

SUBJECT: Valencia Del Sol Phase 3C
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Valencia Del Sol Phase 3C, located in Section 32, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (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 \$1,477,058.25, a Warranty Bond in the amount of \$47,174.35, 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 \$10,187.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

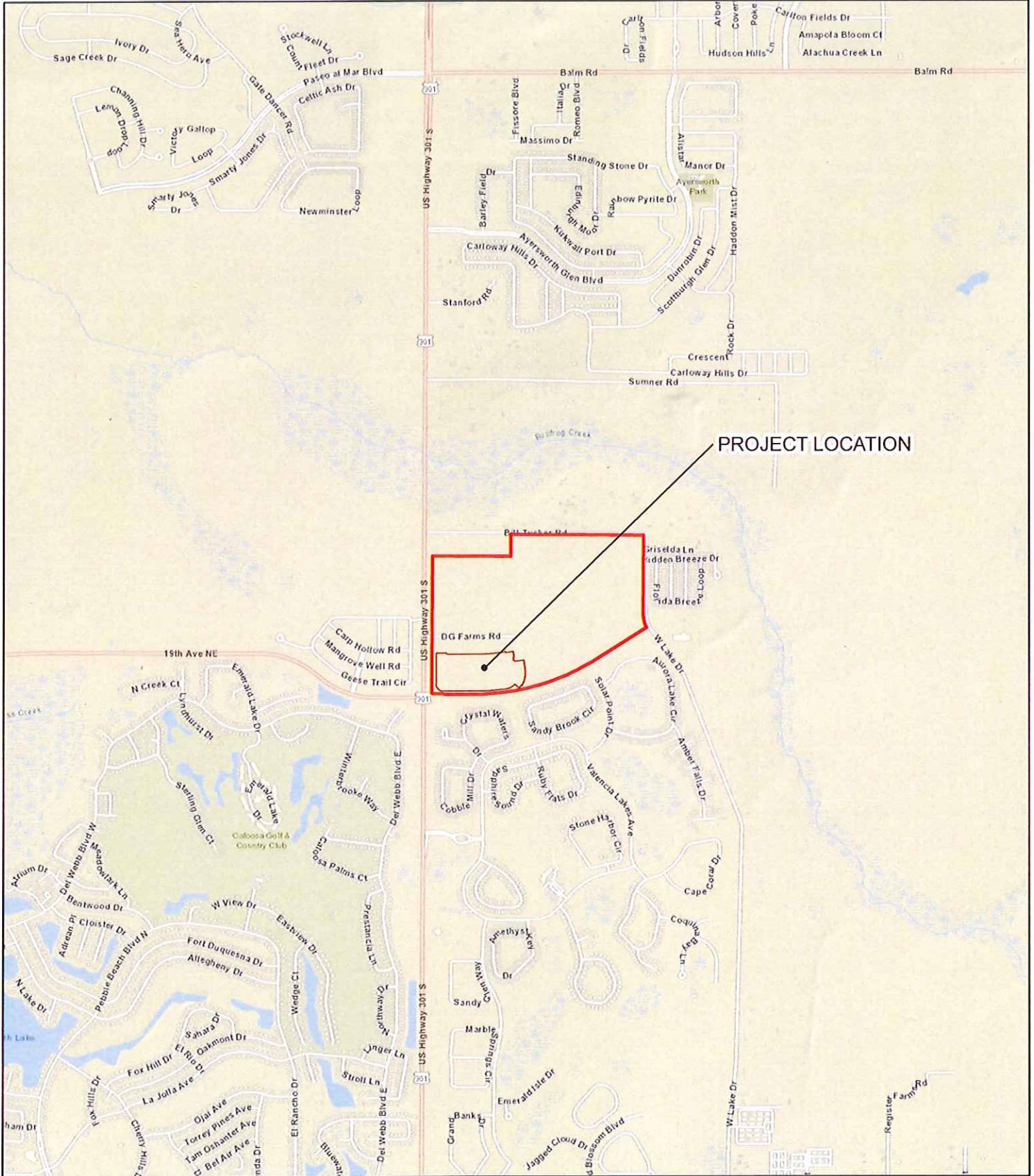
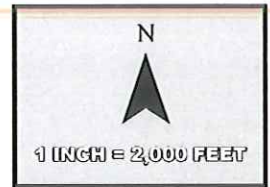
On May 20, 2021, Permission to Construct Prior to Platting was issued for Valencia Del Sol Phase 3C. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Hillsborough County Associates IV, LLLP and the engineer is LevelUp Consulting, LLC.



VALENCIA DEL SOL PHASE 3C

PROJECT LOCATION MAP

CLIENT: HILLSBOROUGH COUNTY ASSOCIATES LLLP



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

This Agreement is made and entered into this ___ day of _____, 2021, by and between Hillsborough County Associates IV, LLLP, 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, 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 Valencia Del Sol Phase 3C; and

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

WHEREAS, the improvements required by the LDC in the subdivision known as Valencia Del Sol Phase 3C are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

WHEREAS, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; 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 Valencia Del Sol Phase 3C 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, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty all improvement facilities located in Valencia Del Sol Phase 3C 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 N/A, dated _____, and number _____, dated _____ with _____ by order of _____,

 - b. A Performance Bond, dated July 19, 2021 with Hillsborough County Associates IV, LLLP, as Principal, and Berkley Insurance Company (Bond No.0233242) as Surety, and

A Warranty Bond, dated July 19, 2021 with Hillsborough County Associates IV, LLLP, as Principal, and Berkley Insurance Company (Bond No.0233244) as Surety, and

 - c. Cashier/Certified Checks, number N/A, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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 Valencia Del Sol Phase 3C 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 Review Division of 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 Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the twenty four (24) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
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 these presents, this 22nd day of July, 2021.

ATTEST:

G. Heath
Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

J. Heath Johnson
Printed Name of Witness

[Signature]
Witness' Signature

Steph Stiman
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: [Signature]
Authorized Corporate Officer or Individual

John Strowbridge
Name (typed, printed or stamped)

Authorized Signatory
Title

1600 Sawgrass Corporate Parkway, Suite 400,
Sunrise, FL, 33323
Address of Signer

(813) 221-1400
Phone Number of Signer

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 HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of July, 2021, by John Strowbridge and _____ respectively President and _____ of Hillsborough County Association, LLC, a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

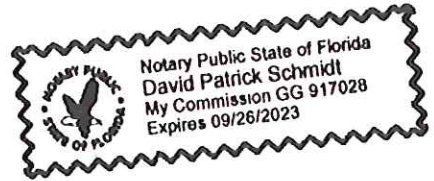
Sign: [Signature] (Seal)

Print: David P. Schmidt

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF N/A

COUNTY OF N/A

The foregoing instrument was acknowledged before me this N/A day of N/A, 20 , by, N/A who is personally known to me or who has produced N/A as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: N/A

Title or Rank: N/A

Serial Number, if any: N/A

My Commission Expires: N/A

SUBDIVISION PERFORMANCE BOND

Bond No.: 0233242

KNOW ALL MEN BY THESE PRESENTS, That we Hillsborough County Associates IV, LLLP , called the Principal, and Berkley Insurance Company, called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of One Million Four Hundred Seventy Seven Thousand Fifty Eight and 25/100 (\$1,477,058.25) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement 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 Valencia Del Sol Phase 3C subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plan, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 8, 2023.

SIGNED, SEALED AND DATED this 19th day of July, 2021.

Hillsborough County Associates IV, LLLP, a Florida limited liability limited partnership
by: Hillsborough County IV Corporation, a Florida corporation, its general partner

Attest:



Steven M. Helfman, Secretary



N. Maria Menendez, Vice President

Berkley Insurance Company

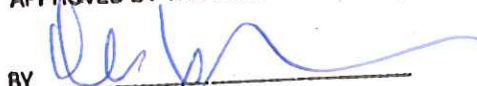
Attest:

As Per Attached Power of Attorney



Dale A. Belis, its Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: Brett Rosenhaus or Dale A. Belis of Acrisure, LLC dba Nielson, Rosenhaus & Associates of Delray Beach, FL its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 25th day of March, 2020.



Attest:
By Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 25th day of March, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundbaken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 19th day of July, 2021.

Vincent P. Forte

Valenica Del Sol Phase 3C

Performance Bond Calculation

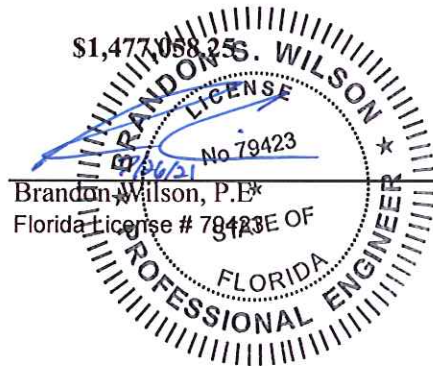
Construction costs for the streets, drainage, potable water and sanitary sewer system

SUMMARY

Paving	\$367,951.25
Water	\$194,577.50
Wastewater	\$277,166.00
Drainage	\$341,951.85
Total	\$1,181,646.60

Performance Bond Amount (125% of total)

\$1,477,058.25



PAVING

Description	Quantity	Unit	Unit Price	Amount
1.50" Asphalt (SP-12.5)	8,075	SY	\$8.50	\$68,637.50
6" Crushed Concrete	8,075	SY	\$10.25	\$82,768.75
12" Stabilized Subgrade	8,075	SY	\$8.00	\$64,600.00
Miami Curb	7,135	LF	\$12.00	\$85,620.00
Drop Curb	50	LF	\$20.00	\$1,000.00
6" Sidewalk	1,165	SY	\$45.00	\$52,425.00
Handicap Ramps	5	EA	\$1,100.00	\$5,500.00
Signage & Striping	1	LS	\$4,100.00	\$4,100.00
Maintenance of Traffic	1	LS	\$3,300.00	\$3,300.00
			Total =	\$367,951.25

WATER

Description	Quantity	Unit	Unit Price	Amount
6" PVC DR-18	3,537	LF	\$14.00	\$49,518.00
6" Gate Valve & Box	11	EA	\$1,100.00	\$12,100.00
Fire Hydrant Assembly	8	EA	\$4,500.00	\$36,000.00
6" X 6" Tee	1	EA	\$475.00	\$475.00
6" 22.5 Deg. Bend	4	EA	\$400.00	\$1,600.00
6" Vertical Deflection	4	EA	\$1,900.00	\$7,600.00
Single Service - Short	60	EA	\$425.00	\$25,500.00
Single Service - Long	33	EA	\$800.00	\$26,400.00
6" Meter - Temp Construction Meter	1	EA	\$15,250.00	\$15,250.00
Connect To Existing 6" WM	3	EA	\$2,200.00	\$6,600.00
WDSP/CIP	3	EA	\$385.00	\$1,155.00
Pressure Testing	3,537	LF	\$3.50	\$12,379.50

Total = \$194,577.50

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Sewer (0'-6')	352	LF	\$33.00	\$11,616.00
8" PVC Sewer (6'-8')	1,126	LF	\$33.50	\$37,721.00
8" PVC Sewer (8'-10')	715	LF	\$33.50	\$23,952.50
8" PVC Sewer (10'-12')	781	LF	\$34.50	\$26,944.50
8" PVC Sewer (12'-14')	261	LF	\$35.50	\$9,265.50
Manhole (0'-6')	2	EA	\$3,000.00	\$6,000.00
Manhole (6'-8')	4	EA	\$3,500.00	\$14,000.00
Manhole (8'-10')	1	EA	\$3,749.25	\$3,749.25
Manhole (10'-12')	6	EA	\$4,500.00	\$27,000.00
Single Service	17	EA	\$725.00	\$12,325.00
Double Service	38	EA	\$975.00	\$37,050.00
Connect To Existing MH	2	EA	\$6,400.00	\$12,800.00
TV Inspection	5,839	LF	\$7.75	\$45,252.25
Infiltration/Extfiltration Test	13	EA	\$730.00	\$9,490.00
			Total =	\$277,166.00

DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
15" RCP	66	LF	\$37.00	\$2,442.00
18" RCP	386	LF	\$38.50	\$14,861.00
24" RCP	606	LF	\$56.00	\$33,936.00
30" RCP	584	LF	\$81.00	\$47,304.00
42" RCP	232	LF	\$106.00	\$24,592.00
Type 1 Curb Inlet (0-6)	3	EA	\$3,500.00	\$10,500.00
Type 1 Curb Inlet (6-8)	4	EA	\$5,000.00	\$20,000.00
Type 1 Curb Inlet (8-10)	4	EA	\$5,700.00	\$22,800.00
Type 1 Curb Inlet (12-14)	2	EA	\$8,350.00	\$16,700.00
Type 2 Curb Inlet (0-6)	1	EA	\$4,500.00	\$4,500.00
Manhole (6-8)	1	EA	\$3,350.00	\$3,350.00
Manhole (8-10)	2	EA	\$6,500.00	\$13,000.00
Type H Control Structure	1	EA	\$4,500.00	\$4,500.00
Smart Box Control Structure	1	EA	\$18,000.00	\$18,000.00
18" MES	2	EA	\$1,150.00	\$2,300.00
24" MES	3	EA	\$1,300.00	\$3,900.00
30" MES	2	EA	\$2,250.00	\$4,500.00
Connect To Existing Pipe Stub 9-0"	2	EA	\$3,200.00	\$6,400.00
Connect To Existing Pipe Stub 12-0"	1	EA	\$3,200.00	\$3,200.00
Underdrain Pipe	3,259	LF	\$13.25	\$43,181.75
Underdrain Cleanout	21	EA	\$260.00	\$5,460.00
Storm Dewatering	1	LS	\$25,000.00	\$25,000.00
Storm Drainage Testing	1,874	LF	\$6.15	\$11,525.10

Total = \$341,951.85

WARRANTY BOND

Bond No.: 0233244

KNOW ALL MEN BY THESE PRESENTS, That Hillsborough County Associates IV, LLLP called the Principal and Berkley Insurance Company, called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Forty Seven Thousand One Hundred Seventy Four and 35/100 (\$47,174.35) 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 (water and wastewater) for maintenance in the approved platted subdivision known as Valencia Del Sol Phase 3C and

WHEREAS, the aforementioned subdivision development regulations require as a condition of acceptance of the improvement facilities (water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all 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 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 water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as, Valencia Del Sol Phase 3C 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, 2025.

SIGNED, SEALED AND DATED this 19th day of July, 2021.

Hillsborough County Associates IV, LLLP, a Florida limited liability limited partnership
by: Hillsborough County IV Corporation, a Florida corporation, its general partner

Attest:

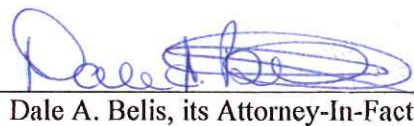

Steven M. Helfman, Secretary


N. Maria Menendez, Vice President

Berkley Insurance Company

Attest:

As Per Attached Power of Attorney


Dale A. Belis, its Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Brett Rosenhaus or Dale A. Belis of Acrisure, LLC dba Nielson, Rosenhaus & Associates of Delray Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 25th day of March, 2020.



Attest:

By [Signature]
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By [Signature]
Jeffrey M. Hafter
Senior Vice President

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 25th day of March, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

[Signature]
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 19th day of July, 2021.

[Signature]
Vincent P. Forte

Valenica Del Sol Phase 3C

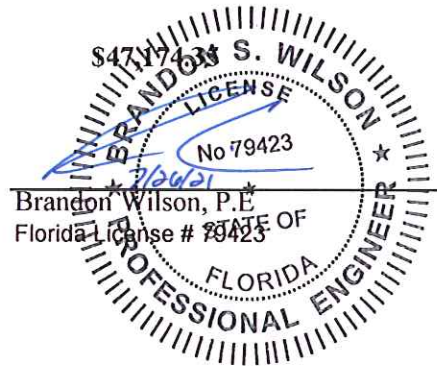
Warranty Bond Calculation

Construction costs for the potable water and sanitary sewer system

SUMMARY

Water	\$194,577.50
Wastewater	\$277,166.00
Total	\$471,743.50

Warranty Bond Amount (10% of total)



WATER

Description	Quantity	Unit	Unit Price	Amount
6" PVC DR-18	3,537	LF	\$14.00	\$49,518.00
6" Gate Valve & Box	11	EA	\$1,100.00	\$12,100.00
Fire Hydrant Assembly	8	EA	\$4,500.00	\$36,000.00
6" X 6" Tee	1	EA	\$475.00	\$475.00
6" 22.5 Deg. Bend	4	EA	\$400.00	\$1,600.00
6" Vertical Deflection	4	EA	\$1,900.00	\$7,600.00
Single Service - Short	60	EA	\$425.00	\$25,500.00
Single Service - Long	33	EA	\$800.00	\$26,400.00
6" Meter - Temp Construction Meter	1	EA	\$15,250.00	\$15,250.00
Connect To Existing 6" WM	3	EA	\$2,200.00	\$6,600.00
WDSP/CIP	3	EA	\$385.00	\$1,155.00
Pressure Testing	3,537	LF	\$3.50	\$12,379.50

Total = \$194,577.50

WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Sewer (0'-6')	352	LF	\$33.00	\$11,616.00
8" PVC Sewer (6'-8')	1,126	LF	\$33.50	\$37,721.00
8" PVC Sewer (8'-10')	715	LF	\$33.50	\$23,952.50
8" PVC Sewer (10'-12')	781	LF	\$34.50	\$26,944.50
8" PVC Sewer (12'-14')	261	LF	\$35.50	\$9,265.50
Manhole (0'-6')	2	EA	\$3,000.00	\$6,000.00
Manhole (6'-8')	4	EA	\$3,500.00	\$14,000.00
Manhole (8'-10')	1	EA	\$3,749.25	\$3,749.25
Manhole (10'-12')	6	EA	\$4,500.00	\$27,000.00
Single Service	17	EA	\$725.00	\$12,325.00
Double Service	38	EA	\$975.00	\$37,050.00
Connect To Existing MH	2	EA	\$6,400.00	\$12,800.00
TV Inspection	5,839	LF	\$7.75	\$45,252.25
Infiltration/Extfiltration Test	13	EA	\$730.00	\$9,490.00
			Total =	\$277,166.00

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

This Agreement made and entered into this ____ day of _____, 2021 by and between Hillsborough County Associates IV, LLLP., 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 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 Valencia Del Sol Phase 3C; 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 Valencia Del Sol Phase 3C are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Valencia Del Sol Phase 3C 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 check 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 N/A ,
dated _____,
with _____,
_____ by order of
_____, or
 - b. A Performance Bond, dated July 19, 2021, with Hillsborough County Associates IV, LLLP, as Principal, and Berkley Insurance Company (Bond No. 0233243) as Surety, or
 - c. Escrow Agreement, dated N/A ,
_____, between
and the County, or
 - d. Cashier/Certified Check, number N/A ,
_____, dated _____, which shall be deposited by
the County into an escrow account upon receipt. No interest shall be paid to the
Subdivider on funds received by the County pursuant to this Agreement.

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

- 4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
- 5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Valencia Del Sol Phase 3C 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 22nd day of July, 2021.

ATTEST:

J. Heath Johnson
Witness Signature

J. Heath Johnson
Printed Name of Witness

Steph Stinson
Witness Signature

Steph Stinson
Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST:
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

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

John Strowbridge
Printed Name of Signer

Authorized Signatory
Title of Signer

1600 Sawgrass Corporate Parkway, Suite 400
Sunrise, FL, 33323
Address of Signer

(813) 221-1400
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 22 day of July, 2021, by John Strawbridge and _____

respectively President and _____ of Hillsborough County Associates, LLC Inc., a corporation under the laws of the state of FLORIDA on behalf of the

corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

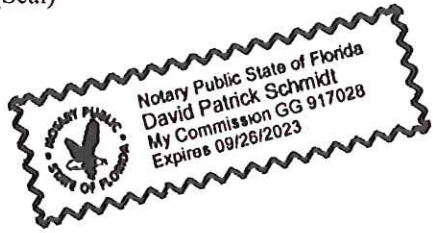
NOTARY PUBLIC:

Sign: David P. Schmidt (Seal)

Print: David P. Schmidt

Title or Rank: _____

Serial Number, if any: _____



My Commission Expires: _____

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF N/A

COUNTY OF N/A

The foregoing instrument was acknowledged before me this N/A day of N/A, _____,

20 , by N/A, who is personally known to me or who has produced N/A as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: N/A

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

Bond No.: 0233243

KNOW ALL MEN BY THESE PRESENTS, That we Hillsborough County Associates IV, LLLP called the Principal, and Berkley Insurance Company, called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Ten Thousand One Hundred Eighty Seven and 50/100 (\$10,187.50) 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, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Valencia Del Sol Phase 3C are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require 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 Valencia Del Sol Phase 3C 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 October 8, 2023.

SIGNED, SEALED AND DATED this 19th day of July, 2021.

Hillsborough County Associates IV, LLLP, a Florida
limited liability limited partnership
by: Hillsborough County VI Corporation, a
Florida corporation, its general partner

Attest:


Steven M. Helfman, Secretary


N. Maria Menendez, Vice President


Berkley Insurance Company

Attest:

As Per Attached Power of Attorney


Dale A. Belis, its Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.

**POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE**

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Brett Rosenhaus or Dale A. Belis of Acrisure, LLC dba Nielson, Rosenhaus & Associates of Delray Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **One Hundred Million and 00/100 U.S. Dollars (U.S.\$100,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

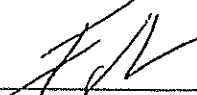
RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

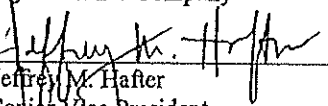
RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 25th day of March, 2020.

Attest:
By  _____
Ira S. Lederman
Executive Vice President & Secretary

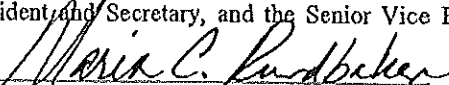
Berkley Insurance Company
By  _____
Jeffrey M. Hafter
Senior Vice President



STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 25th day of March, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

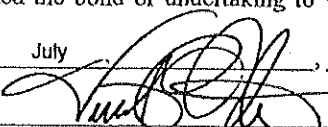

Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.



under my hand and seal of the Company, this 19th day of July, 2021.



Vincent P. Forte

Valencia Del Sol Phase 3C

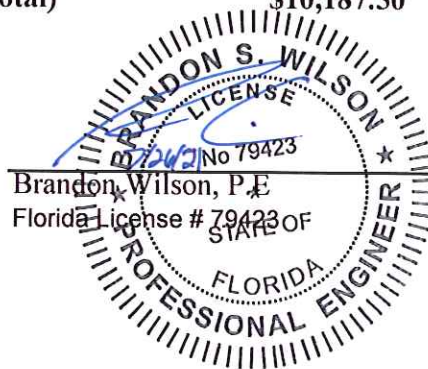
Performance Bond Calculation

Construction costs for setting Lot Corners

SUMMARY

Lot Corners	\$8,150.00
Total	\$8,150.00

Performance Bond Amount (125% of total) **\$10,187.50**



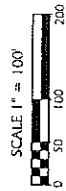
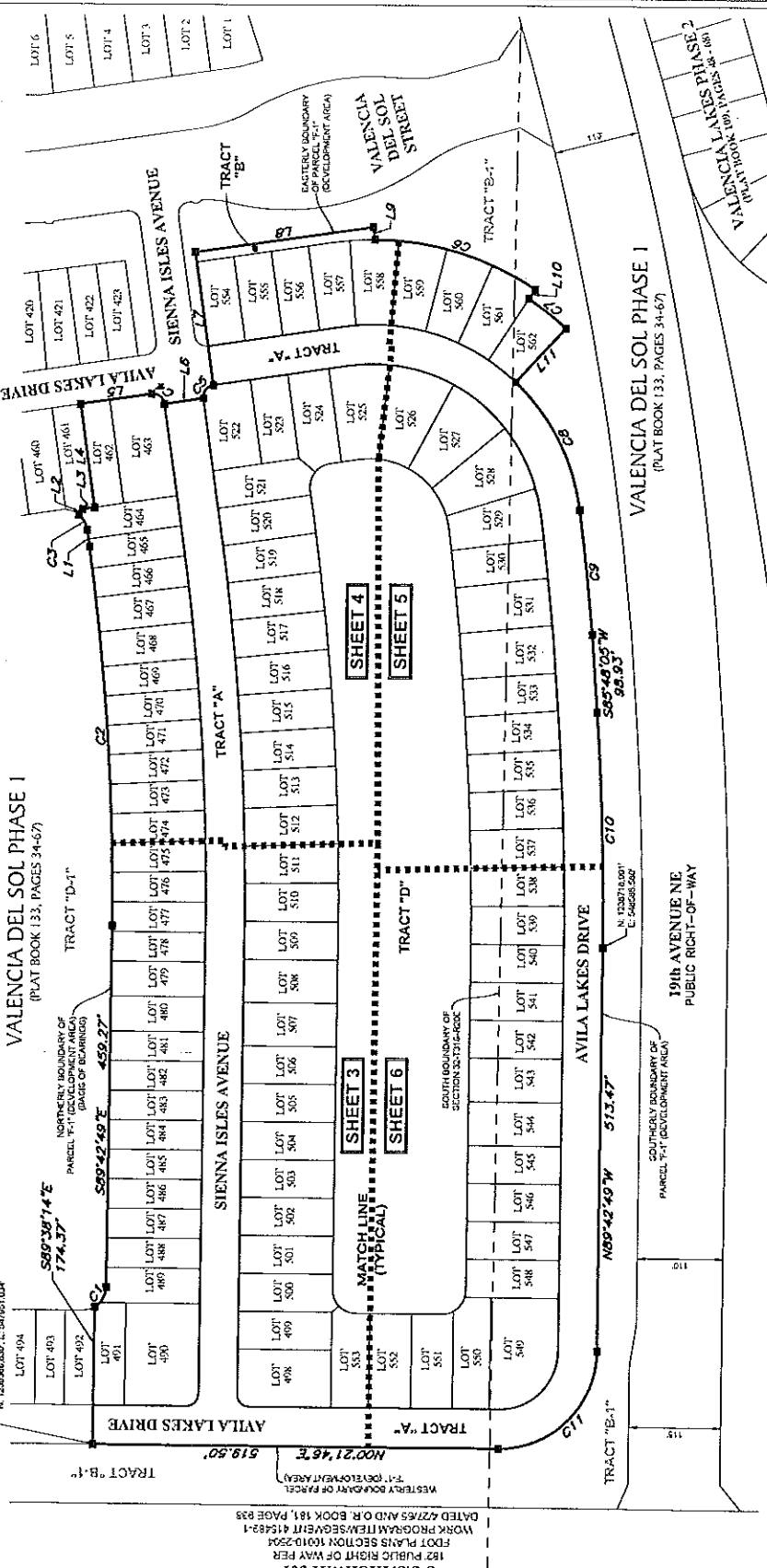
Brandon Wilson, P.E.
Florida License # 79423

Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$8,150.00	\$8,150.00
			TOTAL =	\$8,150.00

VALENCIA DEL SOL PHASE 3C

BEING A REPLAT OF PARCEL "F-1" (DEVELOPMENT AREA) AND A PORTION OF TRACT "B-1", VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 30 EAST, HILLSBOROUGH COUNTY, FLORIDA



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

GeoPoint
Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8838
Fax: (813) 248-2266
Licensed Surveyor Number: 017914

SHEET 2 OF 6 SHEETS

LINE DATA TABLE				CURVE DATA TABLE			
NO.	BEARING	LENGTH	NO.	RADIUS	DELTA	ARC	CHORD
L1	N 89° 38' 14" E	213.20'	C1	300.00'	69° 44' 48"	26.76'	29.43'
L2	S 08° 42' 49" W	8.79'	C2	9165.00'	0° 40' 13"	403.20'	403.02'
L3	S 08° 42' 49" W	153.00'	C3	30.00'	44° 09' 48"	23.12'	22.85'
L4	N 81° 30' 58" E	153.00'	C4	150.00'	90° 00' 00"	23.26'	23.26'
L5	S 08° 42' 49" W	91.60'	C5	378.00'	20° 12' 56"	210.13'	210.26'
L6	S 08° 42' 49" W	183.17'	C6	270.00'	39° 35' 52"	180.52'	182.88'
L7	N 81° 30' 58" E	153.00'	C7	300.00'	69° 44' 48"	26.76'	29.43'
L8	S 08° 42' 49" W	183.17'	C8	3005.00'	4° 29' 09"	399.42'	399.34'
L9	S 08° 42' 49" W	14.42'	C9	150.00'	90° 00' 00"	100.52'	100.52'
L10	N 47° 00' 41" W	60.00'	C10	3005.00'	4° 29' 09"	399.42'	399.34'
L11	N 47° 00' 41" W	60.00'	C11	150.00'	90° 00' 00"	100.52'	100.52'

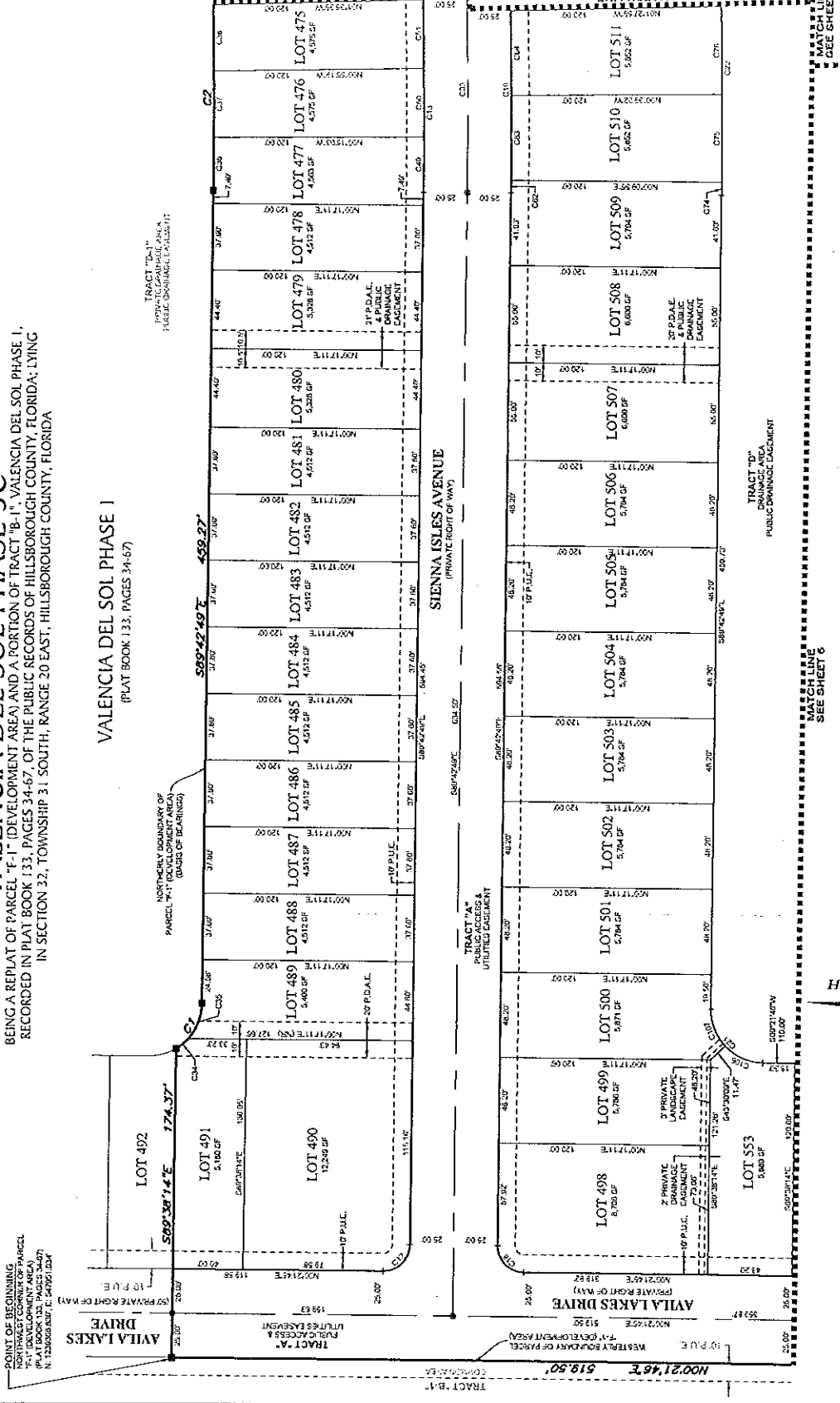
- NOTES:**
- Northings and Eastings coordinates (indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida. The grid bearings shown herein refer to the state plane coordinate system, North American Horizontal datum only. Originating Coordinates are "HOUR - MIN - DEC".
 - The lands described herein are subject to and benefits from the following: VALENCIA DEL SOL PHASE 1, as recorded in the plat thereof, as recorded in Plat Book 133, Page 34 through 67, inclusive; Runoff Easement Agreement, as recorded in Official Record Book 10201, Page 1830; the Declaration of Covenants, Restrictions and Easements for VALENCIA DEL SOL PHASE 1, as recorded in Official Record Book 20511, Page 1205; First Amendment to Declaration of Covenants, Restrictions and Easements for VALENCIA DEL SOL PHASE 1, as recorded in Official Record Book 20511, Page 1205; First Amendment to Declaration of Covenants, Restrictions and Easements for VALENCIA DEL SOL PHASE 1, as recorded in Official Record Book 20511, Page 1205; Second Amendment to Declaration of Covenants, Restrictions and Easements for VALENCIA DEL SOL PHASE 1, as recorded in Official Record Book 20511, Page 1205; and the Declaration of Covenants, Restrictions and Easements for VALENCIA DEL SOL, Instrument #2020540258, all of the Public Records of Hillsborough County, Florida.
 - Subdivision plats by no means represent a determination on whether properties will or will not flood. Land with the boundaries of the 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, sewers, drains, ditches, ponds, structures, pipes, ditches, air conditioning, structures, utility sheds, poles, fences, irrigation systems, trees, shrubs, hedges, and fences, and shall not be used for landscaping or stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
 - All related utility easements shall provide that such easements shall also be easements for the acquisition, 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 intersect a curve that are not labeled "non-radial (NR)" are Radial.
 - This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.
 - Bearings shown herein are grid bearings based on North-south boundary of PARCEL "F-1" (DEVELOPMENT AREA) per the plat of VALENCIA DEL SOL PHASE 1, having a grid bearing of S 08° 42' 49" W. The grid bearings shown herein refer to the state plane coordinate system, North American Horizontal Datum of 1983 (NAD 83-2011 adjustment) for the West Zone of Florida.

VALENCIA DEL SOL PHASE 3C

BEING A REPLAT OF PARCEL "F-1" (DEVELOPMENT AREA) AND A PORTION OF TRACT "B-1", VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 22, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

VALENCIA DEL SOL PHASE 1

(PLAT BOOK 133, PAGES 34-67)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C26	3165.00	0°40'15"	37.63	37.63	N 88°54'32" E
C46	3315.00	0°25'15"	31.10	31.10	S 89°29'50" E
C50	3315.00	0°40'15"	38.83	38.83	N 89°24'49" E
C51	3315.00	0°42'10"	39.53	39.53	N 89°44'32" E
C52	3365.00	0°48'27"	41.82	41.82	S 89°46'27" E
C53	3365.00	0°48'27"	41.82	41.82	N 89°46'27" E
C74	3465.00	0°07'17"	7.38	7.38	S 89°46'27" E
C75	3465.00	0°48'27"	46.82	46.82	N 89°46'27" E
C79	3465.00	0°48'27"	46.82	46.82	S 89°46'27" E
C100	30.00	46°36'04"	24.16	24.31	S 23°25'49" W
C107	30.00	43°42'31"	23.93	23.37	S 68°23'31" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	30.00	59°44'47"	30.78	29.43	S 67°37'29" E
C2	3165.00	0°40'15"	483.49	483.00	N 89°29'50" E
C12	15.00	30°34'30"	22.58	21.23	N 44°40'31" W
C13	3315.00	0°40'15"	501.54	501.17	S 89°29'50" W
C16	15.00	89°25'29"	23.54	21.20	N 45°16'23" E
C21	30.00	89°25'29"	47.00	42.40	S 45°16'23" W
C33	3465.00	0°40'15"	527.37	526.87	S 89°29'50" W
C34	30.00	19°25'51"	28.84	28.81	S 39°33'34" E
C35	30.00	41°51'49"	31.62	29.87	S 89°46'27" E
C36	3165.00	0°42'15"	20.97	20.97	S 89°46'27" E
C37	3165.00	0°42'15"	37.42	37.42	N 89°29'49" E



LEGEND:

- PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS, ENCROACHMENTS, ETC.
- PARALLEL OFFSET NOTE: PORTIONS OF A PARALLEL NATURE AS SHOWN HEREIN ARE INDICATED TO THE NEAREST FOOT (IE: 0.5 UTILITY EASEMENT ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST LESSER VALUE (IE: 0.5 = 5.00 (IE: 7.9 = 7.50))
- INDICATES (P.S.M.) PERMANENT REFERENCE MONUMENT - ANY COLLISION THEREWITH DISK 187768 UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG. NAIL & DISK 187708
- PAGE
- SQUARE FEET
- NONRADIAL LINE
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY EASEMENT
- P.D.A. --- PRIVATE DRAINAGE ACCESS EASEMENT

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VALENCIA DEL SOL PHASE 3C

BEING A REPLAT OF PARCEL "F-1" (DEVELOPMENT AREA) AND A PORTION OF TRACT "B-1", VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LINE DATA TABLE

NO.	BEARING	LENGTH
L1	N 01°30'00"E	21.30'
L2	S 02°32'00"E	8.29'
L3	S 08°29'00"E	10.00'
L4	N 01°30'00"E	133.00'
L5	S 08°29'00"E	01.00'

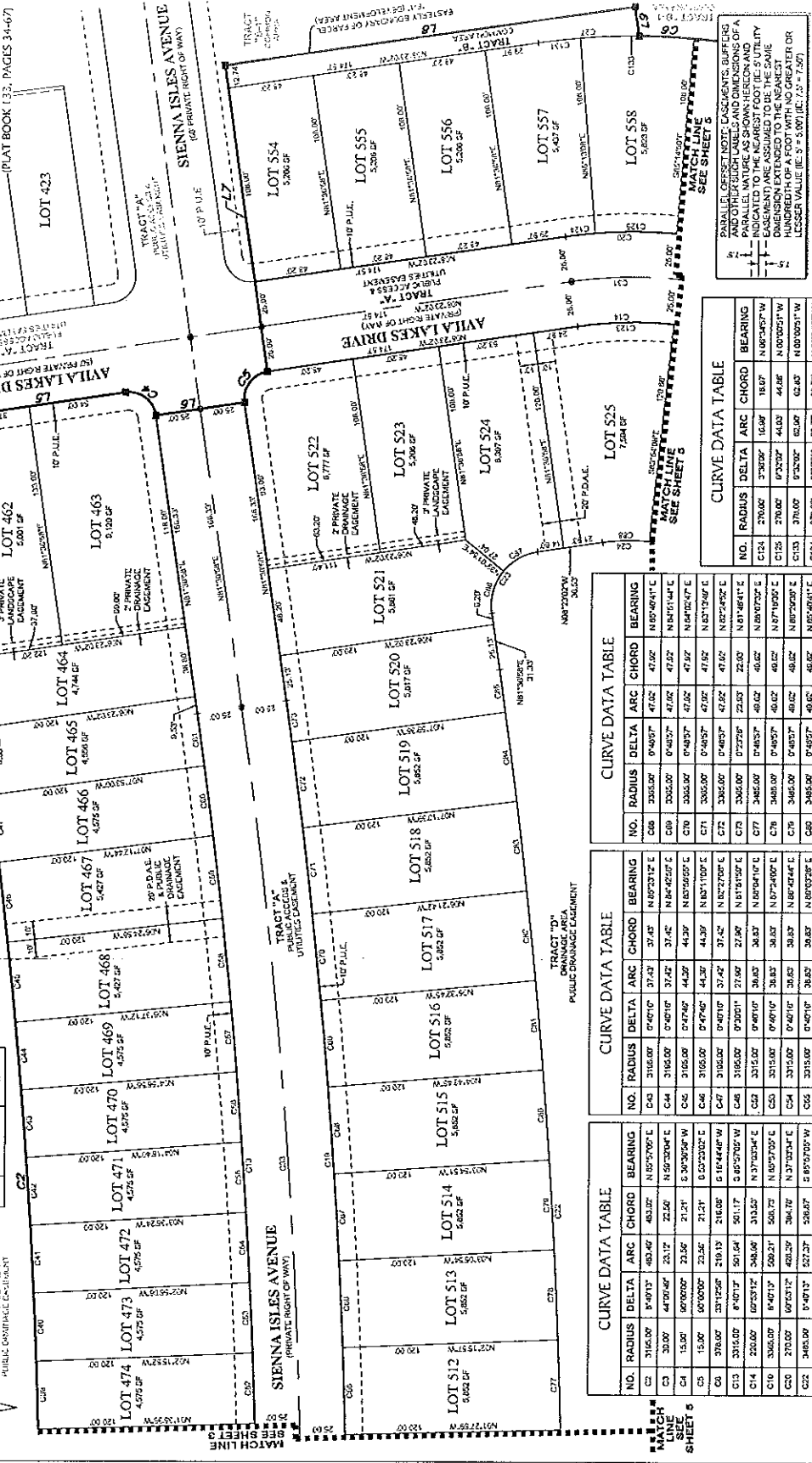
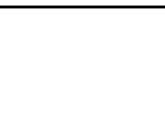
LINE DATA TABLE

NO.	BEARING	LENGTH
L6	S 08°29'00"E	16.17'

SCALE 1" = 40'

GRID NORTH

SEE SHEET 2 OF 6 FOR BASIS OF BEARINGS



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	3165.00'	0°49'10"	37.42'	37.42'	N 85°23'31"E
C11	3165.00'	0°49'10"	37.42'	37.42'	N 84°46'57"E
C12	3165.00'	0°49'10"	37.42'	37.42'	N 83°11'00"E
C13	3165.00'	0°49'10"	37.42'	37.42'	N 82°28'00"E
C14	3165.00'	0°49'10"	37.42'	37.42'	N 81°03'41"E
C15	3165.00'	0°49'10"	37.42'	37.42'	N 79°29'00"E
C16	3165.00'	0°49'10"	37.42'	37.42'	N 78°04'18"E
C17	3165.00'	0°49'10"	37.42'	37.42'	N 76°29'00"E
C18	3165.00'	0°49'10"	37.42'	37.42'	N 75°03'41"E
C19	3165.00'	0°49'10"	37.42'	37.42'	N 73°28'00"E
C20	3165.00'	0°49'10"	37.42'	37.42'	N 72°02'59"E
C21	3165.00'	0°49'10"	37.42'	37.42'	N 70°27'59"E
C22	3165.00'	0°49'10"	37.42'	37.42'	N 69°02'59"E
C23	3165.00'	0°49'10"	37.42'	37.42'	N 67°27'59"E
C24	3165.00'	0°49'10"	37.42'	37.42'	N 66°02'59"E
C25	3165.00'	0°49'10"	37.42'	37.42'	N 64°27'59"E
C26	3165.00'	0°49'10"	37.42'	37.42'	N 63°02'59"E
C27	3165.00'	0°49'10"	37.42'	37.42'	N 61°27'59"E
C28	3165.00'	0°49'10"	37.42'	37.42'	N 60°02'59"E
C29	3165.00'	0°49'10"	37.42'	37.42'	N 58°27'59"E
C30	3165.00'	0°49'10"	37.42'	37.42'	N 57°02'59"E
C31	3165.00'	0°49'10"	37.42'	37.42'	N 55°27'59"E
C32	3165.00'	0°49'10"	37.42'	37.42'	N 54°02'59"E
C33	3165.00'	0°49'10"	37.42'	37.42'	N 52°27'59"E
C34	3165.00'	0°49'10"	37.42'	37.42'	N 51°02'59"E
C35	3165.00'	0°49'10"	37.42'	37.42'	N 49°27'59"E
C36	3165.00'	0°49'10"	37.42'	37.42'	N 48°02'59"E
C37	3165.00'	0°49'10"	37.42'	37.42'	N 46°27'59"E
C38	3165.00'	0°49'10"	37.42'	37.42'	N 45°02'59"E
C39	3165.00'	0°49'10"	37.42'	37.42'	N 43°27'59"E
C40	3165.00'	0°49'10"	37.42'	37.42'	N 42°02'59"E
C41	3165.00'	0°49'10"	37.42'	37.42'	N 40°27'59"E
C42	3165.00'	0°49'10"	37.42'	37.42'	N 39°02'59"E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C43	3165.00'	0°49'10"	37.42'	37.42'	N 37°27'59"E
C44	3165.00'	0°49'10"	37.42'	37.42'	N 36°02'59"E
C45	3165.00'	0°49'10"	37.42'	37.42'	N 34°27'59"E
C46	3165.00'	0°49'10"	37.42'	37.42'	N 33°02'59"E
C47	3165.00'	0°49'10"	37.42'	37.42'	N 31°27'59"E
C48	3165.00'	0°49'10"	37.42'	37.42'	N 30°02'59"E
C49	3165.00'	0°49'10"	37.42'	37.42'	N 28°27'59"E
C50	3165.00'	0°49'10"	37.42'	37.42'	N 27°02'59"E
C51	3165.00'	0°49'10"	37.42'	37.42'	N 25°27'59"E
C52	3165.00'	0°49'10"	37.42'	37.42'	N 24°02'59"E
C53	3165.00'	0°49'10"	37.42'	37.42'	N 22°27'59"E
C54	3165.00'	0°49'10"	37.42'	37.42'	N 21°02'59"E
C55	3165.00'	0°49'10"	37.42'	37.42'	N 19°27'59"E
C56	3165.00'	0°49'10"	37.42'	37.42'	N 18°02'59"E
C57	3165.00'	0°49'10"	37.42'	37.42'	N 16°27'59"E
C58	3165.00'	0°49'10"	37.42'	37.42'	N 15°02'59"E
C59	3165.00'	0°49'10"	37.42'	37.42'	N 13°27'59"E
C60	3165.00'	0°49'10"	37.42'	37.42'	N 12°02'59"E
C61	3165.00'	0°49'10"	37.42'	37.42'	N 10°27'59"E
C62	3165.00'	0°49'10"	37.42'	37.42'	N 9°02'59"E
C63	3165.00'	0°49'10"	37.42'	37.42'	N 7°27'59"E
C64	3165.00'	0°49'10"	37.42'	37.42'	N 6°02'59"E
C65	3165.00'	0°49'10"	37.42'	37.42'	N 4°27'59"E
C66	3165.00'	0°49'10"	37.42'	37.42'	N 3°02'59"E
C67	3165.00'	0°49'10"	37.42'	37.42'	N 1°27'59"E
C68	3165.00'	0°49'10"	37.42'	37.42'	N 0°02'59"E

INDICATED (P.A.M.) PERMANENT REFERENCE MONUMENT - 4"X4" CONCRETE MONUMENT WITH DICK LID 10764, UNLESS OTHERWISE NOTED

INDICATED (P.C.P.) PERMANENT CONTROL POINT

INDICATED (S.F.) SQUARE FEET

INDICATED (P.D.E.) PRIVATE DRAINAGE & ACCESS EASEMENT

INDICATED (P.U.E.) PUBLIC UTILITY EASEMENT

INDICATED (N.R.A.L.) NON-RADIAL LINE

INDICATED (O.R.) OFFICIAL RECORDS BOOK

INDICATED (P.L.) PRIVATE UTILITY EASEMENT

INDICATED (M.V.) MAND WALL & DICK LID 10760

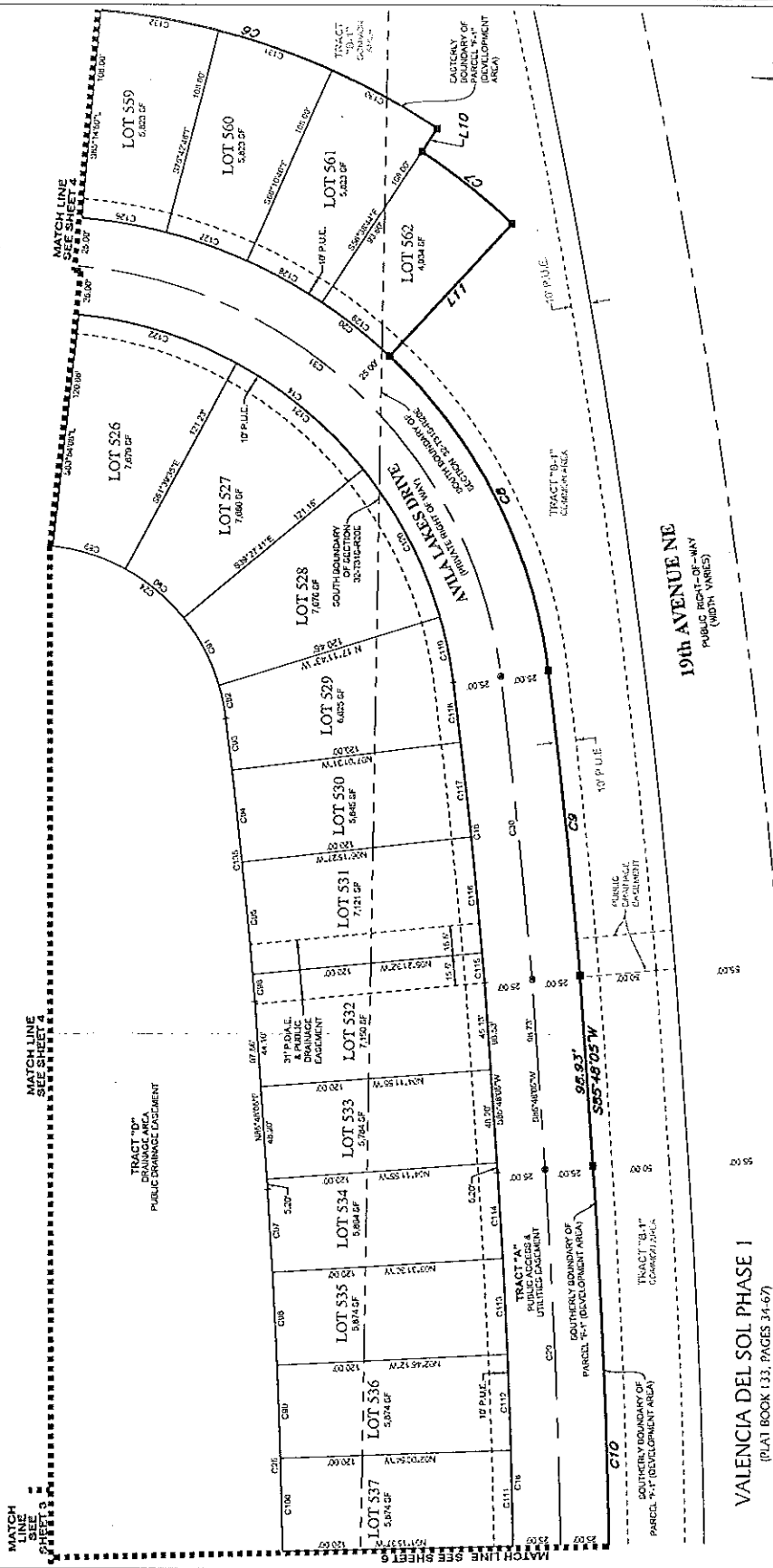
PARALLEL CASES: MOST CASEMENTS, BURNING OF A PARALLEL NATURE AS SHOWN HEREON ARE INDICATED TO THE NEAREST FOOT (IE: UTILITY EASEMENTS ARE ASSUMED TO BE THE SAME HUNDRETHS OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5 = 5.00) (IE: 2.5 = 2.50)

Geopoint Surveying, Inc.

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VALENCIA DEL SOL PHASE 3C

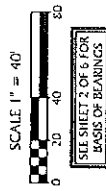
BEING A REPLAT OF PARCEL "F-1" (DEVELOPMENT AREA) AND A PORTION OF TRACT "B-1", VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



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Fax: (813) 246-2206
www.geopoint.com
Licensing: Registered Professional Surveyor No. 1254

LINE DATA TABLE

NO.	BEARING	LENGTH
L10	N 50°36'41" W	14.42'
L11	S 47°29'41" W	63.69'



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C17	3776.00'	0°40'00"	46.52'	48.52'	N 83°07'10" E
C18	3776.00'	0°28'00"	31.00'	31.00'	N 82°44'10" E
C19	200.00'	0°02'00"	34.73'	34.73'	N 77°56'44" E
C20	200.00'	2°39'00"	67.09'	69.43'	N 82°07'09" E
C21	200.00'	2°37'50"	56.20'	60.32'	N 30°20'04" E
C22	200.00'	2°33'00"	44.83'	48.39'	N 10°59'02" E
C23	270.00'	0°32'00"	44.83'	44.80'	N 89°31'11" E
C24	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C25	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C26	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C27	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C28	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C29	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C30	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C31	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C32	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C33	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C34	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E
C35	270.00'	0°32'00"	44.83'	44.80'	N 10°07'10" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C81	103.00'	2°15'58"	40.03'	36.78'	N 01°42'18" E
C82	103.00'	0°45'11"	17.52'	17.20'	N 77°40'27" E
C83	305.00'	0°25'11"	26.08'	26.08'	N 87°46'08" E
C84	305.00'	0°45'05"	47.02'	47.22'	N 83°21'01" E
C85	305.00'	0°45'05"	58.30'	58.30'	N 84°11'01" E
C86	305.00'	0°32'22"	14.21'	14.21'	N 84°45'09" E
C87	305.00'	0°40'22"	42.39'	42.39'	N 85°03'17" E
C88	305.00'	0°45'10"	46.19'	46.19'	N 85°21'09" E
C89	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C90	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C91	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C92	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C93	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C94	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C95	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C96	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C97	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C98	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C99	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E
C100	305.00'	0°45'10"	46.19'	46.19'	N 87°30'27" E

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C6	370.00'	3°17'50"	216.13'	216.00'	S 19°44'48" W
C7	303.00'	0°32'00"	60.00'	60.00'	S 89°57'17" W
C8	270.00'	3°39'52"	166.06'	162.06'	S 82°41'44" W
C9	305.00'	2°22'00"	136.00'	136.00'	S 85°31'38" W
C10	305.00'	4°39'00"	260.40'	260.34'	S 80°23'09" W
C11	200.00'	6°07'31"	348.06'	374.53'	N 37°03'24" E
C12	370.00'	2°22'00"	155.25'	155.25'	N 85°11'27" E
C13	370.00'	4°39'00"	305.51'	295.42'	N 88°02'08" E
C14	270.00'	3°07'31"	428.29'	394.78'	N 37°03'24" E
C15	103.00'	8°59'09"	163.47'	146.88'	N 37°03'24" E
C16	305.00'	4°39'00"	305.11'	295.04'	N 88°02'08" E
C17	300.00'	4°39'00"	297.46'	297.29'	S 89°02'08" W
C18	300.00'	2°22'00"	157.78'	157.77'	S 85°41'32" W
C19	248.00'	8°05'12"	388.64'	361.15'	S 37°02'08" W
C20	103.00'	2°11'03"	39.00'	39.00'	N 17°13'08" E
C21	103.00'	2°11'03"	39.00'	39.00'	N 30°50'02" E

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND ANY EASEMENTS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 3' = 3.00' (IE: 7.9' = 7.90'))

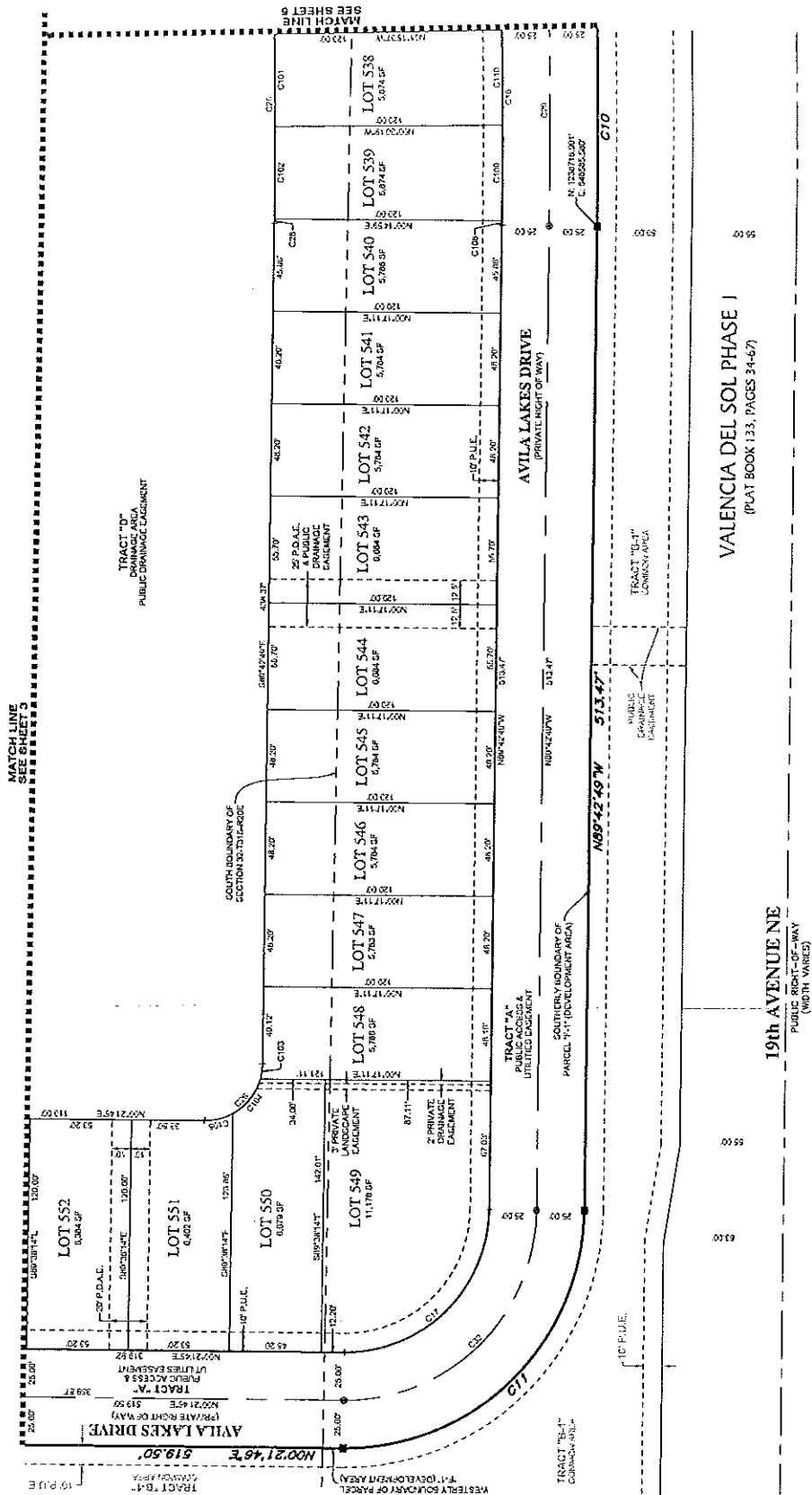
LEGEND:
 ■ INDICATES (P.D.A.) PERMANENT REFERENCE MONUMENT - 4" X 4" CONCRETE MONUMENT WITH DISK (L.B.7768), UNLESS OTHERWISE NOTED
 ○ INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK (L.B.7768)
 P.C. CURVE POINT
 N.P. NON-ADJACENT LINE
 P.U.E. PUBLIC UTILITY EASEMENT
 P.D.A.E. PRIVATE DRAINAGE & ACCESS EASEMENT

VALENCIA DEL SOL PHASE 1

(PLAT BOOK 133, PAGES 34-67)

VALENCIA DEL SOL PHASE 3C

BEING A REPLAT OF PARCEL "F-1" (DEVELOPMENT AREA) AND A PORTION OF TRACT "B-1", VALENCIA DEL SOL PHASE 1, RECORDED IN PLAT BOOK 133, PAGES 34-67, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 32, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

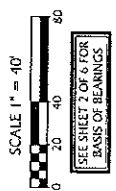


VALENCIA DEL SOL PHASE 1

(PLAT BOOK 133, PAGES 34-67)

19th AVENUE NE

(PUBLIC RIGHT-OF-WAY (WIDTH Varies))



- LEGEND:**
- INDICATES (P.C.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB1776A, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB1776B
 - SQUARE FEET
 - PERMANENT EASEMENT
 - OFFICIAL RECORDS BOOK
 - PUBLIC UTILITY EASEMENT
 - PRIVATE DRAINAGE & ACCESS EASEMENT

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C10	3055.00'	47.000°	206.67'	266.34'	S 88°02'38" W
C11	125.00'	90°00'00"	105.25'	176.60'	N 44°00'31" W
C12	3776.00'	47.000°	206.51'	266.48'	N 80°02'38" W
C13	75.00'	90°00'00"	117.81'	164.14'	N 44°00'31" W
C14	3055.00'	47.000°	206.11'	266.64'	N 80°02'38" E
C15	30.00'	90°00'00"	47.10'	42.45'	S 88°02'38" E
C16	3655.00'	90°00'00"	2.24'	2.24'	S 88°02'38" W
C17	3655.00'	47.000°	207.66'	267.39'	S 88°02'38" W
C18	100.00'	90°00'00"	127.21'	141.52'	N 44°00'31" W

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C19	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C20	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C21	30.00'	90°00'00"	42.74'	42.74'	S 88°02'38" E
C22	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C23	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C24	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C25	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C26	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C27	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C28	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C29	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E
C30	3055.00'	47.000°	206.16'	266.10'	N 80°02'38" E

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND DIMENSIONS OF A PARALLEL NATURE ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (I.E. 6' = 6.000' (R. 7.5' = 7.500'))

Geopoint Surveying, Inc.
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