

**SUBJECT:** Sanctuary at John Moore Road  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 8, 2021  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Sanctuary at John Moore Road, located in Section 15, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,208,310.00, a Warranty Bond in the amount of \$18,868.18, 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 \$12,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On December 3, 2020, Permission to Construct Prior to Platting was issued for Sanctuary at John Moore Road. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Wilmington Land Company and the engineer is Clearview Land Design.



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

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Wilmington Land Company, a Florida Coporation hereinafter referred to as "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

**Witnesseth**

WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC", pursuant to authority contained in Chapters 125,163, and 177 and 125, 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 SANCTUARY AT JOHN MOORE ROAD Subdivision.

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

WHEREAS, the improvements required by the LDC in the subdivision known as SANCTUARY AT JOHN MOORE ROAD 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 Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater 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:

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

\_\_\_\_\_ ; and

WHEREAS, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; 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 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 platted area known as SANCTUARY AT JOHN MOORE ROAD subdivision, within twelve (12) 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 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 Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in SANCTUARY AT JOHN MOORE ROAD subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said 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, dated July 6, 2021 with Wilmington Land Company as Principal, and Great American Ins. Co. as Surety, and  
A Warranty Bond, dated July 6, 2021 with Wilmington Land Company as Principal, and Great American Ins. Co. as Surety, and
  - c. Escrow Agreements, dated \_\_\_\_\_, between \_\_\_\_\_ and the County, or
  - d. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_, dated \_\_\_\_\_.

*warranty Bond  
Rider  
July 20, 2021  
decreasing amount*

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

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 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 exist between the constructed improvements and said certification.

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 his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as SANCTUARY AT JOHN MOORE ROAD 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 improvement facilities for maintenance upon proper completion, approval by the County's 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. Provided 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 12 month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development 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 this parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this day of July 22, 2021.

ATTEST:

John McKay

Witness' Signature

JOHN MCKAY

Printed Name of Witness

James R. Koca

Witness' Signature

James R. Koca

Printed Name of Witness

NOTARY PUBLIC  
CORPORATE SEAL

ATTEST:

CLERK OF THE CIRCUIT COURT

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

SUBDIVIDER:

By: Wilmington Land Company, a Florida Corporation  
Authorized Corporate Officer or Individual  
(Signed before a Notary Public and 2 Witnesses)

James R. Schier

James R. Schier

Title

VP

5800 Lakewood Ranch Blvd  
Sarasota, FL 34240

Address of Signer

941 328 1111

Phone Number of Signer

HILLSBOROUGH COUNTY  
BOARD OF COUNTY COMMISSIONERS

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

APPROVED BY THE COUNTY ATTORNEY

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



**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7/22/2021 (date) by JAMES P Schier (name of officer or agent, VP title of officer or agent) of WILMINGTON LAND COMPANY (name of corporation acknowledging), a FLORIDA (state or place of incorporation) corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



Susan A. McCartney

Notary Public

Susan A. McCartney

Name typed, printed or stamped  
My Commission Expires:

**SUBDIVISION PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, Wilmington Land Company 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 Two Million Two Hundred Eight Thousand Three Hundred Ten and 00/100 (\$2,208,310.00) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

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

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

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

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



improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as SANCTUARY AT JOHN MOORE ROAD subdivision all roads and drainage, water, sewer and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners 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 8, 2022.

SIGNED, SEALED AND DATED this 6<sup>th</sup> day of July, 2021.

ATTEST:

Priscilla G. Heim  
Priscilla G. Heim

Wilmington Land Company  
PRINCIPAL (SEAL)

BY: James R. Schier  
James R. Schier, Manager

ATTEST:

Jeani Kellee

Great American Insurance Company  
SURETY (SEAL)

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



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
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.



*Atty L 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. BERHAHA, 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 6<sup>th</sup> day of July, 2021



*Atty L C B*

Assistant Secretary

## Summary For Performance Bond

### SANCTUARY AT JOHN MOORE ROAD FOLIO NUMBER 074842-0100

|  |                        |
|--|------------------------|
| Streets and Drainage Facilities        | \$ 1,277,667.00        |
| Water Distribution System              | \$ 199,695.00          |
| Sewage Collection System               | \$ <u>289,286.00</u>   |
| Total Amount                           | \$ 1,766,648.00        |
| <b>Security Amount (125% of Total)</b> | <b>\$ 2,208,310.00</b> |

  
Christopher O'Kelley, FL P.E. No. 70734  
Clearview Land Design P.L.L.C.  
Date Prepared: 06/11/2021



## Engineers Cost Breakdown

### Schedule: Streets & Drainage Facilities

#### SANCTUARY AT JOHN MOORE ROAD FOLIO NUMBER 074842-0100

| Item  | Quantity | Unit   | Unit Price   | Total Amount           |
|---|----------|--------|--------------|------------------------|
| Mobilization                                | LS       | 1      | \$ 43,000.00 | \$ 43,000.00           |
| Silt Fence                                  | LF       | 6750   | \$ 3.00      |                        |
| Tree Protection                             | LF       | 1830   | \$ 5.00      | \$ 9,150.00            |
| Construction Entrance/Exit                  | EA       | 1      | \$ 7,900.00  | \$ 7,900.00            |
| Inlet Protection                            | EA       | 27     | \$ 250.00    | \$ 6,750.00            |
| NPDES Dewatering Permit                     | LS       | 1      | \$ 1,180.00  | \$ 1,180.00            |
| Sod Pond Slopes                             | SY       | 15800  | \$ 3.75      | \$ 59,250.00           |
| Sod ROW                                     | SY       | 1930   | \$ 3.50      | \$ 6,755.00            |
| Sod 2' BOC                                  | SY       | 1120   | \$ 3.10      | \$ 3,472.00            |
| Seed & Mulch                                | SY       | 5070   | \$ 0.90      | \$ 4,563.00            |
| Clearing & Grubbing                         | AC       | 20     | \$ 5,210.00  | \$ 104,200.00          |
| Root Pruning                                | LF       | 400    | \$ 6.00      | \$ 2,400.00            |
| Strip Site                                  | CY       | 16700  | \$ 4.50      | \$ 75,150.00           |
| Proff Rolling                               | SY       | 100000 | \$ 0.15      | \$ 15,000.00           |
| Overexcavate and backfill existing ponds    | LS       | 1      | \$ 6,000.00  | \$ 6,000.00            |
| Pond & Site excavation                      | CY       | 62210  | \$ 2.90      | \$ 180,409.00          |
| Retaining Walls                             | LF       | 410    | \$ 99.00     | \$ 40,590.00           |
| Fine Grading                                | SY       | 1      | \$ 40,000.00 | \$ 40,000.00           |
| 12" Stabilized Subgrade (LBR 40)            | SY       | 7790   | \$ 7.50      | \$ 58,425.00           |
| 6" Crushed Concrete Base (LBR 150)          | LF       | 7790   | \$ 11.20     | \$ 87,248.00           |
| Miami Curb                                  | LF       | 4670   | \$ 11.00     | \$ 51,370.00           |
| Type D Curb                                 | LF       | 220    | \$ 13.00     | \$ 2,860.00            |
| Type F Curb                                 | SY       | 550    | \$ 18.00     | \$ 9,900.00            |
| Sidewalk                                    | EA       | 1030   | \$ 42.00     | \$ 43,260.00           |
| ADA Ramps (Complete w/ Detectable Warnings) | SY       | 7      | \$ 1,050.00  | \$ 7,350.00            |
| Emergency Access Road                       | SY       | 110    | \$ 90.00     | \$ 9,900.00            |
| 1 1/2" Asphalt- SP 12.5                     | SY       | 7790   | \$ 8.20      | \$ 63,878.00           |
| Striping                                    | LS       | 1      | \$ 2,110.00  | \$ 2,110.00            |
| MOT   | LS       | 1      | \$ 2,800.00  | \$ 2,800.00            |
| 15" HDPE                                    | LF       | 282    | \$ 33.00     | \$ 9,306.00            |
| 18" RCP (0-6')                              | LF       | 765    | \$ 44.00     | \$ 33,660.00           |
| 18" RCP (6-8')                              | LF       | 88     | \$ 45.00     | \$ 3,960.00            |
| 24" RCP (0-6')                              | LF       | 314    | \$ 59.00     | \$ 18,526.00           |
| 24" RCP (6-8')                              | LF       | 239    | \$ 61.00     | \$ 14,579.00           |
| 24" RCP 8-10')                              | LF       | 227    | \$ 63.00     | \$ 14,301.00           |
| 24" RCP (10-12')                            | LF       | 10     | \$ 70.00     | \$ 700.00              |
| 30" RCP (6-8')                              | LF       | 75     | \$ 74.00     | \$ 5,550.00            |
| 36" RCP (10-12')                            | LF       | 408    | \$ 101.00    | \$ 41,208.00           |
| 36" RCP (12-14')                            | LF       | 67     | \$ 109.00    | \$ 7,303.00            |
| 36" RCP (14-16')                            | LF       | 63     | \$ 122.00    | \$ 7,686.00            |
| 36" RCP (16-18')                            | LF       | 40     | \$ 147.00    | \$ 5,880.00            |
| 36" RCP (18-20')                            | LF       | 14     | \$ 224.00    | \$ 3,136.00            |
| Type I Inlet                                | EA       | 11     | \$ 3,920.00  | \$ 43,120.00           |
| Type I Inlet w/ J Bottom                    | EA       | 1      | \$ 4,850.00  | \$ 4,850.00            |
| Type II Inlet                               | EA       | 4      | \$ 4,070.00  | \$ 16,280.00           |
| Type D Grate Top Inlet                      | EA       | 1      | \$ 2,430.00  | \$ 2,430.00            |
| Yard Drain                                  | EA       | 2      | \$ 1,070.00  | \$ 2,140.00            |
| Manhole (4' Dia.)                           | EA       | 2      | \$ 3,025.00  | \$ 6,050.00            |
| Manhole w/ Type J Bottom                    | EA       | 4      | \$ 6,940.00  | \$ 27,760.00           |
| Control Structure - Type C                  | EA       | 2      | \$ 5,755.00  | \$ 11,510.00           |
| Mitered End Section (18" RCP)               | EA       | 1      | \$ 1,030.00  | \$ 1,030.00            |
| Mitered End Section (24" RCP)               | EA       | 1      | \$ 1,170.00  | \$ 1,170.00            |
| Mitered End Section (30" RCP)               | EA       | 1      | \$ 2,095.00  | \$ 2,095.00            |
| Mitered End Section (36" RCP)               | EA       | 1      | \$ 2,650.00  | \$ 2,650.00            |
| Type D top on Exist MH                      | EA       | 1      | \$ 3,360.00  | \$ 3,360.00            |
| Connect to Existing ERCP                    | EA       | 2      | \$ 2,600.00  | \$ 5,200.00            |
| Storm Drainage Testing                      | LF       | 2592   | \$ 6.00      | \$ 15,552.00           |
| 6" Underdrain                               | LF       | 1560   | \$ 12.00     | \$ 18,720.00           |
| 6" Underdrain Cleanout                      | EA       | 9      | \$ 300.00    | \$ 2,700.00            |
| Demo Existing GTI                           | EA       | 1      | \$ 385.00    | \$ 385.00              |
| <b>Total Streets and Drainage System</b>    |          |        |              | <b>\$ 1,277,667.00</b> |

## Engineers Cost Breakdown

### Schedule: Water Distribution System

### SANCTUARY AT JOHN MOORE ROAD

FOLIO NUMBER 074842-0100

| Item                                   | Quantity | Unit | Unit Price   | Total Amount         |
|--|----------|------|--------------|----------------------|
| 8" DIP Water Main                      | LF       | 60   | \$ 35.00     | \$ 2,100.00          |
| 8" PVC Water Main                      | LF       | 2140 | \$ 18.00     | \$ 38,520.00         |
| 4" PVC Water Main                      | LF       | 980  | \$ 12.00     | \$ 11,760.00         |
| 8" Gate Valve                          | EA       | 19   | \$ 275.00    | \$ 5,225.00          |
| 4" Gate Valve                          | EA       | 6    | \$ 210.00    | \$ 1,260.00          |
| Fire Hydrant Assembly                  | EA       | 5    | \$ 4,250.00  | \$ 21,250.00         |
| 8x8" Cut In Tee                        | EA       | 1    | \$ 850.00    | \$ 850.00            |
| 8"x8" Tee                              | EA       | 4    | \$ 415.00    | \$ 1,660.00          |
| 4"x4" Tee                              | EA       | 2    | \$ 275.00    | \$ 550.00            |
| 8" 45 Deg. Bend                        | EA       | 12   | \$ 275.00    | \$ 3,300.00          |
| 8" 22.5 Deg. Bend                      | EA       | 4    | \$ 250.00    | \$ 1,000.00          |
| 4' 45 Deg. Bend                        | EA       | 2    | \$ 175.00    | \$ 350.00            |
| 4" 22.5 Deg. Bend                      | EA       | 12   | \$ 175.00    | \$ 2,100.00          |
| 8"x4" Reducer                          | EA       | 1    | \$ 230.00    | \$ 230.00            |
| Permanent Blowoff Assembly             | EA       | 1    | \$ 350.00    | \$ 350.00            |
| Single Service Short                   | EA       | 33   | \$ 240.00    | \$ 7,920.00          |
| Single Service Long                    | EA       | 7    | \$ 310.00    | \$ 2,170.00          |
| Commercial Water Service               | EA       | 2    | \$ 300.00    | \$ 600.00            |
| Temp Construction meter                | EA       | 1    | \$ 8,500.00  | \$ 8,500.00          |
| Connect to Existing 8" WM              | EA       | 2    | \$ 7,500.00  | \$ 15,000.00         |
| Offsite Water Main Relocation          | LS       | 1    | \$ 65,000.00 | \$ 65,000.00         |
| Chlorination & Testing                 | EA       | 4    | \$ 2,500.00  | \$ 10,000.00         |
| <b>Total Water Distribution System</b> |          |      |              | <b>\$ 199,695.00</b> |

## Engineers Cost Breakdown

### Schedule: Sewage Collection System

### SANCTUARY AT JOHN MOORE ROAD

### FOLIO NUMBER 074842-0100

| Item                                  | Quantity | Unit | Unit Price   | Total Amount         |
|---------------------------------------|----------|------|--------------|----------------------|
| 8" PVC (0' - 6' Cut)                  | LF       | 17   | \$ 29.00     | \$ 493.00            |
| 8" PVC (6' - 8' Cut)                  | LF       | 724  | \$ 30.00     | \$ 21,720.00         |
| 8" PVC (8' - 10' Cut)                 | LF       | 157  | \$ 31.00     | \$ 4,867.00          |
| 8" PVC (10' - 12' Cut)                | LF       | 296  | \$ 32.00     | \$ 9,472.00          |
| 8" PVC (12' - 14' Cut)                | LF       | 560  | \$ 33.00     | \$ 18,480.00         |
| 8" PVC (14' - 16' Cut)                | LF       | 114  | \$ 50.00     | \$ 5,700.00          |
| 8" PVC DR18 (8'-10" Cut)              | LF       | 81   | \$ 35.00     | \$ 2,835.00          |
| 8" PVC DR 18 (10' - 12' Cut)          | LF       | 34   | \$ 36.00     | \$ 1,224.00          |
| Standard Manhole (0' - 6' Cut)        | EA       | 1    | \$ 2,745.00  | \$ 2,745.00          |
| Standard Manhole (6' - 8' Cut)        | EA       | 4    | \$ 3,005.00  | \$ 12,020.00         |
| Standard Manhole (8' - 10' Cut)       | EA       | 2    | \$ 3,360.00  | \$ 6,720.00          |
| Standard Manhole (10' - 12' Cut)      | EA       | 1    | \$ 3,835.00  | \$ 3,835.00          |
| Drop Manhole (12' - 14' Cut)          | EA       | 1    | \$ 7,120.00  | \$ 7,120.00          |
| Drop Manhole (14' - 16' Cut)          | EA       | 1    | \$ 8,710.00  | \$ 8,710.00          |
| Single Sewer Service Connection       | EA       | 7    | \$ 650.00    | \$ 4,550.00          |
| Double Sewer Service Connection       | EA       | 16   | \$ 915.00    | \$ 14,640.00         |
| Sanitary Sewer Testing - Mainline     | LF       | 1983 | \$ 7.00      | \$ 13,881.00         |
| Sanitary Sewer Testing - Laterals     | LF       | 805  | \$ 7.00      | \$ 5,635.00          |
| Lift Station - Private                | LS       | 1    | \$ 65,250.00 | \$ 65,250.00         |
| 4" DR 18 FM                           | LF       | 1480 | \$ 9.00      | \$ 13,320.00         |
| 12"x4" Jack & Bore                    | LF       | 42   | \$ 680.00    | \$ 28,560.00         |
| 4" Gate Valve                         | EA       | 1    | \$ 855.00    | \$ 855.00            |
| 4" Plug Valve                         | EA       | 4    | \$ 855.00    | \$ 3,420.00          |
| 4"x4" Cut In Tee                      | EA       | 1    | \$ 2,800.00  | \$ 2,800.00          |
| 4" 90 Deg. Bend                       | EA       | 5    | \$ 340.00    | \$ 1,700.00          |
| 4" 45 Deg. Bend                       | EA       | 3    | \$ 325.00    | \$ 975.00            |
| 4" 22.5 Deg. Bend                     | EA       | 3    | \$ 323.00    | \$ 969.00            |
| Connect to Existing FM                | EA       | 3    | \$ 7,330.00  | \$ 21,990.00         |
| Pressure Testing FM                   | LS       | 1    | \$ 4,800.00  | \$ 4,800.00          |
| <b>Total Sewage Collection System</b> |          |      |              | <b>\$ 289,286.00</b> |

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we, Wilmington Land Company 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 Eighty Nine Thousand Seven Hundred Ninety Six and 80/100 (\$89,796.80) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads and drainage, water and wastewater) for maintenance in the approved platted subdivision known as **SANCTUARY AT JOHN MOORE ROAD**; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (all roads and drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all roads and drainage as referenced above, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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



instrument warranting the above-described improvements.

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the roads and drainage, water, and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as **SANCTUARY AT JOHN MOORE ROAD** against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

**THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 8, 2024.**

SIGNED, SEALED AND DATED this 6<sup>th</sup> day of July, 2021.

ATTEST:

Wilmington Land Company  
PRINCIPAL (SEAL)

Priscilla G. Heim

**Priscilla G. Heim**

BY: James R. Schier  
James R. Schier, Manager

Great American Insurance Company  
SURETY (SEAL)

ATTEST:

Jenni Keller

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



APPROVED BY THE COUNTY ATTORNEY

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

*as amended*

**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.



*Stephen C. Beraha*  
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

**6<sup>th</sup>** day of **July**

**2021**



*Stephen C. Beraha*  
Assistant Secretary

**CONSENT OF SURETY  
BOND RIDER**

To be attached and made part of Bond:

Principal: **Wilmington Land Company**  
Obligees: **Board of County Commissioners of Hillsborough County, Florida**  
Surety: **Great American Insurance Company**  
Bond Number: **CS3804525**  
SUBJECT: **Sanctuary at John Moore Road**

KNOW ALL MEN BY THESE PRESENTS, that the Surety acknowledges and agrees to the following:

The aforesaid Bond shall be and it is hereby amended as follows:

**Reducing the Warranty Bond amount from \$89,796.80 to \$18,868.18**

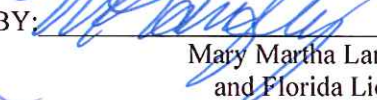
**The referenced bond shall be subject to all its agreements, limitations and conditions, except as herein modified, said Bond shall be and remain in full force and effect.**

Effective, signed, sealed and dated this 20th day of July, 2021


Wilmington Land Company  
Principal (SEAL)

BY:   
James R. Schier, Manager

Great American Insurance Company  
Surety (SEAL)

BY:   
Mary Martha Langley, Attorney-in-fact  
and Florida Licensed Resident Agent

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

STATE OF OHIO, COUNTY OF HAMILTON - ss:

MARK VICARIO (877-377-2405)

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 20<sup>th</sup> day of July, 2021.



*Steph C. B.*

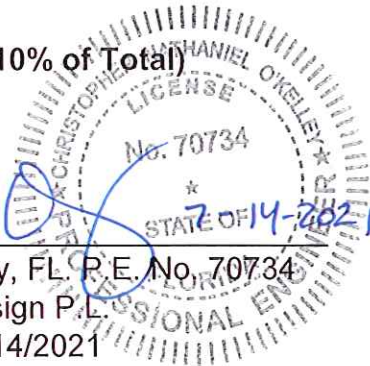
Assistant Secretary

## Summary For Warranty Bond

### SANCTUARY AT JOHN MOORE ROAD FOLIO NUMBER 074842-0100

|   |    |                  |
|---|----|------------------|
| Streets and Drainage Facilities (Public Portion Only) | \$ | 53,304.80        |
| Water Distribution System                             | \$ | 101,195.00       |
| Sewage Collection System (Public Portion Only)        | \$ | <u>34,182.00</u> |
| Total Amount  | \$ | 188,681.80       |
| Security Amount (10% of Total)                        | \$ | 18,868.18        |

  
\_\_\_\_\_  
Christopher O'Kelley, FL P.E. No. 70734  
Clearview Land Design P.L.L.C.  
Date Prepared: 07/14/2021



**Engineers Cost Breakdown**

**Schedule: Streets & Drainage Facilities**

**SANCTUARY AT JOHN MOORE ROAD**

**FOLIO NUMBER 074842-0100**

| Item   | Quantity | Unit | Unit Price  | Total Amount        |
|--|----------|------|-------------|---------------------|
| Sod ROW                                      | SY       | 555  | \$ 3.50     | \$ 1,942.50         |
| 12" Stabilized Subgrade (LBR 40)             | SY       | 267  | \$ 7.50     | \$ 2,002.50         |
| 6" Crushed Concrete Base (LBR 150)           | LF       | 267  | \$ 11.20    | \$ 2,990.40         |
| Sidewalk                                     | SY       | 520  | \$ 42.00    | \$ 21,840.00        |
| ADA Ramps (Complete w/ Detectable Warnings)  | SY       | 2    | \$ 1,050.00 | \$ 2,100.00         |
| Emergency Access Road                        | SY       | 80   | \$ 90.00    | \$ 7,200.00         |
| 1 1/2" Asphalt- SP 12.5                      | SY       | 267  | \$ 8.20     | \$ 2,189.40         |
| Striping                                     | LS       | 1    | \$ 750.00   | \$ 750.00           |
| Pavement Restoration for Utility Connections | LS       | 1    | \$ 6,500.00 | \$ 6,500.00         |
| Type D Grate Top Inlet                       | EA       | 1    | \$ 2,430.00 | \$ 2,430.00         |
| Type D top on Exist MH                       | EA       | 1    | \$ 3,360.00 | \$ 3,360.00         |
| <b>Total Streets and Drainage System</b>     |          |      |             | <b>\$ 53,304.80</b> |

**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**SANCTUARY AT JOHN MOORE ROAD**

**FOLIO NUMBER 074842-0100**

| Item                                   | Quantity | Unit | Unit Price  | Total Amount         |
|--|----------|------|-------------|----------------------|
| 8" DIP Water Main                      | LF       | 60   | \$ 35.00    | \$ 2,100.00          |
| 8" PVC Water Main                      | LF       | 2140 | \$ 18.00    | \$ 38,520.00         |
| 4" PVC Water Main                      | LF       | 980  | \$ 12.00    | \$ 11,760.00         |
| 8" Gate Valve                          | EA       | 19   | \$ 275.00   | \$ 5,225.00          |
| 4" Gate Valve                          | EA       | 6    | \$ 210.00   | \$ 1,260.00          |
| Fire Hydrant Assembly                  | EA       | 5    | \$ 4,250.00 | \$ 21,250.00         |
| 8x8" Cut In Tee                        | EA       | 1    | \$ 850.00   | \$ 850.00            |
| 8"x8" Tee                              | EA       | 4    | \$ 415.00   | \$ 1,660.00          |
| 4"x4" Tee                              | EA       | 2    | \$ 275.00   | \$ 550.00            |
| 8" 45 Deg. Bend                        | EA       | 12   | \$ 275.00   | \$ 3,300.00          |
| 8" 22.5 Deg. Bend                      | EA       | 4    | \$ 250.00   | \$ 1,000.00          |
| 4' 45 Deg. Bend                        | EA       | 2    | \$ 175.00   | \$ 350.00            |
| 4" 22.5 Deg. Bend                      | EA       | 12   | \$ 175.00   | \$ 2,100.00          |
| 8"x4" Reducer                          | EA       | 1    | \$ 230.00   | \$ 230.00            |
| Permanent Blowoff Assembly             | EA       | 1    | \$ 350.00   | \$ 350.00            |
| Single Service Short                   | EA       | 33   | \$ 240.00   | \$ 7,920.00          |
| Single Service Long                    | EA       | 7    | \$ 310.00   | \$ 2,170.00          |
| Commercial Water Service               | EA       | 2    | \$ 300.00   | \$ 600.00            |
| <b>Total Water Distribution System</b> |          |      |             | <b>\$ 101,195.00</b> |

**Engineers Cost Breakdown**

**Schedule: Sewage Collection System**

**SANCTUARY AT JOHN MOORE ROAD**

**FOLIO NUMBER 074842-0100**

| Item                                  | Quantity | Unit | Unit Price  | Total Amount        |
|---------------------------------------|----------|------|-------------|---------------------|
| 4" DR 18 FM                           | LF       | 48   | \$ 9.00     | \$ 432.00           |
| 12"x4" Jack & Bore                    | LF       | 42   | \$ 680.00   | \$ 28,560.00        |
| 4" Plug Valve                         | EA       | 2    | \$ 855.00   | \$ 1,710.00         |
| 4"x4" Cut In Tee                      | EA       | 1    | \$ 2,800.00 | \$ 2,800.00         |
| 4" 90 Deg. Bend                       | EA       | 2    | \$ 340.00   | \$ 680.00           |
| <b>Total Sewage Collection System</b> |          |      |             | <b>\$ 34,182.00</b> |



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

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2021 by and between Wilmington Land Company, a Florida Corporation, hereinafter referred to as "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

**Witnesseth**

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC" pursuant to authority contained in Chapters and 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 SANCTUARY AT JOHN MOORE ROAD; and

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

**WHEREAS**, the lot corners required by Florida Statutes in the subdivision known as SANCTUARY AT JOHN MOORE ROAD 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; and

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as SANCTUARY AT JOHN MOORE ROAD subdivision within twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to Paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in Paragraph 2, above, specifically identified as:

- a. Letter of Credit, number \_\_\_\_\_,  
dated \_\_\_\_\_,  
with \_\_\_\_\_,  
\_\_\_\_\_ by order of  
\_\_\_\_\_, or
- b. A Performance Bond, dated July 6, 2021,  
with Wilmington Land Company  
as Principal, and Great American  
Insurance Company as Surety, or
- d. Cashier/Certified Check, number \_\_\_\_\_  
\_\_\_\_\_, dated \_\_\_\_\_

Copy(ies) of said Letter of Credit, Performance Bonds, Escrow Agreements, or Cashier/Certified Checks is/are attached hereto and by reference made a part hereof.


4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations", an extension of the time period established for installation of lot corners described in Paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a Letter of Credit, Performance Bond, Escrow Agreement, or Cashier/Certified Check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as SANCTUARY AT JOHN MOORE ROAD at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 22 day of July, 2021.

ATTEST:

**SUBDIVIDER: Wilmington Land Company a Florida Corporation**  
By:

  
\_\_\_\_\_  
Witness' Signature

  
\_\_\_\_\_  
(Sign before a Notary Public)

John McKay  
\_\_\_\_\_  
Printed Name of Witness

James R. Schier  
\_\_\_\_\_  
Printed Name of Signer

  
\_\_\_\_\_  
Witness' Signature

Title of Signer VP

James R. Kuca  
\_\_\_\_\_  
Printed Name of Witness

5800 Lakewood Ranch Blvd  
Sarasota, FL 34240  
\_\_\_\_\_  
Address of Signer

941 328 1111  
\_\_\_\_\_  
Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

ATTEST:


**BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY**

**CLERK OF CIRCUIT COURT, FLORIDA**

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

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

**APPROVED BY THE COUNTY ATTORNEY**

BY   
\_\_\_\_\_  
Approved As To Form And Legal Sufficiency.

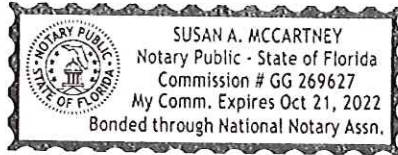
**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7/22/2021 (date) by JAMES R SCHIER (name of officer or agent, VP title of officer or agent) of Wilmington (name of corporation acknowledging), a FLORIDA (state or place of incorporation) LAND COMPANY corporation, on behalf of the corporation. He/she is personally known to me or has produced (type of identification) as identification.

[Notary Seal]



Susan A. McCartney  
Notary Public

Susan A. McCartney  
Name typed, printed or stamped  
My Commission Expires:

**SUBDIVISION PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, That we, Wilmington land Company 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 Twelve Thousand One Hundred Eighty Seven and 50/100 (12,187.50) 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 Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, Permanent Control Points and all Lot Corners in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.



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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as **SANCTUARY AT JOHN MOORE ROAD** subdivision all Permanent Control Points and all Lot Corners, 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 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 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 8, 2023**.

SIGNED, SEALED AND DATED this 6<sup>th</sup> day of July, 2021.

ATTEST:

Priscilla G Heim

**Priscilla G. Heim**

Wilmington Land Company  
PRINCIPAL (SEAL)

BY: James R. Schier  
James R. Schier, Manager

ATTEST:

Jennifer Keller

Great American Insurance Company  
SURETY (SEAL)

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
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 L. 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

*6<sup>th</sup>*

day of

*July*

*2021*



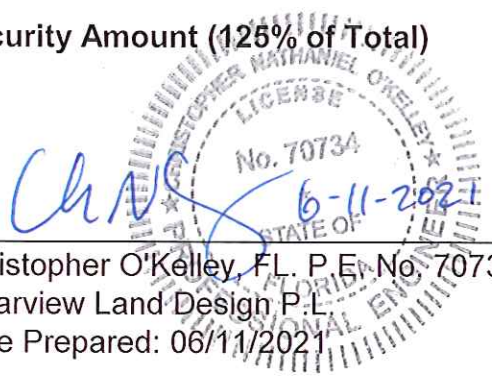
*Steph L. C. B.*

Assistant Secretary

**Summary For Performance Bond**

**SANCTUARY AT JOHN MOORE ROAD**  
**FOLIO NUMBER 074842-0100**

|                                 |    |           |
|---------------------------------|----|-----------|
| Set All PCPs & Lot Corners      | \$ | 9,750.00  |
| Total Amount                    | \$ | 9,750.00  |
| Security Amount (125% of Total) | \$ | 12,187.50 |



*CNO*  
6-11-2021

Christopher O'Kelley, FL. P.E. No. 70734  
Clearview Land Design P.L.  
Date Prepared: 06/11/2021

**Engineers Cost Breakdown**

**Schedule: Permanent Control Points (PCPs) & Lot Corners**

**SANCTUARY AT JOHN MOORE ROAD**

**FOLIO NUMBER 074842-0100**

| Item                                | Quantity | Unit | Unit Price  | Total Amount      |
|-------------------------------------|----------|------|-------------|-------------------|
| SET ALL PCPs & LOT CORNERS          | 1        | LS   | \$ 9,750.00 | \$ 9,750.00       |
|                                     |          |      |             |                   |
| <b>Total PCPs &amp; Lot Corners</b> |          |      |             | <b>\$9,750.00</b> |



# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

### DESCRIPTION:

A parcel of land being a portion of Government Lot 1 in Section 15, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 15, run thence along the North boundary thereof, N 89°45'33"W, 35.00 feet to the POINT OF BEGINNING, said point also being on the Westerly right-of-way of John Moore Road, as described in certain Warranty Deed, recorded in Official Records Book 20952, Page 1132, of the Public Records of Hillsborough County, Florida; thence along said Westerly right-of-way, S 00°07'50"W, a distance of 891.51 feet; thence N 09°00'00"W, a distance of 1719.37 feet; thence S 07°56'27"W, a distance of 304.69 feet to a point on the Northerly ordinary high water line of the Alafia River; thence along said ordinary high water line the following four (4) courses: 1) N 38°52'54"W, a distance of 14.15 feet; 2) N 23°11'04"W, a distance of 36.52 feet; 3) N 30°50'07"W, a distance of 48.45 feet; 4) N 11°23'11"W, a distance of 36.51 feet to a point on the Westerly boundary of the lands described in that certain Corrective Cudidam Deed, recorded in Official Records Book 16715, Page 275, of the Public Records of Hillsborough County, Florida; thence along said Westerly boundary, N 07°59'27"E, a distance of 1273.73 feet to a point on said North boundary of Section 15, said point also being on the North boundary of said Government Lot 1; thence along said North boundary, S 85°48'33"E, a distance of 1659.29 feet to the POINT OF BEGINNING.

Containing 40.000 acres, more or less.

**NOTICE**  
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND SHALL IN NO CIRCUMSTANCES BE SUPERSEDED OR SUPPLEMENTED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THESE MAY BE LOCATED IN THE PUBLIC RECORDS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, or Chapter 177 Part 1 of the Florida Statutes and has been filed for record in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Hillsborough County, Florida.

BY \_\_\_\_\_ BY \_\_\_\_\_  
Clerk of Circuit Court Deputy Clerk  
This \_\_\_\_\_ day of \_\_\_\_\_, 2021. TIME \_\_\_\_\_  
CLERK FILE NUMBER \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

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

### 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 # \_\_\_\_\_  
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

### SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided, that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of the Florida Statutes, and that the Hillsborough County Land Development Code, the permanent reference monuments (PRMs) shown on this plat, and the plat itself, all conform to the applicable permanent control points (PCPs) and tax corners have been set or will be set per requirements of Florida Statute or in accordance with conditions of bonding.

By: \_\_\_\_\_  
John D. Waigel (License No. LSS2248)  
Florida Professional Surveyor and Mapper  
GeoPoint Surveying, Inc.  
213 Hobbs Street, Tampa, FL 33619  
Licensee Certificate Number LB 7758

### DEDICATION:

The undersigned, as Owner of the lands, platted herein does hereby dedicate this plat of SANCTUARY AT JOHN MOORE ROAD for record. Further, the Owner does hereby dedicate to public use all streets, roads, rights of way, and easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

TRACT "R" is hereby dedicated to Hillsborough County for the benefit of the public as additional right-of-way for JOHN MOORE ROAD.

Fee interest in TRACTS "A", "B", "C-1", "C-2", "D" and "P", as shown hereon, are hereby reserved by Owner for conveyance to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

The Private Drainage Easements and Private Sign Easements are hereby reserved by the Owner for conveyance to a Homeowners' Association, or 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 and will be privately maintained.

TRACTS "A", "B", "C-1", "C-2", "D", "P", and ALL Private Easements, are subject to any and all easements, Right of Way and Tracts dedicated to public use.

The private roads and private rights of way shown hereon as TRACT "A", are not dedicated to the public, but are private, and are hereby reserved by the Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of SANCTUARY AT JOHN MOORE ROAD.

Owner hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/landfill, and other similar governmental and quasi-governmental services, a non-exclusive easement over and under the private roads, roads, and private rights of way within TRACT "A", and within the Public Emergency Access Easement, as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive easement over and under and a non-exclusive utility easement over, across and under the private roads and private rights of way within TRACT "A", and the areas designated hereon as public utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities as designated by Owner, and related purposes, for the benefit of the lot owners herein.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner, its assigns and its successors in title.

OWNER - WILMINGTON LAND COMPANY, a Florida corporation

\_\_\_\_\_  
Manager  
Witness \_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_  
\_\_\_\_\_  
Witness \_\_\_\_\_

ACKNOWLEDGEMENT: Size of Florida, County of Hillsborough  
Sworn to and subscribed before me, by means of physical presence, this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by \_\_\_\_\_ Manager  
of WILMINGTON LAND COMPANY, a Florida corporation, who is personally known to me or produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Largo \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

### NOTES:

- 1) Nothing and Existing coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the Vertical Zone of Florida, as established from National Geospatial Survey (NGS) Horizontal Control Measurement Dataset "D EROCKS" (10 DSR06B).
- 2) Subdivision plat by its means represents a submission on whether proposed will or will not flood. Floodplain information of this plat may or may not be subject to flooding; the Development Review Division is not responsible for determining floodplains on development.
- 3) Drainage Easements shall not preclude other easements, including, but not limited to, sidewalks, driveways, impervious surfaces, trees, shrubs, pools, air conditioning, structures, utility sheds, poles, fences, irrigation systems, trunks, telegraph poles, and landscaping plants other than grass, except for precluding of arborvitae, palm trees and other plants as required by the Land Development Code. The note shall appear on each affected deed.
- 4) All plat utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- 5) All lines that intersect a curve that are not labeled Non-Radial (NR) are Radial.
- 6) This Private Subdivision contains right-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.
- 7) The lands described herein are subject to and benefit from the Easement granted to Tampa Electric Company recorded in Official Records Book 4816, Page 1540, of the Public Records of Hillsborough County, Florida.

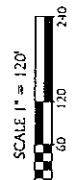
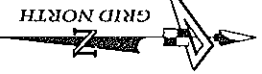


213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurveying.com  
Phone: (813) 245-8888  
Fax: (813) 245-2266  
Licensee Number LB 7758

# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



**BASIS OF BEARINGS**  
 BEARINGS AND DISTANCES ARE BASED ON THE NORTH BOUNDARY OF SECTION 15-3882-03C, ALSO BEING THE NORTH BOUNDARY OF GOVERNMENT LOT 11 (PART OF BEARINGS) IN PLAT BOOK 55, PAGE 98-11) (RETENTION POND SITE) RIGHT OF WAY (RETENTION POND SITE) N. 128°57'29" E. 150.00' (PART OF BEARINGS) 604.60' 15-3882-03C, CCR #6832, 54' FROM RCD NO. 10

FOUR WINDS ESTATES  
 (PLAT BOOK 55, PAGE 98-11)  
 RIGHT OF WAY  
 (RETENTION POND SITE)

TRACT "C"

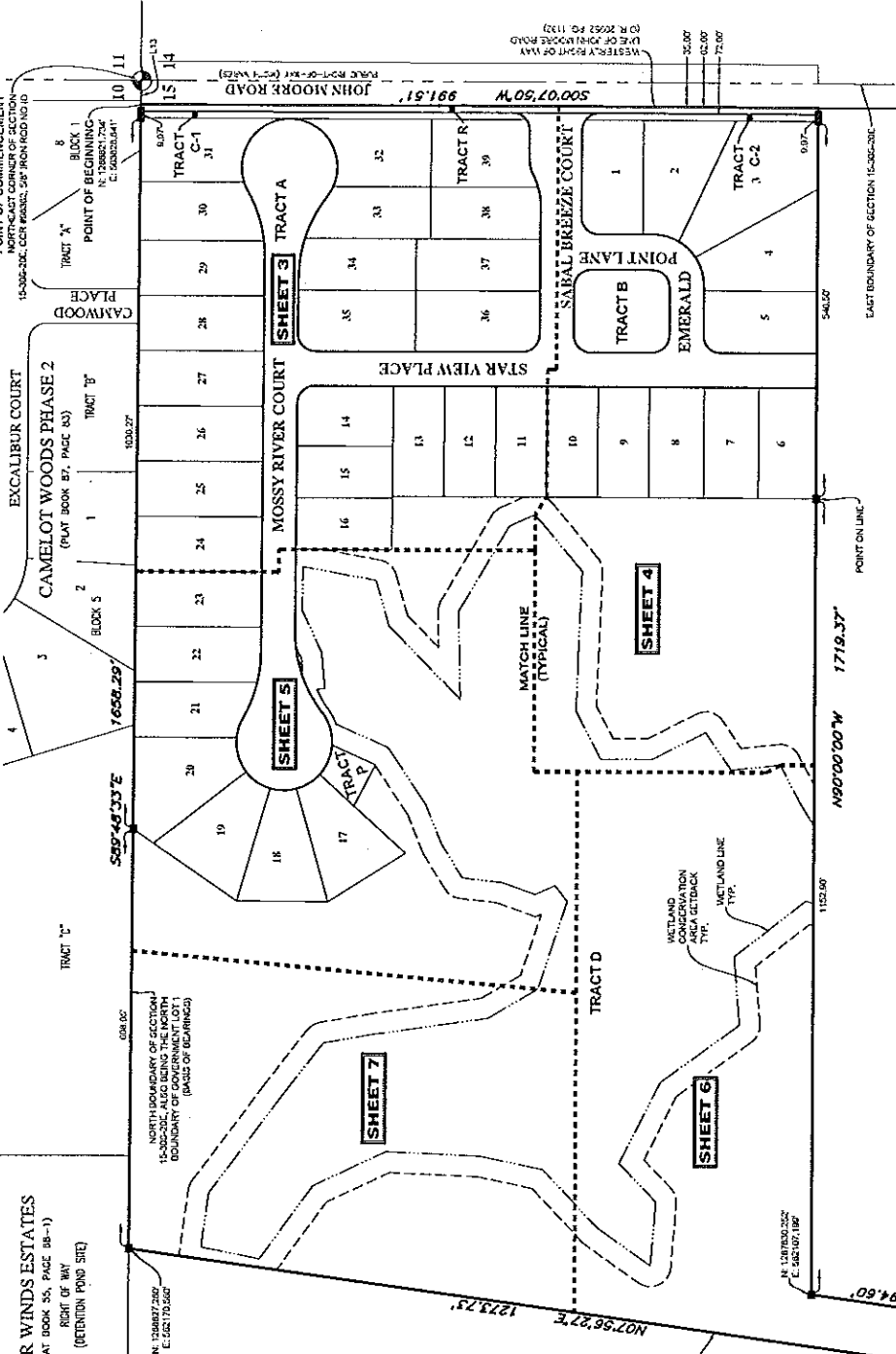
TRACT "B"

CAYWOOD PLACE

POINT OF COMMENCEMENT  
 NORTH-TRACT CORNER OF SECTION 15-3882-03C, CCR #6832, 54' FROM RCD NO. 10

POINT "X"

POINT OF BEGINNING



UNPLATTED

UNPLATTED

NORTHERLY ORDINARY HIGH WATER LINE OF ALAFIA RIVER AS ESTABLISHED BY THE STATE OF FLORIDA (PORT TAMPON DRAINAGE DISTRICT) AND BASED ON AN ELEVATION OF 3.5' (MVD 88)

ALAFIA RIVER

NO MONUMENTATION FOUND OR SET ALONG THE NORTHERLY ORDINARY HIGH WATER LINE OF ALAFIA RIVER

- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE
  - CONCRETE MONUMENT WITH CORNER NUMBER UNLESS OTHERWISE NOTED
  - OFFICIAL RECORDS BOOK
  - PAGE
  - OVERALL
  - TYPICAL
  - NON-RADIAL LINE
  - CERTIFIED CORNER RECORD
  - OFFICIAL RECORDS BOOK
  - GENERAL TELEPHONE & ELECTRONICS

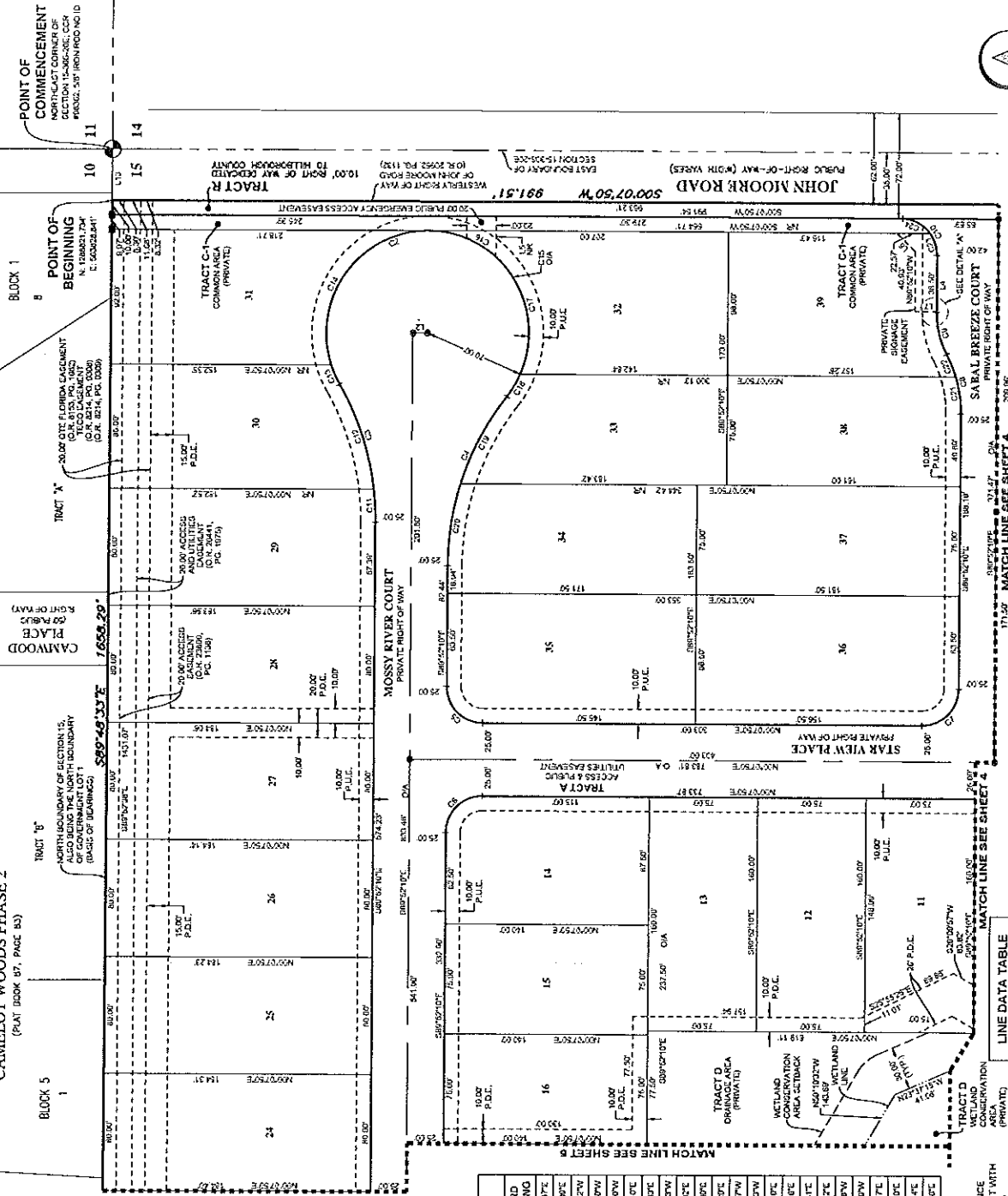
**WETLAND CONSERVATION AREA NOTE:**  
 THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY, FL LAND ENVIRONMENTAL PROTECTION ACT, CHAPTER 84.48, LAWS OF FLORIDA AS AMENDED, AND THE HILLSBOROUGH COUNTY LAND ENVIRONMENTAL PROTECTION COMMISSION, HILLSBOROUGH COUNTY, FLORIDA. IN ADDITION, A 30-FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

| LINE DATA TABLE |             |        |
|-----------------|-------------|--------|
| NO.             | BEARING     | LENGTH |
| L1              | N02°02'54"W | 16.10' |
| L13             | N89°49'33"W | 30.00' |

**Geopoint Surveying, Inc.**  
 213 Hobbs Street  
 Tampa, Florida 33619  
 Phone: (813) 248-8882  
 Fax: (813) 248-2266  
 www.geopointsurveying.com  
 License Number: 18776

# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA  
CAMELOT WOODS PHASE 2  
(PLAT BOOK 07, PAGE 13)



**Geopoint**  
Surveying, Inc.  
213 Hobbs Street  
Angie, Florida 33619  
Phone: (813) 246-6883  
Fax: (813) 246-2710  
www.geopointsurvey.com

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND DIMENSIONS OF A PARALLEL NATURE SHALL BE DIMENSIONED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 3.0071 FEET IS 3.00 FEET)

**LINE DATA TABLE**

| NO. | BEARING     | LENGTH |
|-----|-------------|--------|
| L1  | N00°07'50"E | 10.00' |
| L2  | S00°25'10"E | 30.95' |
| L3  | S00°52'02"E | 27.83' |
| L4  | S45°27'50"W | 17.70' |
| L5  | S00°27'50"W | 10.00' |
| L6  | N89°48'30"W | 36.02' |

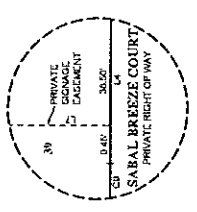
**CURVE DATA TABLE**  
NOT TO SCALE

| NO. | RADIUS  | CENTRAL ANGLE | ARC CHORD | CHORD BEARING |
|-----|---------|---------------|-----------|---------------|
| C1  | 70.00'  | 246°23'17"    | 303.44'   | N64°59'27"E   |
| C2  | 187.50' | 36°13'21"     | 68.80'    | N75°16'10"E   |
| C3  | 187.50' | 36°13'21"     | 124.84'   | S09°47'42"W   |
| C4  | 25.00'  | 60°00'00"     | 38.27'    | S45°07'50"W   |
| C5  | 25.00'  | 60°00'00"     | 38.27'    | N44°52'10"W   |
| C6  | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C7  | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C8  | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C9  | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C10 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C11 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C12 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C13 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C14 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C15 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C16 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C17 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C18 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C19 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C20 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C21 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C22 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |
| C23 | 70.00'  | 60°00'00"     | 38.27'    | N44°52'10"E   |
| C24 | 70.00'  | 60°00'00"     | 38.27'    | S44°52'10"E   |

**LEGEND:**  
 ■ INDICATES (P.R.A.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DIKIL LB770A, UNLESS OTHERWISE NOTED  
 ○ INDICATES (P.C.) PERMANENT CONTROL POINT.  
 PG. ----- PLAT BOOK PAGE  
 OVA ----- OVERBALL  
 TYP ----- TYPICAL  
 NR ----- NON-RADIAL LINE  
 CR ----- CERTIFIED CORNER RECORD  
 O.R. ----- OFFICIAL RECORDS BOOK  
 P.D.E. ----- PRIVATE DRAINAGE EASEMENT  
 U.P.E. ----- PUBLIC UTILITY EASEMENT  
 O.T.E. ----- GENERAL TELEPHONE & ELECTRONICS



SCALE 1" = 50'  
 SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION NOTE



DETAIL "A"  
NOT TO SCALE

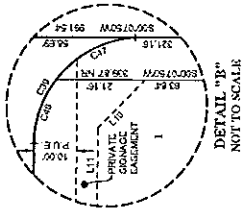
# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

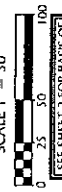
PLAT BOOK PAGE

| CURVE DATA TABLE |        |               |               |
|------------------|--------|---------------|---------------|
| NO.              | RADIUS | CENTRAL ANGLE | CHORD BEARING |
| C1               | 50.00' | 90°00'00"     | N45°07'22"E   |
| C2               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C3               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C4               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C5               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C6               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C7               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C8               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C9               | 25.00' | 85°30'00"     | N74°54'36"E   |
| C10              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C11              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C12              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C13              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C14              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C15              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C16              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C17              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C18              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C19              | 25.00' | 85°30'00"     | N74°54'36"E   |
| C20              | 25.00' | 85°30'00"     | N74°54'36"E   |

| LINE DATA TABLE |             |        |
|-----------------|-------------|--------|
| NO.             | BEARING     | LENGTH |
| L1              | S44°29'10"W | 15.76' |
| L2              | S40°22'10"E | 43.24' |
| L3              | S40°07'50"W | 15.62' |



DETAIL "B"  
NOT TO SCALE



SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION NOTE.

MATCH LINE SEE SHEET 4

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 1

MATCH LINE SEE SHEET 0

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 10

MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 13

MATCH LINE SEE SHEET 14

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MATCH LINE SEE SHEET 16

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MATCH LINE SEE SHEET 34

MATCH LINE SEE SHEET 35

MATCH LINE SEE SHEET 36

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MATCH LINE SEE SHEET 38

MATCH LINE SEE SHEET 39

MATCH LINE SEE SHEET 40

MATCH LINE SEE SHEET 41

MATCH LINE SEE SHEET 42

MATCH LINE SEE SHEET 43

MATCH LINE SEE SHEET 44

MATCH LINE SEE SHEET 45

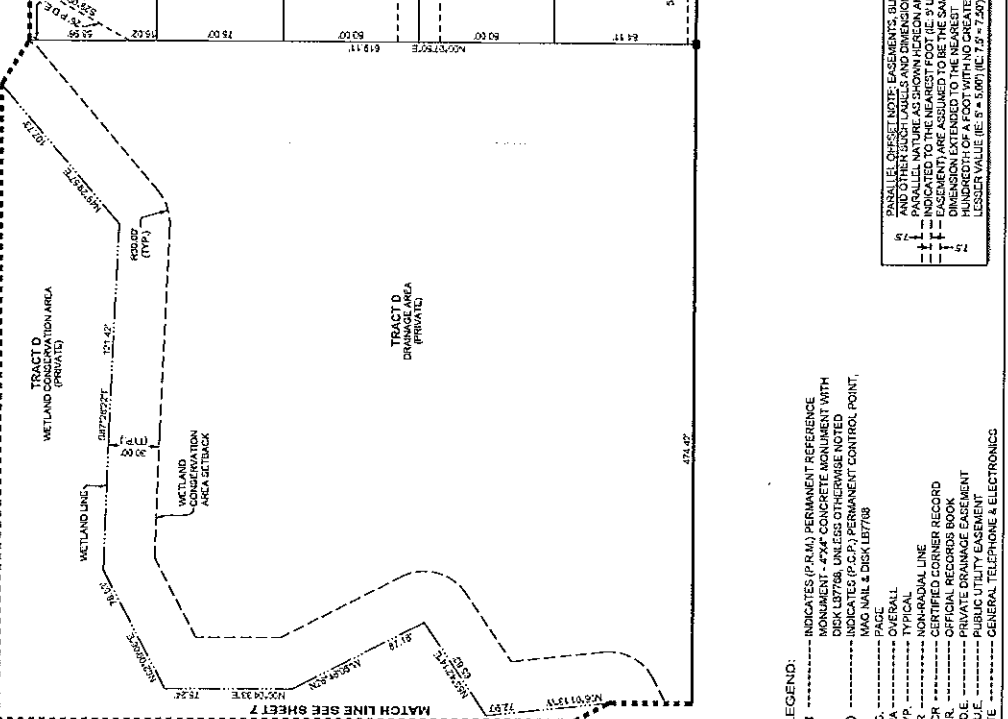
MATCH LINE SEE SHEET 46

MATCH LINE SEE SHEET 47

MATCH LINE SEE SHEET 48

MATCH LINE SEE SHEET 49

MATCH LINE SEE SHEET 50



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK (UT/78), UNLESS OTHERWISE NOTED
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG. NAIL & DISK (UT/78)
  - PG. ----- PAGE
  - O/A ----- OVERALL
  - TYP. ----- TYPICAL
  - NR ----- NON-RADIAL LINE
  - CR ----- CERTIFIED CORNER RECORD
  - O.R. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
  - P.C. ----- PUBLIC CORNER
  - GTE ----- GENERAL TELEPHONE & ELECTRONICS

UNPLATTED



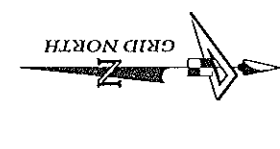
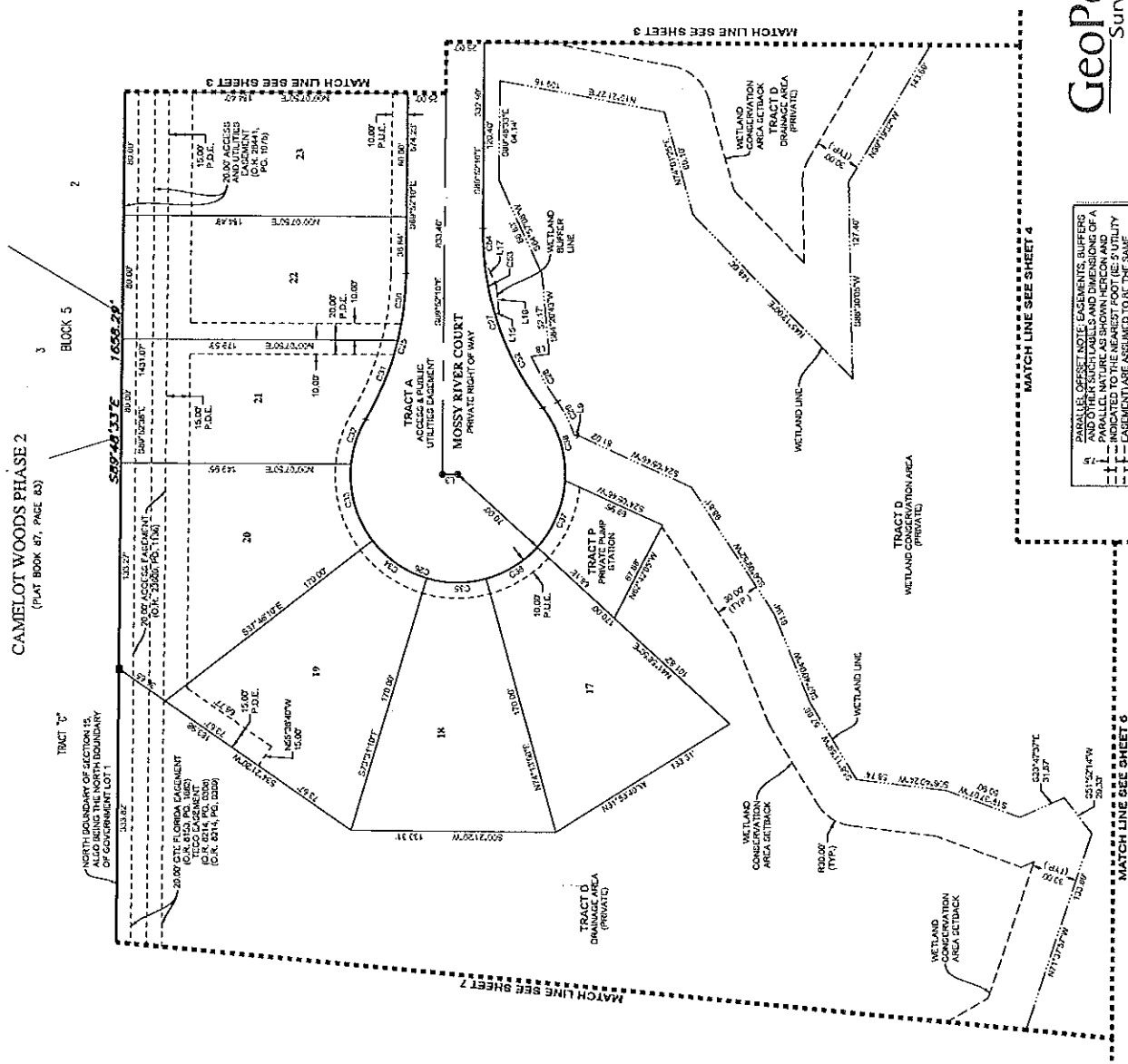
213 Hobbs Street  
Tampa, Florida 33619  
www.geopointsurvey.com

Phone: (813) 248-8888  
Fax: (813) 248-2706  
Email: sales@geopoint.com

SHEET 4 OF 7 SHEETS

# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SEE SHEET 7 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION NOTE

| LINE DATA TABLE | NO.         | BEARING | LENGTH |
|-----------------|-------------|---------|--------|
| L3              | N80°07'00"E | 10.00'  |        |
| L8              | N80°52'18"W | 11.88'  |        |
| L9              | S02°10'00"W | 2.47'   |        |
| L15             | N80°52'18"W | 2.79'   |        |
| L16             | S64°20'05"W | 17.88'  |        |
| L17             | S54°57'05"W | 10.35'  |        |

| CURVE DATA TABLE |         |               |                            |
|------------------|---------|---------------|----------------------------|
| NO.              | RADIUS  | CENTRAL ANGLE | CHORD BEARING              |
| C25              | 187.50' | 30°19'21"     | 60.00' 374°42'00"E         |
| C30              | 70.00'  | 248°22'17"    | 303.44' 203°40'55"E        |
| C37              | 187.50' | 30°19'21"     | 122.50' 011°10'02"W        |
| C38              | 177.50' | 11°02'26"     | 34.27' 241.16' 269°25'48"W |
| C39              | 90.00'  | 17°31'40"     | 24.47' 24.38' 162°20'48"E  |
| C40              | 187.50' | 13°14'20"     | 43.50' 43.45' 65°12'27"E   |
| C41              | 187.50' | 16°54'30"     | 60.30' 55.19' 50°50'10"E   |
| C42              | 70.00'  | 28°35'59"     | 30.46' 30.22' 182°00'48"W  |
| C43              | 70.00'  | 43°11'31"     | 52.77' 61.83' 273°48'59"W  |
| C44              | 70.00'  | 35°52'00"     | 43.08' 42.97' 034°21'00"W  |
| C45              | 70.00'  | 35°11'00"     | 38.46' 38.88' 330°21'00"W  |
| C46              | 70.00'  | 35°11'00"     | 36.46' 36.88' 031°59'40"E  |
| C47              | 70.00'  | 38°56'07"     | 47.57' 46.65' 507°28'44"E  |
| C48              | 70.00'  | 41°03'46"     | 50.17' 46.12' 182°30'48"E  |
| C49              | 187.50' | 21°00'23"     | 68.81' 68.52' 262°30'55"W  |
| C50              | 187.50' | 11°04'18"     | 38.33' 38.18' 078°24'25"W  |
| C54              | 187.50' | 6°01'14"      | 10.70' 10.69' 048°01'12"W  |

- LEGEND:**
- INDICATES (P, R, M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK (LPT/TA), UNLESS OTHERWISE NOTED
  - INDICATES (P, C, I) PERMANENT CONTROL POINT.
  - PG. ----- PAGE
  - O/A ----- OVERALL
  - TYP. ----- TYPICAL
  - NR ----- NON-RADIAL LINE
  - CCR ----- CERTIFIED CORNER RECORD
  - O.R. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
  - U.L.E. ----- UTILITY EASEMENT
  - C/E ----- GENERAL TELEPHONE & ELECTRONICS

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH TABLES AND DIMENSIONS OF A DIMENSION EXTENDED TO THE NEAREST FOOT. DIMENSIONS INDICATED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5.00000000 = 5.00)

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 4

CAMELOT WOODS PHASE 2  
(PLAT BOOK 87, PAGE 83)

BLOCK 5

2

3

2

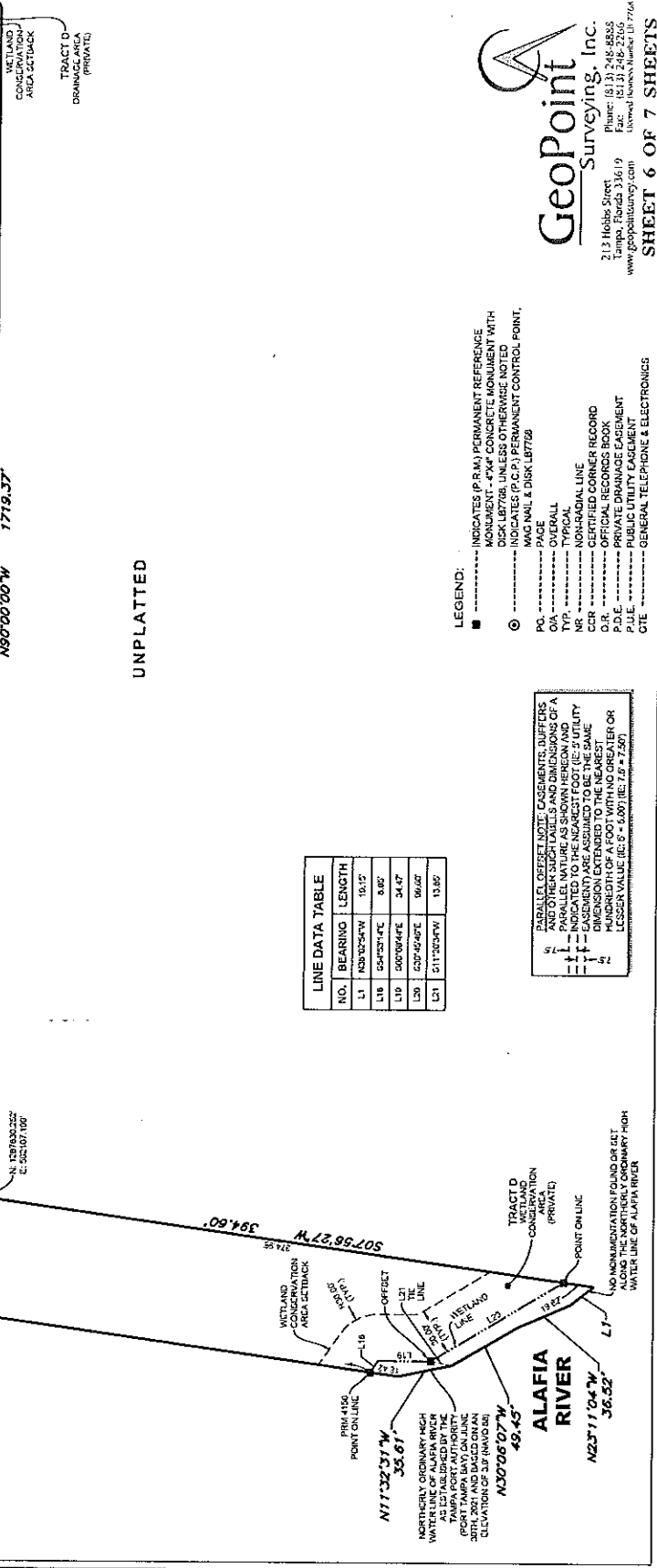
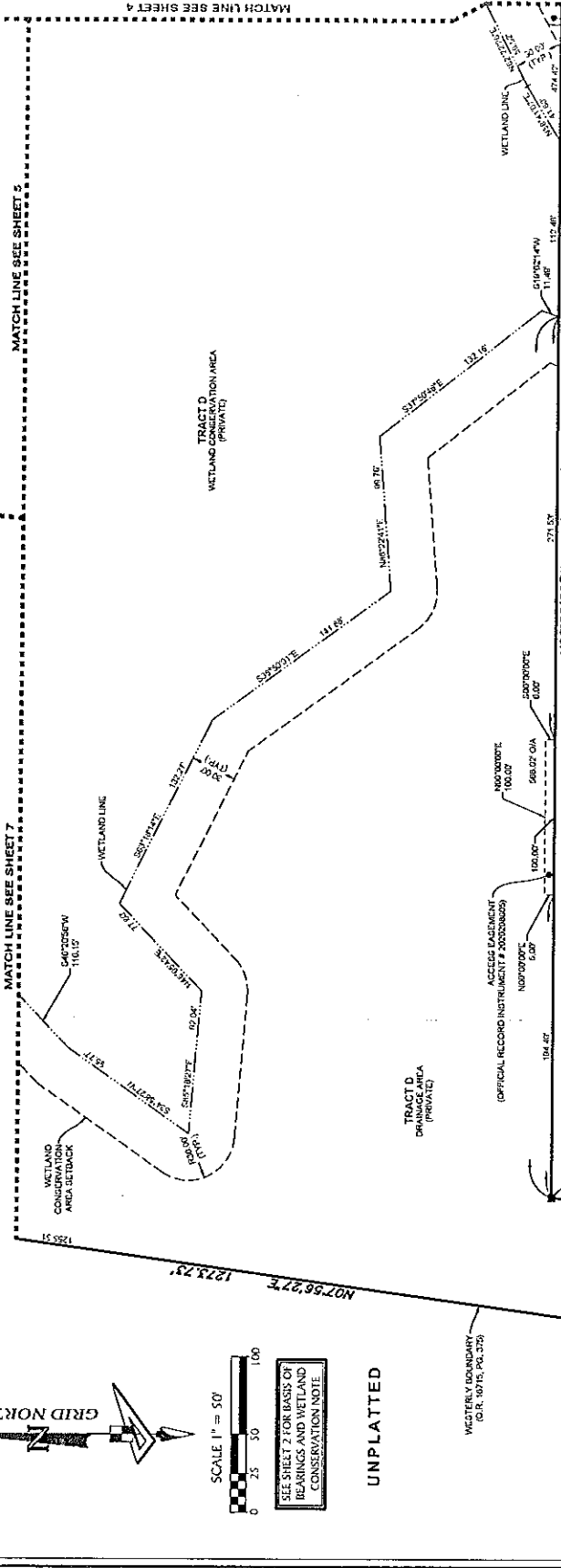
**Geopoint Surveying, Inc.**  
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 Fax: (813) 248-2266  
 www.geopointsurvey.com  
 License: CE0000010776



# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



SCALE 1" = 50'

SEE SHEET 2 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION NOTE

UNPLATTED

UNPLATTED

UNPLATTED

| LINE DATA TABLE |                          |
|-----------------|--------------------------|
| NO.             | BEARING - LENGTH         |
| L1              | N 07° 56' 27" W 1273.73' |
| L18             | S 54° 03' 41" E 5.82'    |
| L19             | S 00° 00' 41" E 34.47'   |
| L20             | S 07° 45' 49" E 96.00'   |
| L21             | S 11° 30' 24" W 13.89'   |

PARALLEL OFFSET NOTE: CASSEMENTS, DIRECTION AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL FEATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 0 UTILITY DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 0' = 0.00' (IE: 7.6" = 7.50'))

- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LABELS UNLESS OTHERWISE NOTED
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT
  - PG. ----- PAGE
  - O.A. ----- OVERALL
  - TYP. ----- TYPICAL
  - NR ----- NON-RADIAL LINE
  - CCR ----- CERTIFIED CORNER RECORD
  - D.R. ----- OFFICIAL RECORDS BOOK
  - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
  - U.T.I.L. ----- UTILITY EASEMENT
  - G.T.E. ----- GENERAL TELEPHONE & ELECTRONICS

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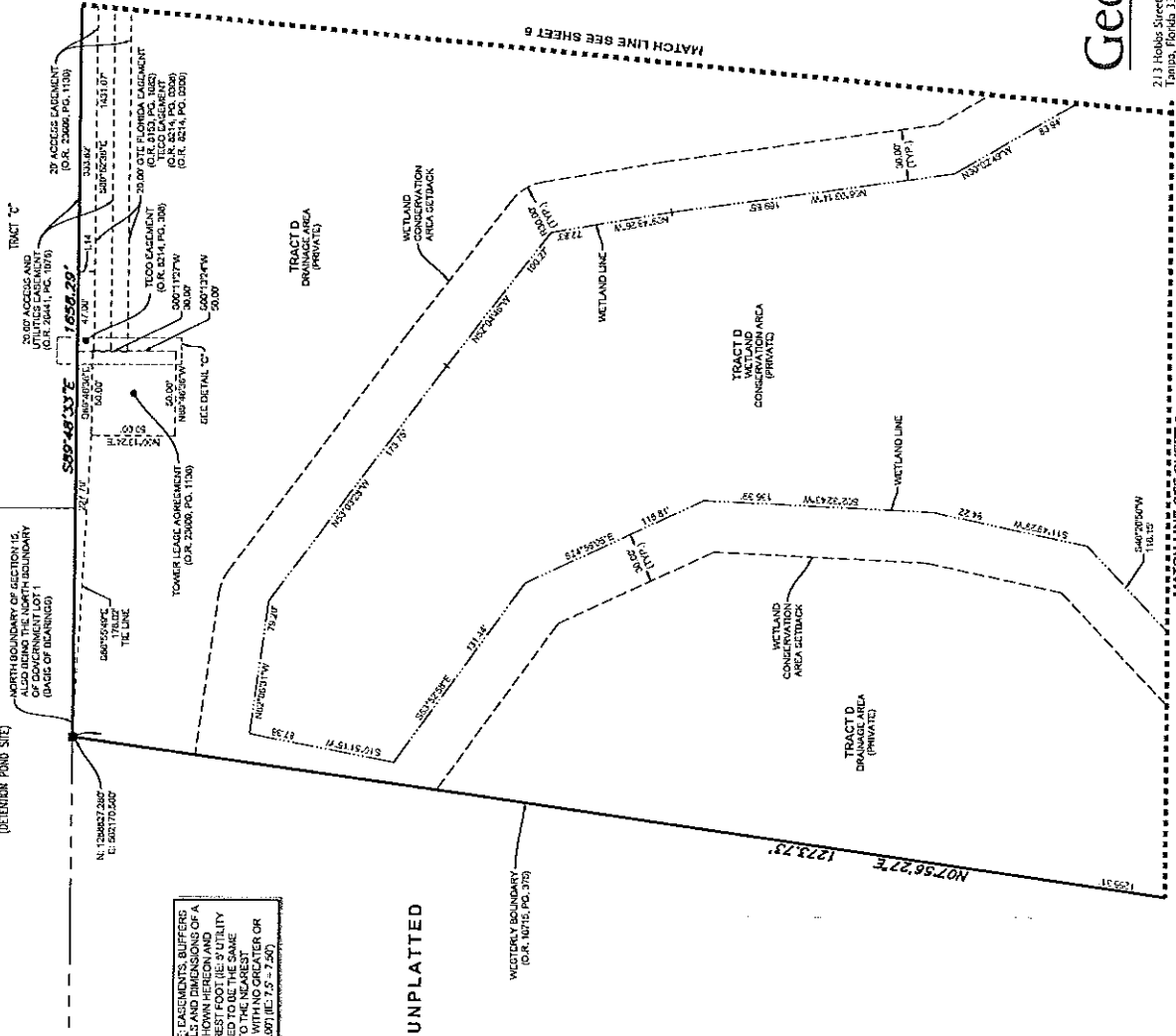
Phone: (813) 248-8858  
Fax: (813) 248-2266  
Toll Free Number: 1-877-674-6764

# SANCTUARY AT JOHN MOORE ROAD

LYING IN SECTION 15, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

**FOUR WINDS ESTATES**  
(PLAT BOOK 55, PAGE 88-1)  
RIGHT OF WAY  
(DEFENSE POND SITE)

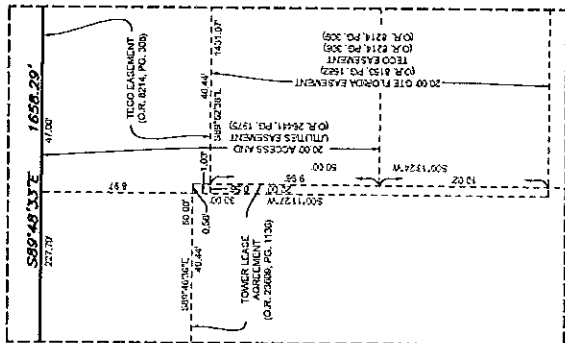
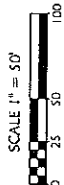
**CAMELOT WOODS PHASE 2**  
(PLAT BOOK 47, PAGE 83)



PARALLEL, OVERTSET, NOTE, EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL, MATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE 9' UTILITY EASEMENT) SHALL BE CONSIDERED TO BE THE SAME DIMENSION (EXTENDED TO THE NEAREST HUNDRETH OF A FOOT) WITH NO GREATER OR LESSER VALUE (IE 9' = 8.99' (IE 7.5' = 7.50'))

SEE SHEET 7 FOR BASIS OF BEARINGS AND WETLAND CONSERVATION NOTE

| LINE DATA TABLE |               |        |      |
|-----------------|---------------|--------|------|
| NO.             | BEARING       | LENGTH | MARK |
| L14             | N07°11'27\"/> |        |      |



- LEGEND:**
- INDICATES (P, R, A) PERMANENT REFERENCE MONUMENT - 4\"/>
  - INDICATES (P, R, A) PERMANENT REFERENCE MONUMENT WITH OTHER SERVICE NOTED
  - INDICATES (P, R, A) PERMANENT CONTROL POINT
  - PAGE
  - OVERALL
  - TYPICAL
  - NON-RADIAL LINE
  - CERTIFIED CORNER RECORD
  - ORIGINAL RECORDS BOOK
  - PUBLIC UTILITY EASEMENT
  - GENERAL TELEPHONE & ELECTRONICS

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**Hillsborough County**  
**PUBLIC SCHOOLS**  
 Preparing Students for Life

**Certificate of School Concurrency**

|                                       |                             |
|---------------------------------------|-----------------------------|
| <b>Project Name</b>                   | John Moore Road             |
| <b>Jurisdiction</b>                   | Hillsborough County         |
| <b>Jurisdiction Project ID Number</b> | 5173                        |
| <b>HCPS Project Number</b>            | SC-705                      |
| <b>Parcel ID Number(s)</b>            | 074767.0000 & 074842.0000   |
| <b>Project Location</b>               | 4311 & 4501 John Moore Road |
| <b>Dwelling Units &amp; Type</b>      | 39 Single-Family Detached   |
| <b>Applicant</b>                      | James Schier                |

| School Concurrency Analysis |            |        |      |  |                         |
|-----------------------------|------------|--------|------|--|-------------------------|
| School Type                 | Elementary | Middle | High |  | Total Capacity Reserved |
| Students Generated          | 8          | 5      | 6    |  | 19                      |

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.

*Charles Andrews*

January 29, 2020

Date Issued

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Charles Andrews, AICP, CNU-A  
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 Growth Management Department  
 Operations Division  
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 P: 813.272.4429