

**SUBJECT:** Sereno Phase 8A fka DG Farms 8A  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** April 12, 2022  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Sereno Phase 8A fka DG Farms 8A, located in Section 05, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$330,600.09, a Warranty Bond in the amount of \$47,068.03, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$13,437.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On June 2, 2019, Permission to Construct Prior to Platting was issued for Sereno Phase 8A fka DG Farms 8A. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is DG Farms Community Development District and the engineer is Hamilton Engineering & Surveying, LLC.

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

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between DG Farms Community Development District hereinafter referred to as "Subdivider", GTIS Metro DG, LLC, a Delaware limited partnership hereinafter referred to as "Owner", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

**Witnesseth**

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider and Owner have submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sereno Phase 8A; and

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

**WHEREAS**, the improvements required by the LDC in the subdivision known as Sereno Phase 8A are to be installed after recordation of said plat under guarantees posted with the County; and

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

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned improvements in the platted area; and

**WHEREAS**, the Owner agrees to cause to be built and constructed the aforementioned improvements in the platted area; and

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

Roads/Streets       Water Mains/Services       Stormwater Drainage Systems  
 Sanitary Gravity Sewer System       Sanitary Sewer Distribution System       Bridges  
 Reclaimed Water Mains/Services       Sidewalks       Other: \_\_\_\_\_ and

**WHEREAS**, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period as defined in Paragraph 3; and

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

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider and Owner as set forth herein, to



gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned improvements, the Subdivider, Owner and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Sereno Phase 8A Subdivision, within six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, drainage, water and wastewater systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in Sereno Phase 8A 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 (water, wastewater, streets, and drainage). The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. Owner, as the owner of real property within the area to be platted as Sereno Phase 8A, agrees to cause to be built and constructed the aforementioned improvements in the platted area.
5. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, dated February 24, 2022 with DG Farms Community Development District as Principal, and United States Fire Insurance Company as Surety, and  
  
A Warranty Bond, dated February 24, 2022 with DG Farms Community Development District as Principal, and United States Fire Insurance Company as Surety, and
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

7. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
9. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
10. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Sereno Phase 8A at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
11. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
12. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provided that all applicable provisions of the LDC have been met.
13. In the event that the improvement facilities are completed prior to the end of the 6 month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.



14. 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.
15. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

**SUBDIVIDER: DG Farms Community Development District**

[Signature]  
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

By: [Signature]  
Authorized Corporate Officer or Individual

Jessica L. Long  
Printed Name of Witness

Michael Lawson  
Name (typed, printed or stamped)

[Signature]  
Witness' Signature

Chairman  
Title

Aimee Walker Hodge

Printed Name of Witness

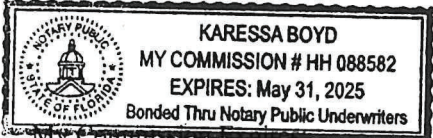
1540 International Parkway, Ste 2000, Lake Mary, FL 32746  
Address of Signer

813-564-7847  
Phone Number of Signer

**CORPORATE SEAL (When Appropriate)**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 28<sup>th</sup> day of February, 2022, by Michael Lawson as Chairman of DG Farms Community Development District. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



My Commission Expires: 5/31/2025  
My Commission Number: HH088582

[Signature]  
NOTARY PUBLIC  
Karessa Boyd  
Print Name



ATTEST:

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

Jessica L. Youngs  
Printed Name of Witness

[Signature]  
Witness' Signature

Aimee Walker Hodge  
Printed Name of Witness

OWNER: GTIS Metro DG, LLC

By: [Signature]  
Authorized Corporate Officer or Individual

John Ryan  
Name (typed, printed or stamped)

Manager  
Title

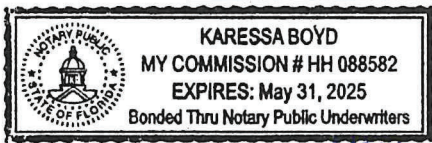
2502 N. Rocky Point Dr., Suite 1050, Tampa, FL 33607  
Address of Signer

813-288-8078  
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 28<sup>th</sup> day of February, 2022, by John Ryan as Manager of GTIS Metro DG, LLC. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



My Commission Expires: 5/31/2025  
My Commission Number: HH088582

[Signature]  
NOTARY PUBLIC  
Karessa Boyd  
Print Name

ATTEST:  
HILLSBOROUGH COUNTY  
CINDY STUART, CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

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

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

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

Bond No. 6213014397

**SUBDIVISION PERFORMANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we DG Farms Community Development District called the Principal, and United States Fire Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Three Hundred Thirty Thousand Six Hundred and 09/100 Dollars (\$330,600.09) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

**WHEREAS**, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction of streets and drainage and other necessary facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

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

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required



Bond No. 6213014397  
improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Sereno Phase 8A subdivision all, streets, drainage other necessary 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 six (6) 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 February 24, 2023.**

Bond No. 6213014397

SIGNED, SEALED AND DATED this 24th day of February, 2022.

ATTEST:

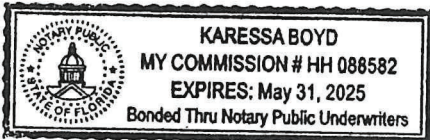
Aimee Walker Hodge  
Aimee Walker Hodge

DG Farms Community Development District

BY: [Signature]  
PRINCIPAL (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 26th day of February, 2022,  
by Michael Lawson as Chairman of DG Farms CDD. He/she is personally  
known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 5/31/2025  
My Commission Number: HH 088582

Karessa Boyd

APPROVED BY THE COUNTY ATTORNEY

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



Bond No. 6213014397

United States Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
\_\_\_\_\_  
Connor Wolpert, Witness

  
\_\_\_\_\_  
ATTORNEY-IN-FACT (SEAL)  
Alexis R. Apostolidis

**NOTARY ACKNOWLEDGMENT OF SURETY:**

State of Connecticut

County of Hartford ss.

On this the 24th day of February, 2022, before me, Timothy S. Huffman, the undersigned officer, personally appeared Alexis R. Apostolidis, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



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

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary

**TIMOTHY S. HUFFMAN**  
**NOTARY PUBLIC - CT 183092**  
My Commission Expires Feb. 28, 2026



**POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

**KNOW ALL MEN BY THESE PRESENTS:** That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimec R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor,  
Michelle Anne McMahon, Alexis R. Apostolidis, Brendan William Fletcher, Cassandra Bacz, Jacqueline Rose Susco, Rebecca M. Josephson, Amanda Picrina D'Angelo,  
Eric Srba, Gentry Stewart, Jennifer Gail Goderc

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

**IN WITNESS WHEREOF**, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal herunto affixed this 10<sup>th</sup> day of March, 2016.

**UNITED STATES FIRE INSURANCE COMPANY**



*A.R.R.*

\_\_\_\_\_  
Anthony R. Slimowicz, President

State of New Jersey }  
County of Morris }

On this 10<sup>th</sup> day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

\_\_\_\_\_  
Sonia Scala

\_\_\_\_\_  
(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24<sup>th</sup> day of February 2022

**UNITED STATES FIRE INSURANCE COMPANY**



*Peter M. Quinn*

\_\_\_\_\_  
Peter M. Quinn, Senior Vice President

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we DG Farms Community Development District called the Principal and United States Fire Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Forty Seven Thousand Sixty Eight and 03/100 Dollars (\$47,068.03) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

**WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (streets, drainage, water and waste ) for maintenance in connection with the approved platted subdivision known as Sereno Phase 8A; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (streets, drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting such improvements for a definite period of time in an amount as agreed to by the Board of County Commissioners of Hillsborough County and the Principal; and

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

**WHEREAS**, the terms of said Subdivider's Agreement, which are by reference, incorporated into and

Bond No. 6213014568

made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A. If the Principal shall warrant for a period of two (2) years following the date of acceptance of the streets, drainage, water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in connection with the approved platted subdivision known as Sereno Phase 8A, 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 February 24, 2025.**



Bond No. 6213014568

SIGNED, SEALED AND DATED this 24th day of February, 2022.

ATTEST:

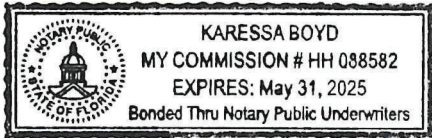
[Handwritten Signature]

DG Farms Community Development District

BY: [Handwritten Signature]  
PRINCIPAL (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 28<sup>th</sup> day of February, 2022, by Michael Lawson as Chairman of DG Farms CDD. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



My Commission Expires: 5/31/2025  
My Commission Number: HH 088582

[Handwritten Signature]  
NOTARY PUBLIC  
Karessa Boyd  
Print Name


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

Bond No. 6213014568

United States Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
\_\_\_\_\_  
Connor Wolpert, Witness

  
\_\_\_\_\_  
ATTORNEY-IN-FACT (SEAL)  
Alexis R. Apsotolidis

**NOTARY ACKNOWLEDGMENT OF SURETY:**

State of Connecticut

County of Hartford ss.

On this the 24th day of February, 2022, before me, Timothy S. Huffman, the undersigned officer, personally appeared Alexis R. Apostolidis, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



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

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary

**TIMOTHY S. HUFFMAN**  
**NOTARY PUBLIC - CT 183092**  
My Commission Expires Feb. 28, 2026



**POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

**KNOW ALL MEN BY THESE PRESENTS:** That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimce R. Perondinc, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor,  
Michelle Anne McMahon, Alexis R. Apostolidis, Brendan William Fletcher, Cassandra Bacz, Jacquelin Rose Susco, Rebecca M. Josephson, Amanda Picrina D'Angelo,  
Eric Srba, Gentry Stewart, Jennifer Gail Goderc

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

**IN WITNESS WHEREOF**, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal herunto affixed this 10<sup>th</sup> day of March, 2016.

**UNITED STATES FIRE INSURANCE COMPANY**



\_\_\_\_\_  
Anthony R. Slimowicz, President



State of New Jersey }  
County of Morris }

On this 10<sup>th</sup> day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES 3/25/2024 No. 2163686**


\_\_\_\_\_  
Sonia Scala

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24<sup>th</sup> day of February 2022

**UNITED STATES FIRE INSURANCE COMPANY**

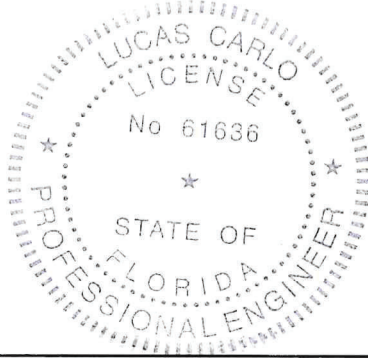


\_\_\_\_\_  
Peter M. Quinn, Senior Vice President



**DG FARMS PHASES 8A**  
**Engineer's Certification of Total Cost and Quantities**

STREETS AND DRAINAGE.....	<u>\$ 264,480.07</u>
SANITARY SEWER COLLECTION.....	<u>-</u>
WATER DISTRIBUTION SYSTEM: .....	<u>-</u>
<b>TOTAL:</b> .....	<u><b>\$ 264,480.07</b></u>
<b>125% PERFORMANCE BOND AMOUNT:</b> .....	<u><b>\$ 330,600.09</b></u>



*Lucas Carlo* 1/19/2022

**Lucas Carlo, P.E.**  
**Florida Registered Professional Engineer #61636**  
**Hamilton Engineering and Surveying LLC. LB# 8474**

## DG FARMS PHASE 8A

### STREETS & DRAINAGE

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP - 12.5)	6422.00	SY	\$ 10.40	\$ 66,788.80
6" Crushed Concrete Base Course	6422.00	SY	\$ 10.44	\$ 67,045.68
12" Stabilized Subgrade	6422.00	SY	\$ 4.69	\$ 30,119.18
5' Concrete Sidewalk (4" Thick)	132.00	LF	\$ 25.27	\$ 3,335.64
ADA Sidewalk Ramp Per FDOT Index 304	6.00	EA	\$ 971.57	\$ 5,829.42
"T" Type Turn Around (Install)	2.00	EA	\$ 6,908.86	\$ 13,817.72
Dead End Barricade (Install)	2.00	EA	\$ 523.15	\$ 1,046.30
Striping & Signage	1.00	LS	\$ 5,013.56	\$ 5,013.56
6" Underdrain	4329.00	LF	\$ 15.09	\$ 65,324.61
6" Underdrain Cleanout	28.00	EA	\$ 219.97	\$ 6,159.16
<b>TOTAL for Streets &amp; Drainage</b>				<b>\$264,480.07</b>



**DG FARMS PHASES 8A**  
**Engineer's Certification of Total Cost and Quantities**

STREETS AND DRAINAGE.....	<u>PRIVATE</u>
SANITARY SEWER COLLECTION.....	<u>\$ 331,687.00</u>
WATER DISTRIBUTION SYSTEM: .....	<u>\$ 138,993.32</u>
<b>TOTAL:</b> .....	<u>\$ 470,680.32</u>
<b>10% WARRANTY BOND AMOUNT:</b> .....	<u>\$ 47,068.03</u>



1/19/2022

A handwritten signature in blue ink, appearing to be "LC", written over a horizontal line.

**Lucas Carlo, P.E.**  
**Florida Registered Professional Engineer #61636**

**Hamilton Engineering and Surveying LLC. LB# 8474**

**DG FARMS PHASE 8A**

**STREETS & DRAINAGE**

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1 1/2" Asphaltic Surface Course (Type SP - 12.5)	6422.00	SY	\$ 10.40	\$ 66,788.80
6" Crushed Concrete Base Course	6422.00	SY	\$ 10.44	\$ 67,045.68
12" Stabilized Subgrade	6422.00	SY	\$ 4.69	\$ 30,119.18
5' Concrete Sidewalk (4" Thick)	132.00	LF	\$ 25.27	\$ 3,335.64
ADA Sidewalk Ramp Per FDOT Index 304	6.00	EA	\$ 971.57	\$ 5,829.42
Concrete Miami Curb (Type A)	5311.00	LF	\$ 12.42	\$ 65,962.62
Concrete Curb & Gutter (Type F)	120.00	LF	\$ 20.95	\$ 2,514.00
Concrete Curb Type D	64.00	LF	\$ 18.68	\$ 1,195.52
Concrete Curb Valley Gutter Intersection	2.00	EA	\$ 3,051.73	\$ 6,103.46
"T" Type Turn Around (Install)	2.00	EA	\$ 6,908.86	\$ 13,817.72
Dead End Barricade (Install)	2.00	EA	\$ 523.15	\$ 1,046.30
Striping & Signage	1.00	LS	\$ 5,013.56	\$ 5,013.56
6" Underdrain	4329.00	LF	\$ 15.09	\$ 65,324.61
6" Underdrain Cleanout	28.00	EA	\$ 219.97	\$ 6,159.16
15" RCP	127.00	LF	\$ 36.42	\$ 4,625.34
18" RCP	167.00	LF	\$ 44.61	\$ 7,449.87
24" RCP	448.00	LF	\$ 57.79	\$ 25,889.92
30" RCP	214.00	LF	\$ 75.76	\$ 16,212.64
Type 1 Curb Inlet (3'-6" x 4'-0" Box)	5.00	EA	\$ 5,447.39	\$ 27,236.95
Type 1 Curb Inlet (4'-0" x 4'-0" Box)	1.00	EA	\$ 5,447.39	\$ 5,447.39
Type 2 Curb Inlet (3'-6" x 4'-0" Box)	3.00	EA	\$ 5,617.00	\$ 16,851.00
Type P Manhole	2.00	EA	\$ 3,025.79	\$ 6,051.58
Mitered End Section - 18" RCP	1.00	EA	\$ 1,061.05	\$ 1,061.05
Mitered End Section - 24" RCP	1.00	EA	\$ 1,266.60	\$ 1,266.60
Mitered End Section - 30" RCP	1.00	EA	\$ 2,498.83	\$ 2,498.83
Remove Temp Tops & Construct Perm Tops	4.00	EA	\$ 2,463.76	\$ 9,855.04
<b>TOTAL for Streets &amp; Drainage</b>				<b>\$464,701.88</b>

**SANITARY SEWER COLLECTION**

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
8" PVC (0'-6' Cut)	50	LF	\$ 30.22	\$ 1,511.00
8" PVC (10'-12' Cut)	670	LF	\$ 41.76	\$ 27,979.20
8" PVC (12'-14' Cut)	460	LF	\$ 43.11	\$ 19,830.60
8" PVC (14'-16' Cut)	276	LF	\$ 80.92	\$ 22,333.92
8" PVC (16'-18' Cut)	331	LF	\$ 92.62	\$ 30,657.22
8" PVC (18'-20' Cut)	826	LF	\$ 106.92	\$ 88,315.92
Standard Manhole (0'-6' Cut)	1.00	EA	\$ 3,173.18	\$ 3,173.18
Standard Manhole (8'-10' Cut)	1.00	EA	\$ 3,880.52	\$ 3,880.52
Standard Manhole (10'-12' Cut)	3.00	EA	\$ 4,436.47	\$ 13,309.41
Standard Manhole (12'-14' Cut)	4.00	EA	\$ 4,835.93	\$ 19,343.72
Standard Manhole (14'-16' Cut)	1.00	EA	\$ 5,090.37	\$ 5,090.37
Standard Manhole (16'-18' Cut)	2.00	EA	\$ 6,607.63	\$ 13,215.26
Standard Manhole (18'-20' Cut)	4.00	EA	\$ 7,178.16	\$ 28,712.64
Drop Manhole (16'-18' Cut)	1.00	EA	\$ 8,565.22	\$ 8,565.22
Remove Plug and Connect to Existing Sanitary Sewer Manhole	1.00	EA	\$ 983.69	\$ 983.69
8" Plug & Stub	2.00	EA	\$ 347.28	\$ 694.56
Single Sewer Service Connection	8.00	EA	\$ 780.69	\$ 6,245.52
Double Sewer Service Connection	41.00	EA	\$ 923.05	\$ 37,845.05
<b>TOTAL for Sanitary Sewer Collection</b>				<b>\$331,687.00</b>

**WATER DISTRIBUTION SYSTEM**

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Install Temporary Backflow Assembly	1.00 ea		\$ 8,914.89	\$ 8,914.89
Remove Blow-Off and Connect to Existing 6" Water Main	1.00 ea		\$ 865.72	\$ 865.72
6" PVC Water Main	2960.00 lf		\$ 13.12	\$ 38,835.20
6" Plug	2.00 ea		\$ 363.70	\$ 727.40
6" Gate Valve	11.00 ea		\$ 1,326.42	\$ 14,590.62
6" 22 1/2 Bend	8.00 ea		\$ 303.20	\$ 2,425.60
6" 45 Bend	19.00 ea		\$ 309.36	\$ 5,877.84
6" x 6" Tee	1.00 ea		\$ 487.94	\$ 487.94
8" x 6" Reducer	1.00 ea		\$ 263.43	\$ 263.43
Fire Hydrant Assembly	6.00 ea		\$ 4,783.02	\$ 28,698.12
Blow-off Assembly	2.00 ea		\$ 609.31	\$ 1,218.62
Single Service (Short)	50.00 ea		\$ 389.13	\$ 19,456.50
Single Service (Long)	34.00 ea		\$ 489.16	\$ 16,631.44
<b>TOTAL for Water Distribution System</b>				<b>\$138,993.32</b>

**TOTAL \$935,382.20**

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

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between DG Farms Community Development District hereinafter referred to as "Subdivider", GTIS Metro DG, LLC, hereinafter referred to as "Owner", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

**Witnesseth**

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

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

WHEREAS, pursuant to the LDC, the Subdivider & Owner has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Sereno Phase 8A; and

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Sereno Phase 8A are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS the Subdivider agrees to install the aforementioned lot corners in the platted area.

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

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider & Owner agrees to well and truly build, construct and install in the platted area known as Sereno Phase 8A subdivision within Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.



3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:

- a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_, \_\_\_\_\_ by order of \_\_\_\_\_, or
- b. A Performance Bond, dated February 24, 2022, with DG Farms Community Development District as Principal, and United States Fire Insurance Company as Surety, or
- c. Escrow Agreement, 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.

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

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



hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

SUBDIVIDER: DG Farms CDD

*Abigail Young*  
Witness Signature

By: *[Signature]*  
Authorized Corporate Officer  
or Individual (Sign before a  
Notary Public)

Jessica L. Young  
Printed Name of Witness

Michael Lawson  
Printed Name of Signer

*Aimee Walker Hodge*  
Witness Signature  
Aimee Walker Hodge

Chairman  
Title of Signer

\_\_\_\_\_  
Printed Name of Witness

1540 International Parkway, Ste 2000, Lake Mary, FL 32746  
Address of Signer

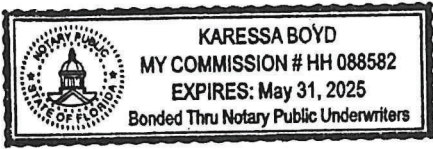
CORPORATE SEAL  
(When Appropriate)

813-564-7847  
Phone Number of Signer

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2022, by Michael Lawson as Chairman of DG Farms Community Development District. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.



*[Signature]*  
Notary Public  
Karessa Boyd  
Print Name

ATTEST: CINDY STUART  
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

By: \_\_\_\_\_  
APPROVED BY THE COUNTY ATTORNEY Chair

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

ATTEST:

Jessica H. Young  
Witness Signature

Jessica H. Young  
Printed Name of Witness

Aimee Walker Hodge  
Witness Signature

Aimee Walker Hodge  
Printed Name of Witness

OWNER: GTIS Metro DG, LLC

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

John Ryan  
Printed Name of Signer

Manager  
Title of Signer

2502 N. Rocky Point Dr., Suite 1050, Tampa, FL 33607  
Address of Signer

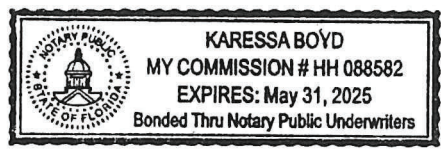
(813) 288-8078  
Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of February, 2022, by John Ryan as Manager of GTIS Metro DG, LLC. He/she is personally known to me or who has produced \_\_\_\_\_ as identification.



[Signature]

Notary Public

Karessa Boyd

Print Name

ATTEST: CINDY STUART  
CLERK OF CIRCUIT COURT

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

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman

Bond No. 6213014388

**SUBDIVISION PERFORMANCE BOND**  
**FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we DG Farms Community Development District called the Principal, and United States Fire Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Thirteen Thousand Four Hundred Thirty Seven and 50/100 Dollars (\$13,437.50) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Sereno Phase 8A are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, said lot corners are to be built and constructed in the aforementioned platted area; and

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require



Bond No. 6213014388

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Sereno Phase 8A subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) 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 February 24, 2023.**

Bond No. 6213014388

SIGNED, SEALED AND DATED this 24th day of February, 2022.

ATTEST:

Aimee Walker Hodge  
Aimee Walker Hodge

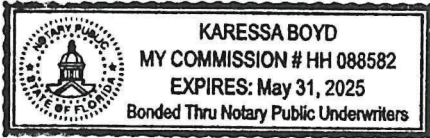
DG Farms Community Development District

BY:

[Signature]  
PRINCIPAL (SEAL)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 28th day of February, 2022,  
by Michael Lawson as Chairman of DG Farms Community Development  
District. He/she is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC

My Commission Expires: 5/31/2025  
My Commission Number: HH 088582

Karessa Boyd


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

Bond No. 6213014388

United States Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
\_\_\_\_\_  
Connor Wolpert, Witness

  
\_\_\_\_\_  
ATTORNEY-IN-FACT (SEAL)  
Alexis R. Apostolidis

**NOTARY ACKNOWLEDGMENT OF SURETY:**

State of Connecticut

County of Hartford ss.

On this the 24th day of February, 2022, before me, Timothy S. Huffman, the undersigned officer, personally appeared Alexis R. Apostolidis, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



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

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary

**TIMOTHY S. HUFFMAN**  
**NOTARY PUBLIC - CT 183092**  
My Commission Expires Feb. 28, 2026



**POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

**KNOW ALL MEN BY THESE PRESENTS:** That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimce R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turccamo, Kathryn Pryor,  
Michelle Anne McMahon, Alexis R. Apostolidis, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco, Rebecca M. Josephson, Amanda Picrina D'Angelo,  
Eric Strba, Gentry Stewart, Jennifer Gail Goderc

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED**.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

**IN WITNESS WHEREOF**, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10<sup>th</sup> day of March, 2016.

**UNITED STATES FIRE INSURANCE COMPANY**



*A.R.R.*

\_\_\_\_\_  
Anthony R. Slimowicz, President

State of New Jersey }  
County of Morris }

On this 10<sup>th</sup> day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA**  
**NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

\_\_\_\_\_  
Sonia Scala

*Sonia Scala*

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 24<sup>th</sup> day of February 2022

**UNITED STATES FIRE INSURANCE COMPANY**



*Peter M. Quinn*

\_\_\_\_\_  
Peter M. Quinn, Senior Vice President

**SERENO DG FARMS 8A**

**SURVEYOR'S COST ESTIMATE FOR PLACEMENT OF  
LOT CORNERS AND PERMANENT CONTROL POINTS**

Listed below is Hamilton Engineering and Surveying, LLC's certified estimate of cost for placement of Permanent Control Points and Lot Corners within the plat of SERENO DG FARMS 8A. This estimate is based on placement of this monumentation on a one-time bases and is issued for the purpose of bonding the monumentation.

**86 Lots @ \$125 each = \$10750.00 @125% = \$13437.50**



---

Aaron J. Murphy, P.S.M.  
Vice President

1-9-22

---

Date





SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

DESCRIPTION:

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF DQ FARMS PHASE 7B AS RECORDED IN PLAT BOOK 140, PAGE 173 OF...

CONTAINING 68.94 ACRES, MORE OR LESS.

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM...
2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR...

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF SERENO PHASE 8A FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL...

OWNER: GTS METRO DG LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: JOYANNA MANAGER

WITNESS

PRINT NAME

WITNESS

PRINT NAME

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY JOHN M. RYAN, AS MANAGER OF GTS METRO DG LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE

PRINTED NAME

TITLE

SERIAL NUMBER, IF APPLICABLE

SURVEYOR'S CERTIFICATE

I, LARON J. MURPHY, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, 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; THAT THIS PLAT COMPLIES WITH ALL THE SURVEYING AND MAPPING STANDARDS AND REGULATIONS OF THE PROFESSION AND THE STATE OF FLORIDA AND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRM) WERE SET ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, AS SHOWN HEREON, AND THAT PERMANENT CORNER MARKERS (PCM) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

LARON J. MURPHY, PEAC
FLORIDA PROFESSIONAL SURVEYOR & MAPPER #6768
HAMILTON ENGINEERING AND SURVEYING, LLC
3409 W. LEMON STREET
TAMPA, FLORIDA, 33609

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

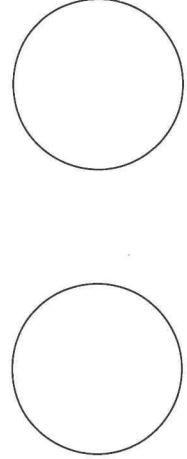
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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

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

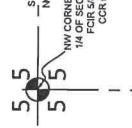
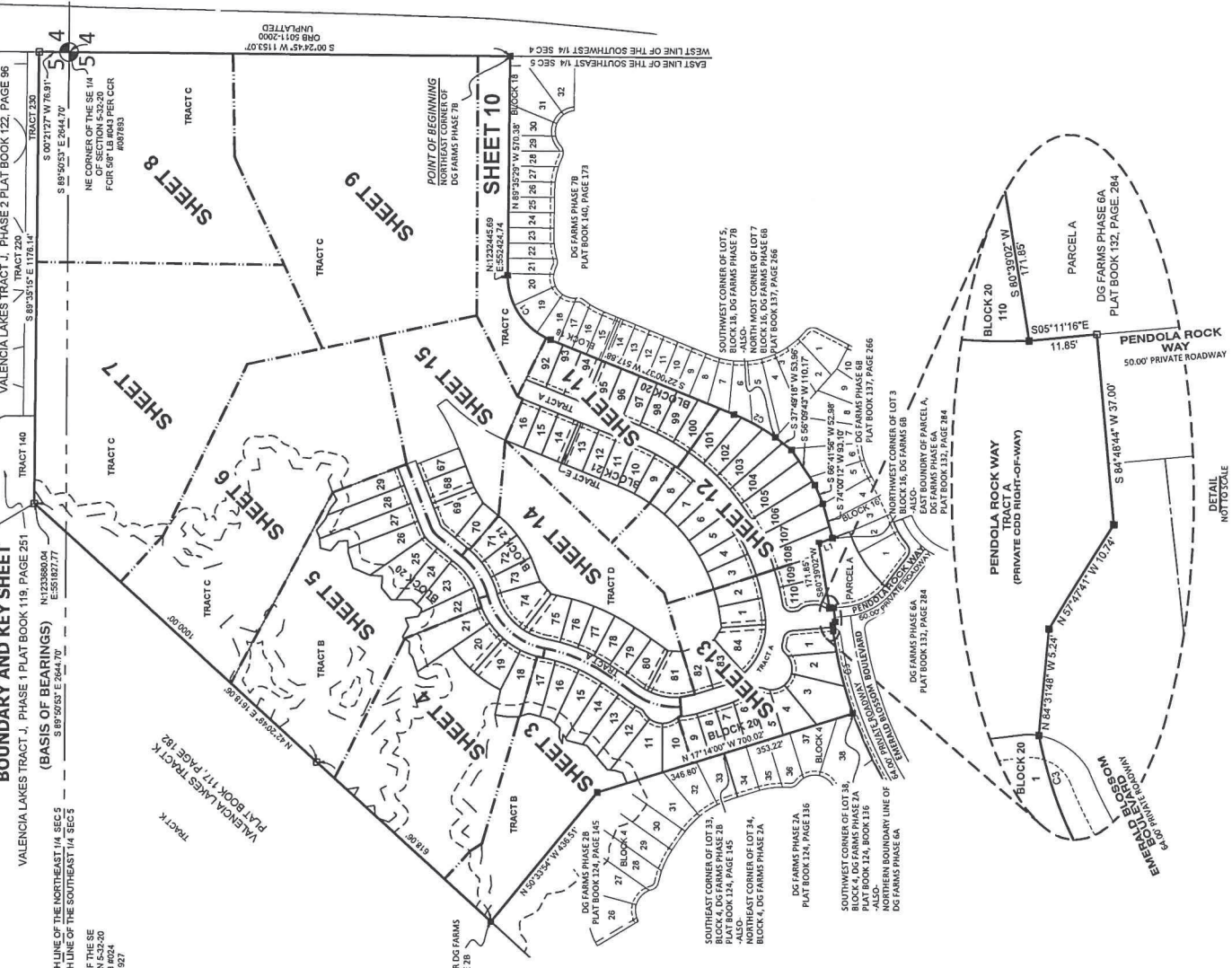
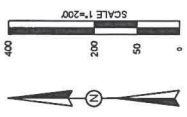
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, TIME \_\_\_\_\_

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



HAMILTON
ENGINEERING & SURVEYING, LLC
3409 W. LEMON ST.
TAMPA, FL 33609
TEL: 813.290.3535

775 WARNER LANE
ORLANDO, FL 32803
TEL: 407.362.5929



LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N 20°45'11" W	36.07

CURVE TABLE

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	100.00'	S 86°17'24" W	202.35'	214.88'	68°23'54"
C2	500.00'	S 28°30'37" W	124.52'	124.79'	13°00'00"
C3	1100.00'	S 76°37'16" W	231.08'	231.59'	12°00'30"

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT LB#7013
  - SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4"
  - CONCRETE MONUMENT LB#7013, UNLESS OTHERWISE NOTED
  - (W/PL) PERMANENT CONCRETE POINT LB#7013
  - ▲ ACCESS EASEMENT (P/B/D)
  - BOUNDARY
  - COMMUNITY DEVELOPMENT DISTRICT
  - DRAINAGE AREA
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - LICENSED BUSINESS
  - NON-RADIAL LINE
  - OVERALL
  - UTILITY EASEMENT (PUBLIC)
  - WETLAND CONSERVATION AREA
  - WCA
  - WETLAND CONSERVATION AREA SETBACK



**HAMILTON**  
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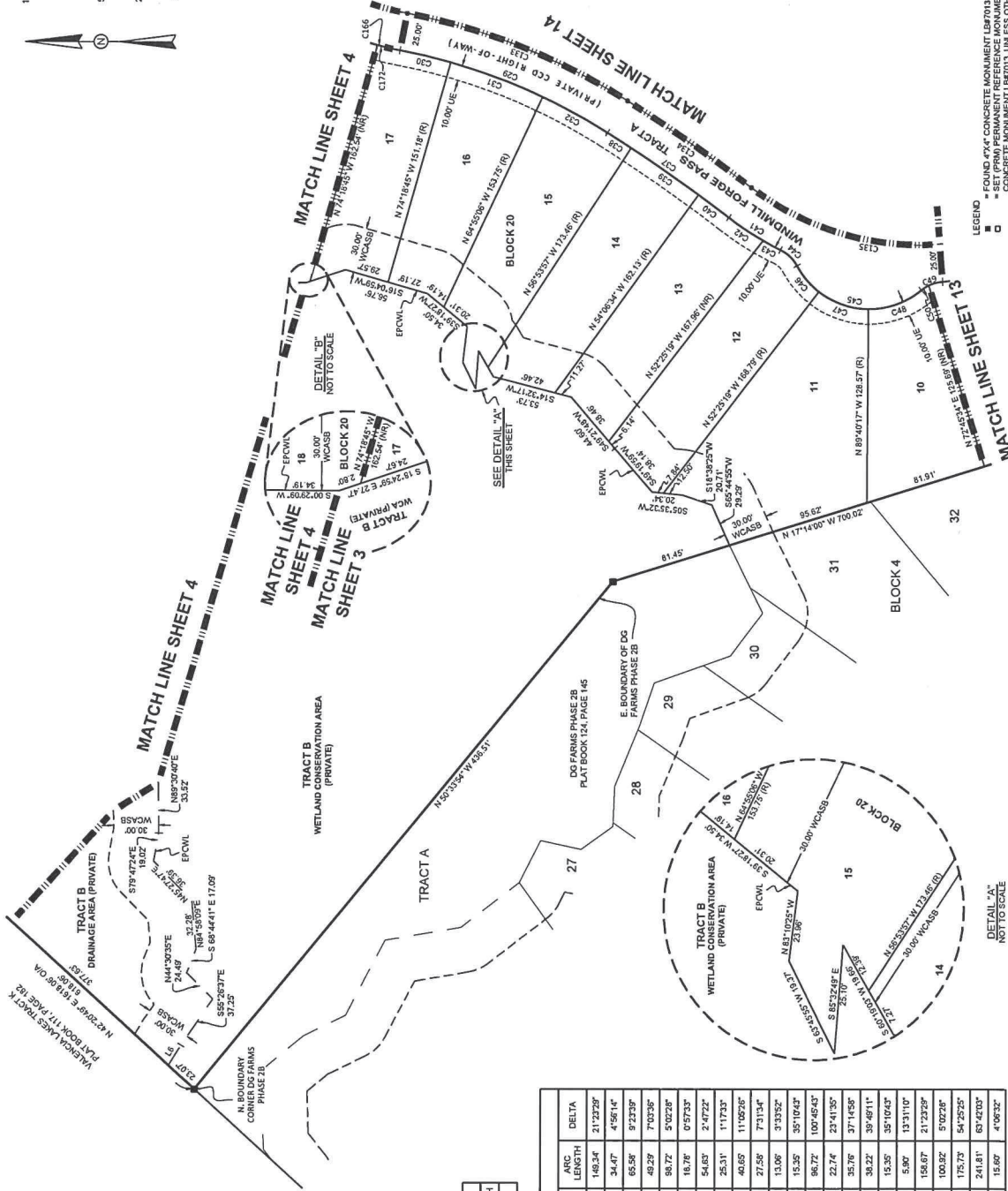
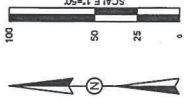
DETAIL NOT TO SCALE



# SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



- LEGEND
- FOUNDED CONCRETE MONUMENT (EPF01)
  - SET PERMANENT REFERENCE MONUMENT (744)
  - CONCRETE MONUMENT (LBP013, UNLESS OTHERWISE NOTED)
  - POST-ELEMENT CONTROL POINT (LBP013)
  - PC/LSS (PERMANENT PUBLICS)
  - BOUNDARY
  - BOUY
  - CCD
  - COMMUNITY DEVELOPMENT DISTRICT
  - DA
  - DRAINAGE AREA
  - EP
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - EP/LSS (PERMANENT PUBLICS)
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - (NR)
  - (NR)
  - NON-RADIAL LINE
  - OVERALL
  - UT
  - UT
  - WCA
  - WETLAND CONSERVATION AREA
  - WCLSSB
  - WETLAND CONSERVATION AREA SETBACK

LINE TABLE		
LINE#	DIRECTION	LENGTH
L8	S 89°44'02" E	15.83'

CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C29	400.00'	N 21°26'46" E	148.47'	148.34'	21°23'29"
C30	400.00'	S 17°13'00" W	34.46'	34.47'	4°56'14"
C31	400.00'	S 20°23'00" W	65.51'	65.56'	9°23'39"
C32	400.00'	S 29°36'42" E	48.26'	49.29'	7°00'38"
C33	1122.00'	N 34°39'44" E	98.69'	98.72'	5°02'28"
C34	1122.00'	S 32°31'17" W	16.76'	16.78'	6°57'33"
C35	1122.00'	S 34°28'44" W	54.62'	54.63'	2°47'22"
C36	1122.00'	S 36°32'12" W	25.31'	25.31'	1°17'33"
C37	210.00'	S 31°38'15" W	40.59'	40.65'	11°05'05"
C38	210.00'	S 33°25'11" W	27.56'	27.56'	7°31'34"
C39	210.00'	S 27°52'29" W	13.06'	13.06'	3°33'52"
C40	25.00'	N 42°49'54" E	15.11'	15.35'	35°10'43"
C41	55.00'	S 10°53'24" W	84.72'	98.72'	100°45'03"
C42	55.00'	S 49°25'28" W	22.56'	22.74'	23°41'35"
C43	55.00'	S 19°34'52" E	37.46'	38.22'	39°48'11"
C44	25.00'	N 21°54'06" E	15.11'	15.35'	35°10'43"
C45	25.00'	S 32°49'53" E	5.89'	5.89'	13°31'10"
C46	425.00'	S 21°26'46" W	157.75'	158.67'	21°23'29"
C47	1147.00'	S 34°39'44" W	100.88'	100.92'	5°02'28"
C48	165.00'	S 09°55'16" W	169.19'	175.73'	54°29'25"
C49	217.50'	S 42°30'03" W	229.55'	241.41'	83°42'00"
C50	217.50'	S 12°46'17" W	15.99'	15.99'	4°09'32"

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 WILMOUNT ST.  
TAMPA, FL 33609  
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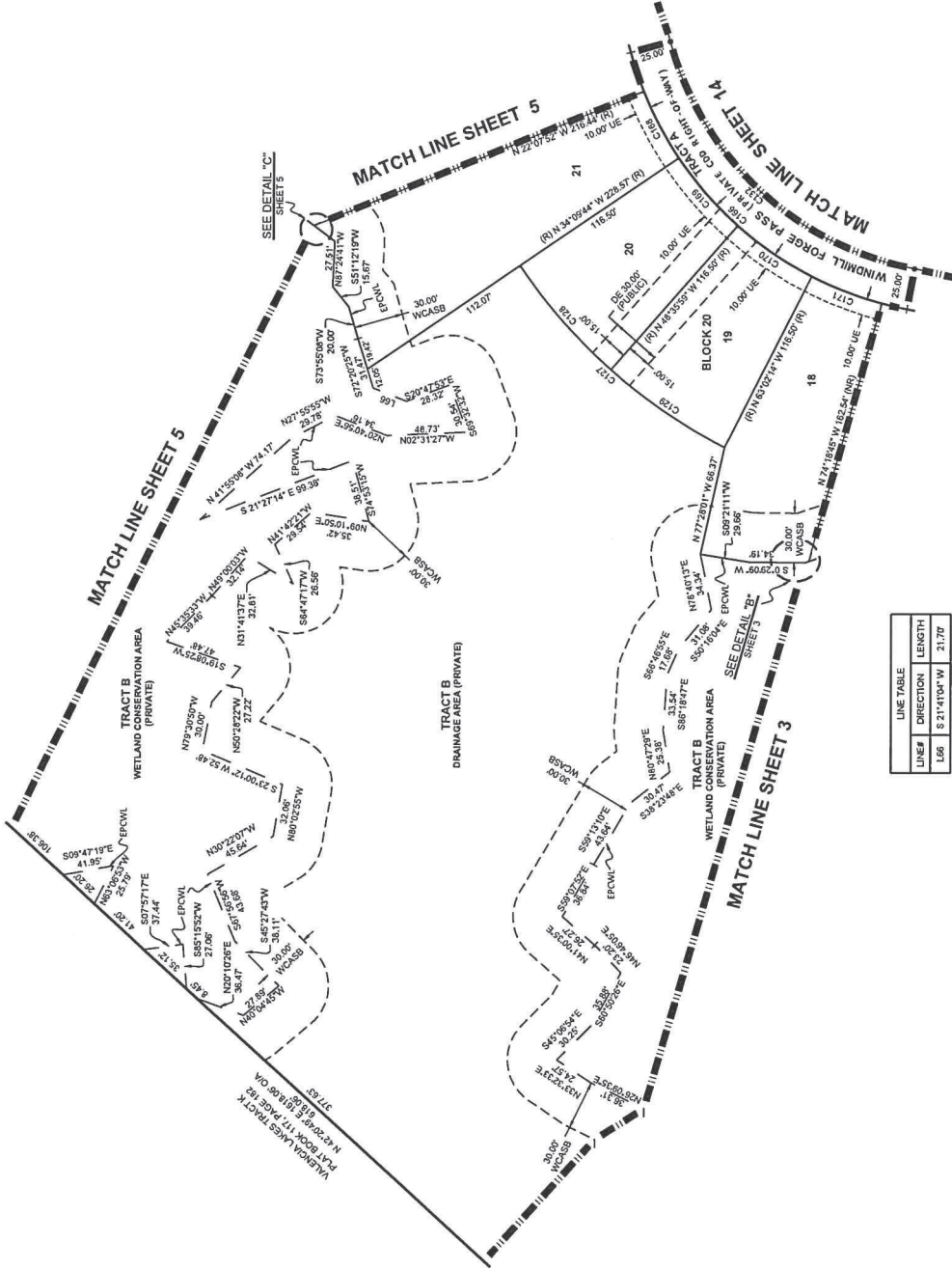
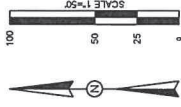
775 WARNER LANE  
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www.hamiltonengineering.us

SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



LINE#	DIRECTION	LENGTH
L66	S 21°41'04" W	21.707

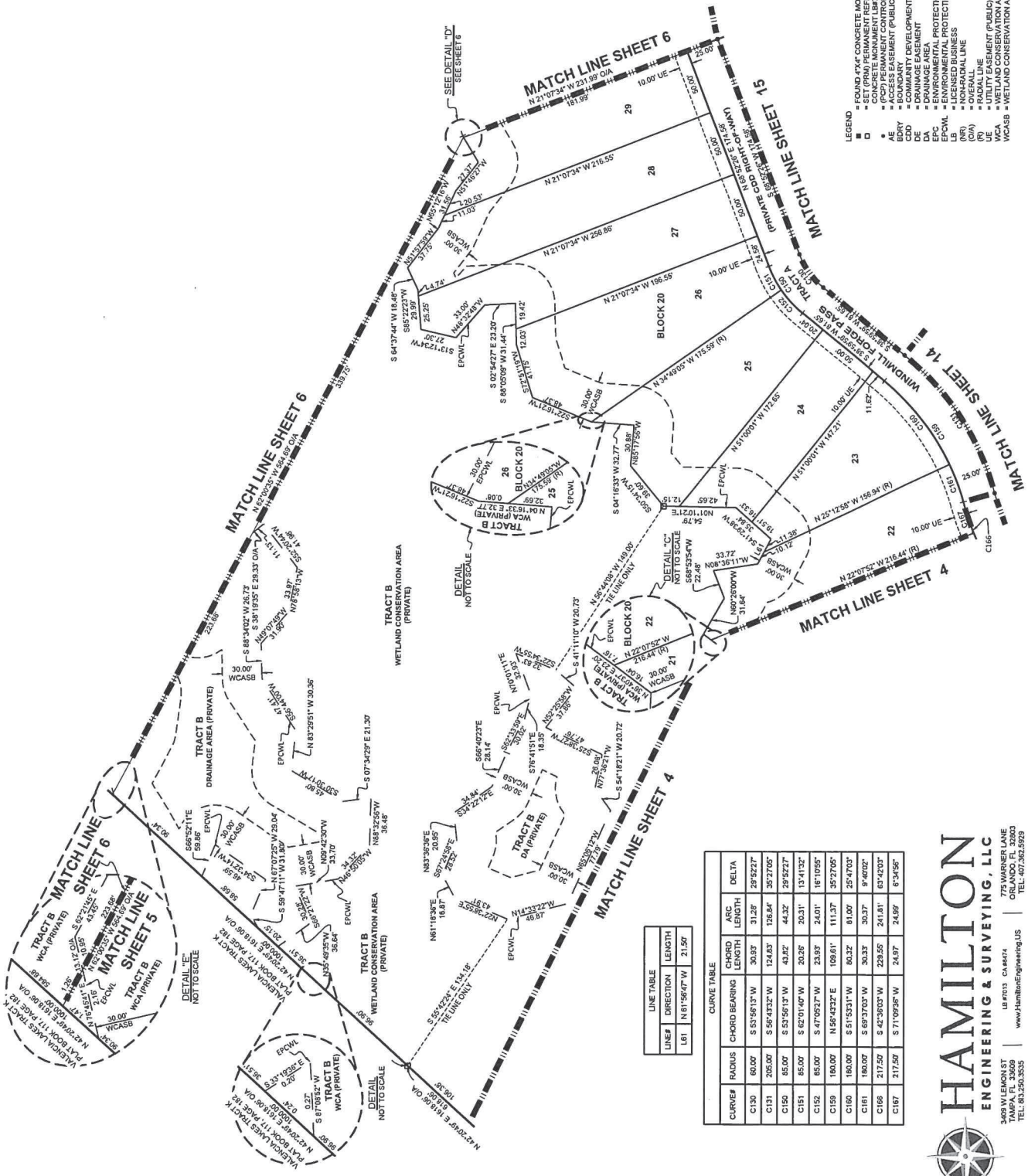
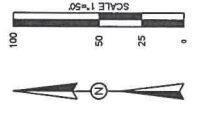
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C17	334.00'	S 41°24'01" W	166.32'	166.32'	26°52'30"
C18	334.00'	S 48°37'04" W	83.84'	84.16'	14°28'15"
C19	334.00'	S 34°10'54" W	83.84'	84.16'	14°28'15"
C12	192.50'	S 42°36'03" W	201.17'	214.02'	63°42'03"
C166	217.50'	S 42°36'03" W	223.55'	241.61'	63°42'03"
C168	217.50'	S 61°51'12" W	45.59'	45.67'	13°01'37"
C169	217.50'	S 48°37'08" W	54.68'	54.81'	14°28'15"
C170	217.50'	S 34°10'54" W	54.66'	54.81'	14°28'15"
C171	217.50'	S 20°54'40" W	45.86'	45.95'	12°08'13"

- LEGEND
- FOUND 4x4 CONCRETE MONUMENT LBPT015
  - SET (PRM) PERMANENT REFERENCE MONUMENT 4x4"
  - CONCRETE MONUMENT LBPT015, UNLESS OTHERWISE NOTED
  - MONUMENT POINT, POINT LBPT013
  - ACCESS EASEMENT (PUBLIC)
  - BOUNDARY
  - DEVELOPMENT DISTRICT
  - BDRY
  - DRAINAGE AREA
  - DR
  - DRAINAGE AREA
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - EPCWL
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - LICENSED BUSINESS
  - (NR)
  - NON-RADIAL LINE
  - OVERALL LINE
  - UTILITY EASEMENT (PUBLIC)
  - UE
  - WETLAND CONSERVATION AREA
  - WCA
  - WETLAND CONSERVATION AREA SETBACK
  - WCASB

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SERENO PHASE 8A  
A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



**LEGEND**

- █ FOUND 4" x 4" CONCRETE MONUMENT LBPT013
- █ SET (PRM) PERMANENT REFERENCE MONUMENT 4" x 4" CONCRETE MONUMENT LBPT013, UNLESS OTHERWISE NOTED
- █ MONUMENT FOUND AT POINT LBPT013
- █ ACCESS EASEMENT (PUBLIC)
- █ BOUNDARY
- █ COMMUNITY DEVELOPMENT DISTRICT
- █ DRAINAGE AREA
- █ DRAINAGE AREA
- █ ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
- █ ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
- █ LICENSED BUSINESS
- █ NON-RADIAL LINE
- █ OVERALL LINE
- █ UTILITY EASEMENT (PUBLIC)
- █ WETLAND CONSERVATION AREA
- █ WETLAND CONSERVATION AREA SETBACK

**LINE TABLE**

LINE#	DIRECTION	LENGTH	DELTA
161	N 81°56'07" W	21.50'	

**CURVE TABLE**

CURVE#	RADIUS	CHORD LENGTH	ARC LENGTH	DELTA
C130	60.00'	S 51°56'13" W	30.93'	31.28'
C131	205.00'	S 55°43'32" W	124.83'	158.84'
C150	65.00'	S 53°56'13" W	43.82'	44.32'
C151	65.00'	S 62°01'40" W	20.26'	20.31'
C152	65.00'	S 47°09'27" W	24.93'	24.01'
C159	180.00'	N 56°43'32" E	109.61'	111.37'
C160	180.00'	S 51°53'31" W	90.22'	81.00'
C161	180.00'	S 60°37'03" W	30.33'	30.37'
C166	217.50'	S 42°3'00" W	238.95'	341.81'
C167	217.50'	S 71°09'36" W	24.87'	24.88'



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# SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

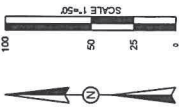
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

TRACT 220

VALENCIA LAKES TRACT 160, PHASE 1  
PLAT BOOK 122, PAGE 96  
S 89°35'15" E 1176.14'  
1153.81'

VALENCIA LAKES TRACT 160, PHASE 1  
PLAT BOOK 119, PAGE 251

VALENCIA LAKES TRACT 171, PAGE 182

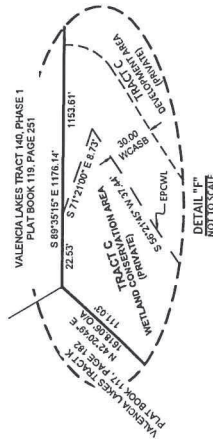
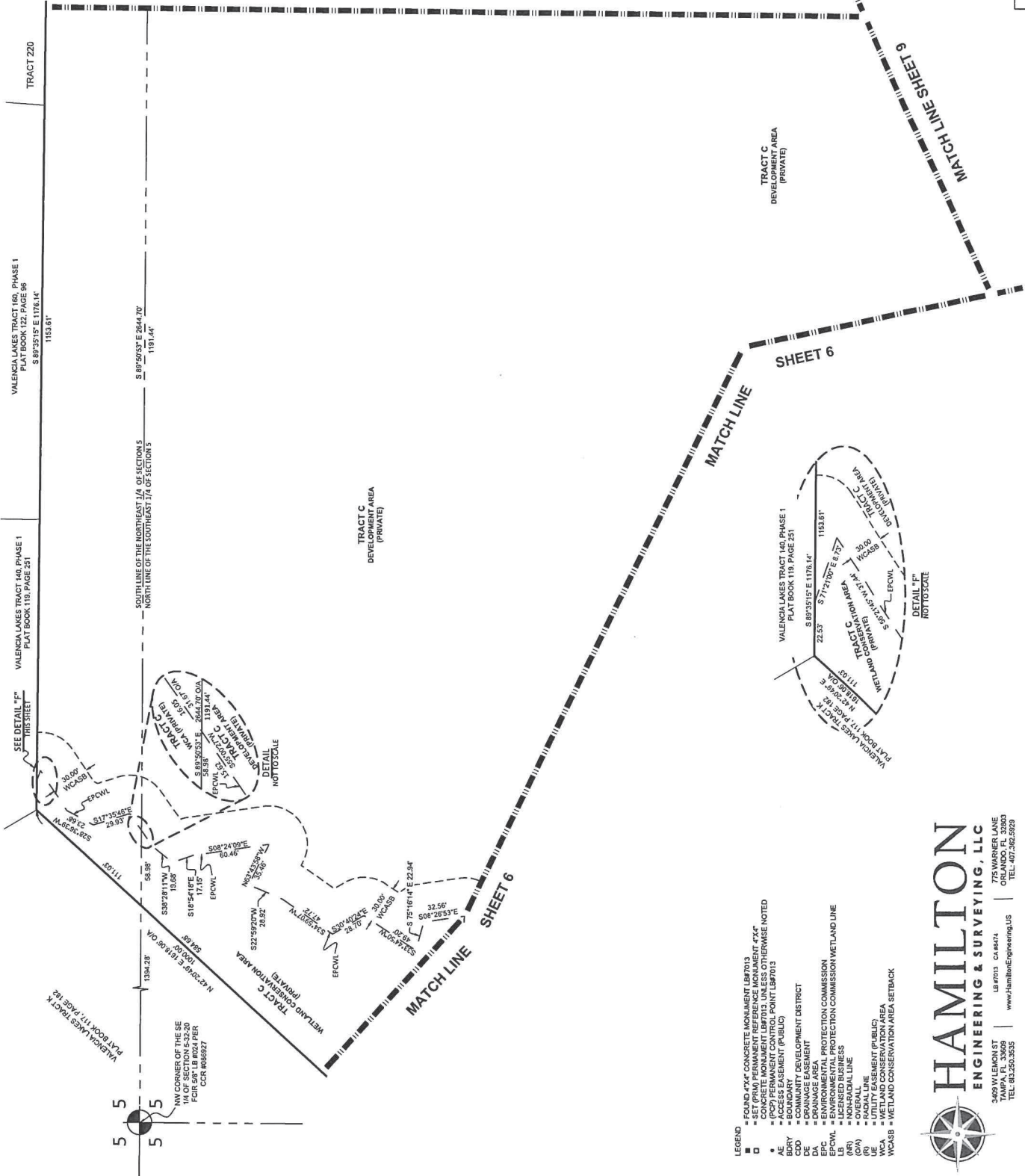


MATCH LINE SHEET 8

MATCH LINE SHEET 8

MATCH LINE SHEET 9

SHEET 6



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT LB#7613
  - SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4"
  - CONCRETE MONUMENT LB#7013, UNLESS OTHERWISE NOTED
  - (PCP) PERMANENT CONTROL POINT LB#7013
  - (M) MONUMENT (PUBLIC)
  - BOUNDARY
  - BORY
  - CDD
  - LE
  - DA
  - COMMUNITY DEVELOPMENT DISTRICT
  - ENVIRONMENTAL PROTECTION COMMISSION
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - NON-RADIAL LINE
  - OVERALL
  - (OA)
  - UTILITY EASEMENT (PUBLIC)
  - UTILITY EASEMENT (PRIVATE)
  - WCA
  - WCA/BB = WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
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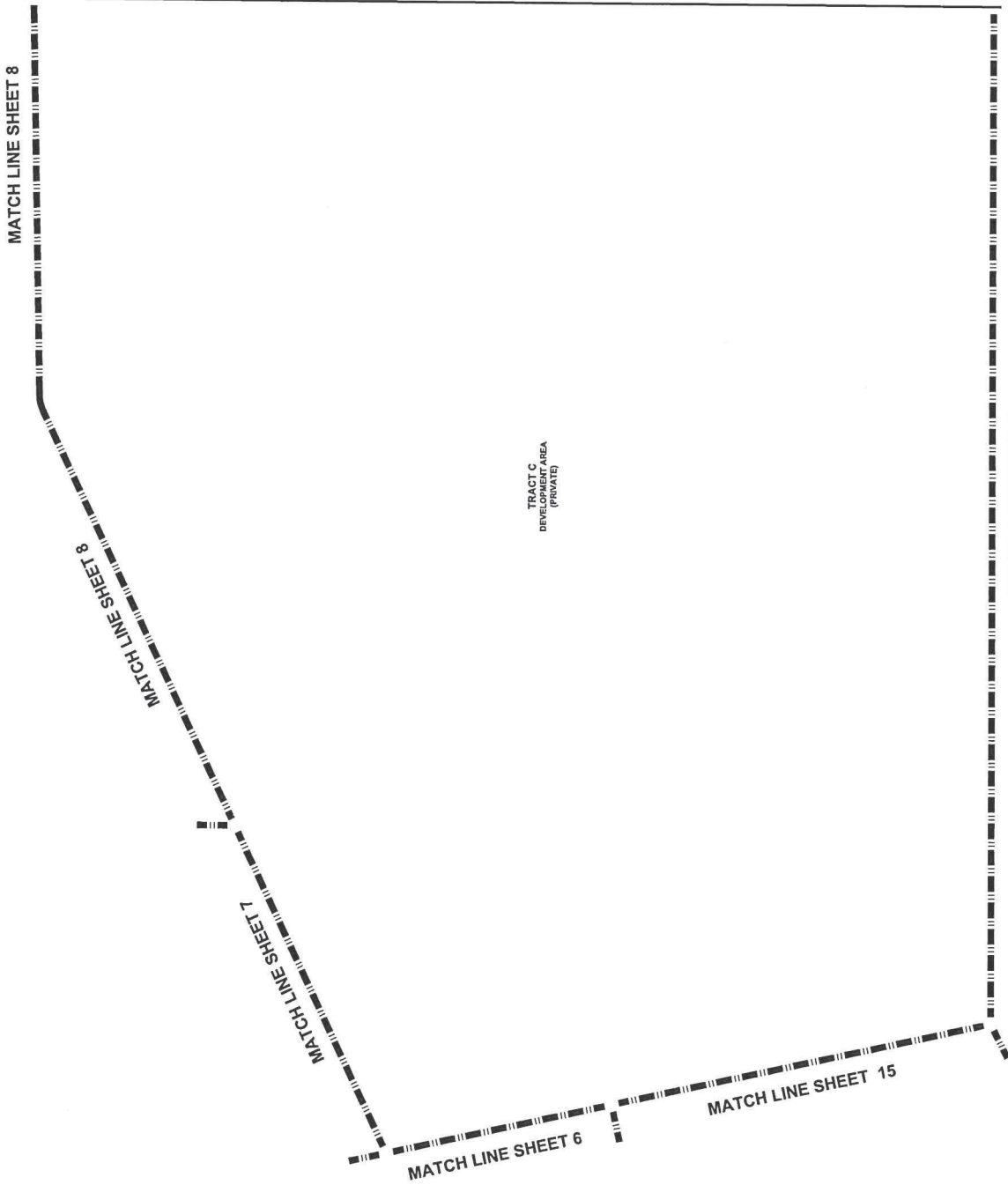
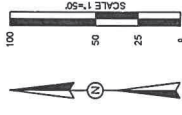
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**SERENO PHASE 8A**

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT LBFD13
  - SET (P) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LBFD13, UNLESS OTHERWISE NOTED
  - PERMANENT CONTROL POINT LBFD13
  - ▲ ACCESS EASEMENT (PUB/PS)
  - AE BOUNDARY
  - BDRY COMMUNITY DEVELOPMENT DISTRICT
  - CCD ADJACENT
  - DL DRAINAGE AREA
  - DA ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - EPC ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - UB UTILITIES BUSINESS
  - (NR) NON-RADIAL LINE
  - (GA) OVERALL
  - U UTILITY EASEMENT (PUBLIC)
  - WCA WETLAND CONSERVATION AREA
  - WCSB WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
**ENGINEERING & SURVEYING, LLC**  
 3409 W LEMON ST  
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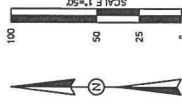
OR 0710 CA #4974  
 www.HamiltonEngineering.US

775 WARNER LANE  
 ORLANDO, FL 32803  
 TEL: 407.362.5929

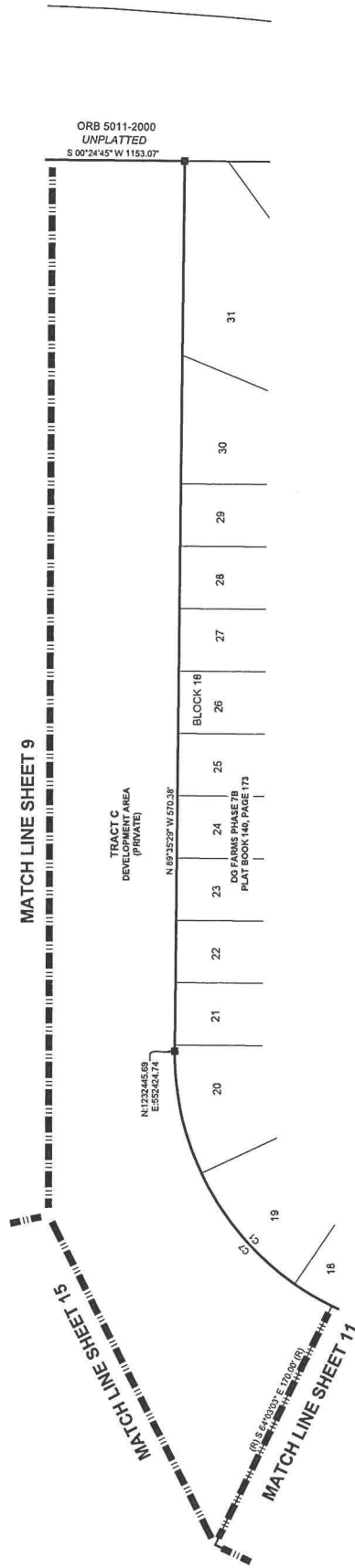
# SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



## MATCH LINE SHEET 9



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	180.00'	S 56°12'34" W	202.35'	214.88'	69°27'54"
C7	180.00'	S 56°12'44" W	191.95'	202.51'	64°27'34"

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT LB#7013
  - FOUND 4"x4" CONCRETE MONUMENT LB#7013
  - ▣ CONCRETE MONUMENT LB#7013, UNLESS OTHERWISE NOTED
  - ▤ (PCP) PERMANENT CONTROL POINT LB#7013
  - ▥ EASEMENT (PUBLIC)
  - ▲ BOUNDARY
  - BDRY
  - CDD
  - DA
  - ▭ DRAINAGE AREA
  - ▮ ENVIRONMENTAL PROTECTION COMMISSION
  - ▯ ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - ▰ EPC
  - ▱ LE
  - ▲ (NR)
  - △ (O/A)
  - ▴ OVERALL
  - ▵ (P)
  - ▾ UTILITY EASEMENT (PUBLIC)
  - ▿ WCA
  - ▽ WCA/SB = WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

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775 WARNER LANE  
ORLANDO, FL 32603  
TEL: 407.362.5929

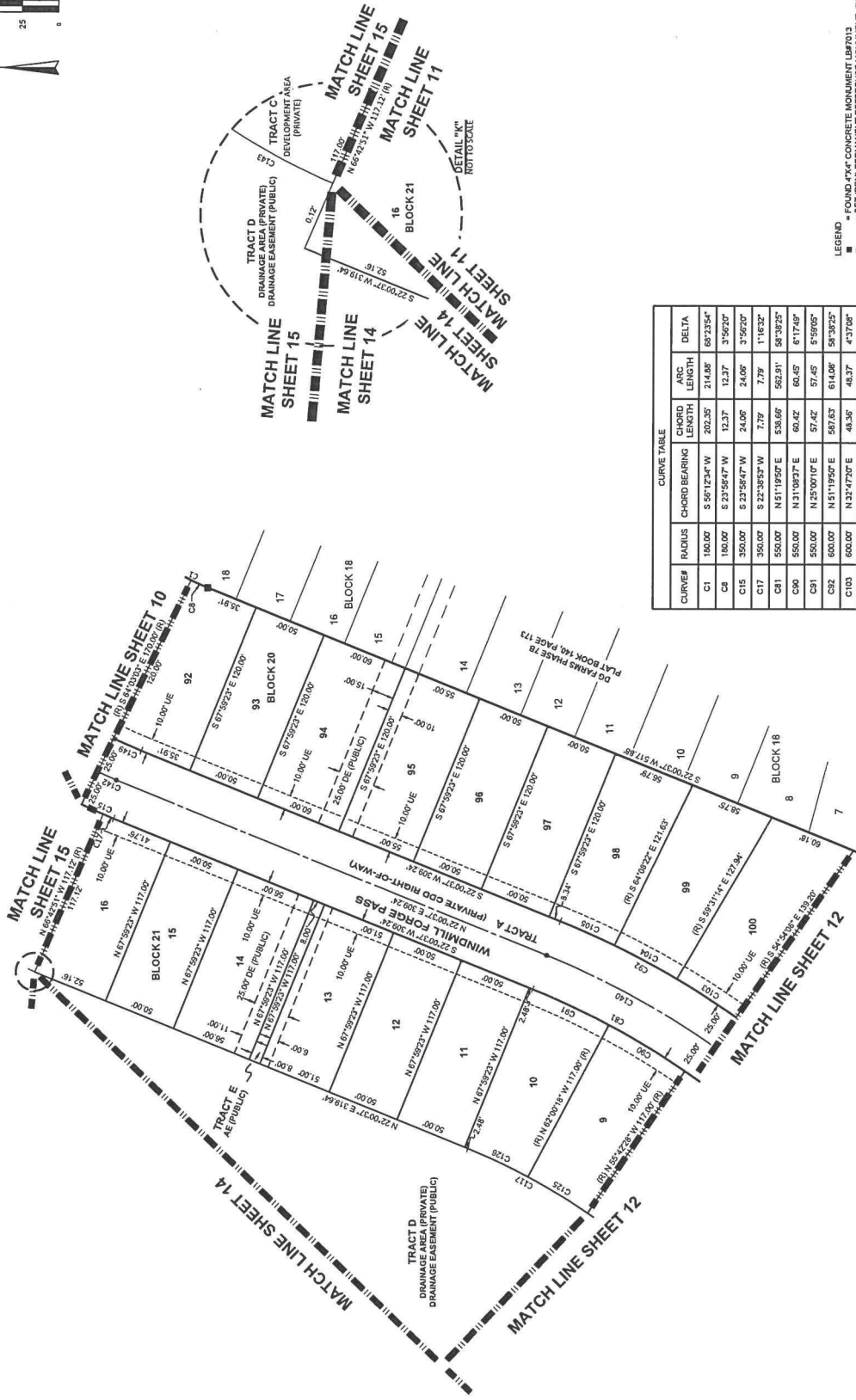
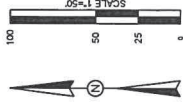
www.HamiltonEngineering.us



SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	160.00'	S 56°12'34\"/>			
C2	160.00'	S 23°56'47\"/>			
C3	350.00'	S 22°38'53\"/>			
C4	550.00'	N 51°19'50\"/>			
C5	550.00'	N 31°08'37\"/>			
C6	550.00'	N 25°00'07\"/>			
C7	600.00'	N 51°19'50\"/>			
C8	600.00'	N 33°14'20\"/>			
C9	600.00'	N 25°00'07\"/>			
C10	600.00'	N 25°00'07\"/>			
C11	433.00'	N 50°11'27\"/>			
C12	433.00'	S 31°08'37\"/>			
C13	433.00'	S 25°00'07\"/>			
C14	575.00'	N 51°19'50\"/>			
C15	325.00'	N 22°56'47\"/>			
C16	458.89'	N 34°52'12\"/>			
C17	300.00'	S 23°56'47\"/>			

LEGEND

- ◻ FOUND 4\"/>

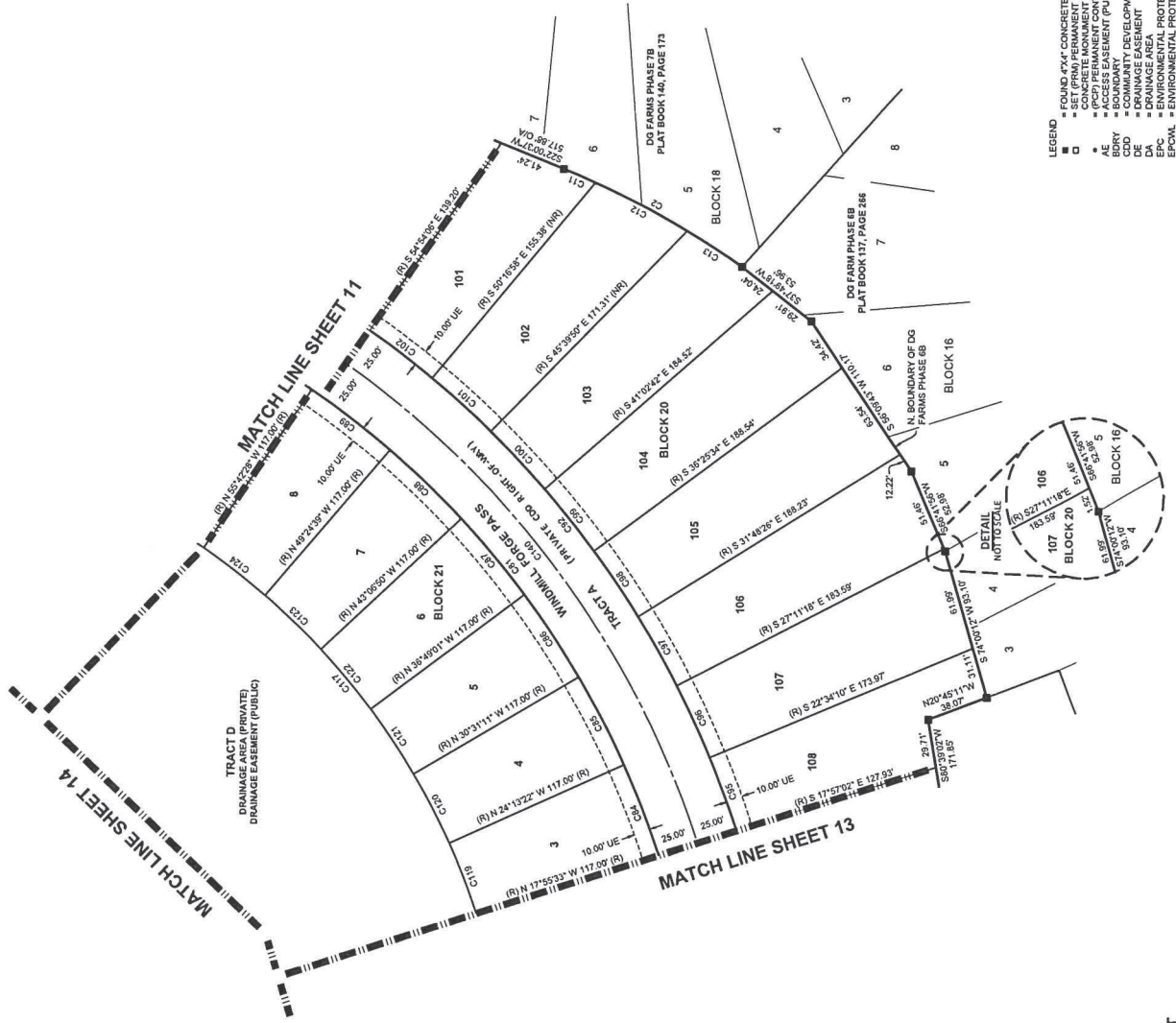
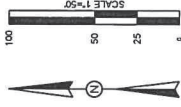
**HAMILTON**  
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 TEL: 813.250.3535 | www.HamiltonEng.com

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SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT LB#715
  - SET (PBM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB#7015, UNLESS OTHERWISE NOTED
  - SURVEY POINT, POINT LB#7015
  - AE = ACCESS EASEMENT (PUB)
  - BO = BOUNDARY
  - BOB = BOUNDARY OF BOUNDARY DISTRICT
  - CD = CONVEYANCE DISTRICT
  - DA = DRAINAGE AREA
  - DE = DRAINAGE EASEMENT
  - EPC = ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - EP = ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - LF = LICENSED BUSINESS
  - LR = LICENSED BUSINESS
  - NR = NON-RADIAL LINE
  - PL = PLAT LINE
  - UE = UTILITY EASEMENT (PUBLIC)
  - WCA = WETLAND CONSERVATION AREA
  - WCL68 = WETLAND CONSERVATION AREA SETBACK

CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C2	550.00'	S 23°32'37" W	124.52'	13°00'00"
C11	550.00'	N 23°06'37" E	21.12'	2°12'00"
C12	550.00'	N 27°31'19" E	63.55'	6°37'25"
C13	550.00'	N 32°59'19" E	40.08'	4°02'00"
C81	550.00'	N 51°19'50" E	538.66'	56°33'25"
C84	550.00'	N 65°53'31" E	60.42'	6°04'45"
C85	550.00'	N 62°37'42" E	60.42'	6°04'45"
C86	550.00'	N 56°18'54" E	60.42'	6°04'45"
C87	550.00'	N 50°02'05" E	60.42'	6°04'45"
C88	550.00'	N 43°44'15" E	60.42'	6°04'45"
C89	550.00'	N 37°26'26" E	60.42'	6°04'45"
C92	600.00'	N 51°19'50" E	587.83'	51°40'58"
C95	600.00'	N 65°44'24" E	48.36'	4°37'08"
C96	600.00'	N 62°07'15" E	48.36'	4°37'08"
C97	600.00'	N 60°30'08" E	48.36'	4°37'08"
C98	600.00'	N 55°50'00" E	48.36'	4°37'08"
C99	600.00'	N 51°19'50" E	48.36'	4°37'08"
C100	600.00'	N 46°38'44" E	48.36'	4°37'08"
C101	600.00'	N 42°01'36" E	48.36'	4°37'08"
C102	600.00'	N 37°24'28" E	48.36'	4°37'08"
C117	433.00'	N 50°11'27" E	408.87'	43°58'45"
C118	433.00'	S 65°55'33" W	47.56'	47°59'
C120	433.00'	S 62°37'45" W	47.56'	47°59'
C121	433.00'	S 56°19'54" W	47.56'	47°59'
C122	433.00'	S 50°02'05" W	47.56'	47°59'
C123	433.00'	S 43°44'15" W	47.56'	47°59'
C124	433.00'	S 37°26'26" W	47.56'	47°59'
C140	575.00'	N 51°19'50" E	563.14'	59°39'25"

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 www.HamiltonEngineering.us



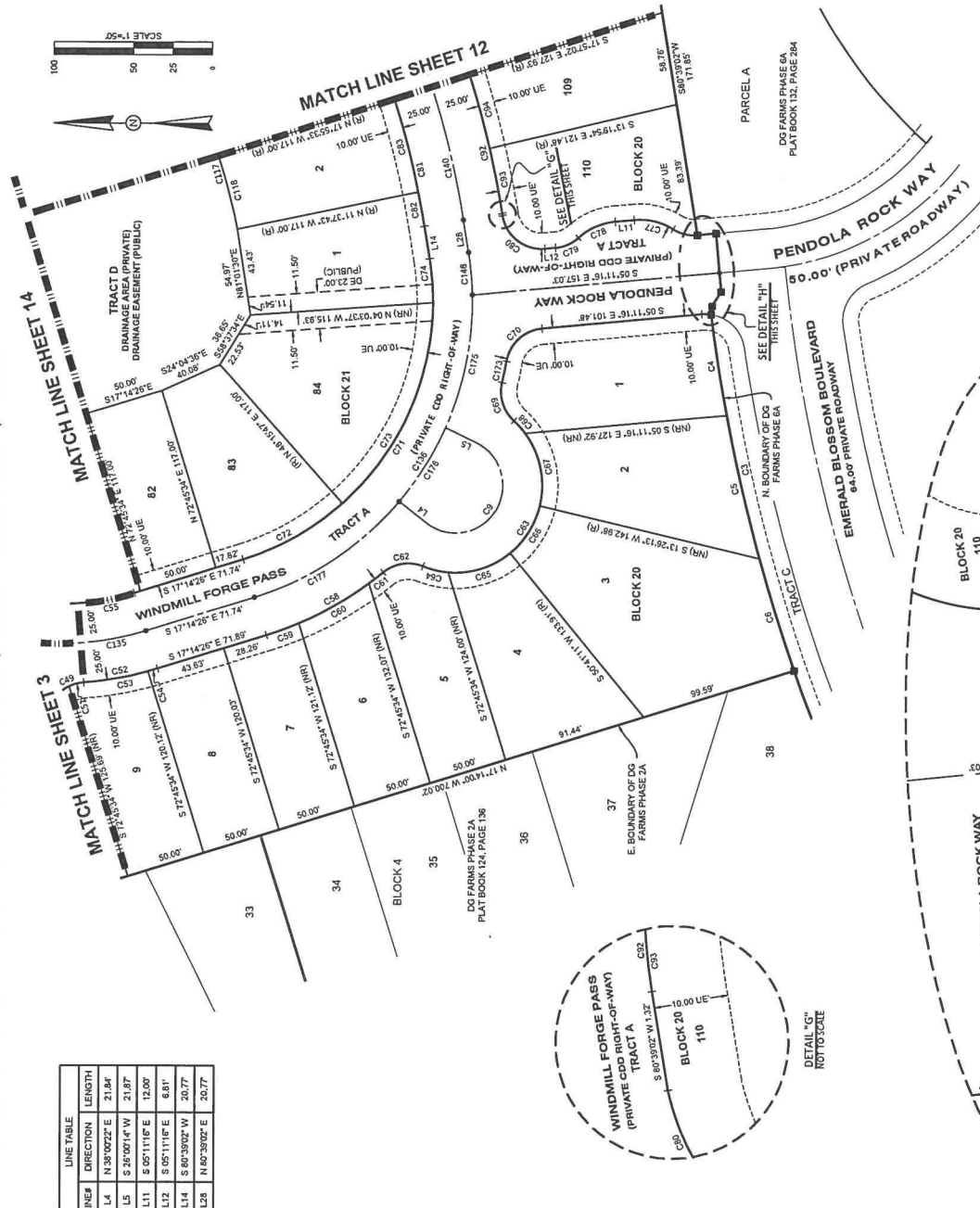
SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

LINE#	DIRECTION	LENGTH	DELTA
L4	N 30°00'22"E	21.84'	
L5	S 26°00'14"W	21.87'	
L11	S 05°11'16"E	12.00'	
L12	S 05°11'16"E	6.81'	
L14	S 80°39'02"W	20.77'	
L28	N 60°39'02"E	20.77'	

CURVES	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C3	1100.00'	S 76°37'16"W	231.06'	231.50'	12°03'00"
C4	1100.00'	N 80°56'17"E	64.46'	64.47'	3°21'28"
C5	1100.00'	N 76°52'18"E	92.89'	92.96'	4°50'51"
C6	1100.00'	N 72°31'17"E	74.07'	74.08'	3°51'31"
C7	300.00'	S 09°59'00"E	44.59'	50.27'	96°00'04"
C8	250.00'	N 21°54'05"W	15.11'	15.35'	35°16'45"
C9	250.00'	S 19°03'31"E	9.39'	9.45'	21°39'32"
C10	210.00'	S 10°46'35"E	47.28'	47.35'	12°55'41"
C11	210.00'	S 09°54'26"E	40.95'	41.01'	11°11'23"
C12	210.00'	S 16°22'17"E	6.37'	6.37'	1°44'19"
C13	210.00'	S 28°14'44"E	83.89'	84.51'	22°00'34"
C14	220.00'	S 20°04'35"E	21.77'	21.78'	5°40'18"
C15	220.00'	S 29°35'34"E	51.18'	51.30'	13°21'38"
C16	220.00'	S 37°45'42"E	11.43'	11.43'	2°56'38"
C17	250.00'	N 08°45'08"W	25.39'	26.63'	61°02'24"
C18	55.00'	S 50°02'46"E	108.27'	153.27'	159°40'19"
C19	55.00'	S 13°12'55"W	16.45'	16.51'	1°17'15"
C20	55.00'	S 17°14'42"E	41.12'	42.14'	4°54'14"
C21	55.00'	S 37°56'18"E	35.13'	35.76'	3°11'45"
C22	55.00'	N 78°19'46"E	46.87'	48.20'	59°12'54"
C23	55.00'	N 47°40'12"E	10.84'	10.66'	11°00'15"
C24	25.00'	S 72°40'20"W	25.42'	26.66'	61°06'32"
C25	25.00'	N 42°45'29"W	30.49'	32.79'	75°09'27"
C26	170.00'	S 58°17'42"E	223.30'	243.62'	82°06'31"
C27	170.00'	S 29°29'00"E	74.13'	74.68'	24°25'47"
C28	170.00'	S 65°13'59"E	138.96'	143.15'	48°14'44"
C29	170.00'	N 85°20'02"E	27.76'	27.79'	9°22'00"
C30	25.00'	N 01°32'58"E	5.87'	5.88'	13°26'27"
C31	40.00'	S 13°14'08"W	15.82'	16.10'	36°53'37"
C32	40.00'	N 13°14'50"E	25.30'	25.74'	36°52'12"
C33	40.00'	N 23°37'21"W	25.30'	25.74'	36°52'12"
C34	25.00'	S 23°37'21"E	15.81'	16.09'	36°52'12"
C35	550.00'	N 51°19'50"E	538.66'	562.31'	59°38'25"
C36	550.00'	N 79°30'30"E	21.86'	21.86'	1°16'46"
C37	550.00'	N 75°13'22"E	60.42'	66.45'	6°17'48"
C38	600.00'	N 51°19'50"E	597.63'	614.06'	59°38'25"
C39	600.00'	N 78°30'30"E	41.69'	41.70'	3°56'56"
C40	600.00'	N 74°21'32"E	46.36'	48.37'	4°37'08"
C41	433.00'	N 50°11'27"E	408.97'	425.94'	56°21'39"
C42	433.00'	S 75°13'22"W	47.56'	47.59'	6°17'48"
C43	185.00'	S 09°56'16"W	169.19'	175.72'	54°25'25"
C44	195.00'	S 54°19'41"E	235.18'	252.45'	74°10'30"
C45	195.00'	N 51°19'50"E	563.14'	588.45'	59°38'25"
C46	185.00'	N 84°37'03"E	26.98'	27.00'	7°56'02"
C47	220.00'	S 78°33'03"E	13.65'	13.65'	3°33'18"
C48	195.00'	N 78°46'57"W	85.30'	85.99'	25°19'58"
C49	195.00'	N 58°01'58"W	55.10'	55.29'	16°14'41"
C50	185.00'	N 33°54'22"W	109.87'	111.17'	32°38'51"



- LEGEND
- FOUND 75% CONCRETE MONUMENT LB#7013
  - FOUND 50% CONCRETE MONUMENT LB#7013
  - CONCRETE MONUMENT LB#7013, UNLESS OTHERWISE NOTED
  - PCP PERMANENT CONTROL POINT LB#7013
  - BOUNDARY
  - BOUNDARY (PUBLIC)
  - COMMUNITY DEVELOPMENT DISTRICT
  - ENVIRONMENTAL PROTECTION COMMISSION
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - FLOOD HAZARD ZONE
  - DRAINAGE AREA
  - DRAINAGE AREA
  - EPC
  - ENVIRONMENTAL PROTECTION COMMISSION
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - OVERALL
  - NON-RADIAL LINE
  - UTILITY EASEMENT (PUBLIC)
  - WETLAND CONSERVATION AREA
  - WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
 ENGINEERING & SURVEYING, LLC

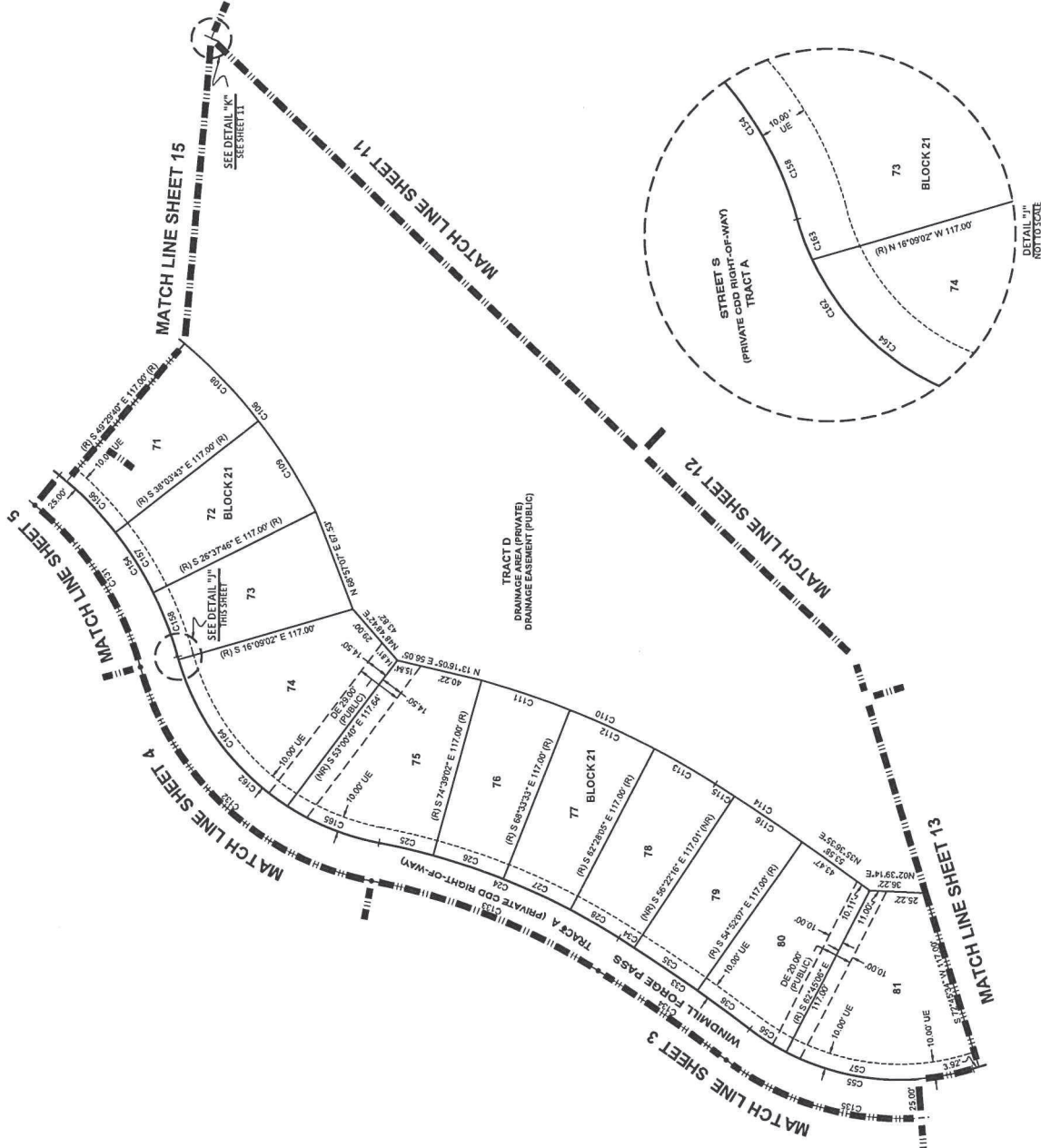
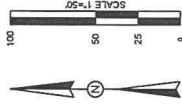
1187013 CA 18174  
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SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C24	450.00'	N 21°26'46" E	167.00'	169.01'	21°23'29"
C25	450.00'	S 13°03'00" W	36.11'	36.12'	4°35'37"
C26	450.00'	S 18°23'43" W	47.82'	47.84'	6°05'39"
C27	450.00'	S 24°29'11" W	47.82'	47.84'	6°05'39"
C28	450.00'	S 29°50'13" W	36.19'	36.20'	4°36'35"
C33	1172.00'	N 34°35'44" E	103.08'	103.12'	5°02'20"
C34	1172.00'	S 32°23'38" W	11.86'	11.88'	0°34'16"
C35	1172.00'	S 33°05'00" W	49.47'	49.47'	2°25'07"
C36	1172.00'	S 36°09'26" W	41.96'	41.96'	2°03'05"
C37	160.00'	S 09°58'16" W	146.33'	151.98'	54°23'25"
C38	160.00'	S 32°12'56" W	27.71'	27.74'	9°59'06"
C37	160.00'	S 05°00'14" W	121.14'	124.24'	44°29'20"
C106	347.00'	N 51°11'07" E	146.89'	147.60'	24°22'15"
C108	347.00'	S 46°13'19" W	69.12'	69.24'	11°25'57"
C109	347.00'	S 57°39'16" W	69.12'	69.24'	11°25'57"
C110	567.00'	N 23°44'44" E	165.56'	166.18'	16°47'32"
C111	567.00'	S 10°23'03" W	60.35'	60.36'	6°05'39"
C112	567.00'	S 24°29'11" W	60.35'	60.36'	6°05'39"
C113	567.00'	S 29°50'13" W	45.81'	45.82'	4°36'35"
C114	1289.00'	N 33°38'12" E	67.25'	67.26'	2°58'23"
C115	1289.00'	S 32°28'08" W	14.72'	14.72'	0°39'15"
C116	1289.00'	S 33°57'49" W	52.54'	52.54'	2°20'08"
C131	205.00'	S 55°43'32" W	124.63'	126.64'	35°27'05"
C132	193.50'	S 42°36'03" W	303.17'	314.02'	63°42'03"
C133	425.00'	S 21°26'46" W	157.75'	158.67'	21°23'29"
C135	185.00'	S 09°58'16" W	169.19'	175.79'	54°23'25"
C154	230.00'	N 56°43'32" E	140.05'	142.31'	35°27'05"
C156	230.00'	S 46°13'19" W	45.82'	45.89'	11°25'57"
C157	230.00'	S 57°39'16" W	45.82'	45.89'	11°25'57"
C158	230.00'	S 68°54'39" W	44.41'	44.46'	11°04'59"
C162	167.50'	S 42°36'03" W	176.76'	186.22'	63°42'03"
C163	167.50'	S 74°09'01" W	1.76'	1.76'	0°36'06"
C164	167.50'	S 83°15'45" W	117.79'	120.37'	41°10'23"
C165	167.50'	S 21°26'46" W	63.71'	64.10'	21°58'33"

- LEGEND
- FOUND 4"x4" CONCRETE MONUMENT LB#7013
  - SET (PRM) PERMANENT REFERENCE MONUMENT 4"x4"
  - CONCRETE MONUMENT LB#7013, UNLESS OTHERWISE NOTED
  - ACCESS POINT LB#7013
  - AE ACCESS EASEMENT (PUBLIC)
  - BO BOUNDARY
  - CD CURVE DATA
  - DE DRAINAGE EASEMENT DISTRICT
  - DA DRAINAGE AREA
  - EPC ENVIRONMENTAL PROTECTION COMMISSION
  - LE LICENSED BUSINESS
  - LB LB#7013
  - LR L-STRIP
  - NR NON-RADIAL LINE
  - PR PRIVATE
  - RA RADIAL LINE
  - UE UTILITY EASEMENT (PUBLIC)
  - WCA WETLAND CONSERVATION AREA
  - WCA#8 WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
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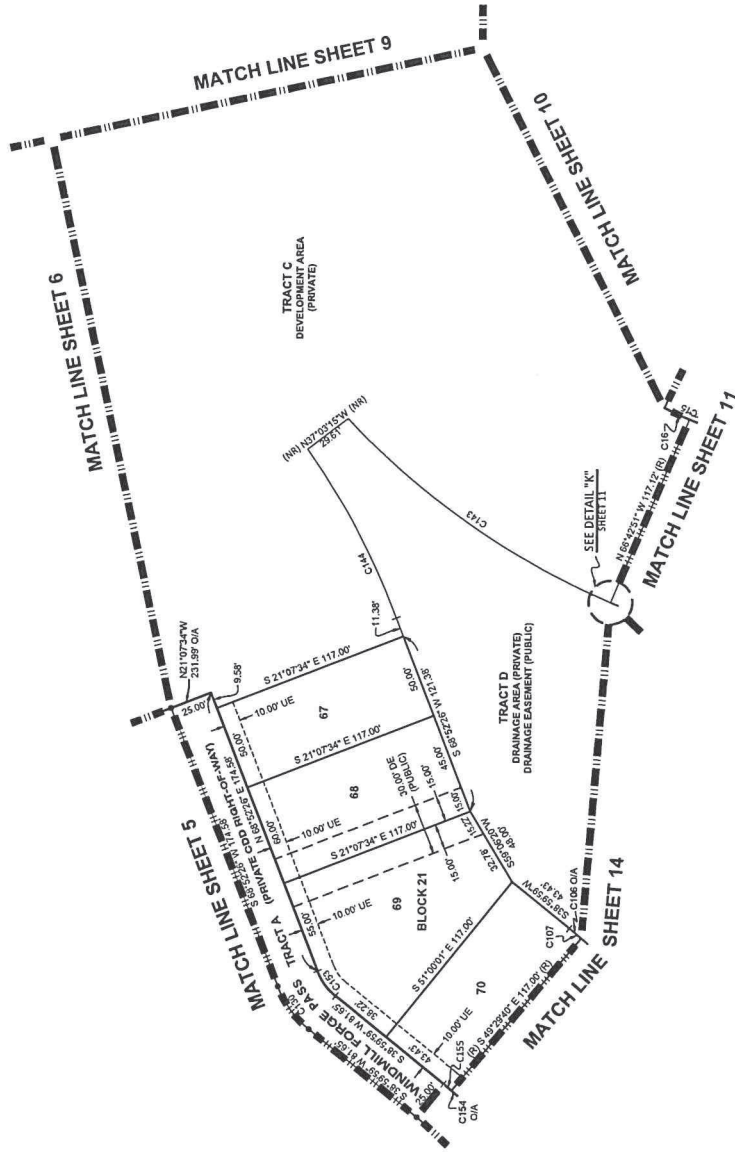
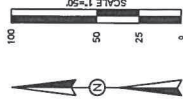
LB#7013 CA#4674  
775 WARNER LANE  
ORLANDO, FL 32803  
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SERENO PHASE 8A

A SUBDIVISION LYING WITHIN SECTION 5, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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CURVE TABLE					
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C15	350.00'	S 23°56'47" W	24.06'	24.06'	3°56'20"
C16	350.00'	S 24°07'00" W	16.27'	16.27'	2°39'46"
C106	347.00'	N 51°11'07" E	146.49'	147.00'	24°22'15"
C107	347.00'	S 39°45'10" W	9.12'	9.12'	1°30'21"
C130	60.00'	S 53°56'13" W	30.93'	31.28'	29°52'27"
C143	458.89'	N 34°54'21" E	188.13'	188.46'	23°36'15"
C144	435.76'	S 62°11'11" W	112.02'	112.33'	14°46'12"
C153	35.00'	S 53°56'13" W	18.64'	18.25'	29°52'27"
C154	230.00'	N 59°43'32" E	140.06'	142.31'	35°27'05"
C155	230.00'	S 39°45'10" W	6.04'	6.04'	1°30'21"

- LEGEND
- CONDUIT (PVC) CONCRETE ENCASMENT (LBP7013)
  - STORM SEWER (PVC) CONCRETE ENCASMENT (LBP7013)
  - CONCRETE MONUMENT (LBP7013, UNLESS OTHERWISE NOTED)
  - (PCP) PERMANENT CONTROL POINT (LBP7013)
  - (P) PERMANENT POINT (LBP7013)
  - BOUNDARY
  - COMMUNITY DEVELOPMENT DISTRICT
  - DRAINAGE AREA
  - DRAINAGE AREA
  - ENVIRONMENTAL PROTECTION COMMISSION
  - ENVIRONMENTAL PROTECTION COMMISSION WETLAND LINE
  - OVERALL
  - NON-ADJADAL LINE
  - UTILITY EASEMENT
  - WETLAND CONSERVATION AREA
  - WETLAND CONSERVATION AREA SETBACK

**HAMILTON**  
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TEL: 813.250.3535 | www.HamiltonEngineering.us | TEL: 407.362.5929



# Hillsborough County

## PUBLIC SCHOOLS

Preparing Students for Life

### REVISED Certificate of School Concurrency

<b>Project Name</b>	Sereno Phase 8A (forth revision) aka DG Farms
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	3491
<b>HCPS Project ID Number</b>	SC-400
<b>Parcel / Folio Number(s)</b>	0780111.0125; 078011.0150; 078011.0130
<b>Project Location</b>	Emerald Blossoms and SR 674
<b>Dwelling Units &amp; Type</b>	82 Single-Family Detached
<b>Applicant</b>	GTIS Metro DG LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	16	8	12		36

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

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

Renée M. Kamen, AICP  
Manager, Planning & Siting  
Growth Management Department  
E: [renee.kamen@hcps.net](mailto:renee.kamen@hcps.net)  
P: 813.272.4083

May 25, 2021  
Date Issued