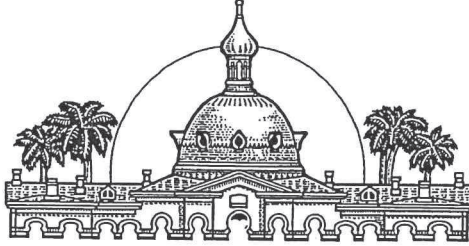


HILLSBOROUGH COUNTY
Development Review Division of Development Services Department



Hillsborough County
Florida

Cedarbrook Phase 6 fka Belmont Reserve Ph 6

Folio# 77365 BOARD DATE February 7, 2023

REPORT INDEX

A1Location Map
A2Owner / Developer Agreement
A3 Financial Security

Manager's Signature: _____

SUBJECT: Cedarbrook Phase 6 fka Belmont Reserve Ph 6 **PI#4999**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 7, 2023
CONTACT: Lee Ann Kennedy

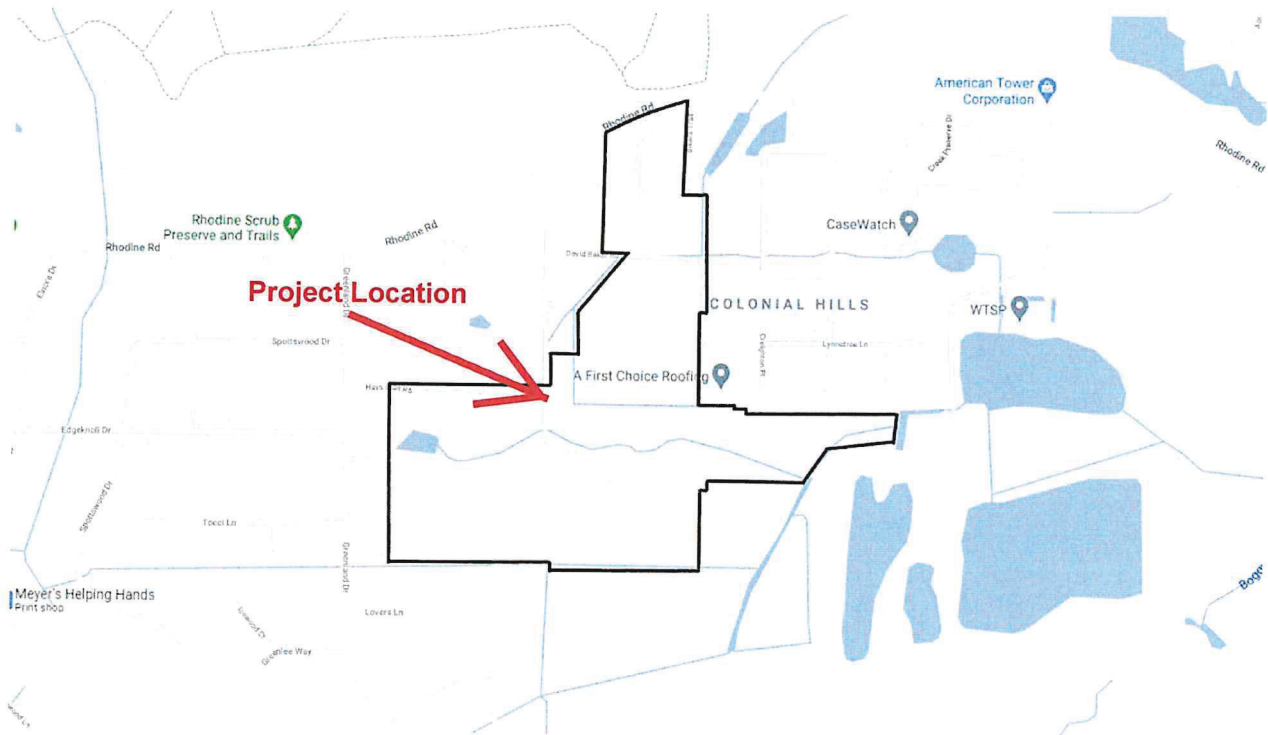
RECOMMENDATION:

Accept the plat for recording for Cedarbrook Phase 6, located in Section 8, Township 28, and Range 18, 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 \$43,621.25, a Warranty Bond in the amount of \$27,955.38 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 \$1,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

BACKGROUND:

On September 6, 2022, Permission to Construct Prior to Platting was issued for Cedarbrook Phase 6. The developer has submitted the required Letters of Credit, which the County Attorney's Office has reviewed and approved. The developer is Rhodine Holdings, LLC and the engineer is LevelUp.



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

This Agreement made and entered into this 15th day of December, 2022, by and between Rhodine Holdings, 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 Cedarbrook Phase 6, hereinafter 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 such improvements 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 Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

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

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

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Roads/Streets | <input checked="" type="checkbox"/> Water Mains/Services | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input checked="" type="checkbox"/> Sanitary Gravity Sewer Systems | <input checked="" type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges |
| <input type="checkbox"/> Reclaimed Water Mains/Services | <input checked="" type="checkbox"/> Sidewalks | |
| <input type="checkbox"/> Other: _____ | | |

hereafter referred to as the "County Improvements"; and

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

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Cedarbrook Phase 6 (twenty-four(24)) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the County Improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 4724753 \$43,621.25 dated, 12/6/2022 with Rhodine Holdings, LLC as Principal, and _____ Great American Insurance Company as Surety, or
A Warranty Bond, number 4724752 \$27,955.38 dated, 12/6/2022 with Rhodine Holdings, LLC as Principal, and _____ Great American Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

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

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

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

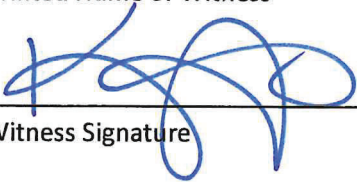
ATTEST:



Witness Signature

Michael T. Rainer

Printed Name of Witness



Witness Signature

Kelley Cato Juneau

Printed Name of Witness

Subdivider:

By

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

Jeffery S. Hills

Name (typed, printed or stamped)

Manager

Title

111 S. Armenia Avenue, Suite 201, Tampa, FL 33609

Address of Signer

(813) 443-0809

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

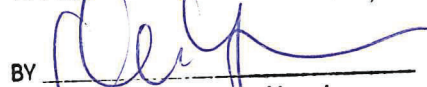
By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY



BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

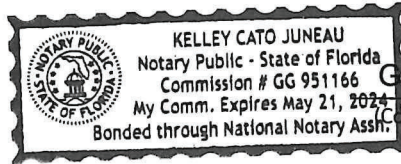
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
15th day of December, 2022, by Jeffery S. Hills as
(day) (month) (year) (name of person acknowledging)
Manager for Rhodine Holdings, LLC
(type of authority,...e.g. officer, trustee, attorney 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

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



(Notary Seal)

GG951166
(Commission Number)

May 21, 2024
(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we Rhodine Holdings, LLC
_____ called the Principal, and _____
Great American 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-THREE THOUSAND SIX HUNDRED TWENTY-ONE AND TWENTY-FIVE CENTS (\$43,621.25) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has 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 CEDARBROOK PHASE 6 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.

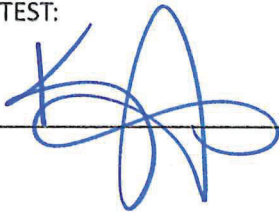
NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as CEDARBROOK PHASE 6 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;

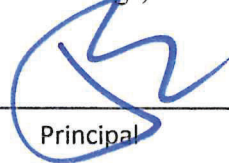
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 7, 2025.

SIGNED, SEALED AND DATED this 6th day of December, 2022.

ATTEST:



Rhodine Holdings, LLC


By  _____
Principal Seal

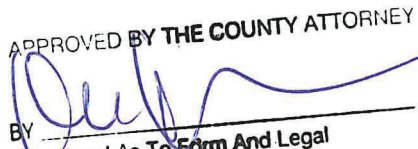
Great American Insurance Company

Surety Seal

ATTEST:

Helena Beams

By  _____
Attorney-In-Fact Seal
Mary Martha Langley

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than **FOUR**

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **18TH** day of **JUNE**, 2019



Steph C. B.

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this **18TH** day of **JUNE**, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **6th** day of **December**, 2022



Steph C. B.

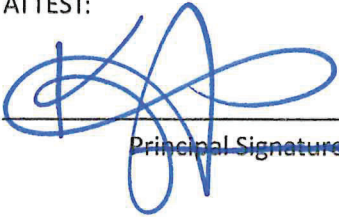
Assistant Secretary

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 March 7, 2027.

SIGNED, SEALED AND DATED this 6th day of December, 2022.

ATTEST:



Principal Signature

NA

Surety Signature

Rhodine Holdings, LLC



(Seal)


Great American Insurance Company

(Seal)

ATTEST:

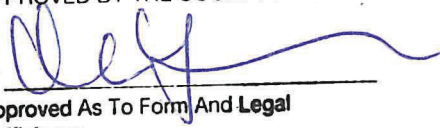
Helena Bram

Attorney-in-fact Signature



(Seal)
Mary Martha Langley, Attorney-in-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by this power of attorney is not more than **FOUR**

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18TH day of JUNE 2019



Steph C. B.

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:
On this 18TH day of

JUNE

2019

, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 6th day of December, 2022



Steph C. B.

Assistant Secretary

Belmond Reserve Phase 6

Performance Bond Calculation

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

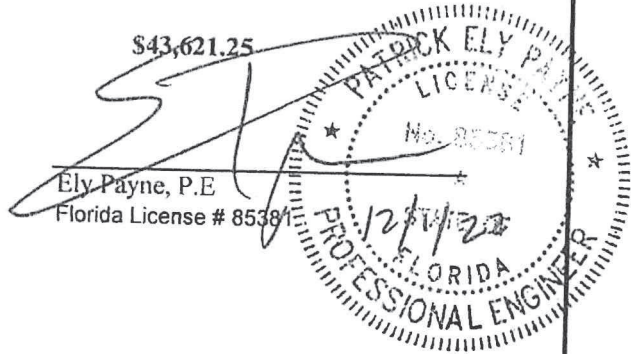
SUMMARY

Paving	\$25,210.30
Water	\$1,590.25
Wastewater	\$6,224.45
Drainage	\$1,872.00
Total	\$34,897.00

Performance Bond Amount (125% of total)

\$43,621.25

Ely Payne, P.E.
Florida License # 85381



PAVING

Description	Quantity	Unit	Unit Price	Amount
5' Wide Conc. Sidewalk (Non-lot frontage)	320	SF	\$38.20	\$12,224.00
R/W Grading	1	LS	\$7,410.10	\$7,410.10
3' Sod - B.O.C.	488	SY	\$3.95	\$1,927.60
Cul-De-Sac Island Full Sod	660	SY	\$3.95	\$2,607.00
Seed & Mulch - R/W	1,736	SY	\$0.60	\$1,041.60
			Total =	\$25,210.30

WATER

Description	Quantity	Unit	Unit Price	Amount
Chlorination & Pressure Testing	1	LF	\$1,590.25	\$1,590.25
			Total =	\$1,590.25

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
Testing	1	LS	\$1,433.85	\$1,433.85
Televise Sanitary Sewer - Main	208	LF	\$6.50	\$1,352.00
Televise Sanitary Sewer - Laterals	152	LF	\$6.50	\$988.00
Flush and Televise Existing Downstream SS Main - 1 Run	1	LS	\$2,450.60	\$2,450.60
			Total =	\$6,224.45

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
TV Storm Pipe	288	LF	\$6.50	\$1,872.00
			Total =	\$1,872.00

Belmond Reserve Phase 6

Warranty Bond Calculation


Construction costs for the potable water and sanitary sewer system

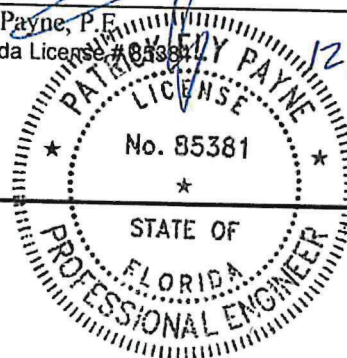
SUMMARY

Paving	\$140,687.50
Water	\$54,166.95
Wastewater	\$36,273.65
Drainage	\$48,425.65
Total	\$279,553.75

Warranty Bond Amount (10% of total)

\$27,955.38


Ely Payne, P.E.
Florida License # 85381



PAVING

Description	Quantity	Unit	Unit Price	Amount
1 1/2" Type SP-12.5 Asphalt	1,732	SY	\$ 23.45	\$ 40,615.40
6" Crushed Concrete Base	1,732	SY	\$ 19.05	\$ 32,994.60
12" Stabilized Sub-Base (LBR40)	2,176	SY	\$ 5.90	\$ 12,838.40
Miami Curb	1,088	LF	\$ 18.30	\$ 19,910.40
Type "F" Curb	288	LF	\$ 26.05	\$ 7,502.40
5' Wide Conc. Sidewalk (Non-lot front)	320	SF	\$ 38.20	\$ 12,224.00
R/W Grading	1	LS	\$ 7,410.10	\$ 7,410.10
3' Sod - B.O.C.	488	SY	\$ 3.95	\$ 1,927.60
Cul-De-Sac Island Full Sod	660	SY	\$ 3.95	\$ 2,607.00
Seed & Mulch - R/W	1,736	SY	\$ 0.60	\$ 1,041.60
Connect to Existing Pavement	2	LS	\$ 808.00	\$ 1,616.00
			Total =	\$140,687.50

WATER

Description	Quantity	Unit	Unit Price	Amount
Connect to Existing WM	1	EA	\$ 3,321.50	\$ 3,321.50
TCA	1	LS	\$ 19,249.60	\$ 19,249.60
Water Usage	9	Lot	\$ 34.00	\$ 306.00
8" PVC C900 DR18 WM	40	LF	\$ 52.35	\$ 2,094.00
4" PVC C900 DR18 WM	412	LF	\$ 21.30	\$ 8,775.60
8" Gate Valve w/ Box	1	EA	\$ 2,571.45	\$ 2,571.45
8 x 4" Reducer	1	EA	\$ 1,370.45	\$ 1,370.45
8" Fittings & Restraints	1	LS	\$ 1,125.25	\$ 1,125.25
4" Fittings & Restraints	1	LS	\$ 4,512.70	\$ 4,512.70
Single Service Assembly (Complete) - Short Side	4	EA	\$ 598.40	\$ 2,393.60
Single Service Assembly (Complete) - Long Side	5	EA	\$ 780.65	\$ 3,903.25
Permanent Blowoff	1	EA	\$ 2,522.90	\$ 2,522.90
Chlorination & Pressure Testing	1	LS	\$ 1,590.25	\$ 1,590.25
Irrigation Sleeve	1	LS	\$ 430.40	\$ 430.40

Total = \$54,166.95

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC SDR 26 (0-6')	52	LF	\$ 42.45	\$ 2,207.40
8" PVC SDR 26 (6-8')	92	LF	\$ 46.35	\$ 4,264.20
8" PVC SDR 26 (8-10')	64	LF	\$ 50.30	\$ 3,219.20
Single Service	1	EA	\$ 1,410.10	\$ 1,410.10
Double Service	3	EA	\$ 1,809.90	\$ 5,429.70
Manhole (0-6')	1	EA	\$ 5,627.75	\$ 5,627.75
Testing	1	LS	\$ 1,433.85	\$ 1,433.85
Connect to Existing Manhole	1	LS	\$ 3,768.40	\$ 3,768.40
Dewatering / Rock Bedding	1	LS	\$ 3,376.85	\$ 3,376.85
Televise Sanitary Sewer - Main	208	LF	\$ 6.50	\$ 1,352.00
Televise Sanitary Sewer - Laterals	152	LF	\$ 6.50	\$ 988.00
Flush and Televise Existing Downstream SS Main - 1 Run	1	LS	\$ 2,450.60	\$ 2,450.60
Adjust Existing MH F/C	1	LS	\$ 745.60	\$ 745.60
			Total =	\$ 36,273.65

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
18" HP Dual Wall Storm Pipe	288	LF	\$ 56.80	\$ 16,358.40
Curb Inlet	2	EA	\$ 7,192.00	\$ 14,384.00
Dewatering / Rock Bedding	1	LS	\$ 3,220.20	\$ 3,220.20
18" M.E.S.	1	EA	\$ 1,368.65	\$ 1,368.65
Connect to Existing Pond Slope	1	LS	\$ 6,934.40	\$ 6,934.40
Floating Turbidity Barrier	160	LF	\$ 26.80	\$ 4,288.00
TV Storm Pipe	288	LF	\$ 6.50	\$ 1,872.00

Total = \$48,425.65

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

This Agreement made and entered into this 15th day of December, 2022, by and between Rhodine Holdings, 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 Cedarbrook Phase 6 (hereafter referred to as the “Subdivision”); and

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

WHEREAS, the lot corners required by Florida Statutes in the Subdivision 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, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Cedarbrook Phase 6 (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, 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 _____
 - b. A Performance Bond, number 4724751 \$1,250.00 dated, 12/6/2022 with Rhodine Holdings, LLC as Principal, and _____ as Surety, or Great American Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. 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 letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks 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 LDC, 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 its 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 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 this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Michael T. Rainer

Printed Name of Witness



Witness Signature

Kelley Cato Juneau

Printed Name of Witness

Subdivider:

By



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

Jeffery S. Hills

Name (typed, printed or stamped)

Manager

Title

111 S. Armenia Avenue, Suite 201, Tampa, FL 33609

Address of Signer

(813) 443-0809

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY



BY _____
Approved As To Form And Legal
Sufficiency.

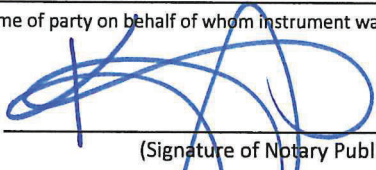
Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
15th day of December, 2022, by Jeffery S. Hills as
(day) (month) (year) (name of person acknowledging)

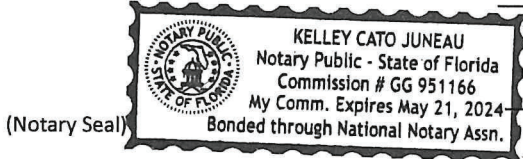
Manager for Rhodine Holdings, LLC
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification


(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



GG951166
(Commission Number)

May 21, 2024
(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)

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 Cedarbrook Phase 6 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 7, 2025.

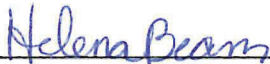
SIGNED, SEALED AND DATED this 6th day of December, 2022.

ATTEST:


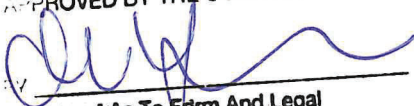
Rhodine Holdings, LLC

BY: 
_____ (SEAL)
PRINCIPAL

Great American Insurance Company
SURETY (SEAL)

ATTEST:



_____ (SEAL)
ATTORNEY-IN-FACT
Mary Martha Langley

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than **FOUR**

No. 0 21328

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	\$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this **18TH** day of **JUNE**, 2019



Steph C. B.

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Mark V. Vicario

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this **18TH** day of **JUNE**, 2019, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

Susan A Kohorst

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this **6th** day of **December**, 2022



Steph C. B.

Assistant Secretary

Belmond Reserve Phase 6

Performance Bond Calculation

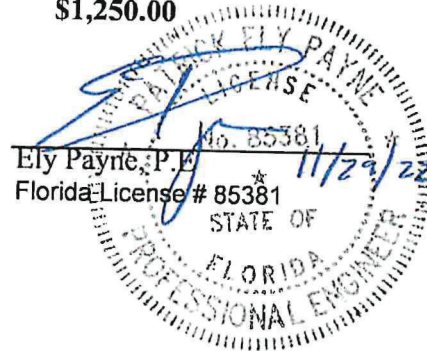
Construction costs for setting Lot Corners

SUMMARY

Lot Corners	\$1,000.00
Total	\$1,000.00

Performance Bond Amount (125% of total)

\$1,250.00



Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$1,000.00	\$1,000.00
			TOTAL =	\$1,000.00

CEDARBROOK PHASE 6

BEING A REPLAT OF TRACT 101 AND PARCEL 415, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198, AND ALL OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2021018021, AND A PORTION OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2020348768, OFFICIAL RECORDS BOOK 6963, PAGE 363, OFFICIAL RECORDS BOOK 20029, PAGE 0656, AND OFFICIAL RECORDS BOOK 27094, PAGE 0035, ALL BEING PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT 101 AND PARCEL 415, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198, AND ALL OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2021018021, AND A PORTION OF THOSE LANDS AS DESCRIBED IN INSTRUMENT NUMBER 2020348768, OFFICIAL RECORDS BOOK 6963, PAGE 363, OFFICIAL RECORDS BOOK 20029, PAGE 0656, AND OFFICIAL RECORDS BOOK 27094, PAGE 0035, ALL BEING PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT 101, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAME BEING THE NORTHEAST CORNER OF LOT 161, BELMOND RESERVE PHASE 2, ACCORDING TO PLAT BOOK 140, PAGE 251, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; **THENCE** ALONG THE NORTH LINE OF SAID TRACT 101, SOUTH 89°09'38" EAST, A DISTANCE OF 197.82 FEET TO THE POINT OF BEGINNING; **THENCE** ALONG THE WEST LINE OF INSTRUMENT NUMBER 2021018021 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALONG SAID BOUNDARY, NORTH 02°25'56" WEST, A DISTANCE OF 32.01 FEET; **THENCE**, CONTINUE ALONG SAID BOUNDARY, SOUTH 89°09'38" EAST, A DISTANCE OF 53.00 FEET TO THE SOUTHWEST CORNER OF PARCEL 415, BELMOND RESERVE PHASE 1, ACCORDING TO PLAT BOOK 140, PAGE 198, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; **THENCE**, ALONG THE WEST LINE OF SAID PARCEL 415, NORTH 02°25'56" WEST, A DISTANCE OF 32.01 FEET TO THE POINT OF BEGINNING; **THENCE** ALONG THE NORTH RIGHT-OF-WAY LINE OF HAVES CLAM ROAD, ACCORDING TO SAID BELMOND RESERVE PHASE 1; **THENCE**, ALONG SAID NORTH LINE, NORTH 89°09'38" WEST, A DISTANCE OF 350.68 FEET TO A POINT ON A CURVE TO THE RIGHT; **THENCE** NORTHWESTERLY 25.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 7°23'33"; **AND** A NORTH 02°25'56" WEST 23.86 FEET; **THENCE**, LEAVING SAID POINT OF BEGINNING, NORTH 89°09'38" EAST, A DISTANCE OF 53.00 FEET; **THENCE**, LEAVING SAID POINT OF BEGINNING, NORTH 89°09'38" EAST, A DISTANCE OF 110.34 FEET; **THENCE** SOUTH 89°09'38" EAST, A DISTANCE OF 795.35 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 101; **THENCE** ALONG THE BOUNDARY OF TRACT 101 THE FOLLOWING: (1) SOUTH 0°11'39" EAST, A DISTANCE OF 130.02 FEET; (2) NORTH 89°09'38" WEST, A DISTANCE OF 19.02 FEET; (3) SOUTH 89°09'38" WEST, A DISTANCE OF 19.02 FEET; **THENCE** SOUTHERLY 19.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 05°44'05"; **AND** A CHORD BEARING AND DISTANCE OF SOUTH 17°54'42" EAST 19.01 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT 101; **THENCE** ALONG THE BOUNDARY OF TRACT 101 THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°09'38" EAST, A DISTANCE OF 29.33 FEET; (2) SOUTH 02°25'56" EAST, A DISTANCE OF 210.05 FEET; (3) NORTH 89°09'38" WEST, A DISTANCE OF 19.02 FEET; **THENCE**, LEAVING SAID POINT OF BEGINNING, NORTH 89°09'38" EAST, A DISTANCE OF 19.02 FEET; **THENCE**, LEAVING SAID BOUNDARY OF TRACT 101, WESTERLY 225.77 FEET ALONG THE RIGHT-THEME, LEAVING SAID BOUNDARY OF TRACT 101, WESTERLY 225.77 FEET ALONG THE CHORD BEARING AND DISTANCE OF NORTH 81°19'09" WEST 252.19 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; **THENCE** NORTHWESTERLY 55.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 67.50 FEET, A CENTRAL ANGLE OF 47°10'16"; **AND** A CHORD BEARING AND DISTANCE OF NORTH 69°19'27" WEST 54.02 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 101; **THENCE** ALONG THE WEST LINE, NORTH 00°09'46" EAST, A DISTANCE OF 120.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.282 ACRES.

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF THE CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART 1 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 _____

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____ DATE _____

OWNER: RHODINE, HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: NICHOLAS J. DISTER, AUTHORIZED AGENT

WITNESS PRINT _____
WITNESS PRINT _____

ACKNOWLEDGMENT STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2022, PERSONALLY APPEARED NICHOLAS J. DISTER, AS AUTHORIZED AGENT OF RHODINE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT: _____
COMMISSION NO.: _____ EXPIRES: _____

OWNER: BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT

BY: NICHOLAS J. DISTER, VICE CHAIRMAN

WITNESS PRINT _____
WITNESS PRINT _____

ACKNOWLEDGMENT COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2022, PERSONALLY APPEARED NICHOLAS J. DISTER, AS VICE CHAIRMAN OF BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC

SIGN: _____
PRINT: _____
COMMISSION NO.: _____ EXPIRES: _____

DEDICATION:

THE UNDERSIGNED, AS THE OWNERS OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF THE CEDARBROOK PHASE 6 TO THE PUBLIC USE OF THE COUNTY OF HILLSBOROUGH, FLORIDA, AND MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS, EACH AS THEIR INTERESTS APPEAR:

OWNERS HEREBY DEDICATE TO HILLSBOROUGH COUNTY, FLORIDA, (THE COUNTY) AND THE PUBLIC USE ALL STREETS, ROADS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC".

PUBLIC DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC.

THE BELMOND RESERVE COMMUNITY DEVELOPMENT DISTRICT ("COD") HEREBY RESERVES A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "PUBLIC DRAINAGE EASEMENTS" AS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING DRAINAGE LINES, SWALES, RETENTION AND DETENTION, AND EASEMENTS SHOWN HEREON. ALL SUCH EASEMENTS SHALL BE SUBJECT TO ALL PUBLIC EASEMENTS SHOWN HEREON.

OWNERS HEREBY DEDICATE TO THE PUBLIC USE ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

FEE INTEREST IN TRACT A IS HEREBY RESERVED BY THE COD FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

PRIVATE INGRESS AND EGRESS AND WALL EASEMENTS ARE HEREBY RESERVED BY THE OWNERS FOR CONVEYANCE TO THE COMMUNITY DEVELOPMENT DISTRICT (COD) OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC. THE PUBLIC USE OF THE SUBDIVISION IS SUBJECT TO ANY AND ALL PUBLIC EASEMENTS SHOWN HEREON.

SAID TRACT A AND PRIVATE INGRESS AND EGRESS AND WALL EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY OWNERS WILL BE THE RESPONSIBILITY OF THE OWNERS, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A SUBDIVISION OF LAND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 16th DAY OF JUNE, 2022, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP's) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

DAVID A. WILLIAMS, (LICENSE NO. LS6423)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPOINT SURVEYING, INC.
213 HOBBS STREET, TAMPA, FL 33619
LICENSED BUSINESS NUMBER LB 7786



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Tampa, Florida 33619
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Licensed Business Number LB 7786



Certificate of School Concurrency

Project Name Belmont Phase 6
Jurisdiction Hillsborough
Jurisdiction Project ID Number 4999
HCPS Project Number 876
Parcel ID Number(s) 77423.0400, 077426.0505, et. al
Project Location S. of Rhodine Road, approx 1.5 miles E Balm Riverview RD
Dwelling Units & Type SFA: 9
Applicant Rhodine Holdings, LLC

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	2	1	1	4

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, Growth Management Department
 Hillsborough County Public Schools
 E: renee.kamen@hcps.net
 P: 813.272.4083

Date 3/3/2022

HILLSBOROUGH COUNTY
DEVELOPMENT SERVICES
SITE AND SUBDIVISION REVIEW SHEET

PRELIMINARY PLAT

Project ID# 4999

PROJECT NAME Belmond Reserve Phase 6 FOLIO # 77426.0505, 77423.0400, 77423.0310

SUBMITTED 02/08/2022 DISTRIBUTED 02/09/2022 DUE 03/02/2022

EOR NAME & PHONE Ely Payne 813-375-0616

EOR EMAIL ADDRESS: ely@levelupflorida.com

OWNER NAME & PHONE Nicholas Dister 813-363-4888

OWNER EMAIL ADDRESS: ksmith@eisenhowerpropertygroup.com

DRC DATE 03/10/2022 SECTION/TOWNSHIP/RANGE 8-28-18

X	APPROVED	GRAND OAKS
	APPROVED WITH CONDITIONS	ON SITE PIPING
	RESUBMITTAL REQUIRED	OVERLAY DISTRICT / ARCHITECTURAL REVIEW
	INSUFFICIENT FOR REVIEW*	PROPORTIONATE FAIR SHARE
	LIGHTING PLANS	Di minimis Subdivision
	NO REVIEW REQUIRED	FIRE MARSHAL PLAN REVIEW & PERMIT REQUIRED

CONDITIONS/COMMENTS

Dwelling Unit No./Type: 9 single-family, attached

Please see attached School Concurrency Certificate. Please contact staff below for any questions.

PRELIMINARY APPROVED: _____

REVIEWED BY: Renée M. Kamen, AICP PHONE# 813-272-4083 DATE: March 3, 2022

	NATURAL RESOURCES	272-5600		FIRE	276-8433
	TRANSPORTATION	272-5600		PARKS	975-2160
	SITE ENGINEERING	272-5600		STREET & ADDRESSES	744-5862
	STORMWATER	272-5600		REAL ESTATE/SURVEY	307-4783
	UTILITIES	272-5600		PUBLIC WORKS (TRAFFIC SVCS)	272-5912
	ZONING	272-5600	x	SCHOOL DISTRICT	272-4690
	EPC	627-2600 EXT.1239			