

SUBJECT: Heritage Estates Phase 2 **PI#5448**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 13, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Heritage Estates Phase 2, located in Section 14, Township 28, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage and sidewalks) 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 \$460,120.63, a Warranty Bond in the amount of \$105,135.98 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 \$3,125.00 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.

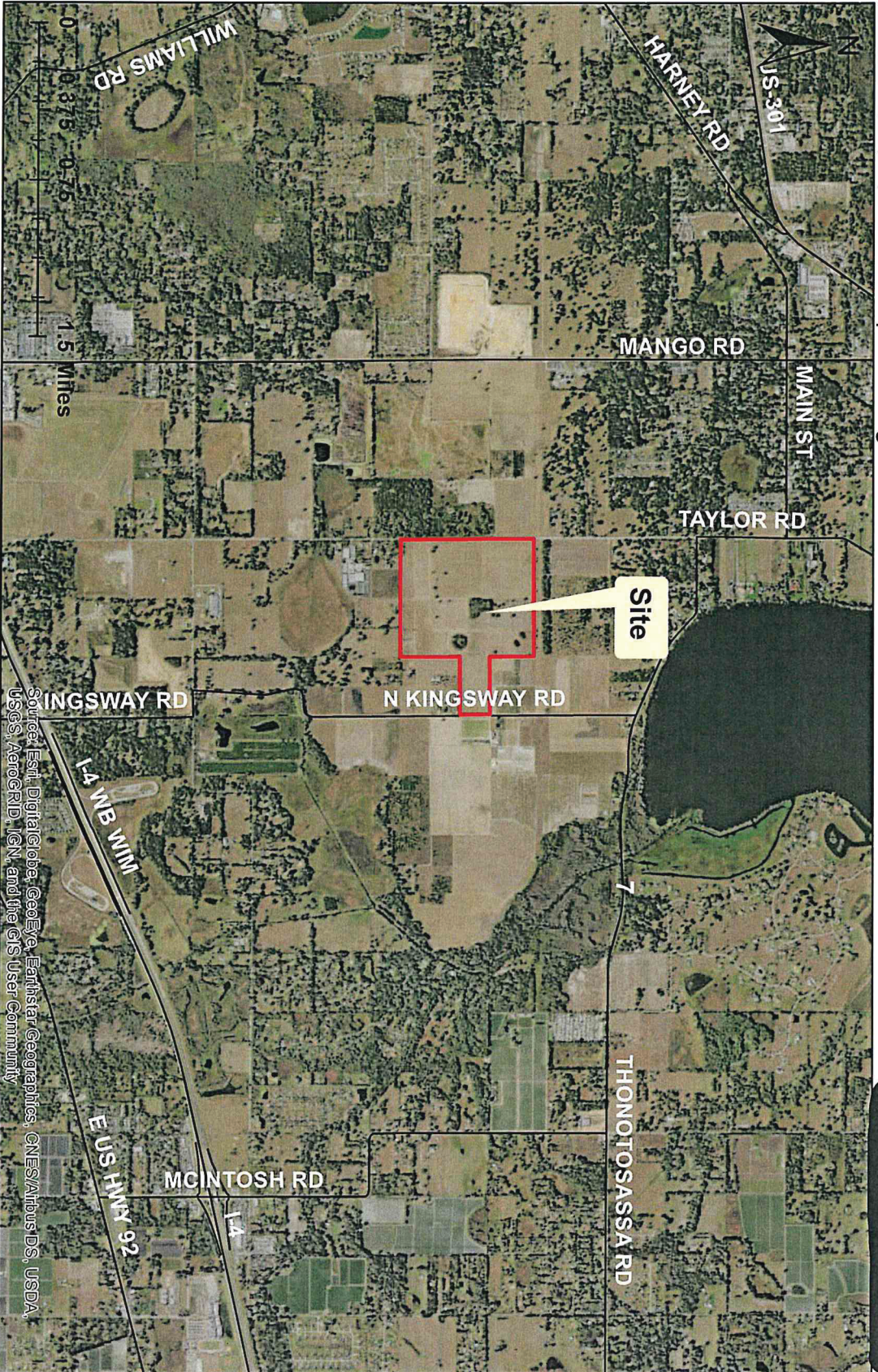
BACKGROUND:

On June 3, 2021, Permission to Construct Prior to Platting was issued for Heritage Estates Phase 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Graceland Village, LLC and the engineer is June Engineering.

28°02'08.9"N 82°17'17.7"W

Section 14, 15, 22, 23/ Township 28/ Range 20

Location Map - James Property Hillsborough county , FL



June Engineering Consultants, Inc
32 West Plant Street
Winter Garden, FL 34787

June engineering
consultants, inc.

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

This Agreement made and entered into this _____ day of _____, 20_23, by and between Graceland Village 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 Heritage Estates phase 2, 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 type="checkbox"/> Water Mains/Services | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input type="checkbox"/> Sanitary Gravity Sewer Systems | <input 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 three (3) 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 54-249588 dated, May 1, 2023 with _____ Graceland Village LLC as Principal, and _____ United Fire and Casualty Company as Surety, or
A Warranty Bond, number 54-249589 dated, May 1, 2023 with _____ Graceland Village LLC as Principal, and _____ United Fire and Casualty 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:

Subdivider:

Laura Torres

Witness Signature

By 

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

LAURA TORRES

Printed Name of Witness

Graceland Village LLC

Name (typed, printed or stamped)

Kathy Ann Dickey

Witness Signature

Rohland A June II - MGR

Title

Kathy Ann Dickey

Printed Name of Witness

23 W Joiner St, Winter Garden Fl 34787

Address of Signer

407-905-8180

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

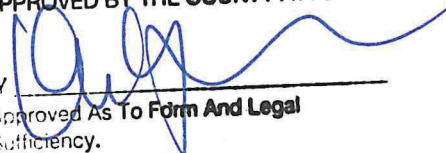
By: _____

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
27th day of April, 2023, by Rohland A June II as
(day) (month) (year) (name of person acknowledging)
manager for Graceland Village 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

Laura Torres
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



7/20/2024
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we GRACELAND VILLAGE, LLC
_____ called the Principal, and United Fire & Casualty Company
_____ called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Four Hundred Sixty Thousand One Hundred Twenty and 63/100(\$ 460,120.63) 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 Heritage Estates Phase 2 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, culverts, gutters, 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.

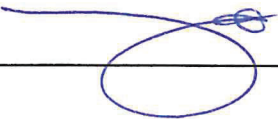
NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Heritage Estates Phase 2 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, culverts, gutters 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 three (3) 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 October 13, 2023.

SIGNED, SEALED AND DATED this 1st day of May, 2023.

ATTEST:



GRACELAND VILLAGE, LLC

By Rohland A. Junell
Principal Seal

United Fire & Casualty Company

Surety Seal

ATTEST:



Sophia Golecki Witness

By Lisa A. Roseland
Attorney-In-Fact Seal

AND FLORIDA LICENSED RESIDENT AGENT
Lisa A. Roseland
Inquiries: 407-786-7770

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O'LINN, SARAH K. O'LINN, EMILY J. GOLECKI, NATHAN K. REICH, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this

24th day of January, 2023



UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richmann*
 Vice President

State of Iowa, County of Linn, ss:

On 24th day of January, 2023, before me personally came Dennis J. Richmann

to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Judith A. Jones
 Notary Public
 My commission expires: 4/23/2024

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 1st day of May, 2023.



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UF&I & FPIC

Heritage Estates Phase 2 Performance Estimate

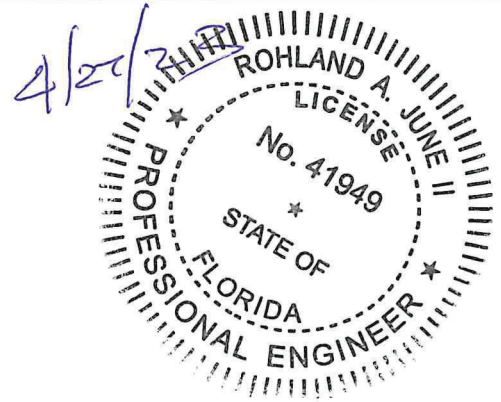
Prepared by: June Engineering Consultants, Inc.		Certificate of Authorization No. 31567			
23 W. Joiner St					
Winter Garden, FL. 34787					
Date:	4/5/2023				
Description	QTY	Units	Unit Price	Total	
Earthwork/General					
Bahia Sod (behind Curb 2')	19,530	SF	\$0.50	\$9,765.00	
Seed and Mulch Pond	8.00	AC	\$1,000.00	\$8,000.00	
Paving					
1 1/2 Asphalt, Type SP-12.5	12,100	SY	\$12.70	\$153,670.00	
6" Lime Rock Base	12,100	SY	\$12.45	\$150,645.00	
5'x4" Sidewalk (common areas)	6,510	SF	\$4.15	\$27,016.50	
ADA Curb ramps and mats	8	EA	\$750.00	\$6,000.00	
Signage and Pavement Markings	1	LS	\$5,000.00	\$5,000.00	
Storm					
Testing	1	LS	\$8,000	\$8,000.00	
TOTAL				\$368,096.50	

Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.

125% Performance Estimate

\$460,120.63

Rohland A. June II
PE #41949



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 October 13, 2025

SIGNED, SEALED AND DATED this 1st day of May, 2023.
GRACELAND VILLAGE, LLC

ATTEST:


Principal Signature

Roland A. June II
(Seal)

United Fire & Casualty Company


Lisa A. Roseland
Surety Signature

*Lisa A. Roseland
(Seal)

ATTORNEY-IN-FACT AND FLORIDA LICENSED RESIDENT AGENT *
ATTEST: Inquiries: 407-786-7770 *

Sophia Golecki
for Attorney-in-fact Signature

Sophia Golecki, Witness
(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY
Approved As To Form And Legal Sufficiency.



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

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their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

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IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this

24th day of January, 2023

UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By:

Dennis J. Richmann
 Vice President



State of Iowa, County of Linn, ss:

On 24th day of January, 2023, before me personally came Dennis J. Richmann

to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Judith A. Jones
 Notary Public
 My commission expires: 4/23/2024

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 1st day of May, 2023.



By:

Mary A. Bertsch
 Assistant Secretary,
 UF&C & UF&I & FPIC

Heritage Estates Phase 2 Warranty Estimate

Prepared by:	June Engineering Consultants, Inc.	Certificate of Authorization No. 31567
	23 W. Joiner St	
	Winter Garden, FL. 34787	
Date:	4/5/2023	

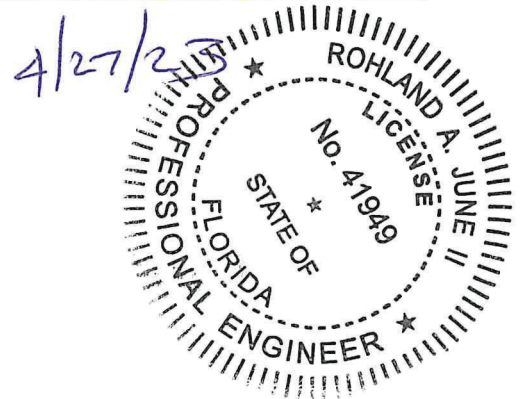
Description	QTY	Units	Unit Price	Total
Earthwork/General				
Mobilization	1	LS	\$10,000.00	\$10,000.00
Bahia Sod (behind Curb 2')	19,530	SF	\$0.50	\$9,765.00
Seed and Mulch Pond	8.00	AC	\$1,000.00	\$8,000.00
Paving				
1 1/2 Asphalt, Type SP-12.5	12,100	SY	\$12.70	\$153,670.00
6" Lime Rock Base	12,100	SY	\$12.45	\$150,645.00
12" Compacted Stabilized Compacted	14,322	SY	\$3.00	\$42,966.00
Miami Curb	9,765	LF	\$11.45	\$111,809.25
Valley Gutter	180	LF	\$29.00	\$5,220.00
5'x4" Sidewalk (common areas)	6,510	SF	\$4.15	\$27,016.50
ADA Curb ramps and mats	8	EA	\$750.00	\$6,000.00
Signage and Pavement Markings	1	LS	\$5,000.00	\$5,000.00
Storm				
18" RCP	1,376	LF	\$63.25	\$87,032.00
24" RCP	1,968	LF	\$87.00	\$171,216.00
30" RCP	1,176	LF	\$120.00	\$141,120.00
18" MES	4	EA	\$1,500.00	\$6,000.00
24" MES	3	EA	\$1,700.00	\$5,100.00
30" MES	1	EA	\$2,100.00	\$2,100.00
J-6 Inlet	1	EA	\$4,500.00	\$4,500.00
Type D Control Structure	1	EA	\$5,400.00	\$5,400.00
P-5 Inlet	14	EA	\$4,000.00	\$56,000.00
P-6 Inlet	3	EA	\$5,000.00	\$15,000.00
P-7 Inlet	6	EA	\$4,000.00	\$24,000.00
P-7 MH	1	EA	3,800	\$3,800.00
			TOTAL	\$1,051,359.75

Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.
No County Utilities.

10% Warranty estimate

\$105,135.98

Rohland A. June II
PE #41949



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

This Agreement made and entered into this _____ day of _____, 2023, by and between Graceland Village 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 Heritage Estates phase 2 (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 three (3) 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 54-249587 dated, MAY, 1 2023 with _____ Graceland Village LLC as Principal, and _____ United Fire and Casualty 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:

Laura Torres
Witness Signature

LAURA TORRES
Printed Name of Witness

Kathy Ann Dickey
Witness Signature

Kathy Ann Dickey
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider:

By: [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Graceland Village LLC
Name (typed, printed or stamped)

Rohland A June II- MGR
Title

23 W Joiner St, Winter Garden FL 34787
Address of Signer

407-905-8180
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
25th day of April, 2023, by Rohland A. June II as
(day) (month) (year) (name of person acknowledging)
manager for Graceland Village 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

Type of Identification Produced



Laura Torres
(Signature of Notary Public - State of Florida)

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

7/20/2024
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number) (Expiration Date)

Bond No. 54-249587

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we GRACELAND VILLAGE, LLC
----- called the Principal, and United Fire & Casualty
Company----- called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of -----
Three Thousand One Hundred Twenty Five and 00/100 (\$ 3,125.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

WHEREAS, pursuant to these subdivision regulations 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 Heritage Estates Phase 2 are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

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

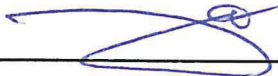
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Heritage Estates Phase 2 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within three (3) 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 October 13, 2023.

SIGNED, SEALED AND DATED this 1st day of May, 2023.

ATTEST:




GRACELAND VILLAGE, LLC

BY: Rohland A. June II
PRINCIPAL (SEAL)

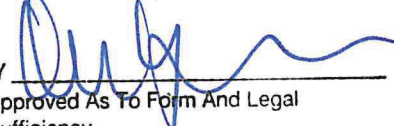
United Fire & Casualty Company
SURETY (SEAL)

ATTEST:


Sophia Golecki Witness


ATTORNEY-IN-FACT (SEAL)
AND FLORIDA LICENSED RESIDENT AGENT
Gloria A. Richards
Inquiries: 407-786-7770

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
 CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
 118 Second Ave SE
 Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

KIM E. NIV, JEFFREY W. REICH, SUSAN L. REICH, TERESA L. DURHAM, GLORIA A. RICHARDS, LISA A. ROSELAND, SONJA AMANDA FLOREE HARRIS, CHERYL A. FOLEY, ROBERT P. O'LINN, SARAH K. O'LINN, EMILY J. GOLECKI, NATHAN K. REICH, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

“Article VI – Surety Bonds and Undertakings”

Section 2, Appointment of Attorney-in-Fact. “The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this

24th day of January, 2023

UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Dennis J. Richman*
 Vice President



State of Iowa, County of Linn, ss:

On 24th day of January, 2023, before me personally came Dennis J. Richman

to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Judith A. Jones
 Notary Public
 My commission expires: 4/23/2024

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have heretofore subscribed my name and affixed the corporate seal of the said Corporations this 15th day of May, 20 23.



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UF&I & FPIC

Heritage Estates Phase 2 Lot Corner Estimate

Prepared by:	June Engineering Consultants, Inc.	Certificate of Authorization No. 31567
	23 W. Joiner St	
	Winter Garden, FL. 34787	
Date:	4/5/2023	


<u>Description</u>	<u>QTY</u>	<u>Units</u>	<u>Unit Price</u>	<u>Total</u>
Number of Lots to be Staked	20	lots	\$125.00	\$2,500.00

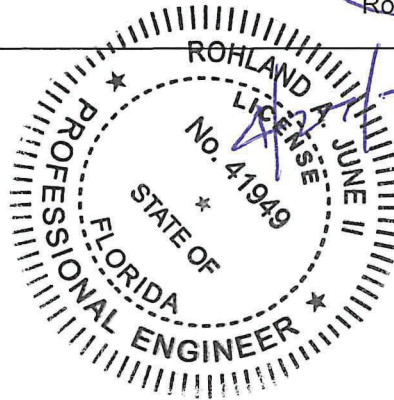
TOTAL	\$2,500.00
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Note: All the above are actual costs as provided to June Engineering Consultants, Inc. by the site contractor.
No County Utilities.

125% Performance Estimate

\$3,125.00


 Rohland A. June II
 PE #41949



HERITAGE ESTATES PHASE 2

LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____

PAGE _____

DESCRIPTION:

THAT PART OF SECTIONS 14 & 23 TOWNSHIP 28 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE RUN N00°04'04"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 14, ALSO BEING THE EAST LINE OF HERITAGE ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGES 137 THROUGH 142, BEING RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, 982.98 FEET TO THE NORTH; THENCE S00°04'04"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE RUN N89°39'51"E ALONG SAID SOUTH LINE, 1319.52 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14; THENCE RUN S00°04'27"E ALONG SAID EAST LINE, 991.89 FEET TO THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN N89°39'51"E ALONG SAID NORTH LINE, 1301.60 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH KINGSWAY ROAD; THENCE S00°27'41"W, 31.26 FEET; S00°10'54"E, 83.20 FEET; S00°07'38"E, 95.04 FEET; S00°05'07"E, 93.17 FEET; S00°04'53"W, 89.28 FEET; S00°17'00"E, 95.80 FEET; S00°03'50"E, 162.77 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN S89°59'49"W ALONG SAID SOUTH LINE, 301.02 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN N00°04'27"E ALONG SAID EAST LINE, 1330.34 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 14; THENCE RUN S00°04'27"E ALONG SAID SOUTH LINE, 1094.28 FEET TO THE SOUTHWEST CORNER OF TRACT F, OF THE AFORESAID HERITAGE ESTATES PHASE 1; THENCE RUN N00°05'41"W ALONG EAST LINE OF SAID TRACT F AND ALONG THE EAST LINE OF TRACT B, OF AFORESAID HERITAGE ESTATES PHASE 1, 749.50 FEET TO THE NORTHEAST CORNER OF SAID TRACT B; THENCE RUN S89°33'48"W ALONG NORTH LINE OF SAID TRACT B, 268.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT B; THENCE RUN N00°04'41"W ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23, ALSO BEING THE WEST LINE OF SAID HERITAGE ESTATES PHASE 1, 1246.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 105.928 ACRES MORE OR LESS.

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 172.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

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

SURVEYOR'S CERTIFICATE

I THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THE SURVEY DATA COMPUTES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT ALL NECESSARY REFERENCE MONUMENTS (PINS) WERE SET ON THE 1ST DAY OF APRIL, 2023 AND SAID SURVEY AND DATA WERE PERMANENTLY CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET AND WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

THIS _____ DAY OF _____ 2023

ARON D. BISHMAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. L55668
 BISHMAN SURVEYING AND MAPPING
 301 N. TUBB STREET, SUITE 106
 OAKLAND, FL 34180
 CERTIFICATE OF AUTHORIZATION LB7274

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 20 EAST, AS BEING N00°04'04"E PER FLORIDA WEST STATE PLANE COORDINATE SYSTEM (NAD83)(2011).
2. COORDINATES SHOWN HEREON ARE BASED ON NATIONAL GEODESIC SURVEY OF FLORIDA WEST STATE PLANE COORDINATE SYSTEM (NAD83)(2011). THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OPTICAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION DAMAGES THE FACILITIES OF A PUBLIC UTILITY.
6. DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
7. THIS SUBDIVISION CONTAINS EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
8. ALL LOT LINES ARE RADIAL/UNLESS NOTED AS (NR) NOT RADIAL.
9. THE WETLAND CONSERVATION/PRESERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS RECORDED. THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 644.00, F.S., AND THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC) IN ADDITION TO THE 30-FEET WETLAND SETBACK FROM THE WETLAND CONSERVATION/PRESERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE PURSUANT TO F.S. STAT. SEC. 373.42(3) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPC. WETLAND DELINEATIONS ARE BINDING FOR 5 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE PROPERTY DO NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF WETLANDS DURING THAT TIME PERIOD. ANY CHANGES TO WETLAND BOUNDARIES SHALL BE REVIEWED AND SUBJECT TO REVIEW AND MODIFICATION BY THE EPC AND THE 30-FEET SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

**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 1, FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

CLERK OF COURT

DEPUTY CLERK

THIS _____ DAY OF _____ 2023, TIME _____

CLERK FILE NUMBER _____

BOARD OF COUNTY COMMISSIONERS

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____

DATE _____

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS IN FE SIMPLE OF THE HEREOF DESCRIBED LANDS, DOES HEREBY DEDICATE THIS PLAT TO THE PUBLIC USE AS "PUBLIC". THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT OR FOR THE BENEFIT OF THE HOMEOWNERS ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.
2. THE MAINTENANCE OF THE PRIVATE EASEMENTS RESERVED BY OWNER WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS IN TITLE.
3. THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

OWNER: GRACELAND WILAGE LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: ROLAND A. JUNE, II, MANAGER

WITNESS _____

PRINT _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF ORANGE
 THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF _____ 2023 BY ROLAND A. JUNE, II OF GRACELAND WILAGE LLC, AND HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID TAKE AND OATH.

NOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME _____



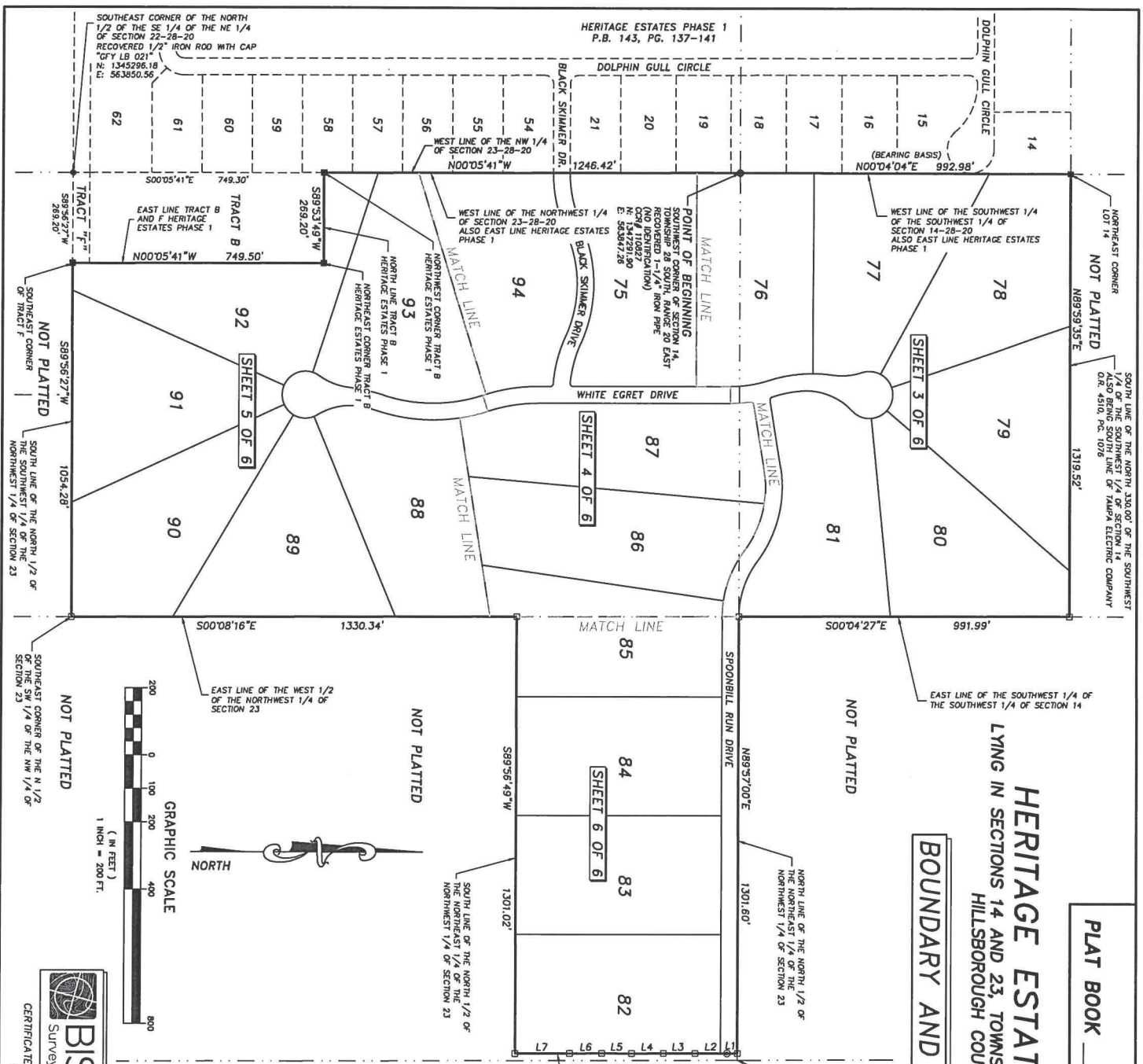
CERTIFICATE OF AUTHORIZATION
 LB 7274

301 N. TUBB STREET, SUITE 106
 OAKLAND, FL 34760
 Phone No. 407.905.8877

HERITAGE ESTATES PHASE 2

LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY AND KEY SHEET



BISHMAN
Surveying & Mapping, Inc.

301 N. TUBB STREET, SUITE 106
DAKLAND, FL 34780
Phone No. 407.503.8877

CERTIFICATE OF AUTHORIZATION
LB 7274

PAGE 2 OF 6

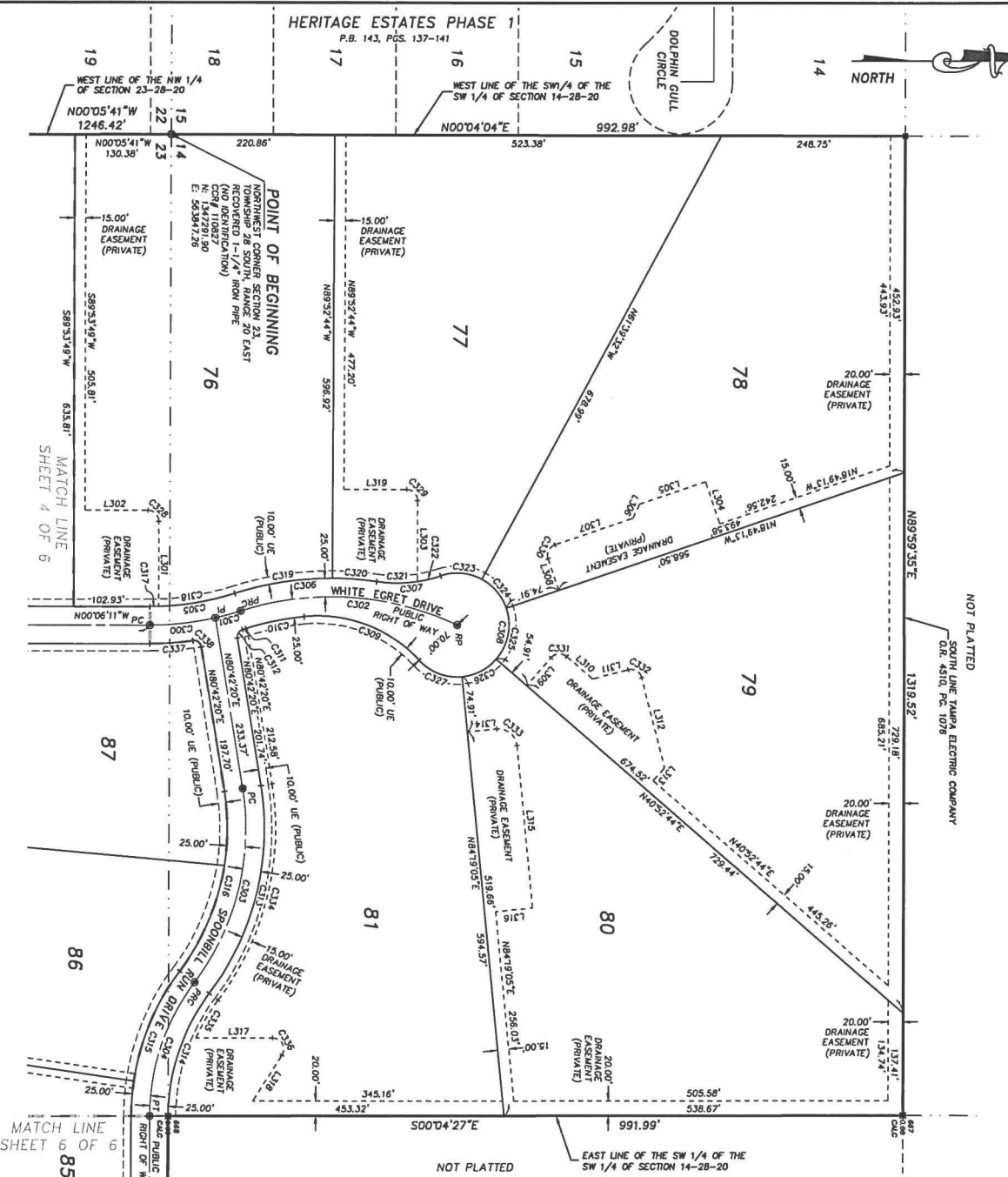
■ DENOTES RECOVERED (RM) PERMANENT REFERENCE MONUMENT, A
 □ DENOTES SET (PSM) PERMANENT REFERENCE MONUMENT, A 4"x4"
 CONCRETE MONUMENT FROM LB 7274
 ● DENOTES SET (COP) PERMANENT REFERENCE POINT, A NAIL AND
 DISK STAMPED "COP LB 7274"

HERITAGE ESTATES PHASE 2

LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE



CHORD #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C300	1246.29°	400.00'	89.18'	N06°29'26"W	89.00'
C301	0200°25'	400.00'	34.95'	N15°22'53"W	34.94'
C302	4301°54'	400.00'	300.42'	S03°32'27"W	293.41'
C303	4800°20'	343.00'	278.01'	N75°43'07"W	268.82'
C304	3851°40'	300.00'	193.00'	S71°37'10"E	188.69'
C305	1746°54'	373.00'	116.38'	N08°59'28"W	115.91'
C306	2800°10'	425.00'	193.87'	N04°49'00"W	192.19'
C307	2850°14'	187.50'	67.82'	N05°10'02"W	67.02'
C308	2453°15'	70.00'	300.00'	S75°46'31"E	117.67'
C309	52°41'02"	187.50'	172.41'	S00°41'53"W	168.40'
C310	1274°10'	373.00'	80.00'	S11°46'00"E	79.83'
C311	00°39'43"	425.00'	4.91'	S72°31'35"E	4.91'
C312	82°04'19"	10.00'	14.32'	S81°53'30"E	13.13'
C313	48°05'20"	368.00'	296.13'	S78°14'30"E	288.20'
C314	3851°40'	275.00'	178.92'	S71°37'10"E	173.69'
C315	3851°40'	355.00'	289.69'	S71°37'10"E	282.58'
C316	48°05'20"	378.00'	255.89'	N78°14'30"W	248.04'
C317	01°50'43"	375.00'	12.00'	N07°10'13"W	12.00'
C318	15°58'11"	375.00'	104.30'	N09°55'00"W	103.97'
C319	18°00'21"	425.00'	113.56'	S08°52'55"E	113.01'
C320	08°07'49"	425.00'	80.31'	S04°11'07"W	80.28'
C321	18°55'51"	187.50'	55.41'	N00°25'51"W	55.20'
C322	08°54'23"	187.50'	32.42'	N13°37'58"W	32.30'
C323	48°53'37"	70.00'	57.33'	S04°32'39"W	55.24'
C324	48°50'18"	70.00'	52.34'	S09°45'37"W	51.13'
C325	58°41'37"	70.00'	72.94'	N78°51'57"W	68.69'
C326	43°28'21"	70.00'	53.07'	N87°24'08"W	51.81'
C327	52°43'01"	70.00'	64.41'	N50°40'56"E	62.15'
C328	90°00'00"	15.00'	23.56'	S44°53'49"W	21.21'
C329	90°00'00"	15.00'	23.56'	S44°53'49"W	21.21'
C330	90°00'00"	15.00'	23.56'	S44°53'49"W	21.21'
C331	90°00'00"	15.00'	23.56'	S04°31'46"E	21.21'
C332	90°00'00"	15.00'	23.56'	S04°31'46"E	21.21'
C333	90°00'00"	15.00'	23.56'	S04°31'46"E	21.21'
C334	48°18'20"	383.00'	308.20'	N78°14'30"W	299.85'
C335	13°02'08"	260.00'	99.18'	S59°42'29"E	99.00'
C336	122°29'53"	15.00'	32.05'	S81°08'29"W	28.29'
C337	07°52'22"	425.00'	58.41'	N04°02'23"W	58.38'
C338	88°40'54"	10.00'	13.46'	S28°51'51"W	13.39'

LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L301	S89°53'49"W	114.81'	L311	N14°24'46"W	48.65'
L302	S00°08'11"E	85.00'	L312	N23°53'17"E	128.23'
L303	S00°08'11"E	108.00'	L313	S49°07'16"E	23.47'
L304	N71°04'47"E	80.00'	L314	N05°40'55"W	40.00'
L305	N18°59'13"W	94.14'	L315	N84°18'05"E	220.00'
L306	N63°49'13"W	21.21'	L316	N05°40'55"E	100.00'
L307	S18°59'13"E	110.86'	L317	N00°04'27"W	13.31'
L308	N71°04'47"E	45.00'	L318	S57°58'35"E	73.40'
L309	N49°07'16"W	50.00'	L319	S00°06'11"E	84.82'
L310	N03°24'44"E	48.00'			

NOTE - REFERENCE LEGEND ON SHEET 2 OF 6



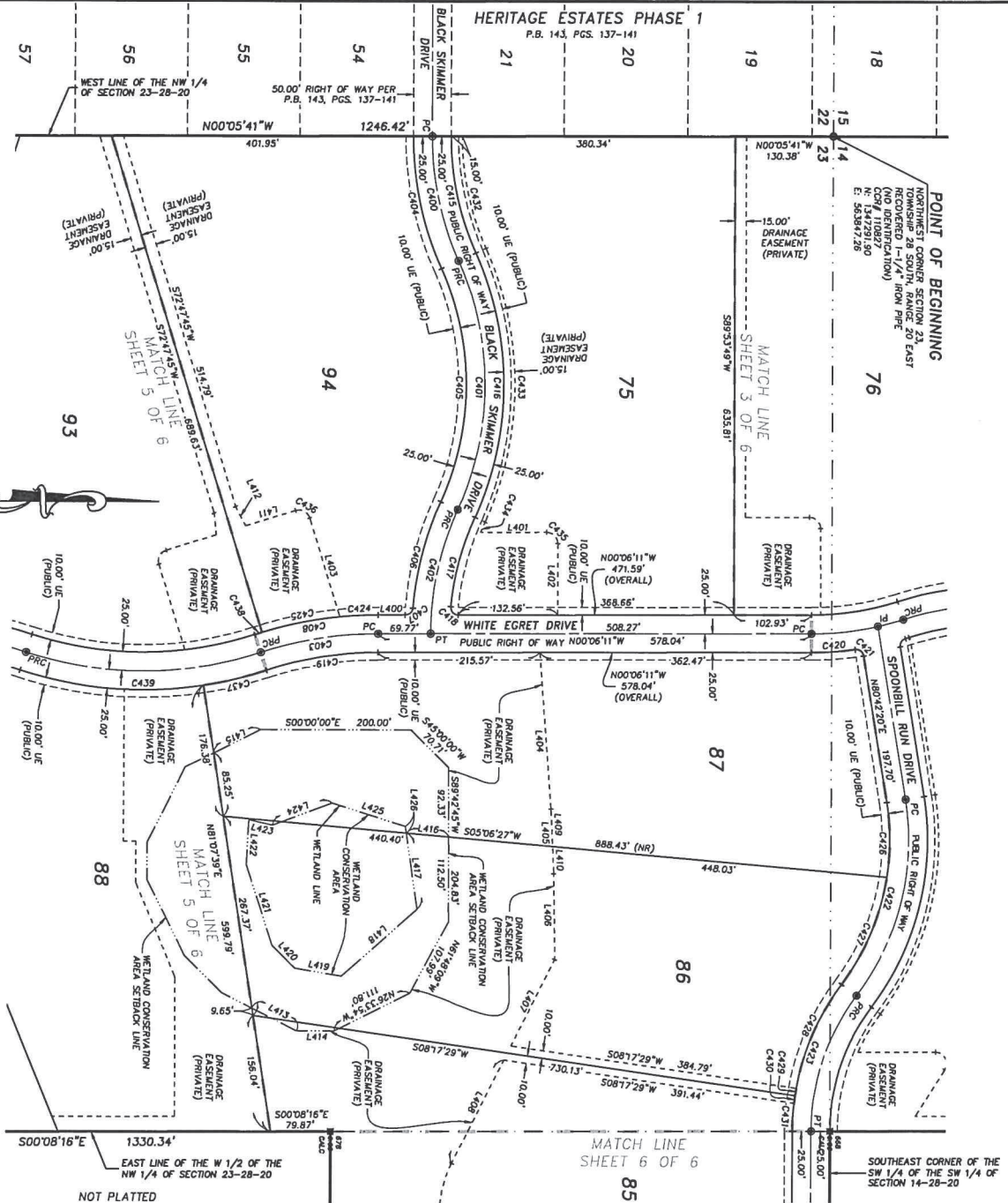
301 N. TURB STREET, SUITE 106
OAKLAND, FL 34760
Phone No. 407.905.8877

HERITAGE ESTATES PHASE 2

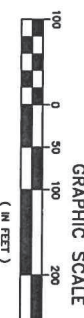
LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK

PAGE



NOTE - REFERENCE LEGEND ON SHEET 2 OF 6



LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L400	S00°08'11"W	38.18'	L413	N28°33'47"E	68.74'
L401	N00°08'11"W	67.87'	L414	N00°00'00"E	50.00'
L402	N89°33'49"E	95.00'	L415	S28°33'53"E	69.97'
L403	S72°17'45"W	137.44'	L416	S05°02'27"W	56.42'
L404	N85°40'20"E	208.72'	L417	N81°40'00"E	102.17'
L405	N87°14'58"E	86.23'	L418	S41°43'17"E	133.88'
L406	N89°00'44"E	113.81'	L419	S09°40'17"W	62.84'
L407	S53°19'09"E	128.68'	L420	S44°32'27"W	42.82'
L408	N87°14'58"E	36.16'	L421	S72°03'57"W	112.97'
L409	N87°14'58"E	50.07'	L422	N87°03'28"W	32.15'
L410	N87°14'58"E	32.16'	L423	N12°28'28"E	32.15'
L411	S71°21'51"E	68.35'	L424	N20°20'09"W	64.73'
L412	S81°36'11"W	28.81'	L425	N17°34'37"E	102.00'
L426	N81°40'00"E	9.00'			

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C400	242°34'6"	400.00'	170.32'	N77°41'35"E	189.03'
C401	48°47'32"	400.00'	340.63'	N89°33'49"E	300.43'
C402	242°34'6"	400.00'	170.32'	S77°54'18"E	189.03'
C403	181°14'2"	300.00'	158.78'	S89°12'02"E	158.11'
C404	242°34'6"	425.00'	180.97'	N77°13'56"E	179.60'
C405	48°47'32"	375.00'	319.34'	S89°33'49"W	300.78'
C406	18°46'52"	425.00'	146.73'	S75°33'51"E	146.00'
C407	62°30'06"	10.00'	14.90'	N42°47'44"W	13.56'
C408	181°14'2"	525.00'	166.72'	S09°12'02"E	166.02'
C409	242°34'6"	475.00'	198.67'	N77°13'54"E	198.47'
C410	181°14'2"	375.00'	123.86'	S75°09'14"E	123.10'
C411	182°33'7"	375.00'	123.86'	S75°09'14"E	123.10'
C412	95°00'0"	10.00'	16.67'	N47°28'53"E	14.90'
C413	181°14'2"	475.00'	150.84'	S09°12'02"E	150.21'
C414	07°32'27"	425.00'	38.41'	N04°02'25"W	38.38'
C415	88°40'58"	10.00'	15.48'	S35°21'51"W	13.99'
C416	48°47'32"	425.00'	381.92'	S89°33'49"W	351.09'
C417	48°47'32"	318.00'	255.89'	N76°14'30"W	248.04'
C418	48°47'32"	318.00'	255.89'	N76°14'30"W	248.04'
C419	113°21'3"	525.00'	105.71'	S11°26'09"E	104.53'
C420	36°31'40"	325.00'	288.09'	S71°07'10"E	288.50'
C421	05°33'51"	525.00'	50.98'	S02°33'07"E	50.98'
C422	17°38'59"	318.00'	99.81'	S89°14'49"W	99.40'
C423	28°07'22"	318.00'	156.08'	N67°15'01"W	154.52'
C424	26°45'24"	325.00'	151.77'	S85°14'02"E	150.40'
C425	01°45'46"	325.00'	10.00'	S80°49'38"E	10.00'
C426	01°45'46"	325.00'	10.00'	S80°49'38"E	10.00'
C427	242°34'6"	325.00'	37.31'	S88°45'39"E	37.29'
C428	242°34'6"	325.00'	153.28'	N77°13'54"E	153.12'
C429	48°47'32"	440.00'	374.70'	N89°33'49"E	358.48'
C430	02°22'11"	380.00'	14.90'	S88°33'33"E	14.90'
C431	90°00'0"	15.00'	23.56'	N44°53'19"E	21.21'
C432	90°00'0"	15.00'	23.56'	N27°47'45"E	26.27'
C433	09°23'32"	525.00'	86.37'	N13°35'07"W	86.27'
C434	07°03'30"	525.00'	10.02'	S17°43'04"E	10.02'
C435	38°23'23"	525.00'	333.44'	N00°08'11"W	327.88'


BISHMAN
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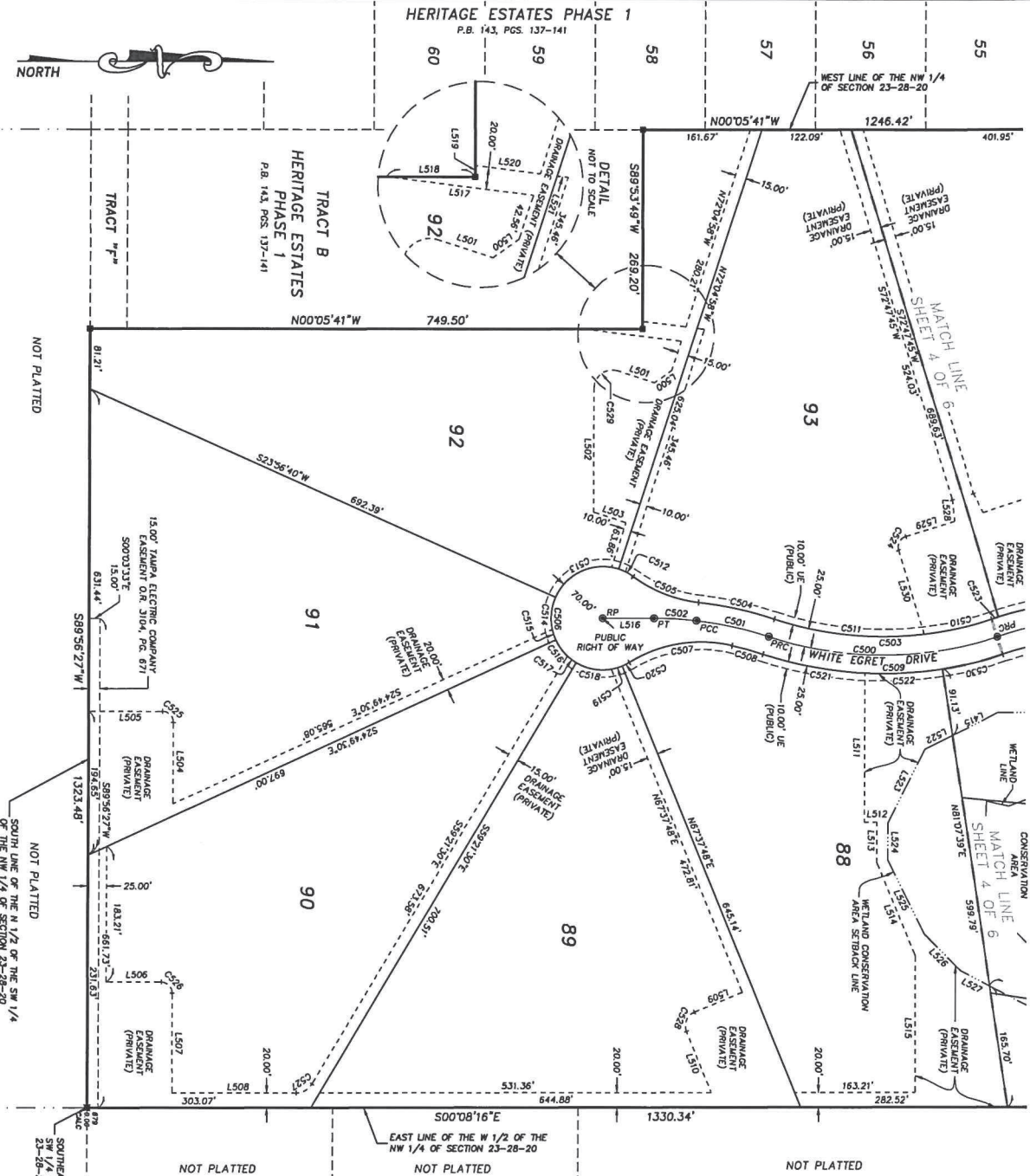
301 N. TURNER STREET, SUITE 106
 OAKLAND, FL 31760
 Phone No. 407.905.8877

HERITAGE ESTATES PHASE 2

LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

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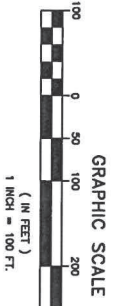
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LINE #	DIRECTION	LENGTH	CHORD BEARING	CHORD
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C507	DELTA	500.00'	317.56"	312.25'
C508	DELTA	500.00'	317.56"	312.25'
C509	DELTA	500.00'	317.56"	312.25'
C510	DELTA	500.00'	317.56"	312.25'
C511	DELTA	500.00'	317.56"	312.25'
C512	DELTA	500.00'	317.56"	312.25'
C513	DELTA	500.00'	317.56"	312.25'
C514	DELTA	500.00'	317.56"	312.25'
C515	DELTA	500.00'	317.56"	312.25'
C516	DELTA	500.00'	317.56"	312.25'
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C520	DELTA	500.00'	317.56"	312.25'
C521	DELTA	500.00'	317.56"	312.25'
C522	DELTA	500.00'	317.56"	312.25'
C523	DELTA	500.00'	317.56"	312.25'
C524	DELTA	500.00'	317.56"	312.25'
C525	DELTA	500.00'	317.56"	312.25'
C526	DELTA	500.00'	317.56"	312.25'
C527	DELTA	500.00'	317.56"	312.25'
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C529	DELTA	500.00'	317.56"	312.25'
C530	DELTA	500.00'	317.56"	312.25'

LINE #	DIRECTION	LENGTH	CHORD BEARING	CHORD
L501	DELTA	500.00'	317.56"	312.25'
L502	DELTA	500.00'	317.56"	312.25'
L503	DELTA	500.00'	317.56"	312.25'
L504	DELTA	500.00'	317.56"	312.25'
L505	DELTA	500.00'	317.56"	312.25'
L506	DELTA	500.00'	317.56"	312.25'
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L517	DELTA	500.00'	317.56"	312.25'
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L529	DELTA	500.00'	317.56"	312.25'
L530	DELTA	500.00'	317.56"	312.25'
L531	DELTA	500.00'	317.56"	312.25'
L532	DELTA	500.00'	317.56"	312.25'
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L540	DELTA	500.00'	317.56"	312.25'
L541	DELTA	500.00'	317.56"	312.25'
L542	DELTA	500.00'	317.56"	312.25'
L543	DELTA	500.00'	317.56"	312.25'
L544	DELTA	500.00'	317.56"	312.25'
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L566	DELTA	500.00'	317.56"	312.25'
L567	DELTA	500.00'	317.56"	312.25'
L568	DELTA	500.00'	317.56"	312.25'
L569	DELTA	500.00'	317.56"	312.25'
L570	DELTA	500.00'	317.56"	312.25'
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L573	DELTA	500.00'	317.56"	312.25'
L574	DELTA	500.00'	317.56"	312.25'
L575	DELTA	500.00'	317.56"	312.25'
L576	DELTA	500.00'	317.56"	312.25'
L577	DELTA	500.00'	317.56"	312.25'
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L579	DELTA	500.00'	317.56"	312.25'
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L584	DELTA	500.00'	317.56"	312.25'
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L599	DELTA	500.00'	317.56"	312.25'
L600	DELTA	500.00'	317.56"	312.25'

NOTE - REFERENCE LEGEND ON SHEET 2 OF 6



BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION
LB 7274

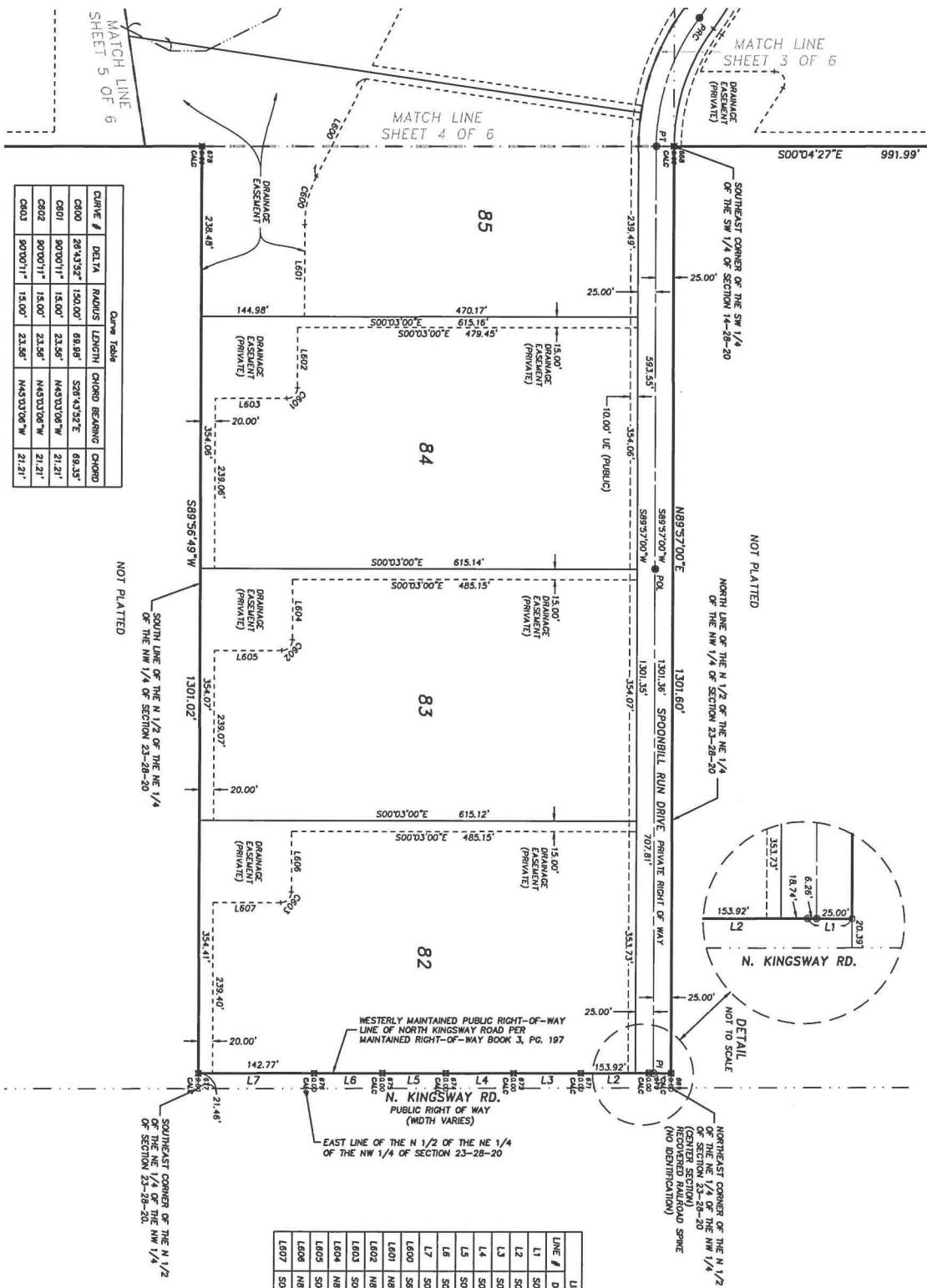
301 N. TURB STREET, SUITE 106
OWLAND, FL 34760
Phone No. 407.905.8877

PAGE 5 OF 6

HERITAGE ESTATES PHASE 2

LYING IN SECTIONS 14 AND 23, TOWNSHIP 28 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

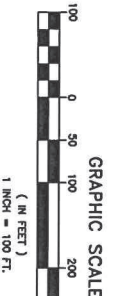
PLAT BOOK _____ PAGE _____



LINE #	DIRECTION	LENGTH
L1	S00°27'41"W	31.28'
L2	S00°10'54"E	85.70'
L3	S00°07'38"E	85.04'
L4	S00°03'07"E	95.11'
L5	S00°04'53"W	89.36'
L6	S00°17'00"E	95.60'
L7	S00°03'50"E	182.77'
L8	S83°19'09"E	153.37'
L9	N89°37'00"E	128.05'
L10	N89°36'49"E	85.00'
L11	S00°03'00"E	100.71'
L12	N89°36'49"E	85.00'
L13	S00°03'00"E	94.89'
L14	N89°36'49"E	85.00'
L15	S00°03'00"E	94.86'

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C600	28°43'32"	150.00'	89.89'	S28°43'32"E	86.33'
C601	90°00'11"	15.00'	23.98'	N45°03'08"W	21.21'
C602	90°00'11"	15.00'	23.98'	N45°03'08"W	21.21'
C603	90°00'11"	15.00'	23.98'	N45°03'08"W	21.21'

NOTE - REFERENCE LEGEND ON SHEET 2 OF 6



CERTIFICATE OF AUTHORIZATION
LB 7274

301 N. 7198 STREET, SUITE 106
OAKLAND, FL 34260
Phone No. 407.905.8877



Hillsborough County

PUBLIC SCHOOLS

Preparing Students for Life

Certificate of School Concurrency REVISION 2

Project Name	Graceland Village
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	5448
HCPS Project ID Number	SC-753 & SC-753-A
Parcel / Folio Number(s)	0607890000, 0617330000, 0617350000, 0617860000, 0617890000, 0617900000, 0617910000, 0606670000
Project Location	East side of Taylor Road approximately 2.5 miles north of I-4
Dwelling Units & Type	94 Single-Family Detached
Applicant	Cecile B. James and John W. James Jr.

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	19	9	14		42

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.

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December 16, 2021
 Date Issued