

SUBJECT: Bloomingdale Townes On-Site & Off-Site **PI#5803**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: October 11, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Bloomingdale Townes On-Site & Off-Site, located in Section 01, 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 and off-site water) 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 \$2,592,677.44, a Warranty Bond in the amount of \$11,574.23, 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 \$20,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

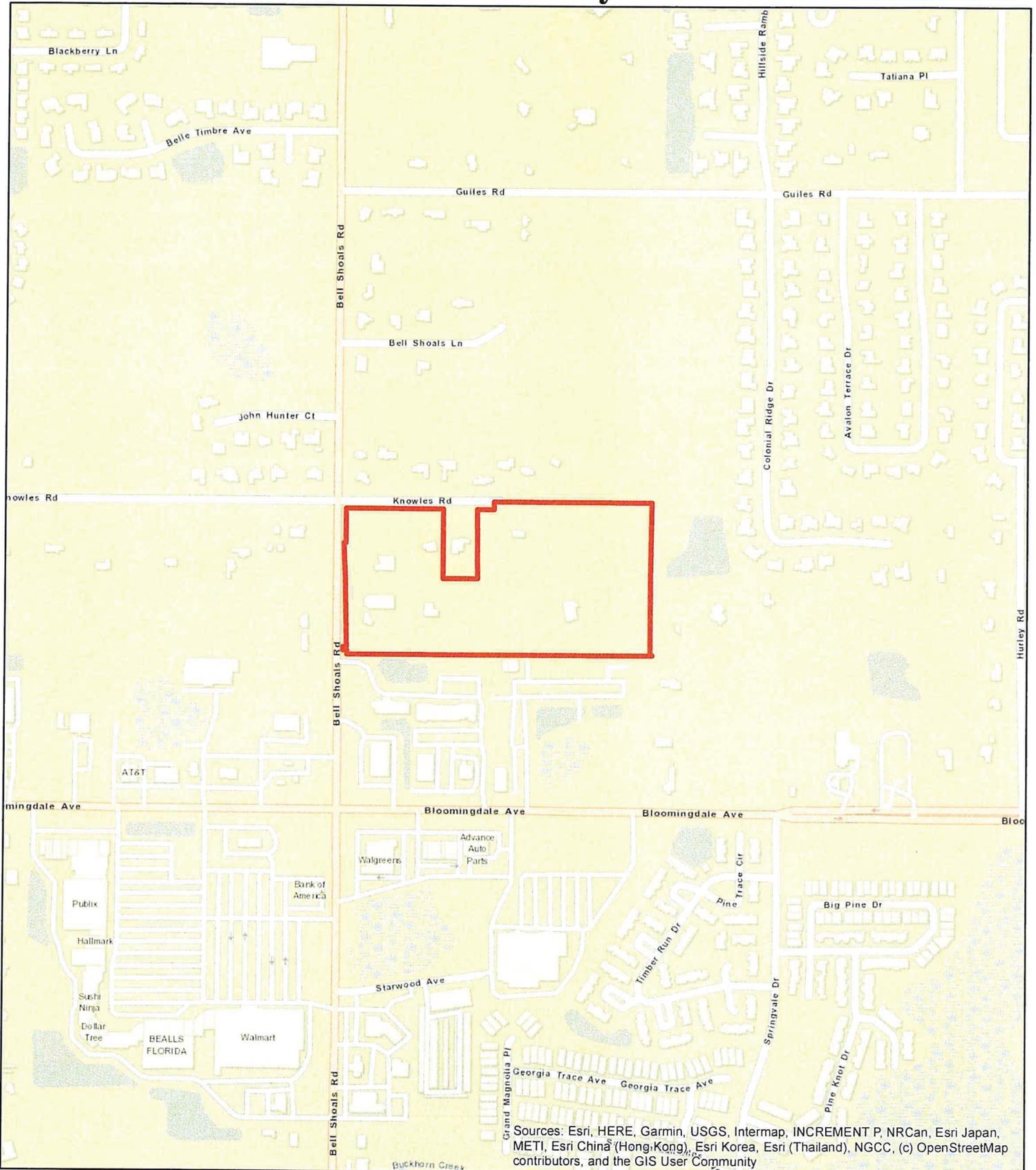
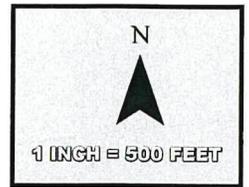
BACKGROUND:

On March 31, 2022, Permission to Construct Prior to Platting was issued for Bloomingdale Townes On-Site & Off-Site. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Mattamy Tampa/Sarasota, LLC and the engineer is LevelUp Consulting, LLC.



Bloomingdale Townes Project Location Map

CLIENT: Mattamy Homes



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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

This Agreement made and entered into this _____ day of _____, 20²², by and between Mattamy Tampa/Sarasota LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Bloominglee Townes (hereafter, the "Subdivision"); and

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of the Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat and as required for approval of the subdivision, 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 off-site and on-site improvements as required in connection with the Subdivision; and

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

Roads/Streets, Water Mains/ Services, Stormwater Drainage System, Sanitary Gravity Sewer System, Force Main and Sidewalks

(hereafter, the "County Improvements"); and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the 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 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the 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 County 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 N/A, dated _____ and number _____ dated _____, with _____ by _____ order of _____,
 - b. A Performance Bond, number SUR0075693 dated, August 24, 2022 with _____ Mattamy Tampa/Sarasota LLC as Principal, and _____ Argonaut Insurance Company as Surety, or
A Warranty Bond, number SUR0075695 dated, August 24, 2022 with _____ Mattamy Tampa/Sarasota LLC as Principal, and _____ Argonaut Insurance Company as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective County Improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the Improvements for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the County improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of the 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 these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

Subdivider:



Witness Signature

Bradley Labozzetta

Printed Name of Witness



Witness Signature

Dominick Macolino

Printed Name of Witness

By 

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

Thomas Griggs

Name (typed, printed or stamped)

Vice President

Title

4107 Crescent Park Drive, Riverview, FL 33578

Address of Signer

813-381-3838

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

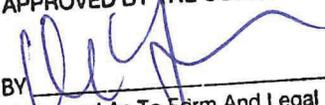
ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
25 day of August, 2022, by Thomas Griggs as
(day) (month) (year) (name of person acknowledging)
Vice President for Mattany Tampa / Sarasota LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced



Susan Greene

(Signature of Notary Public - State of Florida)

Susan Greene

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

GG 976409 Aug. 6, 2024

(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number) (Expiration Date)

SUBDIVISION PERFORMANCE BOND
On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we Mattamy Tampa/Sarasota LLC
called the Principal, and Argonaut 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 Five Hundred Ninety-Two Thousand Six Hundred Seventy-Seven Dollars and Forty-Four Cents (\$ 2,592,677.44) Dollars for the payment of which
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in
connection with the platting of the Bloomingdale Townes subdivision; and

WHEREAS, the Principal has filed with the Development Review Division of the Development Services
Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information
relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat,
sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance
with the specifications found in the aforementioned subdivision regulations and required by the Board of County
Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated
off-site 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, hereafter the "Agreement", the terms of which require the Principal to submit an instrument
ensuring completion of construction of required improvements; and

WHEREAS, the terms of said 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 Bloomingdale Townes subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of 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 approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the 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 November 11th, 2024.

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

ATTEST:

Mattamy Tampa/Sarasota LLC



By 

Principal Seal

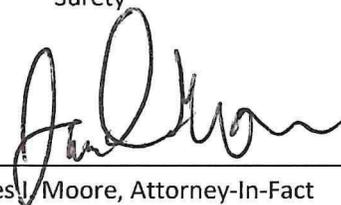
Argonaut Insurance Company

Surety Seal

ATTEST:



Alexa Costello

By 
James Moore, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Stephen T. Kazner, James I. Moore, Dawn L. Morgan, Diane M. Rubright, Jennifer J. McComb, Amy Wickett, Martin Moss, Kelly A. Gardner, Melissa Schmidt

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

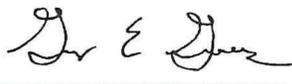
This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

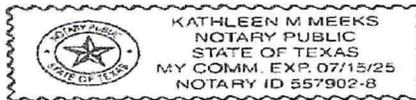
STATE OF TEXAS
COUNTY OF HARRIS SS:

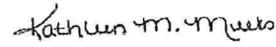


by: 
Gary E. Grose, President

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

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




(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

2022

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 24th day of August, 2022.




Austin W. King, Secretary

State of ILLINOIS }
County of DUPAGE }

On August 24, 2022, before me, Heather A. Robinson, a Notary Public for said County and State, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of Argonaut Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

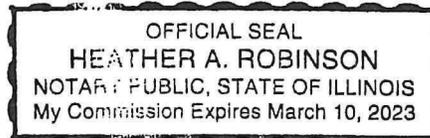
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, March 10, 2023



Heather A. Robinson, Notary Public

Commission No. 926581



**SUBDIVISION WARRANTY BOND
On-Site and Off-Site**

KNOW ALL MEN BY THESE PRESENTS, that we Mattamy Tampa/Sarasota LLC

_____ called the Principal, and _____
Argonaut Insurance Company called the Surety, are held and firmly bound unto the
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Eleven Thousand and Fifty-Hundred Seventy-Four Dollars and Twenty-Three Cents (\$ 11,574.23) 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 adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this 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 following improvements for maintenance in connection with the Bloomingdale Townes subdivision (hereafter, the "Subdivision"): on-site improvements: _____ and off-site improvements: Roads, Water, Storm Drainage (together, the on-site and off-site improvements are hereafter referred to as the "Improvements"); and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

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

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 Improvements for maintenance by the Board of County Commissioners of Hillsborough County, 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 November 11th, 2026

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

ATTEST: Mattamy Tampa/Sarasota LLC

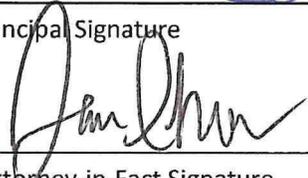


Principal Signature

Argonaut Insurance Company

Thomas Griggs, Vice President

(Seal)



Attorney-in-Fact Signature

James I. Moore, Attorney-in-Fact

(Seal)

ATTEST:

Alexa Costello

Signature

Alexa Costello

(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Stephen T. Kazmer, James I. Moore, Dawn L. Morgan, Diane M. Rubright, Jennifer J. McComb, Amy Wickett, Martin Moss, Kelly A. Gardner, Melissa Schmidt

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



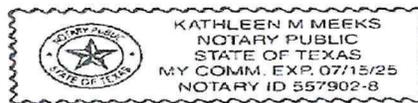
by:

Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

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



(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

2022

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 24th day of August, 2022.



Austin W. King, Secretary

State of ILLINOIS }
County of DUPAGE }

On August 24, 2022, before me, Heather A. Robinson, a Notary Public for said County and State, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of Argonaut Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, March 10, 2023



Heather A. Robinson, Notary Public

Commission No. 926581



Bloomington Townes Improvements

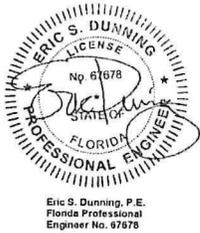
Performance Bond Calculation Construction costs for the streets and drainage

SUMMARY

Paving and Grading	\$644,394.85
Stormwater	\$343,237.50
Sanitary Sewer	\$635,094.35
Storm Drainage	\$451,415.25
Total	\$2,074,141.95

Performance Bond Amount (125% of total)

\$2,592,677.44



Eric S. Dunning, P.E.
Florida Professional
Engineer No. 67678

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Eric S.
Dunning
Date:
2022.08.18
16:48:30 -04'00'

A handwritten signature in blue ink, appearing to read "Eric S. Dunning", is written over a horizontal line. Below the line, the text "Eric S. Dunning" and "Florida License #67678" is printed.

Eric S. Dunning
Florida License #67678

PAVING AND GRADING

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	1.5" Type SP Asphalt	8,655	SY	\$13.85	\$119,871.75
2	8" Cement Treated Base	8,655	SY	\$27.05	\$234,117.75
3	12" Compacted Subgrade	8,655	SY	\$3.25	\$28,128.75
4	Ribbon Curb	6,480	LF	\$15.75	\$102,060.00
5	Type "D" Curb - Trench	185	LF	\$23.35	\$4,319.75
6	5' Conc Sidewalk 4"	12,515	SF	\$6.40	\$80,096.00
7	5' Conc Sidewalk 6"	3,795	SF	\$8.35	\$31,688.25
8	6" Concrete Driveway	625	SF	\$8.90	\$5,562.50
9	5' ADA Handicapped Ramp	14	EA	\$655.00	\$9,170.00
10	Signage & Striping	1	LS	\$17,000.00	\$17,000.00
11	MOT	1	LS	\$5,950.00	\$5,950.00
12	Utility Access Road	415	SF	\$8.35	\$3,465.25
13	Valley Gutter	197	LF	\$15.05	\$2,964.85
				Total:	\$644,394.85

STORMWATER

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	6" Master Meter Assembly	1	EA	\$49,000.00	\$49,000.00
2	Temporary Jumper (Not Construction Meter)	1	LS	\$6,300.00	\$6,300.00
3	8" DIP Water Main	110	LF	\$83.95	\$9,234.50
4	20" Jack & Bore	85	LF	\$250.00	\$21,250.00
5	6" Gate Valve Assembly	16	EA	\$1,950.00	\$31,200.00
6	8" Gate Valve Assembly	3	EA	\$2,700.00	\$8,100.00
7	Fire Hydrant Assembly	6	EA	\$6,950.00	\$41,700.00
8	6" PVC Water Main (DR 18)	3045	LF	\$35.65	\$108,554.25
9	Blow Off Assembly	3	EA	\$1,300.00	\$3,900.00
10	Water Service to Lift Station	1	EA	\$1,200.00	\$1,200.00
11	Single Service Long	9	EA	\$2,150.00	\$19,350.00
12	Single Service Short	17	EA	\$1,500.00	\$25,500.00
13	Chlorination & Pressure Testing	3125	LF	\$1.95	\$6,093.75
14	8" MJ Bend	4	EA	\$510.00	\$2,040.00
15	6" MJ Bend	14	EA	\$390.00	\$5,460.00
16	8" MJ Tee	1	EA	\$845.00	\$845.00
17	6" MJ Tee	5	EA	\$615.00	\$3,075.00
18	8" MJ Reducer	1	EA	\$435.00	\$435.00
				Total:	\$343,237.50

SANITARY SEWER

	Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1		Private Pump Station (6' DIA) - 18'	1	EA	\$150,000.00	\$150,000.00
2		8" PVC (0-6 CUT) Feet	736	LF	\$41.50	\$30,544.00
3		8" PVC (6-8 CUT) Feet	928	LF	\$42.90	\$39,811.20
4		8" PVC (8-10 CUT) Feet	553	LF	\$46.45	\$25,686.85
5		8" PVC (10-12 CUT) Feet	314	LF	\$51.55	\$16,186.70
6		8" PVC (12-14 CUT) Feet	171	LF	\$56.70	\$9,695.70
7		Double Service	82	EA	\$2,000.00	\$164,000.00
8		Sanitary Manhole (0-6 CUT) Feet	9	EA	\$5,000.00	\$45,000.00
9		Sanitary Manhole (6-8 CUT) Feet	2	EA	\$5,300.00	\$10,600.00
10		Sanitary Manhole (10-12 CUT) Feet	1	EA	\$6,300.00	\$6,300.00
11		Sanitary Manhole (12-14 CUT) Feet	1	EA	\$10,000.00	\$10,000.00
12		Sanitary Drop Manhole (8-10 CUT) Feet	1	EA	\$7,200.00	\$7,200.00
13		Sanitary Drop Manhole (10-12 CUT) Feet	2	EA	\$7,150.00	\$14,300.00
14		Sanitary Sewer Testing	2,702	LF	\$11.00	\$29,722.00
15		Dewatering	2,702	LF	\$17.70	\$47,825.40
16		16" X 4" Tapping Sleeve & Valve	1	EA	\$9,650.00	\$9,650.00
17		4" PVC Force Main (DR 18)	450	LF	\$23.85	\$10,732.50
18		4" Plug Valve Assembly	2	EA	\$1,850.00	\$3,700.00
19		Pressure Testing	450	LF	\$1.80	\$810.00
20		4" MJ Bend	6	EA	\$555.00	\$3,330.00
					Total:	\$635,094.35

STORM DRAINAGE

	Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1		15" Class III RCP Storm	195	LF	\$56.15	\$10,949.25
2		18" Class III RCP Storm	1,540	LF	\$66.30	\$102,102.00
3		24" Class III RCP Storm	490	LF	\$88.60	\$43,414.00
4		30" Class III RCP Storm	75	LF	\$130.00	\$9,750.00
5		36" Class III RCP Storm	35	LF	\$170.00	\$5,950.00
6		48" Class III RCP Storm	315	LF	\$270.00	\$85,050.00
7		Type C Grate Inlet	13	EA	\$3,400.00	\$44,200.00
8		Type D Grate Inlet	2	EA	\$4,050.00	\$8,100.00
9		Storm Manhole	8	EA	\$4,050.00	\$32,400.00
10		Control Structure Type D	1	EA	\$6,500.00	\$6,500.00
11		Control Structure Type H (Double)	1	EA	\$12,500.00	\$12,500.00
12		15" RCP MES	1	EA	\$2,050.00	\$2,050.00
13		18" RCP MES	2	EA	\$2,200.00	\$4,400.00
14		24" RCP MES	1	EA	\$2,500.00	\$2,500.00
15		30" RCP MES	1	EA	\$4,400.00	\$4,400.00
16		48" RCP MES	2	EA	\$8,050.00	\$16,100.00
17		36" FDOT Index 250 Headwall	1	EA	\$5,700.00	\$5,700.00
18		Rip Rap - End Section	5	EA	\$685.00	\$3,425.00
19		Rip Rap Sump	1	EA	\$5,550.00	\$5,550.00
20		Dewatering	2,650	LF	\$8.60	\$22,790.00
21		Storm Sewer Testing	2,650	LF	\$8.90	\$23,585.00
					Total:	\$451,415.25

**Bloomindale Townes Off-Site Improvements
Knowles Road
Warranty Bond Calculation
Construction costs for the streets and drainage**

SUMMARY

Paving and Grading	\$42,446.97
Potable Water	\$54,820.80
Storm Drainage	\$18,474.50
Total	\$115,742.27

Warranty Bond Amount (10% of total)

\$11,574.23



Eric S. Dunning, P.E.
Florida Professional
Engineer No. 67678

Printed copies of this document are
not considered signed and sealed
and the signature must be verified
on any electronic copies.

Digitally signed
by Eric Dunning
Date: 2022.09.22
13:01:32 -04'00'

Eric S. Dunning
Florida License #67678

PAVING AND GRADING

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	1.5" Type SP Asphalt	228	SY	\$13.85	\$3,157.80
2	8" Cement Treated Base	228	SY	\$27.05	\$6,167.40
3	12" Compacted Subgrade	228	SY	\$3.25	\$741.00
4	Ribbon Curb	129	LF	\$15.75	\$2,031.75
5	5' Conc Sidewalk 6"	2,864	SF	\$8.35	\$23,914.40
6	Valley Gutter	197	LF	\$15.05	\$2,969.37
7	Utility Access Road	415	SF	\$8.35	\$3,465.25
				Total:	\$42,446.97

Potable Water

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	6" Master Meter Assembly	1	EA	\$49,000.00	\$49,000.00
2	6" Gate Valves	2	EA	\$1,950.00	\$3,900.00
3	6" PVC WM	32	LF	\$35.65	\$1,140.80
4	6" MJ Bend	2	EA	\$390.00	\$780.00
				Total:	\$54,820.80

STORM DRAINAGE

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	18" RCP	115	LF	\$66.30	\$7,624.50
2	Manhole	1	EA	\$4,050.00	\$4,050.00
3	Type C Grate Inlet	2	EA	\$3,400.00	\$6,800.00
				Total:	\$18,474.50

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

This Agreement made and entered into this _____ day of _____, 20²², by and between Mattamy Tampa/Sarasota LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Bloomingtondale Townes (hereafter referred to as the "Subdivision"); and

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

WHEREAS, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twenty-Four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number SUR0075694 dated, August 24, 2022 with _____ Mattamy Tampa/Sarasota LLC as Principal, and _____ Argonaut Insurance Company as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

ATTEST:

Subdivider:



Witness Signature

By 

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

Bradley Labozzetta

Printed Name of Witness

Thomas Griggs

Name (typed, printed or stamped)



Witness Signature

Vice President

Title

Dominick Macolino

Printed Name of Witness

4107 Crescent Park Drive, Riverview, FL 33578

Address of Signer

813-381-3838

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

25 day of August, 2022, by Thomas Griggs as
(day) (month) (year) (name of person acknowledging)
Vice President for Mattamy Tampa/Sarasota LLC.
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

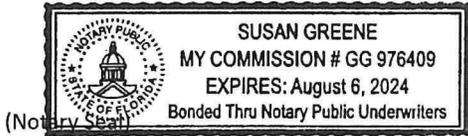
Susan Greene

(Signature of Notary Public - State of Florida)

Type of Identification Produced

Susan Greene

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



GG976409

(Commission Number)

Aug. 6, 2024

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

_____ day of _____, _____, by _____.
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Mattamy Tampa/Sarasota LLC

_____ called the Principal, and _____
Argonaut Insurance Company _____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of
Twenty Thousand Five Hundred Dollars and No/100 (\$ 20,500.00) Dollars for the payment of which sum,
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and
severally, firmly by these presents.

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

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

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

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

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

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

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

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

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

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL November 11th, 2024.

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

ATTEST:



Alexa Costello

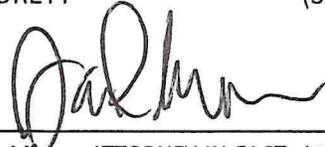
Mattamy Tampa/Sarasota LLC

BY: 

PRINCIPAL (SEAL)

Argonaut Insurance Company

SURETY (SEAL)



James I. Moore, ATTORNEY-IN-FACT (SEAL)

ATTEST:



APPROVED BY THE COUNTY ATTORNEY

BY: 

Approved As To Form And Legal Sufficiency.

Argonaut Insurance Company
Deliveries Only: 225 W. Washington, 24th Floor
Chicago, IL 60606
United States Postal Service: P.O. Box 469011, San Antonio, TX 78246
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the Argonaut Insurance Company, a Corporation duly organized and existing under the laws of the State of Illinois and having its principal office in the County of Cook, Illinois does hereby nominate, constitute and appoint:

Stephen T. Kazmer, James I. Moore, Dawn L. Morgan, Diane M. Rubright, Jennifer J. McComb, Amy Wickett, Martin Moss, Kelly A. Gardner, Melissa Schmidt

Their true and lawful agent(s) and attorney(s)-in-fact, each in their separate capacity if more than one is named above, to make, execute, seal and deliver for and on its behalf as surety, and as its act and deed any and all bonds, contracts, agreements of indemnity and other undertakings in suretyship provided, however, that the penal sum of any one such instrument executed hereunder shall not exceed the sum of:

\$97,550,000.00

This Power of Attorney is granted and is signed and sealed under and by the authority of the following Resolution adopted by the Board of Directors of Argonaut Insurance Company:

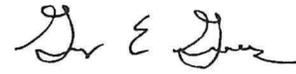
"RESOLVED, That the President, Senior Vice President, Vice President, Assistant Vice President, Secretary, Treasurer and each of them hereby is authorized to execute powers of attorney, and such authority can be executed by use of facsimile signature, which may be attested or acknowledged by any officer or attorney, of the Company, qualifying the attorney or attorneys named in the given power of attorney, to execute in behalf of, and acknowledge as the act and deed of the Argonaut Insurance Company, all bond undertakings and contracts of suretyship, and to affix the corporate seal thereto."

IN WITNESS WHEREOF, Argonaut Insurance Company has caused its official seal to be hereunto affixed and these presents to be signed by its duly authorized officer on the 19th day of November, 2021.

Argonaut Insurance Company



by: _____

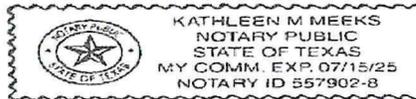


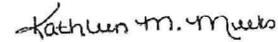
Gary E. Grose, President

STATE OF TEXAS
COUNTY OF HARRIS SS:

On this 19th day of November, 2021 A.D., before me, a Notary Public of the State of Texas, in and for the County of Harris, duly commissioned and qualified, came THE ABOVE OFFICER OF THE COMPANY, to me personally known to be the individual and officer described in, and who executed the preceding instrument, and he acknowledged the execution of same, and being by me duly sworn, deposed and said that he is the officer of the said Company aforesaid, and that the seal affixed to the preceding instrument is the Corporate Seal of said Company, and the said Corporate Seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said corporation, and that Resolution adopted by the Board of Directors of said Company, referred to in the preceding instrument is now in force.

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





(Notary Public)

I, the undersigned Officer of the Argonaut Insurance Company, Illinois Corporation, do hereby certify that the original POWER OF ATTORNEY of which the foregoing is a full, true and correct copy is still in full force and effect and has not been revoked.

2022

IN WITNESS WHEREOF, I have hereunto set my hand, and affixed the Seal of said Company, on the 24th day of August, 2022.





Austin W. King, Secretary

State of ILLINOIS }
County of DUPAGE }

On August 24, 2022, before me, Heather A. Robinson, a Notary Public for said County and State, duly commissioned and sworn, personally appeared, James I. Moore known to me to be Attorney-in-Fact of Argonaut Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

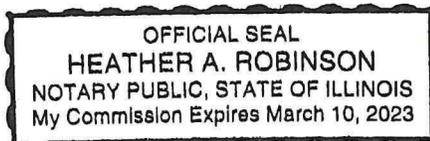
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, March 10, 2023



Heather A. Robinson, Notary Public

Commission No. 926581



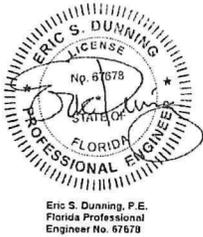
Bloomington Townes Improvements

Performance Bond Calculation Construction costs for the streets and drainage

SUMMARY

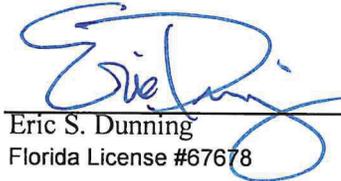
Lot Corners	\$16,400.00
Total	\$16,400.00

Performance Bond Amount (125% of total) **\$20,500.00**



Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed
by Eric S. Dunning
Date: 2022.08.18
16:47:23 -04'00'


Eric S. Dunning
Florida License #67678

LOT CORNERS

Vendor/Pricing	Item	Quantity	Unit	Unit Price	Total
1	Lot Corner	1	LS	\$16,400.00	\$16,400.00
				Total:	\$16,400.00

BLOOMINGDALE TOWNES

BEING ALL OF LUCIDO PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

A Parcel of land being all of LUCIDO PLACE, according to the plat thereof recorded in Plat Book 115, Pages 62 through 63 of the public records of Hillsborough County, Florida together with a portion of land lying in the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 1, then thence along the West boundary of said Southwest 1/4 of the Southwest 1/4, S.00°03'00"W., a distance of 33.00 feet to the West boundary of the South Right of Way of Kingsley Road; thence along said West boundary, S.89°37'01"E., a distance of 40.00 feet to the Northwest corner of said LUCIDO PLACE, said point being the POINT OF BEGINNING; thence continue along said South Right of Way, S.89°37'01"E., a distance of 415.75 feet to a point on the West boundary of the East 1/4 of the West 600.5 feet of said Southwest 1/4 of the Southwest 1/4; thence along said West boundary, S.00°09'01"E., a distance of 298.85 feet to the South boundary of the North 1/4 of said Southwest 1/4 of the Southwest 1/4, thence along said South boundary, S.89°45'19"E., a distance of 144.02 feet to the East boundary of said West 600.5 feet; thence along said East boundary, N.00°03'13"W., a distance of 296.50 feet to said South Right of Way; thence along said South Right of Way and the Eastern extension thereof, S.89°37'01"E., a distance of 107.20 feet; thence departing said South Right of Way, N.00°03'13"W., a distance of 33.00 feet to the North boundary of said Southwest 1/4 of the Southwest 1/4; thence along said North boundary, S.89°37'01"E., a distance of 637.41 feet to the West boundary of Parcel 1/4 of COLONIAL OAKS according to the plat thereof recorded in Plat Book 88, Pages 43-1 through 43-3 of the public records of said county; thence along said West boundary, and the West boundary of DISTRICT AT BLOOMINGDALE, according to the plat thereof recorded in Plat Book 134, Pages 102 through 105 of the public records of said county and the Southern extension thereof, S.00°09'31"E., a distance of 527.89 feet to the Northeast corner of the EXECUTIVE PARK OF VALARICO PLATTED SUBDIVISION - NO IMPROVEMENTS, according to the plat thereof recorded in Plat Book 107, Pages 126 through 128 of the public records of said county; thence along the North boundary of said EXECUTIVE PARK OF VALARICO PLATTED SUBDIVISION - NO IMPROVEMENTS, and the North boundary of PLAZA BELLA, according to the plat thereof recorded in Plat Book 115, Pages 153 through 157 of the public records of said county, N.89°55'55"W., a distance of 729.83 feet to the East Right of Way of Ball Shoals Road, thence along said East Right of Way the following two (2) courses: (1) N.00°45'21"W., a distance of 8.39 feet; (2) N.05°19'54"W., a distance of 31.35 feet; thence S.89°51'15"E., a distance of 249.45 feet to the East boundary, N.00°03'00"E., a distance of 252.08 feet to the aforesaid South boundary of the North 1/4 of the Southwest 1/4 of the Southwest 1/4; thence along said South boundary, N.89°45'19"W., a distance of 262.23 feet to said East Right of Way of Ball Shoals Road; thence along said East Right of Way the following three (3) courses: N.02°12'35"W., a distance of 148.79 feet; (2) S.89°37'02"E., a distance of 9.38 feet; and (3) N.00°03'00"E., a distance of 148.22 feet to the POINT OF BEGINNING.

Containing 16,591 acres, more or less.

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

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

By _____ Clerk of Circuit Court
By _____ Deputy Clerk

This _____ day of _____, 2022. TIME _____

CLERK FILE NUMBER _____

PLAT APPROVAL:

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter conformity.

The geospatial data has not been verified.
Reviewed By: _____ Florida Professional Surveyor and Mapper, License # _____
Survey Section, Geospatial & Land Acquisition Services Department,
Hillsborough County

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman _____ Date _____

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF BLOOMINGDALE TOWNES FOR RECORD, FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS RESERVED FOR THE PLAT AS PUBLIC; THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATION AND RESERVATIONS:
PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC. THE PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE BY SEPARATE INSTRUMENT TO BLOOMINGDALE TOWNES HOMEOWNERS ASSOCIATION, INC. SUBSEQUENT TO THE RECORDING OF THIS PLAT. THE PUBLIC AND WILL BE PRIVATELY MAINTAINED WITHIN THE SUBDIVISION, SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED BY THE PUBLIC.
FEE INTEREST IN TRACTS A, B, C, D, E, G, H, I AND J IS HEREBY RESERVED BY OWNER FOR CONVEYANCE BY SEPARATE INSTRUMENT TO BLOOMINGDALE TOWNES HOMEOWNERS ASSOCIATION, INC. 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 TRACTS IS NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED BY THE LOT OWNERS WITHIN ALL PHASES AND UNITS OF THIS DEVELOPMENT.
THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY OWNER, SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS ASSIGNS AND ITS SUCCESSORS IN TITLE. SUCH SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND AREAS AND PRIVATE EASEMENTS AND CONVEYED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC.
TRACTS A, B, C, D, E, F, G, H, I AND J AND THE PRIVATE DRAINAGE 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 BLOOMINGDALE TOWNES HOMEOWNERS ASSOCIATION, INC. 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 SONATA PHASE 2.

OWNER HEREBY GRANTS TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE DEPARTMENT AND POLICE, ALL, PACKAGE DELIVERY, ROAD WESTERIZATION, AND OTHER SIMILAR GOVERNMENTAL AND BUSINESS FUNCTIONS, THE RIGHT OF WAY WITHIN TRACT A AS SHOWN HEREON FOR INGRESS AND EGRESS TO THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT A 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 QUASIPUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT X, AND THE AREAS DESIGNATED HEREON, AS PUBLIC UTILITY EASEMENTS, FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES, AND THE AREAS DESIGNATED HEREON, AND MAINTENANCE OF UTILITY, AS DESIGNATED BY OWNER, AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

OWNER: MATTAMY TAMPARASARASOTA LLC, A DELAWARE LIMITED LIABILITY COMPANY

ROY J. MCGRAW, VICE PRESIDENT _____ WITNESS _____

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH
SMOYN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS
DAY OF _____, 2022, PERSONALLY APPEARED ROY J.
MCGRAW, AS OF VICE PRESIDENT OF MATTAMY TAMPARASARASOTA LLC, A DELAWARE
LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
_____ AS IDENTIFICATION.

NOTARY PUBLIC, _____ MY COMMISSION EXPIRES: _____
STATE OF FLORIDA AT LARGE
(PRINTED NAME OF NOTARY) _____ COMMISSION NUMBER: _____

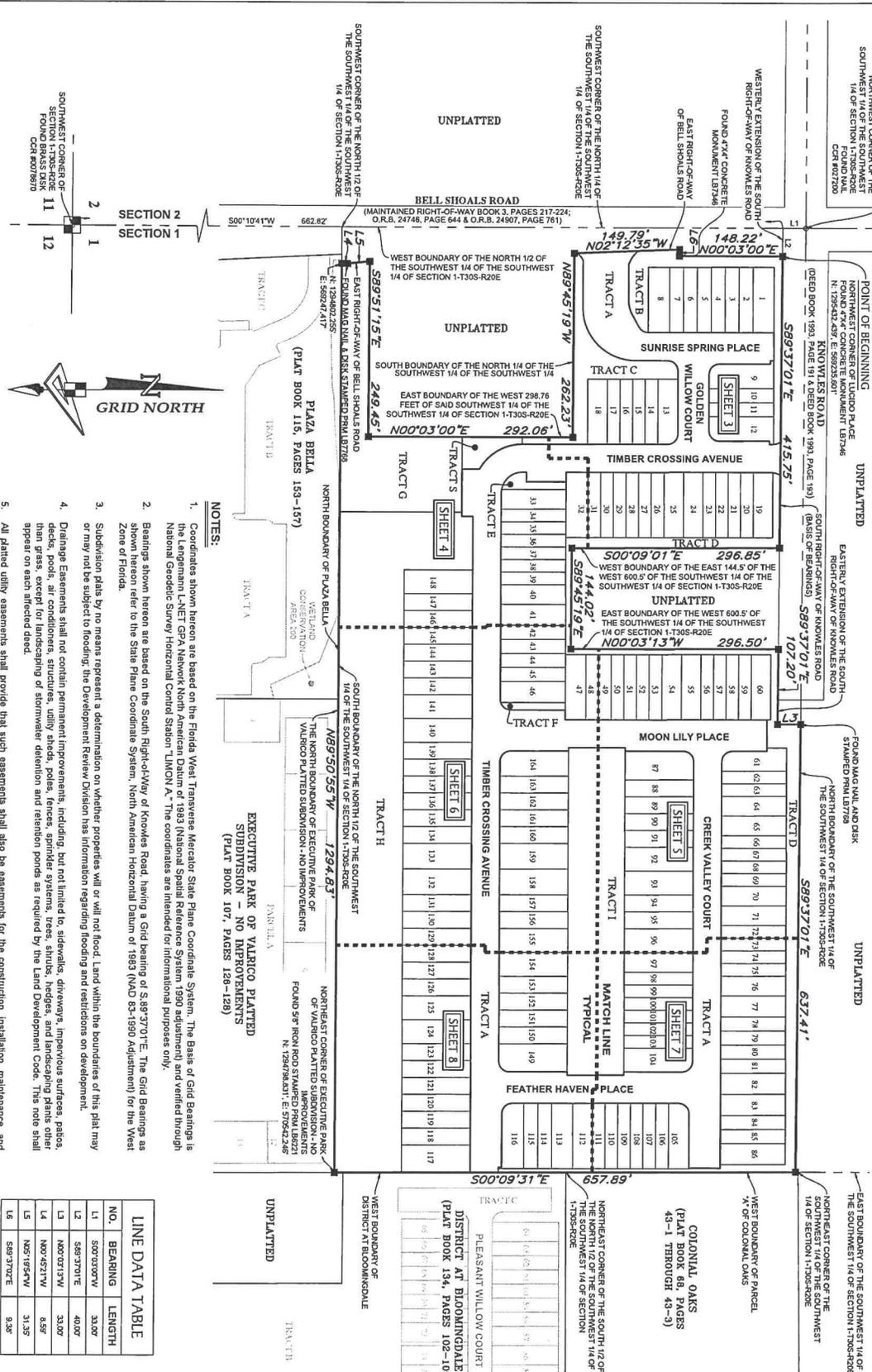
By:
Charles M. Amek, (License No. LS6884)
Florida Professional Surveyor and Mapper
GeoPoint Surveying, Inc.
213 Hobbs Street, Tampa, FL 33619
Licensed Business Number LB 7788

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 246-8888
Fax: (813) 246-2266
www.geopointsurveying.com
Licensed Business Number LB 7788
SHEET 1 OF 8 SHEETS

BLOOMINGDALE TOWNES

BEING ALL OF LUCIDO PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

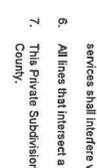
PLAT BOOK PAGE



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LETTERS, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT
 - 6"x6" NAIL & DISK LETTERS
 - OVERALL
 - NON-RADIAL LINE
 - OFFICIAL RECORDS BOOK
 - PRIVATE UTILITY EASEMENT
 - PRIVATE DRAINAGE EASEMENT

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



- NOTES:**
- Coordinates shown herein are based on the Florida West Transverse Mercator State Plane Coordinate System. The Basis of Grid Bearings is the Longman - N/EIT GPA Network North American Datum of 1983 (National Spatial Reference System) and Vertical through National Geodetic Survey Horizontal Control Station "LIMON A". The coordinates are intended for informational purposes only.
 - Bearings shown herein are based on the South Right-of-Way of Knowles Road, having a Grid bearing of S 89°37'01"E. The Grid Bearings as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1980 Adjustment) for the West Zone of Florida.
 - Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
 - Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping. Drainage easements shall include, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
 - All platted 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.
 - All lines that intruded a curve that are not labeled Non-Radial (NR) are Radial.
 - This Private Subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

1. This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be superseded in any way by any other graphic or digital form of the plat. There may be additional descriptions that are not recorded on this plat that may be found in the Public Records of this county.

2. Lands related herein are benefited by and subject to the following:

- LUCIDO PLACE, as recorded in Plat Book 115, Page(s) 62
- Right of Way, Occupation recorded in Book 9223, Page 34

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S00°03'07"W	33.00'
L2	S89°37'01"E	40.00'
L3	N00°03'13"W	33.00'
L4	N00°45'17"W	8.99'
L5	N05°19'51"W	31.35'
L6	S89°37'02"E	9.38'

EXECUTIVE PARK OF VALARICO PLATTED SUBDIVISION - NO IMPROVEMENTS
(PLAT BOOK 107, PAGES 128-129)

DISTRICT AT BLOOMINGDALE
(PLAT BOOK 134, PAGES 102-105)

COLONIAL OAKS
(PLAT BOOK 68, PAGES 48-1 THROUGH 48-9)

WEST BOUNDARY OF PARCEL N OF COLONIAL OAKS

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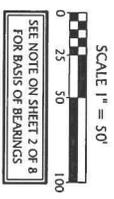
WEST BOUNDARY OF PARCEL N OF COLONIAL OAKS

WEST BOUNDARY OF EXECUTIVE PARK OF VALARICO PLATTED SUBDIVISION - NO IMPROVEMENTS
(PLAT BOOK 107, PAGES 128-1

BEING ALL OF LUCIDO PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

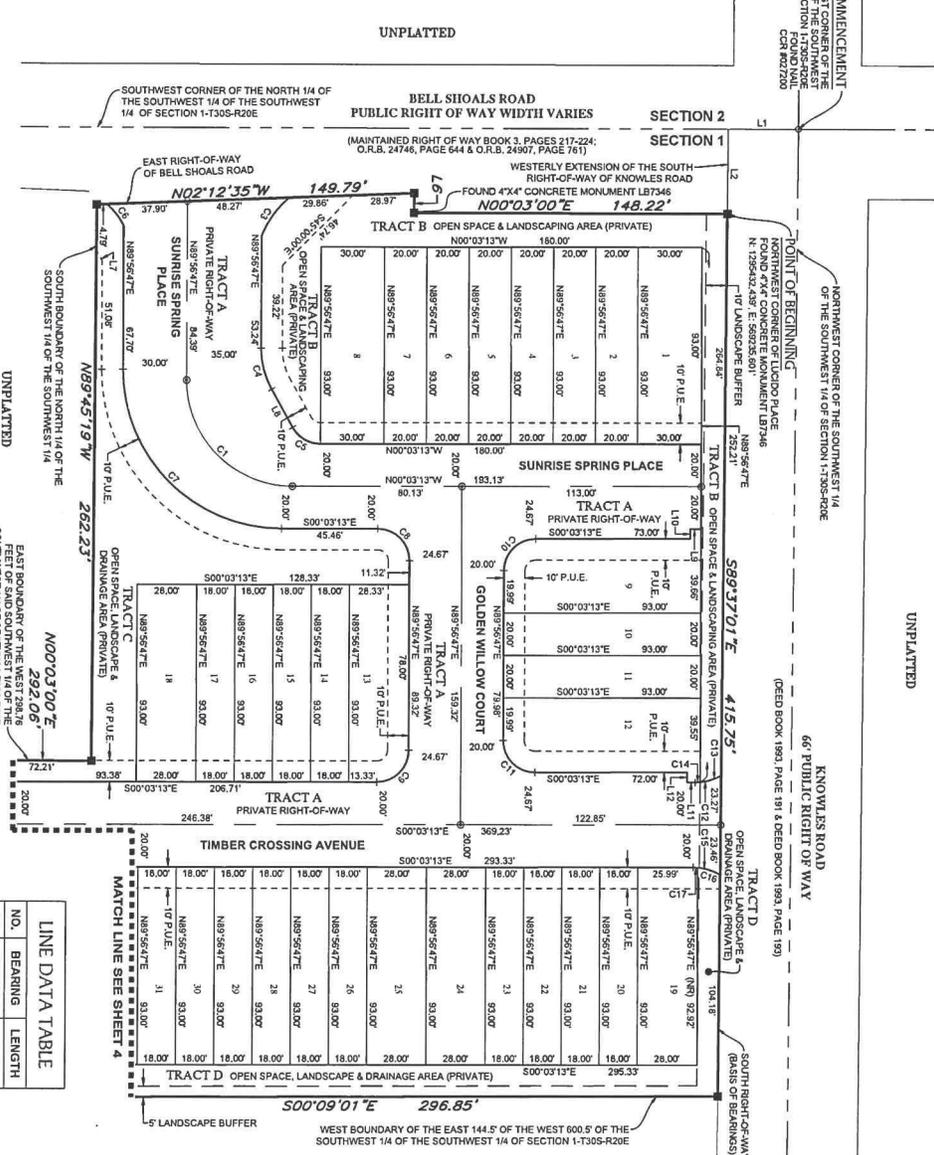
BLOOMINGDALE TOWNES

PLAT BOOK PAGE



NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	70.71'	N44°56'47"E
C2	43.00'	29°56'54"	22.50'	22.25'	S53°27'03"E
C3	40.00'	29°04'44"	20.30'	20.08'	N75°24'25"E
C4	15.00'	80°55'16"	15.95'	15.21'	N80°24'29"E
C5	31.00'	24°05'37"	13.04'	12.84'	S52°29'05"W
C6	75.00'	90°00'00"	117.81'	108.07'	N44°56'47"E
C7	15.00'	90°00'00"	23.56'	21.21'	S44°56'47"W
C8	15.00'	90°00'00"	23.56'	21.21'	N46°03'13"E
C9	15.00'	90°00'00"	23.56'	21.21'	S46°03'13"E
C10	15.00'	90°00'00"	23.56'	21.21'	N44°56'47"E
C11	15.00'	90°00'00"	23.56'	21.21'	N44°56'47"E
C12	26.00'	29°37'51"	12.89'	12.79'	S14°52'09"E
C13	25.00'	24°18'17"	10.59'	10.51'	N17°32'55"W
C14	25.00'	5°11'33"	2.34'	2.34'	N02°44'00"W
C15	25.00'	30°20'19"	13.31'	13.15'	S15°11'54"W
C16	25.00'	25°53'56"	11.30'	11.20'	S17°30'03"W
C17	25.00'	4°36'18"	2.01'	2.01'	S07°14'55"W

LEGEND:
 INDICATES (P.R.A.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LABELS, UNLESS OTHERWISE NOTED
 INDICATES (P.C.P.) PERMANENT CONTROL POINT.
 MAG NAIL & DISK LABELS
 OVERALL
 NON-ADJACENT LINE
 OFFICIAL RECORDS BOOK
 PUBLIC UTILITY EASEMENT
 PRIVATE DRAINAGE EASEMENT



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PLAT ARE TO BE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST CENTERLINE OF THE ADJACENT PLAT OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NO.	BEARING	LENGTH
L1	S00°03'13"E	3.00'
L2	S89°37'02"E	4.00'
L3	S89°37'02"E	5.98'
L4	N67°52'03"E	20.54'
L5	S00°03'13"E	5.00'
L6	N88°56'47"E	4.67'
L7	S00°03'13"E	3.69'
L8	N88°56'47"E	4.67'

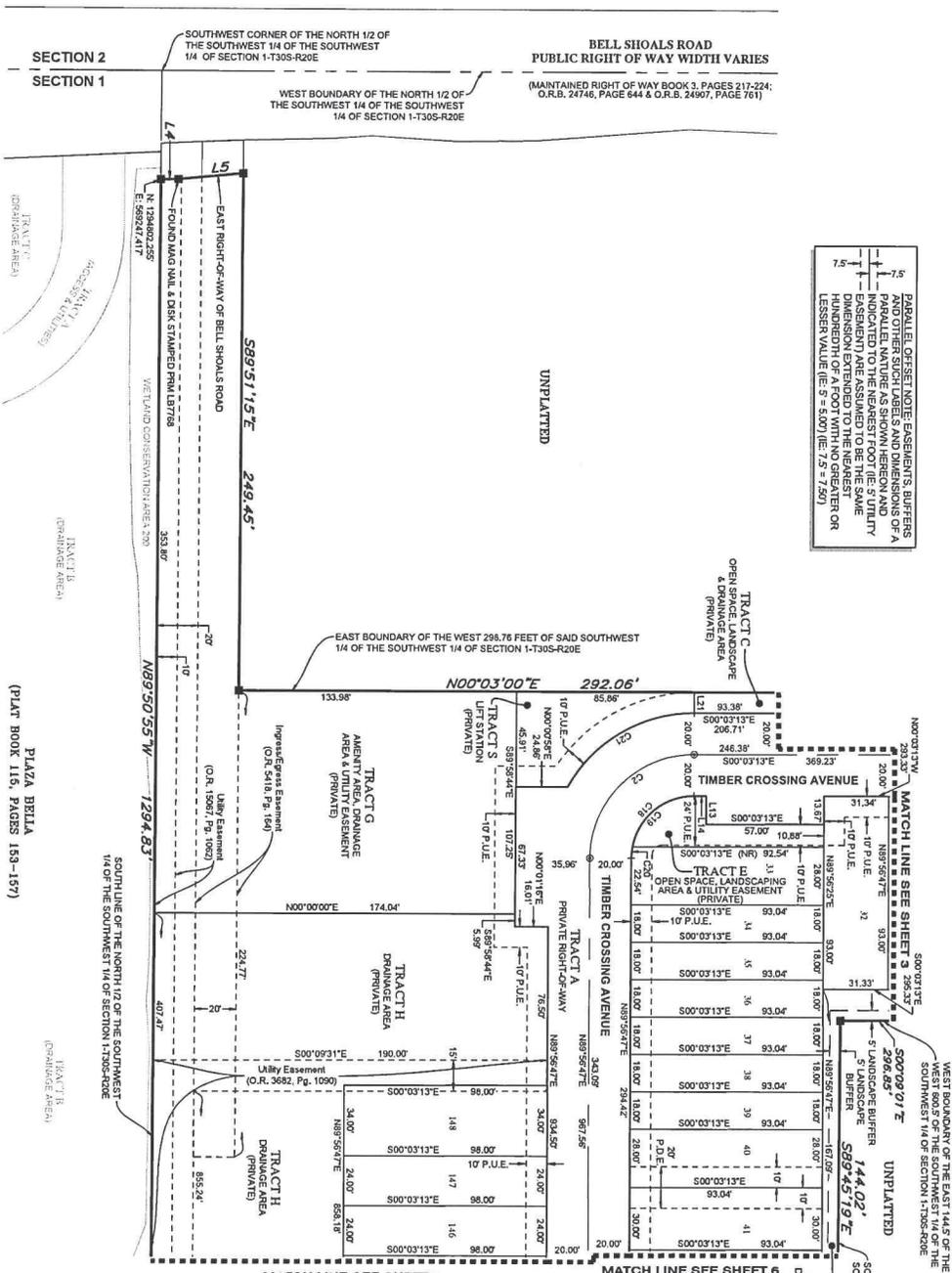
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SHEET 3 OF 8 SHEETS

BLOOMINGDALE TOWNES

BEING ALL OF LUCIDO PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



PARALLEL OFFSET TO EASEMENTS BUFFERS SHALL BE THE SAME AS THAT OF A PARALLEL OFFSET TO EASEMENTS BUFFERS INDICATED TO BE THE NEAREST FOOT (IE: 5' UTILITY EASEMENTS ARE ASSUMED TO BE THE SAME HUNDRETH OF A FOOT WITH THE NEAREST HUNDRETH OF A FOOT WITH A LESSER VALUE (IE: 5' = 5.00) (IE: 7.5' = 7.50)

LINE DATA TABLE

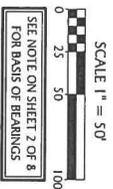
NO.	BEARING	LENGTH
L1	N00°45'11"W	8.59'
L2	N85°19'54"W	31.38'
L3	N89°56'47"E	13.67'
L4	S00°03'13"E	6.04'
L5	S89°57'09"E	10.01'

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC CHORD BEARING	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	70.71'
C2	50.00'	90°00'00"	47.12'	42.43'
C3	50.00'	79°31'23"	41.64'	33.94'
C4	50.00'	10°28'27"	5.48'	5.48'
C5	70.00'	60°43'54"	74.20'	70.17'

LEGEND:

- INDICATES (P, R, M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LETTERS UNLESS OTHERWISE NOTED
- INDICATES (P, C, R) PERMANENT CONTROL POINT.
- MAINTAIN & DISK LETTERS
- OVERALL
- NON-ADJACENT LINE
- OFFICIAL RECORDS BOOK
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT



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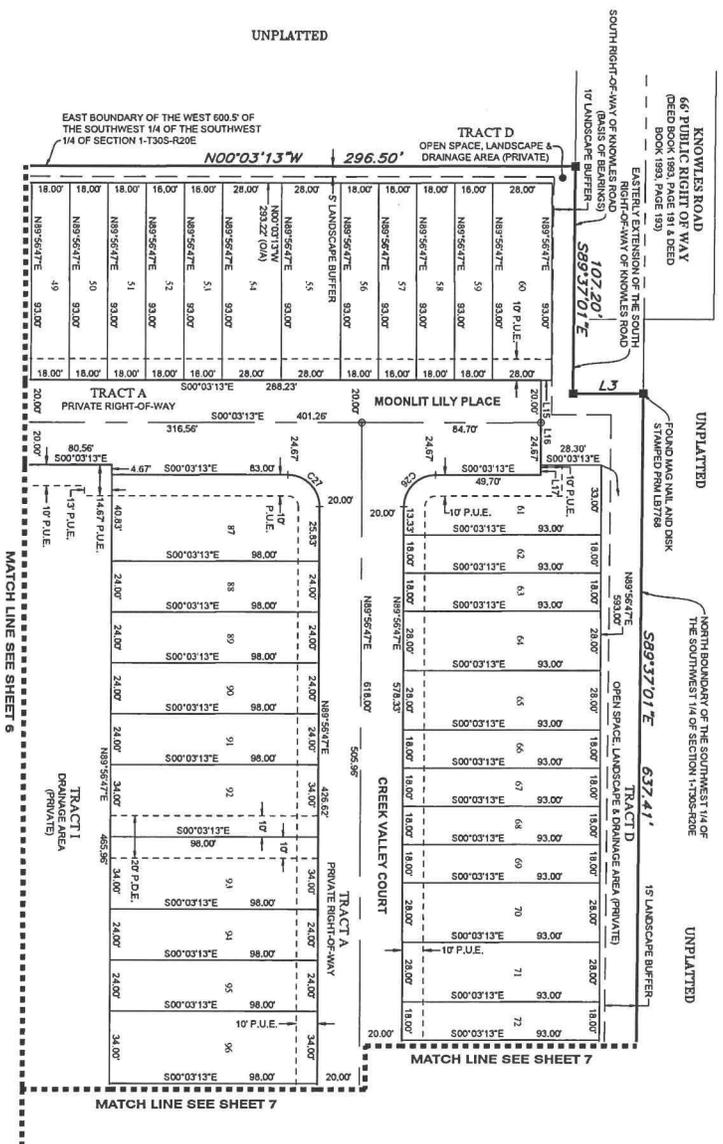
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Fax: (813) 248-2266
Licensed Business Number LB7743

SHEET 4 OF 8 SHEETS

BEING ALL OF LUCIDO PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 115, PAGES 62 THROUGH 63 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

BLOOMINGDALE TOWNES

PLAT BOOK PAGE



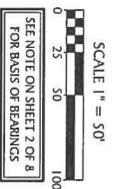
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PLAT ARE TO BE MEASURED TO THE CENTERLINE INDICATED TO THE NEAREST FOOT. UTILITY DIMENSIONS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5" = 5.00' (E.G. 7.5" = 7.50'))

LEGEND:

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB778, UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT.
- MAG NAIL & DISK LB778
- SQUARE FEET
- OPEN SPACE
- NON-RADIAL LINE
- OFFICIAL RECORDS BOOK
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C27	15.00'	90°00'00"	23.56'	21.21'	S44°56'47"W

NO.	BEARING	LENGTH
L3	N00°03'13"W	33.00'
L15	S00°03'13"E	5.00'
L16	N89°56'47"E	4.00'
L17	N89°56'47"E	4.67'



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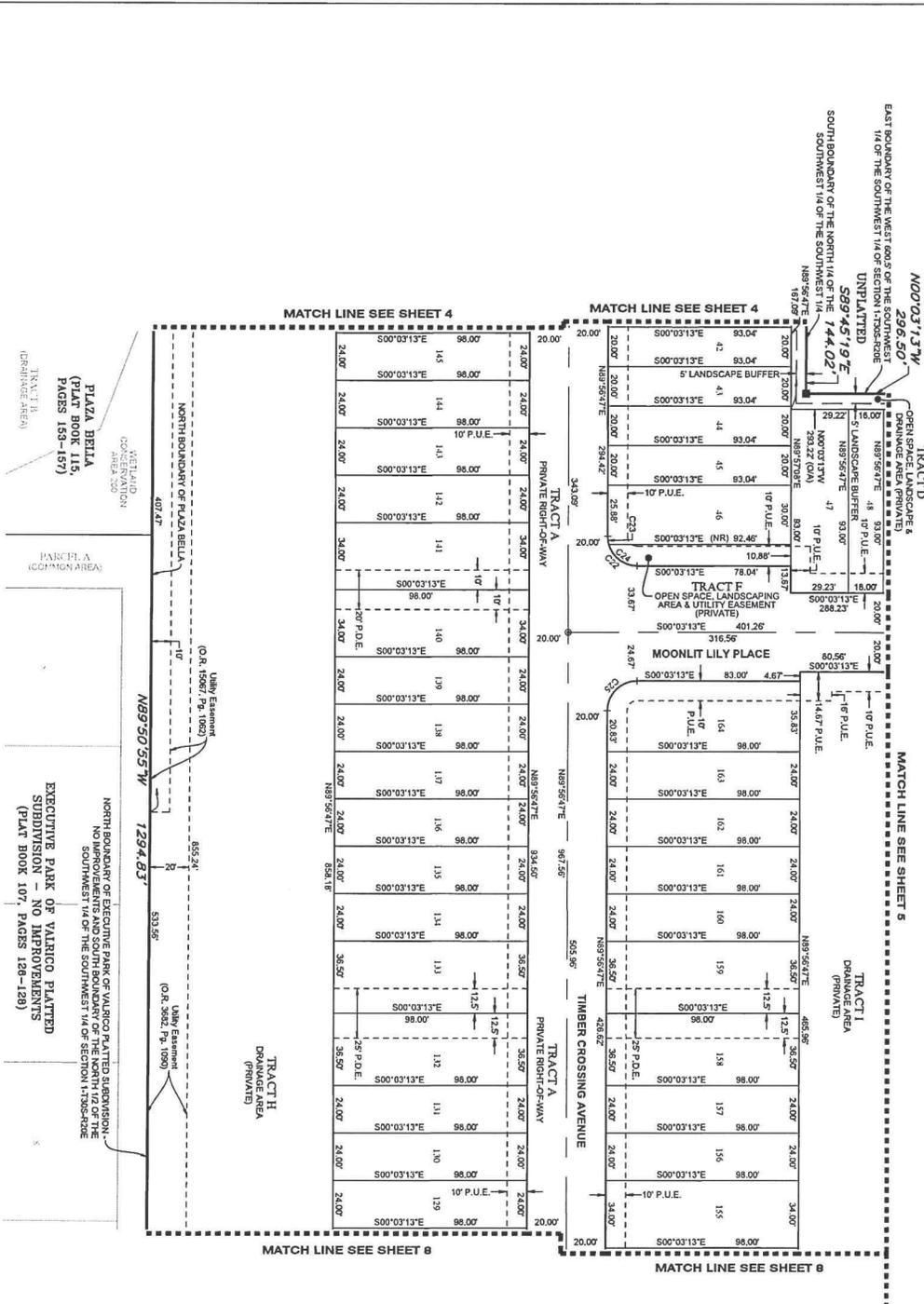
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SHEET 5 OF 8 SHEETS

BLOOMINGDALE TOWNES

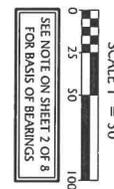
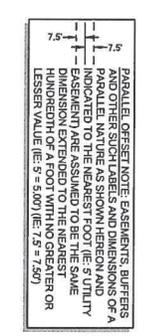
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PLAT BOOK PAGE



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LETTERS, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT, SOLID FEET
 - OVERALL
 - NON-RADIAL LINE
 - OFFICIAL RECORDS BOOK
 - PUBLIC UTILITY EASEMENT
 - PRIVATE DRAINAGE EASEMENT

NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	BEARING
C22	15.00'	90°00'00"	23.56'	21.21'
C23	15.00'	15°57'02"	4.18'	4.18'
C24	15.00'	74°02'58"	18.97'	18.06'
C25	15.00'	90°00'00"	23.56'	21.21'



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SHEET 6 OF 8 SHEETS

BLOOMINGDALE TOWNES

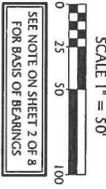
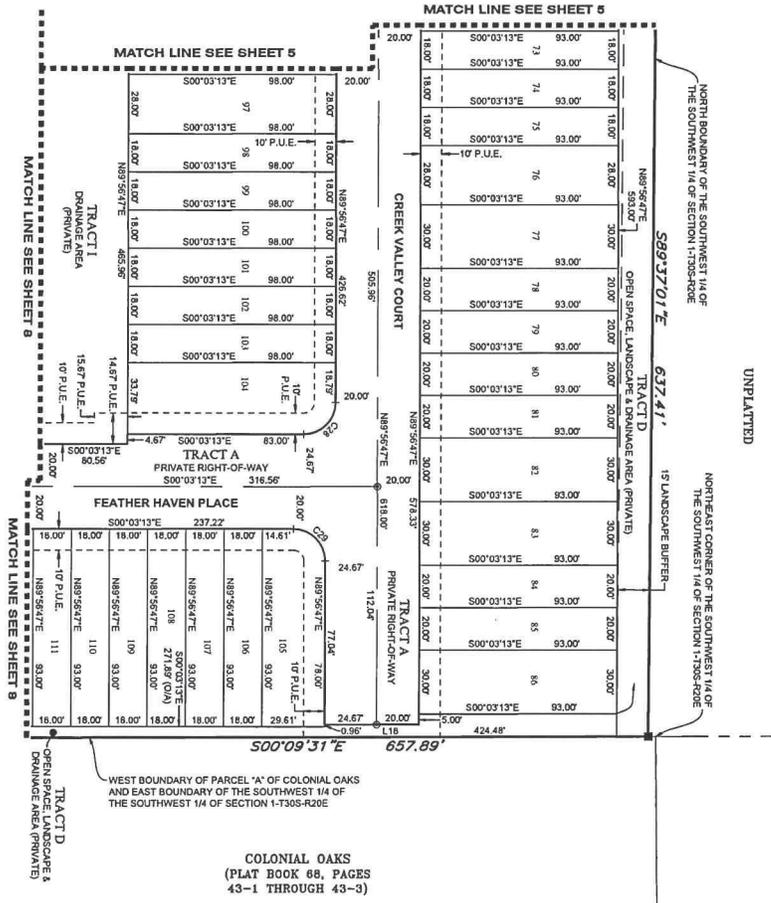
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LINE DATA TABLE		
NO.	BEARING	LENGTH
L18	S00°03'13"E	44.67



LEGEND:
 ■ INDICATES (P,R,L,M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LETTERS, UNLESS OTHERWISE NOTED
 ○ INDICATES (P,C,R) PERMANENT CONTROL POINT.
 SF ----- SURFACE FEET
 (O/R) ----- OVERALL
 (N/R) ----- NON-RADIAL LINE
 C.R.B. ----- OFFICIAL RECORDS BOOK
 P.U.E. ----- PUBLIC UTILITY EASEMENT
 P.D.E. ----- PRIVATE DRAINAGE EASEMENT

CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC CHORD BEARING	CHORD BEARING
C28	15.00'	90°00'00"	23.56'	14.67°31'31"
C29	15.00'	90°00'00"	23.56'	344°56'17"

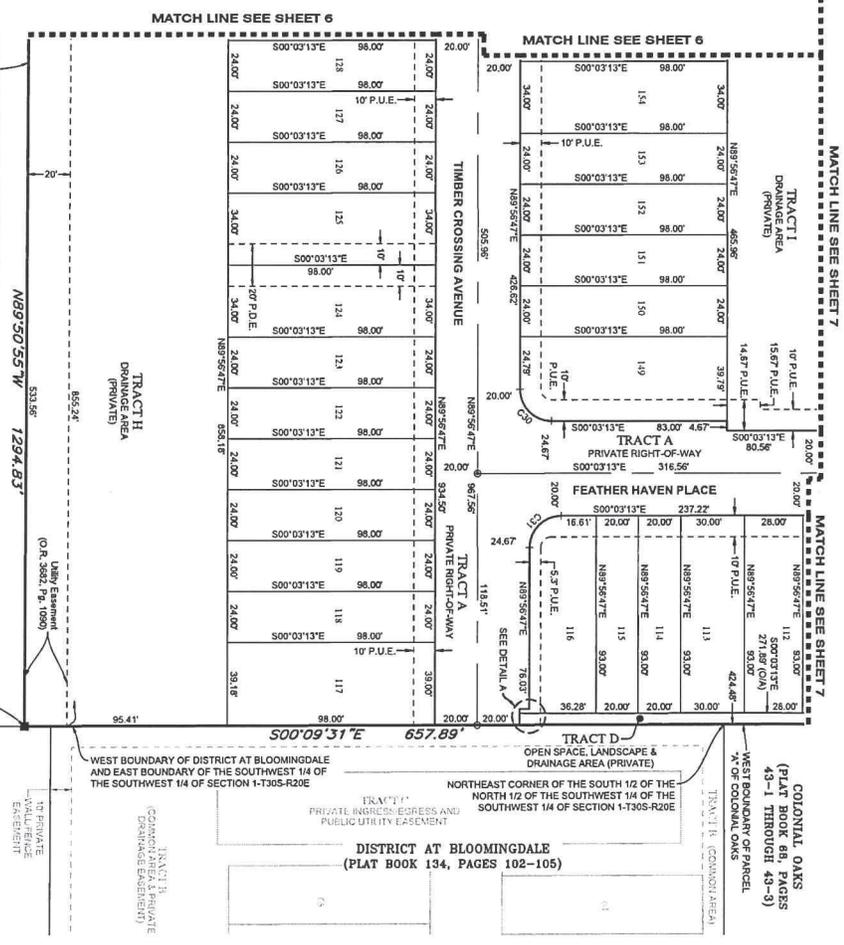
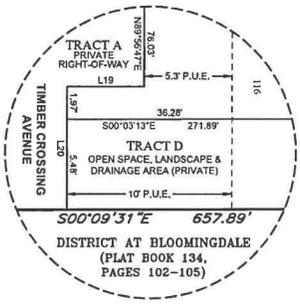


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BLOOMINGDALE TOWNES

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PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PLAT ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST LESSER VALUE (E.G. 5' 3.80" (E.G. 5' = 120')

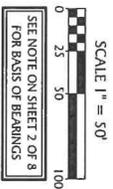


CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC BEARING	CHORD BEARING	CHORD
C0	15.00'	90°00'00"	23.56'	21.21'	144.56'±7E
C1	15.00'	90°00'00"	23.56'	21.21'	548'07'13"E

LEGEND:

- INDICATES (P, R, M) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LETTERS, UNLESS OTHERWISE NOTED
- INDICATES (P, C, R) PERMANENT CONTROL POINT.
- OVERALL
- NON-RADIAL LINE
- OFFICIAL RECORDS BOOK
- PUBLIC UTILITY EASEMENT
- PRIVATE DRAINAGE EASEMENT



LINE DATA TABLE

NO.	BEARING	LENGTH
L19	S00°01'17"E	4.87'
L20	N89°58'47"E	7.44'

EXECUTIVE PARK OF VALTRICO PLATTED SUBDIVISION - NO IMPROVEMENTS (PLAT BOOK 107, PAGES 126-128)

NORTH BOUNDARY OF EXECUTIVE PARK OF VALTRICO PLATTED SUBDIVISION - NO IMPROVEMENTS AND SOUTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1-T305-R20E

NORTHEAST CORNER OF EXECUTIVE PARK OF VALTRICO PLATTED SUBDIVISION - NO IMPROVEMENTS FOUND 58' FROM ROAD STAYED 166'221 N. 124°19'45.11" E. 570'42.246

UNPLATTED

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SHEET 8 OF 8 SHEETS



Certificate of School Concurrency

Project Name	Knowles Road
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	5803
HCPS Project Number	828
Parcel ID Number(s)	73137.0100, 73137.0200, 73137.0150, 73143.0000, 73142.0000, 73141.0000, 73140.0000, 73138.0000, 73176.9202, 73176.9204, 73176.9206
Project Location	3203 Bell Shoals Road
Dwelling Units & Type	SFA: 164 / SFD: 0 / MF: 0 / MH: 0
Applicant	Mattamy Tampa/Sarasota, LLC

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	19	8	12	39

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

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

Renée M. Kamen, AICP
 Manager, Planning & Siting
 Hillsborough County Public Schools
 E: renee.kamen@hcps.net
 P: 813.272.4083

Date 5/27/2021

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