more or less.

**NOTES:**

- Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, National Datum of 1983 (NAD 83 - 1980 ADJUSTMENT) for the West Zone of Florida. All bearings are true bearings. All distances are in feet, unless otherwise indicated. All bearings and distances are to the nearest hundredth of a foot. Original Coordinates: Stations "Q-18" and "VANDPORT"
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
- Lands being platted herein are benefited by and subject to the following:
  - Approval and Mitigation Agreement in Official Records Book 14819, Page 43. Assignment of Mitigation Agreement in Official Records Book 17183, Page 623. *(Doesn't encumber the lands within this plat, but plat is benefited by the Agreement).*
  - Water Easement in Official Records Book 15400, Page 574. *(Doesn't encumber the lands within this plat, but plat is benefited by the Easement).*

**NOTICE:** This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

**PARALLEL OFFSET DIMENSIONS NOTE:**  
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

**SURVEYOR'S CERTIFICATION**

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision and complies with all the provisions of Chapter 177, Part I, of the Florida Statutes, and that I am duly Licensed Surveyor under the Development Code; and that Permanent Reference Points (P.R.M.s) are located at the corners of the lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes, were set on the 25th day of April, 2022. There are no Permanent Control Points (P.C.P.s) on this plat to be set.

**AMERRITT, INC.**, (Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33609

Arthur W. Merritt, (License No. LS4498)  
Florida Professional Surveyor and Mapper

**DEDICATION:** The undersigned, LENNAR HOMES, LLC, a Florida limited liability company, ("Owner"), as the fee simple owner of the lands platted herein does hereby dedicate this plat of PALM RIVER TOWNHOMES PARTIAL REPLAT, for record.

The lands within this plat are subject to the terms, conditions and obligations contained within the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES, recorded in Official Records Book 17306, Page 1368, and as amended by the FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES, recorded in Official Records Book 16645, Page 1166, and the SECOND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES, recorded in Official Records Book 17306, Page 1368, and the THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES, recorded in Official Records Book 18972, Page 1792, and the THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES, recorded in Official Records Book 21172, Page 1875, and the FOURTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PALM RIVER TOWNHOMES recorded as Instrument # 2020335571, all being of the Public Records of Hillsborough County, Florida, and as may be amended from time to time.

**LENNAR HOMES, LLC, a Florida limited liability company - OWNER**

Parker Hlrons, as Vice President \_\_\_\_\_ Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_ Printed Name \_\_\_\_\_

**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 \_\_\_\_\_, 20\_\_\_\_, by Parker Hlrons, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. Personally known to me  or who has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large \_\_\_\_\_ My Commission expires: \_\_\_\_\_  
(Printed Name of Notary) \_\_\_\_\_ Commission Number: \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS**

This plat has been approved for recordation.

Date \_\_\_\_\_ Chairman \_\_\_\_\_

**CLERK OF CIRCUIT COURT**

County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

BY: \_\_\_\_\_ Clerk of Circuit Court  
\_\_\_\_\_ Deputy Clerk  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ TIME \_\_\_\_\_

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

**REVIEWING AGENCY SURVEYOR'S CERTIFICATE**

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: \_\_\_\_\_  
Florida Professional Surveyor and Mapper, License No. \_\_\_\_\_  
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778

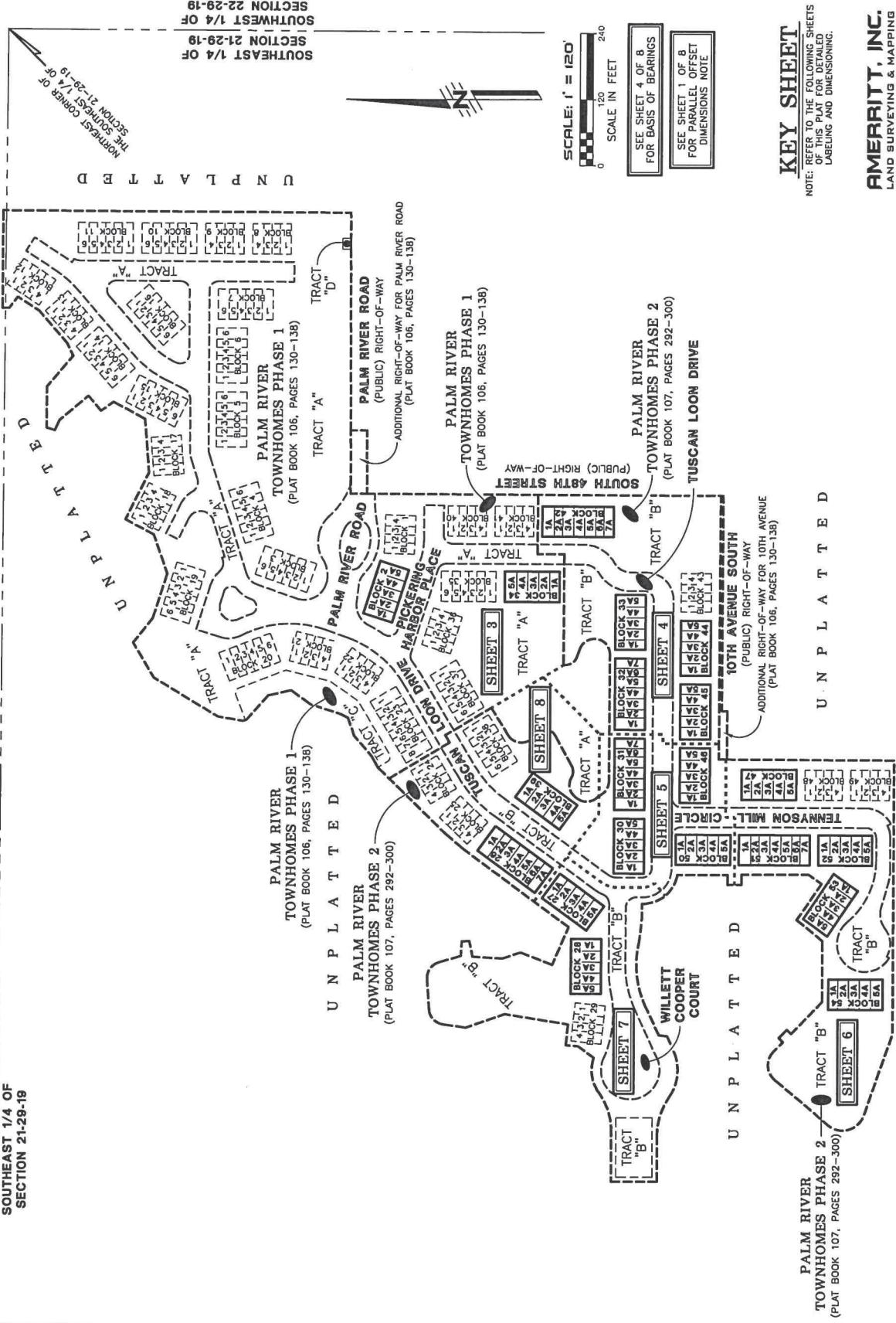
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
Phone (813) 221-5700  
Fax (813) 221-5700  
The PLYMOUTH TRAILWAY PLAT



# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 33, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

NORTHEAST 1/4 OF SECTION 21-29-19  
SOUTHEAST 1/4 OF SECTION 21-29-19



SCALE: 1" = 120'  
SCALE IN FEET

SEE SHEET 4 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 1 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

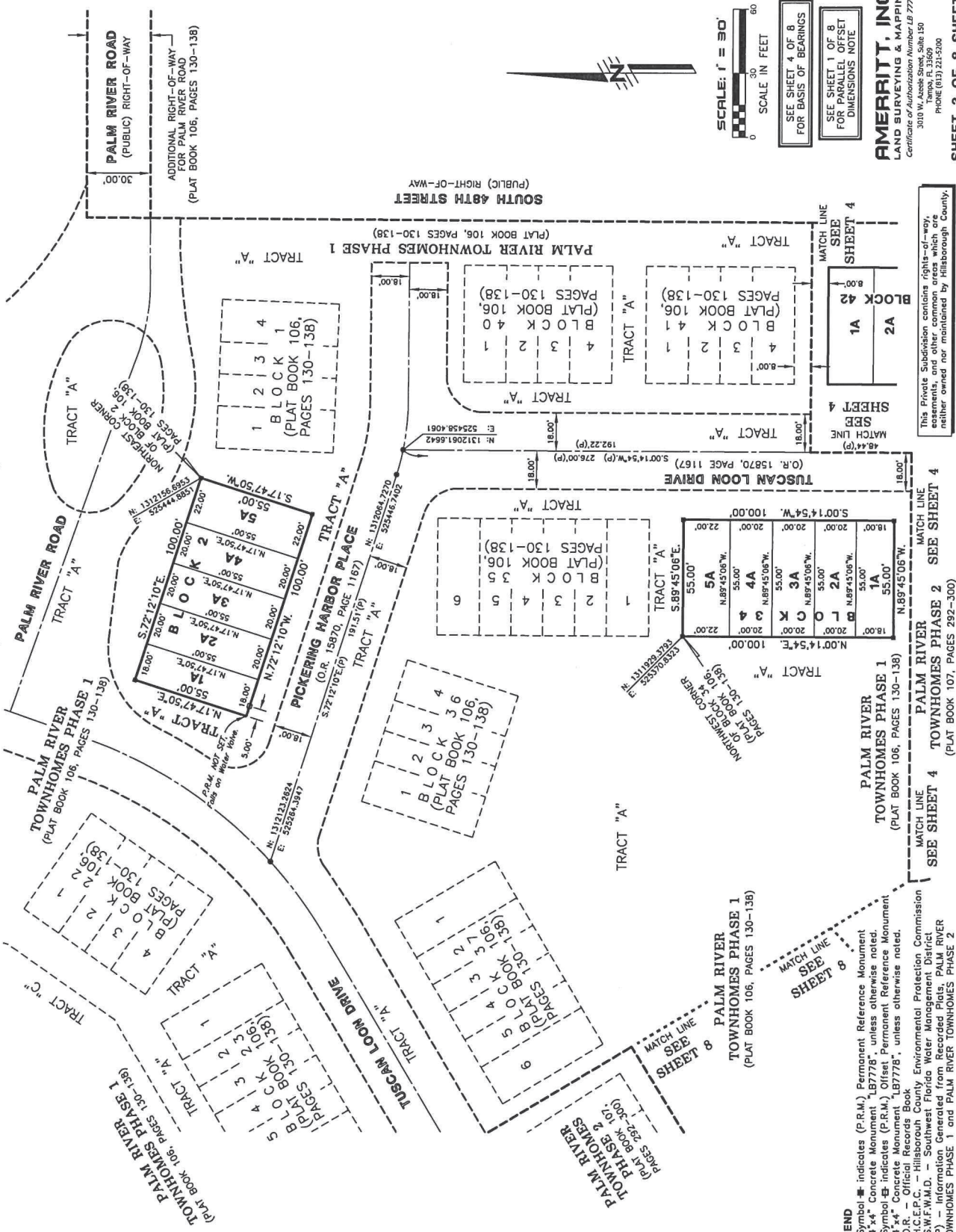
**KEY SHEET**

NOTE: REFER TO THE FOLLOWING SHEETS USING THE KEY PROVIDED FOR PARALLEL LABELING AND DIMENSIONING.

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number 19 7778  
Tampa, FL 33609  
3010 W. Ancker Street, Suite 150  
PHONE (813) 221-5200

# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 31, 32, 33, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 4 OF B FOR BASIS OF BEARINGS

SEE SHEET 1 OF B FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of License No. 120778  
 3810 W. Lake Street Suite 150  
 Tampa, FL 33609  
 PHONE (813) 231-5200

This Private Subdivision contains rights-of-way, utility easements and other interests, none of which are shown or otherwise indicated on this plat, and neither owned nor maintained by Hillsborough County.

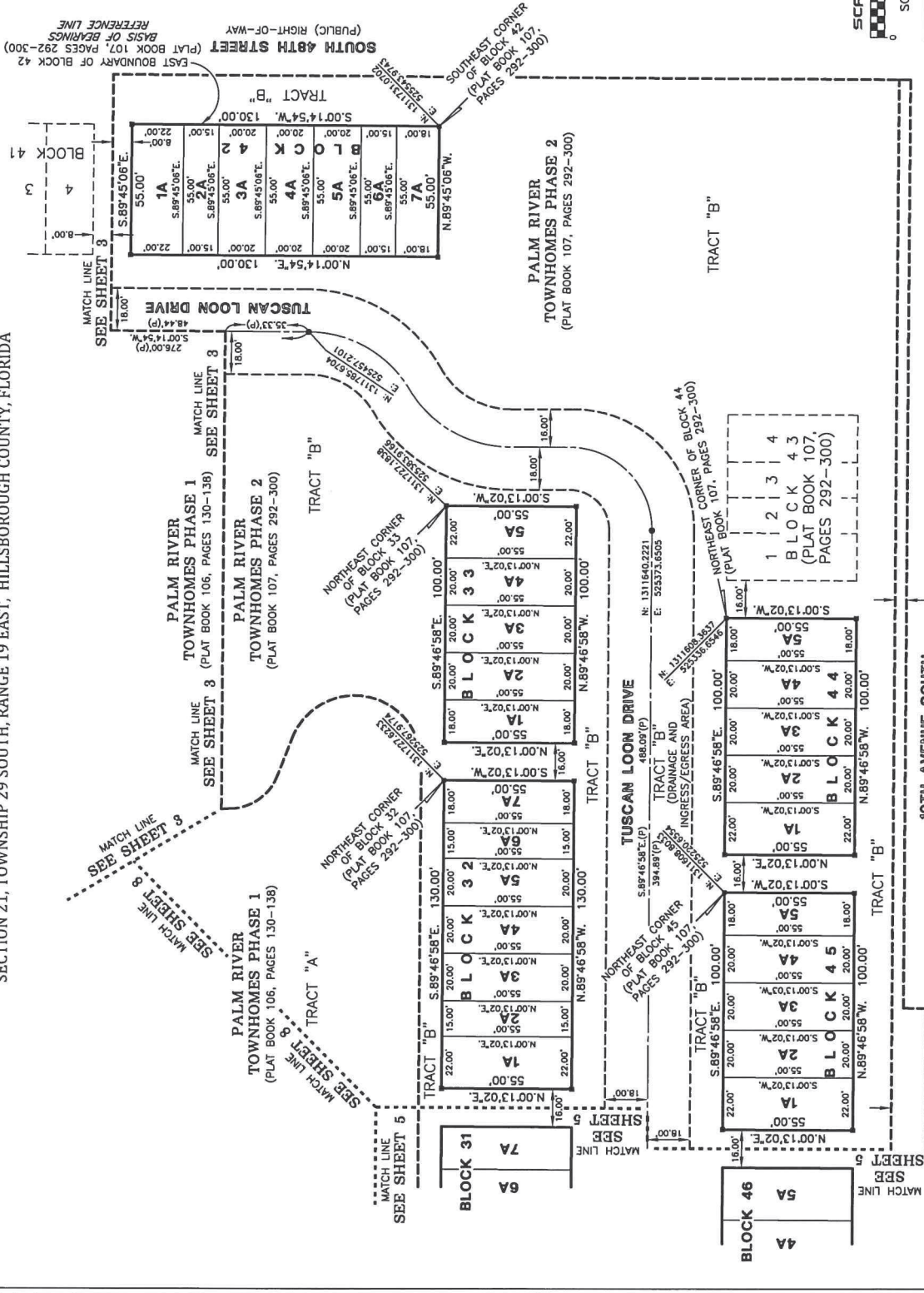
- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) Concrete Monument "LB7778", unless otherwise noted
  3. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  4. Symbol indicates (P.R.M.) Concrete Monument "LB7778", unless otherwise noted.
  5. H.C.E.P.C. - Hillsborough County Environmental Protection Commission
  6. S.W.F.W.M.D. - Southwest Florida Water Management District
  7. (P) - Information Generated from Recorded Plats, PALM RIVER TOWNHOMES PHASE 1 and PALM RIVER TOWNHOMES PHASE 2

SEE SHEET 4 TOWNHOMES PHASE 1 (PLAT BOOK 106, PAGES 130-138)

SEE SHEET 4 TOWNHOMES PHASE 2 (PLAT BOOK 107, PAGES 292-300)

# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 33, 39, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 30'

SCALE IN FEET

SEE SHEET 1 OF 8 FOR FOOTPRINT DIMENSIONS NOTE

BASIS OF BEARINGS

ADDITIONAL RIGHT-OF-WAY FOR 10TH AVENUE (PLAT BOOK 106, PAGES 130-138)

ADDITIONAL RIGHT-OF-WAY FOR 10TH AVENUE (PLAT BOOK 106, PAGES 130-138)

ADDITIONAL RIGHT-OF-WAY FOR 10TH AVENUE (PLAT BOOK 106, PAGES 130-138)

LEGEND

1. Symbol  $\blacksquare$  indicates (P.R.M.) Permanent Reference Monument
2. Symbol  $\blacksquare$  indicates Monument (B7778), unless otherwise noted.
3. Symbol  $\blacksquare$  indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol  $\blacksquare$  indicates (P.R.M.) Offset Permanent Reference Monument
5. H.C.E.P.C. - Hillsborough County Environmental Protection Commission
6. S.W.F.W.M.D. - Southwest Florida Water Management District
7. (P) - Information Generated from Recorded Plats, PALM RIVER TOWNHOMES PHASE 1 and PALM RIVER TOWNHOMES PHASE 2

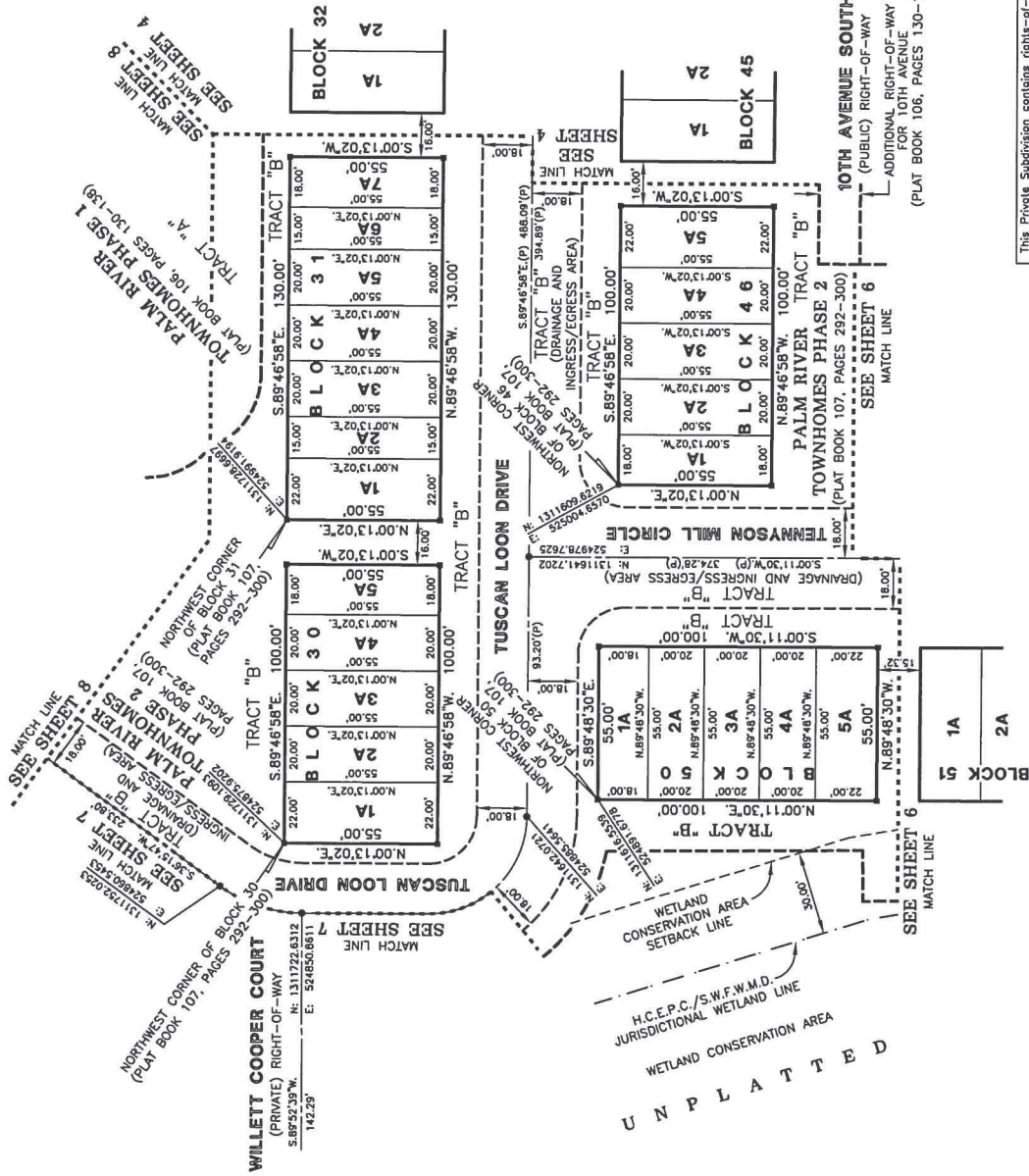
This Private Subdivision contains rights-of-way, easements, and other interests which neither owned nor maintained by Hillsborough County.

The East boundary of Block 42 according to PALM RIVER TOWNHOMES PHASE 2, Plat Book 107, Pages 292-300, has a Grid bearing of S.00°13'02"W. The Grid bearings as shown in this replat refer to the Florida Public Survey System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

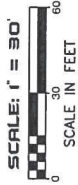
**AMERITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7728  
 3010 W. Askeet Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 33, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



UNPLATTED



SCALE: 1" = 30'  
SCALE IN FEET

SEE SHEET 4 OF 8 FOR BASIS OF BEARINGS  
SEE SHEET 1 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

This Private Subdivision contains rights-of-way, easements and other interests which neither owned nor maintained by Hillsborough County.

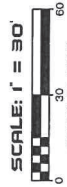
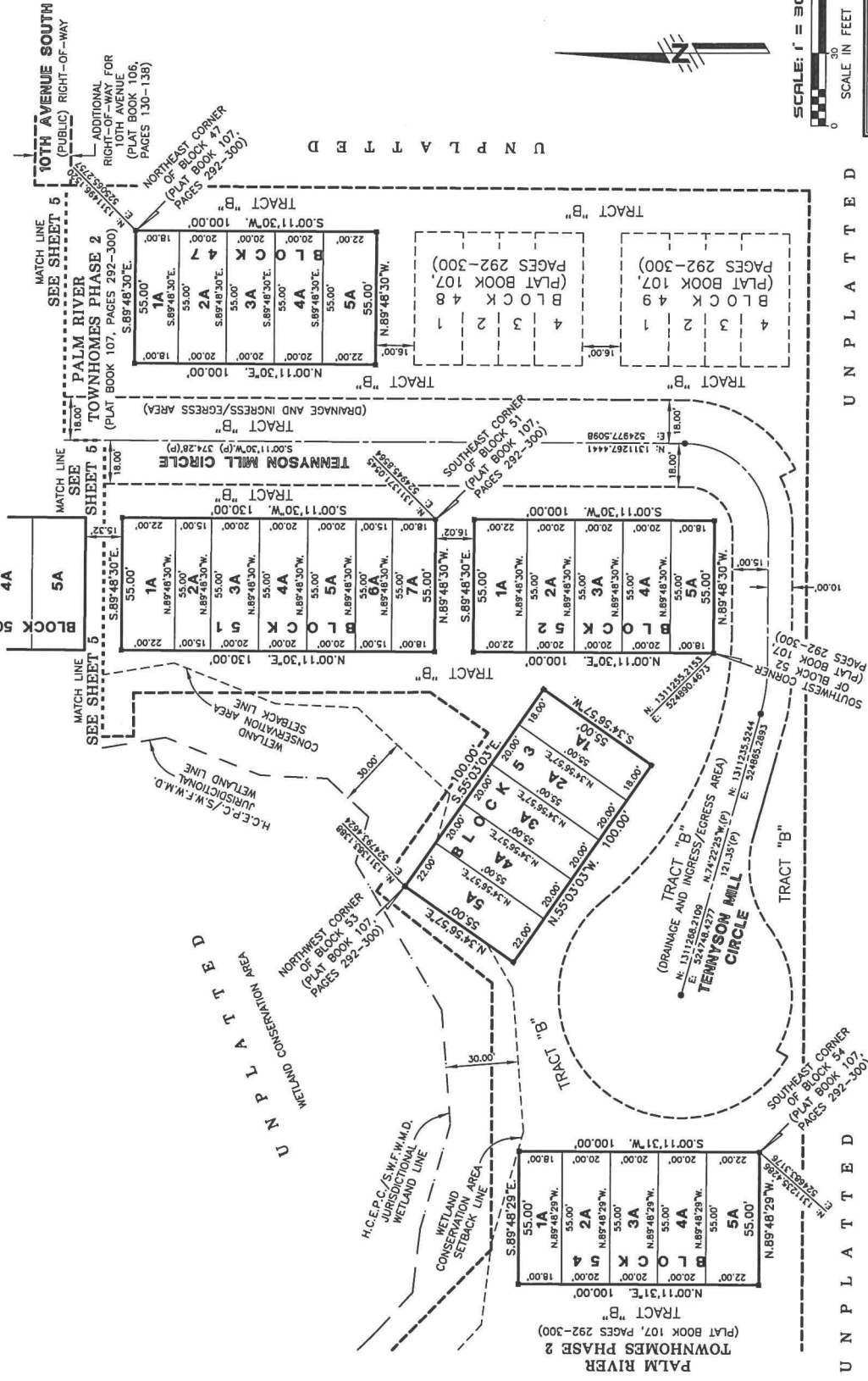
**WETLAND CONSERVATION AREA NOTE:**  
The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended (Conservation/Preservation) Chapter 84.44; and Chapter 1-11, Rules of the Hillsborough County Board of Commissioners (Chapter 30.50) for Wetland (Conservation/Preservation) Ordinance. The Wetland (Conservation/Preservation) Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code, pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC. Wetland delineations are binding for 5 years. After 5 years, the physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area are subject to review and modification by EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

- LEGEND**
1. Symbol: # indicates (P.R.M.) Permanent Reference Monument
  2. 4 x 4 Concrete Monument, LB7776, unless otherwise noted.
  3. Symbol: B indicates (P.R.M.) Offset Permanent Reference Monument
  4. 4 x 4 Concrete Monument, LB7776, unless otherwise noted.
  5. O.R. - Official Record Book
  6. H.C.E.P.C. - Hillsborough County Environmental Protection Commission
  7. S.W.F.W.M.D. - Southwest Florida Water Management District
  8. (P) - Information Generated from Recorded Plats, PALM RIVER TOWNHOMES PHASE 1 and PALM RIVER TOWNHOMES PHASE 2

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number: LB 7778  
3010 W. Azalea Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5300

# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 4 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 1 OF 8 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number: LB 7778  
 3010 W. Access Road, Suite 130  
 Palm Bay, Florida 32909  
 PHONE (813) 231-5200

**SHEET 6 OF 8 SHEETS**

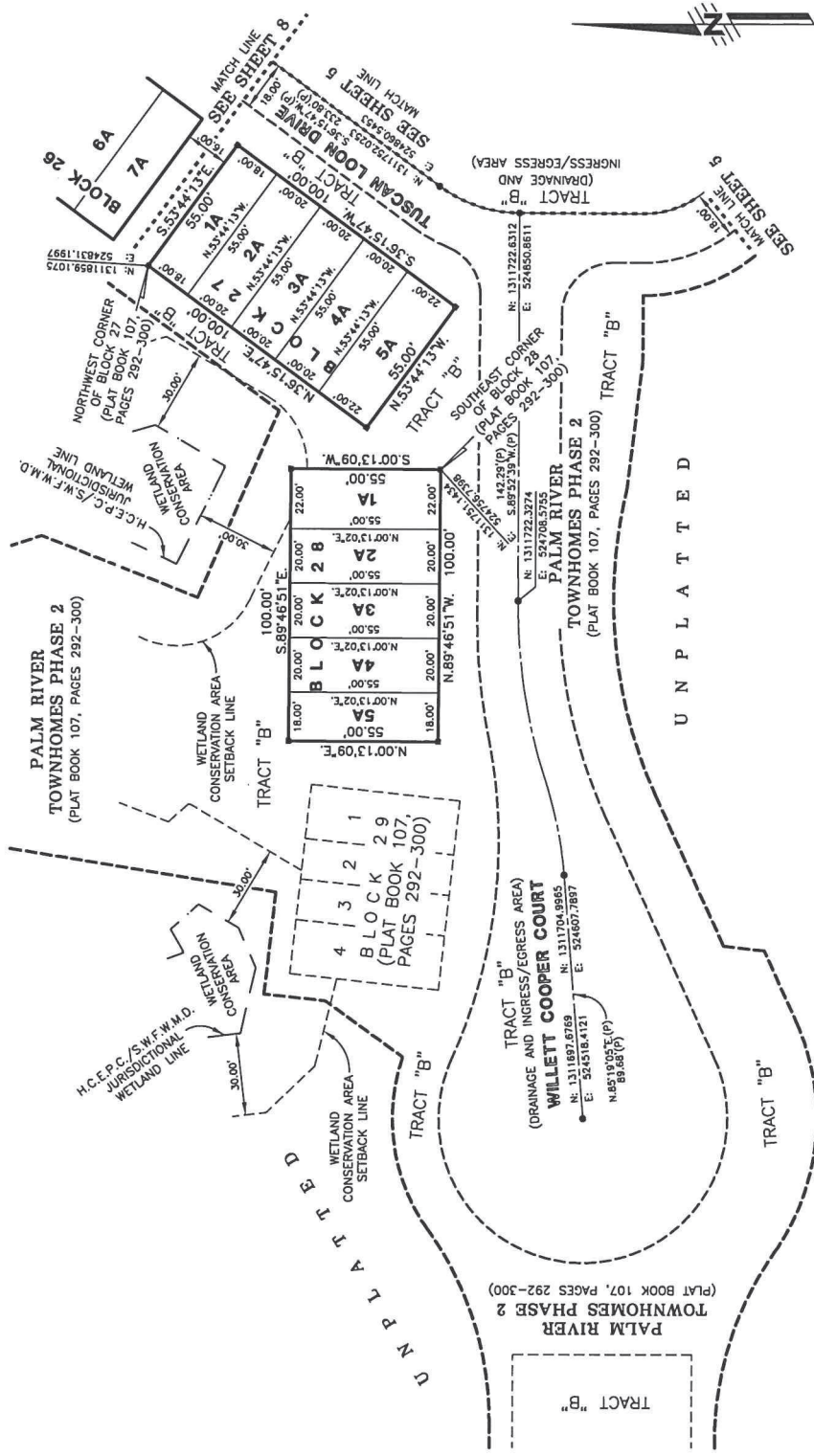
This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

**WETLAND CONSERVATION AREA NOTE:**  
 The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission (EPC). In addition, a (30/50)-foot wetland setback from the Wetland (Conservation/Preservation) Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of the wetlands. Wetland (Conservation/Preservation) Area boundaries of a Wetland (Conservation/Preservation) Area are subject to reclassification by EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

- LEGEND**
- Symbol  $\#$  indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - Symbol  $\#$  indicates (P.R.M.) Offset Permanent Reference Monument
  - 4"x4" Concrete Monument "LB7778", unless otherwise noted.
  - O.R. - Official Records Book
  - S.W.E.W.M.D. - Hillsborough County Environmental Protection Commission
  - H.C.E.P.C./S.W.F.W.M.D. - Hillsborough County Environmental Protection Commission
  - (P) - Information Generated from Recorded Plats PALM RIVER TOWNHOMES PHASE 1 and PALM RIVER TOWNHOMES PHASE 2

# PALM RIVER TOWNHOMES PARTIAL REPLAT

BEING A REPLAT OF ALL OF BLOCKS 2 AND 34, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 1, AS RECORDED IN PLAT BOOK 106, PAGES 130 THROUGH 138, AND ALL OF BLOCKS 26, 27, 28, 30, 31, 32, 39, 42, 44, 45, 46, 47, 50, 51, 52, 53 AND 54, ACCORDING TO THE PLAT OF PALM RIVER TOWNHOMES PHASE 2, AS RECORDED IN PLAT BOOK 107, PAGES 292 THROUGH 300 SECTION 21, TOWNSHIP 29 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 4 OF 8 FOR BASIS OF BEARINGS

SEE SHEET 1 OF 8 FOR FULL PLAT DIMENSIONS NOTE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azusa Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 231-5200

SHEET 7 OF 8 SHEETS

This Private Subdivision contains rights-of-way, neither owned nor maintained by Hillsborough County.

**WETLAND CONSERVATION AREA NOTE:**  
 The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 11, Florida Statutes, which require the implementation of a Wetland (Conservation/Preservation) Area. The Wetland (Conservation/Preservation) Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3), (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area are subject to review and modification by EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

- LEGEND**
1. Symbol indicates (P.B.W.) Permanent Reference Monument
  2. Symbol indicates (P.B.W.) Offset Permanent Reference Monument
  3. Symbol indicates (P.B.W.) Offset Permanent Reference Monument
  4. H.C.E.P.C. - Hillsborough County Environmental Protection Commission
  5. S.W.F.W.M.D. - Southwest Florida Water Management District
  6. (P) - Information Generated from Recorded Plats, PALM RIVER TOWNHOMES PHASE 1 and PALM RIVER TOWNHOMES PHASE 2

