

**SUBJECT:** Echo Park fka Yarbrough  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** January 12, 2021  
**CONTACT:** Lee Ann Kennedy

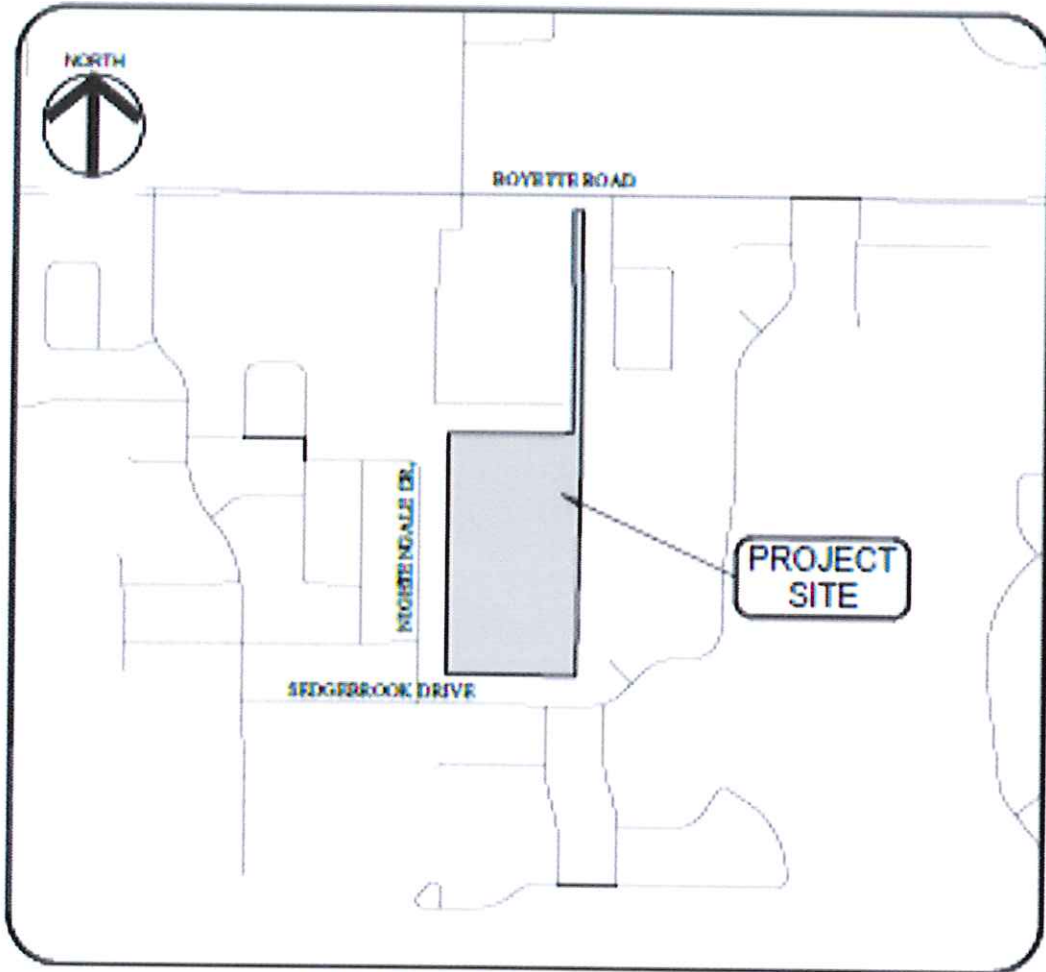
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**RECOMMENDATION:**

Accept the plat for recording for Echo Park fka Yarbrough, located in Section 23, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$183,366.00, a Warranty Bond in the amount of \$156,123.66, 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 \$8,125.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On April 27, 2020, Permission to Construct Prior to Platting was issued for Echo Park fka Yarbrough. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Taylor Morrison of Florida, Inc. and the engineer is Waldrop Engineering.



**PROJECT SITE MAP**  
NO SCALE

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

This Agreement is made and entered into this \_\_\_ day of \_\_\_\_\_, 20\_\_ by and between Taylor Morrison of Florida, Inc. 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 Echo Park (f/k/a Yarbrough); 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 Echo Park (f/k/a Yarbrough) are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

\_\_\_\_\_ 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 Echo Park (f/k/a Yarbrough) Subdivision, within One (1) year 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 Echo Park (f/k/a Yarbrough) 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 November 4, 2020 with Taylor Morrison of Florida, Inc. as Principal, and Arch Insurance Company (Bond No. SU1168616) as Surety, and  
  
A Warranty Bond, dated November 4, 2020 with Taylor Morrison of Florida, Inc. as Principal, and Arch Insurance Company (Bond No. SU1168621) 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 Echo Park (f/k/a Yarbrough 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 one (1) year 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 30<sup>th</sup> day of December, 2020.

**ATTEST:**

Amy He  
\_\_\_\_\_  
Witness' Signature  
(Signed before a Notary Public and 2 Witnesses)

Amy He  
\_\_\_\_\_  
Printed Name of Witness

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

Griffin Furlong  
\_\_\_\_\_  
Printed Name of Witness

**NOTARY PUBLIC**

**CORPORATE SEAL (When Appropriate)**

ATTEST:  
HILLSBOROUGH COUNTY  
PAT FRANK, CLERK OF THE CIRCUIT COURT

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

**SUBDIVIDER:**

By: Robert Lee  
\_\_\_\_\_  
Authorized Corporate Officer or Individual

Robert "Rob" Lee  
\_\_\_\_\_  
Name (typed, printed or stamped)

Land Manager  
\_\_\_\_\_  
Title

3922 Coconut Palm Drive, Ste. 108  
Tampa, FL 33619  
Address of Signer

(813) 448-5024  
\_\_\_\_\_  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Chairman

APPROVED BY COUNTY ATTORNEY

Dej  
\_\_\_\_\_  
Approved as to Form and Legal Sufficiency

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December, 2020, by Robert "Rob" Lee and

respectively President and Land Manager of Taylor Morrison of Florida, 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: Melissa D. McDonough (Seal)

Print: Melissa D. McDonough

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_

My Commission Expires: 2/5/24



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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

**NOTARY PUBLIC:**

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SUBDIVISION PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, That we Taylor Morrison of Florida, Inc. called the Principal, and Arch 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 Hundred Eighty Three Thousand Three Hundred Sixty Six and 00/100 dollars (\$183,366.00) 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 Echo Park (f/k/a, Yarbrough) subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL February 12, 2022.

SIGNED, SEALED AND DATED this 4th day of November, 2020.

ATTEST:

Melissa McDonald  
Melissa McDonald

Taylor Morrison of Florida, Inc.

BY: [Signature] V.P.  
PRINCIPAL (SEAL)

Arch Insurance Company  
SURETY (SEAL)



ATTEST:

[Signature]  
Holly Buffam, Witness

[Signature]  
ATTORNEY-IN-FACT (SEAL)  
Aimee R. Perondine

APPROVED BY COUNTY ATTORNEY

BY [Signature]  
Approved as to Form and Legal Sufficiency

awm

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Aiza Anderson, Bethany Stevenson, Danielle D. Johnson, Donna M. Planeta, Eric Strba, Joshua Sanford, Mercedes Phothirath, Michelle Anne McMahan, Samuel E. Begun and Tanya Nguyen of Hartford, CT (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (90,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 23rd day of September, 2020

Attested and Certified

[Signature of Regan A. Shulman]

Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

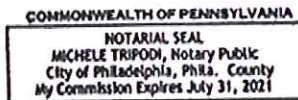


Arch Insurance Company

[Signature of Richard Stock]

Richard Stock, Executive Vice President

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Richard Stock personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



[Signature of Michele Tripodi]

Michele Tripodi, Notary Public  
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated September 23, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Richard Stock, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 4 day of November 20 20.

[Signature of Regan A. Shulman]

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

# GENERAL SURETY RIDER

To be attached and form a part of

Type of Bond: Contract – Subdivision

Bond No. : SU1168616

Dated effective: 11/4/2020  
(MONTH, DAY, YEAR)

executed by: Taylor Morrison of Florida, Inc., as Principal,  
(PRINCIPAL)

and by: Arch Insurance Company, as Surety,  
(SURETY)

and in favor of : Board of County Commissioners of Hillsborough County, Florida.  
(OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

**The completion time from 24 Months (Twenty Four Months) to 1 Year (One Year) from the date the Board of County Commissioners approves the final plan and accepts this performance bond.**

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective 12/16/2020  
(MONTH, DAY, YEAR)

Signed and Sealed 12/16/2020  
(MONTH, DAY, YEAR)



BY: [Signature] Taylor Morrison of Florida, Inc.,  
PRINCIPAL  
VP of Construction  
TITLE

BY: \_\_\_\_\_ Arch Insurance Company  
SURETY

BY: [Signature] Bethany Stevenson, ATTORNEY-IN-FACT

APPROVED BY COUNTY ATTORNEY

BY: [Signature]  
Approved as to Form and Legal Sufficiency

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Alexis Apostolidis, Bethany Stevenson, Brendan Fletcher, Bryan M. Caneschi, Cassandra Baez, Donna M. Planeta, Eric Strba, Jacqueline Rose Susco, Janee Wright, Joshua Sanford, Kathryn Pryor, Michelle Anne McMahon, Nicholas Turecamo and Phillip M. Knower of Hartford, CT (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 23rd day of September, 2020

Attested and Certified

Regan A. Shulman

Regan A. Shulman, Secretary



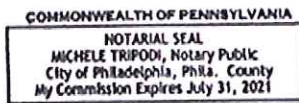
Arch Insurance Company

Richard Stock

Richard Stock, Executive Vice President

STATE OF PENNSYLVANIA SS COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Richard Stock personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



Michele Tripodi

Michele Tripodi, Notary Public My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated September 23, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Richard Stock, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 16 day of December 20 20.

Regan A. Shulman

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division 3 Parkway, Suite 1500 Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we Taylor Morrison of Florida, Inc. called the Principal and Arch 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 Hundred Fifty Six Thousand One Hundred Twenty Three and 66/100 (\$156,123.66) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage, water and wastewater) for maintenance in the approved platted subdivision known as Echo Park (f/k/a, Yarbrough); and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all grading, paving and curbing of streets, roads and other rights-of-way, bridges, culverts, gutters, storm sewers, 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 roads, drainage, water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Echo Park (f/k/a, Yarbrough), 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 February 12, 2024.**

SIGNED, SEALED AND DATED this 4th day of November, 2020.

ATTEST:

Taylor Morrison of Florida, Inc.

Melissa McDonald  
Melissa McDonald

BY: [Signature] V.R.  
PRINCIPAL (SEAL)

BY: Arch Insurance Company  
SURETY (SEAL)

ATTEST:

Holly Boffam  
Holly Boffam, Witness

[Signature]  
ATTORNEY-IN-FACT (SEAL)  
Eric Strba



APPROVED BY COUNTY ATTORNEY

BY: [Signature]  
Approved as to Form and Legal Sufficiency

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Aiza Anderson, Bethany Stevenson, Danielle D. Johnson, Donna M. Planeta, Eric Strba, Joshua Sanford, Mercedes Phothirath, Michelle Anne McMahon, Samuel E. Begun and Tanya Nguyen of Hartford, CT (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 23rd day of September, 2020

Attested and Certified

*Regan A. Shulman*

Regan A. Shulman, Secretary  
STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

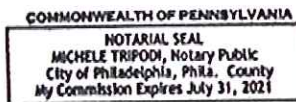


Arch Insurance Company

*Richard Stock*

Richard Stock, Executive Vice President

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Richard Stock personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



*Michele Tripodi*

Michele Tripodi, Notary Public  
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated September 23, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Richard Stock, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 4 day of November 20.

*Regan A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

# Echo Park (fka Yarbrough)

## Performance Bond Calculation

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

### SUMMARY

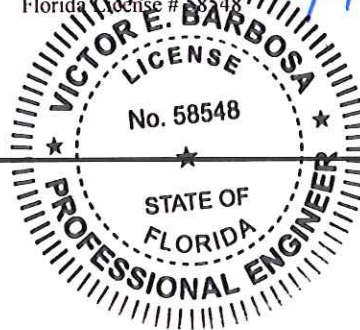
Paving	\$146,692.80
Water (Complete)	\$0.00
Wastewater (Complete)	\$0.00
Drainage (Complete)	\$0.00
<b>Total</b>	<b>\$146,692.80</b>

Performance Bond Amount (125% of total)

\$183,366.00

*Victor Barbosa*  
Victor Barbosa, P.E.  
Florida License # 58548

11/3/2020





## PAVING

Description	Quantity	Unit	Unit Price	Amount
1.75" Type SP-12.5 Asphalt	9,600	SY	\$11.00	\$105,600.00
Signage & Striping	1	LS	\$4,900.00	\$4,900.00
Handicap Ramps (Complete w/ detectable warnings)	14	EA	\$1,050.00	\$14,700.00
Sod Behind Curbs (8ft)	5,484	SY	\$2.80	\$15,355.20
Sode Behind Curbs (Entry Road)	2,192	SY	\$2.80	\$6,137.60
			<b>TOTAL =</b>	<b>\$146,692.80</b>

# Echo Park (fka Yarbrough)

## Warranty Bond Calculation

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

### SUMMARY

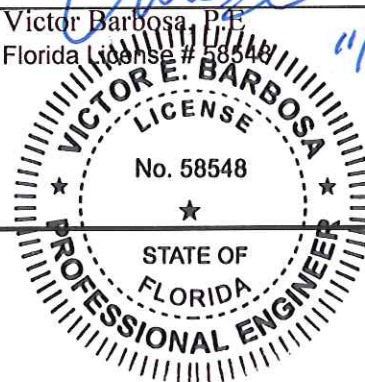
Paving	\$468,925.20
Water	\$195,195.40
Wastewater	\$567,216.50
Drainage	\$329,899.50
<b>Total</b>	<b>\$1,561,236.60</b>

Warranty Bond Amount (10% of total)

\$156,123.66

  
Victor Barbosa, P.E.  
Florida License # 58548

11/2/2020



# PAVING

Description	Quantity	Unit	Unit Price	Amount
1.75" Type SP-12.5 Asphalt	9,600	SY	\$11.00	\$105,600.00
6" Soil Cement Base	9,600	SY	\$14.00	\$134,400.00
12 " Compacted Subgrade (No Stabilization)	12,000	SY	\$2.75	\$33,000.00
Miami Curb	5,535	LF	\$10.50	\$58,117.50
Type F Curb	2,935	LF	\$12.00	\$35,220.00
Valley Gutter	287	LF	\$35.50	\$10,188.50
4" Concrete Sidewalk (5' wide)	703	LF	\$20.00	\$14,060.00
4" Concrete Sidewalk (8' wide)	1,214	LF	\$32.00	\$38,848.00
6" Concrete Sidewalk (5' wide)	168	LF	\$27.00	\$4,536.00
Signage & Striping	1	LS	\$4,900.00	\$4,900.00
Handicap Ramps (Complete w/ detectable warnings)	14	EA	\$1,050.00	\$14,700.00
Sod Behind Curbs (8ft)	5,484	SY	\$2.80	\$15,355.20
			<b>TOTAL =</b>	<b>\$468,925.20</b>

## WATER

Description	Quantity	Unit	Unit Price	Amount
4" PVC Water Main (C900 DR-18)	194	LF	\$14.40	\$2,793.60
6" PVC Water Main (C900 DR-18)	2,265	LF	\$17.10	\$38,731.50
8" PVC Water Main (C900 DR-18)	317	LF	\$18.00	\$5,706.00
8" DIP Water Main	1,603	LF	\$36.10	\$57,868.30
Fire Hydrant Assembly	7	EA	\$4,230.00	\$29,610.00
2" Gate Valve	1	EA	\$615.00	\$615.00
6" Gate Valve	12	EA	\$1,230.00	\$14,760.00
8" Gate Valve	8	EA	\$1,660.00	\$13,280.00
1" Single Water Service, Complete (Short)	24	EA	\$430.00	\$10,320.00
1" Single Water Service, Complete (Long)	51	EA	\$381.00	\$19,431.00

## WASTEWATER

Description	Quantity	Unit	Unit Price	Amount
8" PVC Sewer (0'-6')	660	LF	\$ 27.00	\$17,820.00
8" PVC Sewer (6'-8')	344	LF	\$ 28.50	\$9,804.00
8" PVC Sewer (8'-10')	699	LF	\$ 31.50	\$22,018.50
8" PVC Sewer (10'-12')	742	LF	\$ 34.00	\$25,228.00
8" PVC Sewer (12'-14')	131	LF	\$ 66.00	\$8,646.00
Manhole (0'-6')	5	EA	\$ 3,130.00	\$15,650.00
Manhole (6'-8')	2	EA	\$ 3,810.00	\$7,620.00
Manhole (8'-10')	4	EA	\$ 4,430.00	\$17,720.00
Manhole (10'-12')	1	EA	\$ 5,170.00	\$5,170.00
Manhole (12'-14')	1	EA	\$ 5,760.00	\$5,760.00
Drop Manhole (10'-12')	1	EA	\$ 5,900.00	\$5,900.00
Drop Manhole (12'-14')	1	EA	\$ 6,490.00	\$6,490.00
Single Sewer Service <sup>1</sup>	10	EA	\$ 876.00	\$8,760.00
Double Sewer Service <sup>1</sup>	32	EA	\$ 1,060.00	\$33,920.00
Public Lift Station	1	LS	\$ 351,000.00	\$351,000.00
4" PVC C -900 Force Main	1770	LF	\$ 13.00	\$23,010.00
4" Plug Valve	2	EA	\$ 1,350.00	\$2,700.00

## DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
15" RCP	173	LF	\$ 39.00	\$6,747.00
18" RCP	539	LF	\$ 44.50	\$23,985.50
24" RCP	1324	LF	\$ 58.00	\$76,792.00
30" RCP	439	LF	\$ 73.00	\$32,047.00
36" RCP	223	LF	\$ 94.00	\$20,962.00
48" RCP	89	LF	\$ 144.00	\$12,816.00
30" MES	1	EA	\$ 2,260.00	\$2,260.00
36" MES	1	EA	\$ 2,840.00	\$2,840.00
48" MES	1	EA	\$ 6,960.00	\$6,960.00
Type C Control Structure	1	EA	\$ 3,240.00	\$3,240.00
Type E Control Structure (Includes Rip Rap)	1	EA	\$ 6,560.00	\$6,560.00
Type H Control Structure	1	EA	\$ 8,850.00	\$8,850.00
FDOT Closed Flume Inlet	4	EA	\$ 3,530.00	\$14,120.00
Type 1 Hillsborough County Inlet	15	EA	\$ 4,410.00	\$66,150.00
Type 2 Hillsborough County Inlet	6	EA	\$ 4,410.00	\$26,460.00
Storm Manhole	7	EA	\$ 2,730.00	\$19,110.00

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

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ by and between Taylor Morrison of Florida, Inc., 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 Echo Park (f/k/a Yarbrough); 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 Echo Park (f/k/a Yarbrough) 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 Echo Park (f/k/a Yarbrough) subdivision within One (1) year 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 November 4, 2020, with Taylor Morrison of Florida, Inc. as Principal, and Arch Insurance Company (Bond No SU1168619.) 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 Echo Park (f/k/a Yarbrough) 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 30<sup>th</sup>  
day of December, 2020

ATTEST:

GMJ  
\_\_\_\_\_  
Witness Signature

Griffin Furlong  
\_\_\_\_\_  
Printed Name of Witness

Amy He  
\_\_\_\_\_  
Witness Signature

Amy He  
\_\_\_\_\_  
Printed Name of Witness

SUBDIVIDER:

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

Robert "Rob" Lee  
\_\_\_\_\_  
Printed Name of Signer

\_\_\_\_\_  
Printed Name of Signer

Land Manager  
\_\_\_\_\_  
Title of Signer

3922 Coconut Palm Drive, Tampa, FL 33619  
Address of Signer

813-448-5024  
\_\_\_\_\_  
Phone Number of Signer

CORPORATE SEAL  
(When Appropriate)

ATTEST: PAT FRANK  
CLERK OF CIRCUIT COURT

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

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairman

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of December,

2020, by Robert "Rob" Lee and \_\_\_\_\_  
respectively President and Land Manager of Taylor Morrison of Florida 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: Melissa D. McDonough (Seal)

Print: Melissa D. McDonough

Title or Rank: \_\_\_\_\_

Serial Number, if any: GG955427

My Commission Expires: 2/5/24



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,

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

NOTARY PUBLIC:

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

Title or Rank: \_\_\_\_\_

Serial Number, if any: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we Taylor Morrison of Florida, Inc. called the Principal, and Arch Insurance Company, called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Eight Thousand One Hundred Twenty Five and 00/100 (\$8,125.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has 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 Echo Park (f/k/a Yarbrough) 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 Echo Park (f/k/a, Yarbrough) 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 February 12, 2023 .**

SIGNED, SEALED AND DATED this 4th day of November, 2020 .

ATTEST:

Melissa McDonald  
Melissa McDonald

Taylor Morrison of Florida, Inc.

BY: [Signature]  
PRINCIPAL (SEAL)

Arch Insurance Company  
SURETY (SEAL)

ATTEST:

[Signature]  
Holly Buffam, Witness

[Signature]  
ATTORNEY-IN-FACT (SEAL)  
Eric Strba



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.

POWER OF ATTORNEY

Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Aiza Anderson, Bethany Stevenson, Danielle D. Johnson, Donna M. Planeta, Eric Strba, Joshua Sanford, Mercedes Phothirath, Michelle Anne McMahan, Samuel E. Begun and Tanya Nguyen of Hartford, CT (EACH)

its true and lawful Attorney(s)in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding Ninety Million Dollars (90,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on September 15, 2020, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on September 15, 2020:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on September 15, 2020, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 23rd day of September, 2020

Attested and Certified

*Regan A. Shulman*

Regan A. Shulman, Secretary



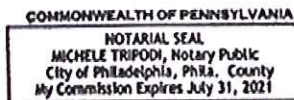
Arch Insurance Company

*Richard Stock*

Richard Stock, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Richard Stock personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



*Michele Tripodi*

Michele Tripodi, Notary Public  
My commission expires 07/31/2021

CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated September 23, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Richard Stock, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 4 day of November 2020.

*Regan A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at SuretyAuthentic@archinsurance.com

Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

# Echo Park (fka Yarbrough)

## Performance Bond Calculation Construction costs for setting Lot Corners

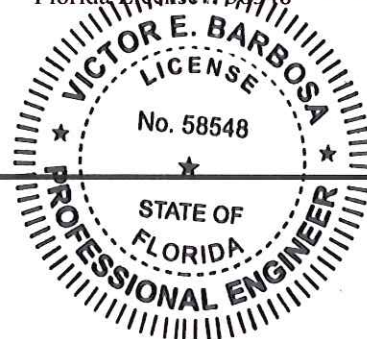
### SUMMARY

Lot Corners	\$6,500.00
<b>Total</b>	<b>\$6,500.00</b>

**Performance Bond Amount (125% of total)**

**\$8,125.00**

  
Victor Barbosa, P.E. 11/3/2020  
Florida License # 58548



## Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	<u>\$6,500.00</u>	<u>\$6,500.00</u>
			<b>TOTAL =</b>	<b>\$6,500.00</b>

# ECHO PARK

A SUBDIVISION OF A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

### DEDICATION:

The undersigned, as owner of the lands platted herein, does hereby dedicate this plot of Echo Park for record. Further, the owner does hereby dedicate to public use Tract "L", all streets, roads, rights of way and all these easements designated on the plat for public use. The undersigned further makes the following dedications and reservations:

The Private Driveway Easements and Private Fence Easements are hereby reserved by owner for convenience to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Fee interest in Tracts "A", "B", "C", "D", "E" and "F" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision. Said tracts are not dedicated to the public and will be privately maintained.

Said Tracts "A", "B", "C", "D", "E" and "F" and all private easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements, if any, reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

### DESCRIPTION:

A portion of the Southwest 1/4 of Section 23, Township 30 South, Range 20 East, Hillsborough County, Florida, TOGETHER WITH a portion of the Northwest 1/4 of Section 26, Township 30 South, Range 20 East, Hillsborough County, Florida, ALL being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 26; thence N.89°33'01"E., 44.10 feet along the Northern boundary line of the Northwest 1/4 of said Section 25 to the Southwest corner of said Section 23; thence continue N.89°45'16"E., 304.40 feet to along the Southern boundary line of the Northwest 1/4 of said Section 23 and the Northern boundary line of the Northwest 1/4 of the Northwest 1/4 of said Section 26, said line also being the Northern boundary line of BOYETTE SPRINGS - SECTION B - UNIT 5, as recorded in Plat Book 65, Page 15, of the Public Records of Hillsborough County, Florida; to the Northeast corner of said BOYETTE SPRINGS - SECTION B - UNIT 6 to the POINT OF BEGINNING; thence continue N.89°45'16"E., 695.55 feet along said Southern boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 23 and said Northern boundary line of the Northwest 1/4 of said Section 25 to the Western boundary line of the East 50.00 feet of the Northwest 1/4 of the Southwest 1/4 of said Section 23; thence N.00°16'47"W., 1221.57 feet along said Western boundary line to the Southern right-of-way line of BOYETTE ROAD; thence N.89°40'58"E., 302.00 feet along said Southern right-of-way line to the Eastern boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 23, said line also being the Western boundary line of PADDOCK OAKS, as recorded in Plat Book 96, Page 5, of the Public Records of Hillsborough County, Florida; thence S.00°16'47"E., 1221.53 feet along said Eastern boundary line and said Western boundary line to the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 23, said point also being the Southwest corner of said PADDOCK OAKS, and the Northeast corner of the Northwest 1/4 of said Section 26; thence S.00°58'15"W., 1325.24 feet along the Eastern boundary line of the Northwest 1/4 of the Northwest 1/4 of said Section 26 and the Western boundary line of Lot 4 and 5, Block 1, BOYETTE SPRINGS - SECTION B - UNIT 10A, as recorded in Plat Book 71, Page 49, of the Public Records of Hillsborough County, Florida, to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 26, said point also being the Southern boundary line of Lot 4, Block 1; thence N.89°43'55"W., 713.69 feet along the Southern boundary line of the Northwest 1/4 of the Northwest 1/4 of said Section 26, said line also being the Northern boundary line of BOYETTE SPRINGS - SECTION B - UNIT 8 - PHASE 1, as recorded in Plat Book 71, Page 47, of the Public Records of Hillsborough County, Florida, to the Southeast corner of said BOYETTE SPRINGS - SECTION B - UNIT 6; thence N.00°01'03"W., 1319.55 feet along the Eastern boundary line of said BOYETTE SPRINGS - SECTION B - UNIT 6 to the POINT OF BEGINNING.

Containing 23.42 Acres, more or less.

### BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION:  
\_\_\_\_\_ DATE: \_\_\_\_\_  
CHAIRMAN

### PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.001 FOR CHAPTER CONFORMANCE, THE RECORDING DATA HAS NOT BEEN VERIFIED.  
\_\_\_\_\_  
FLORIDA PROFESSIONAL SURVEYOR AND MAPS LICENSE # \_\_\_\_\_  
STATE SURVEYOR, GENERAL, & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

### CLERK OF CIRCUIT COURT, COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

THE RECORDING DATA HAS BEEN CHECKED FOR RECORDATION IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.  
BY: \_\_\_\_\_ CLERK OF CIRCUIT COURT  
DATE: \_\_\_\_\_ BY: \_\_\_\_\_ CLERK

### SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THE PLATTED DIVISION IS A CORRECT REPRESENTATION OF THE LAND AND EASEMENTS THEREON AS SHOWN ON THE PLAT HEREIN, AND THAT THE PLAT IS ACCURATE AND COMPLETELY SET OUT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART I, CIVIL STATUTES, AND THE HILLSBOROUGH COUNTY LAND ACQUISITION CODE. THAT PREVIOUS REFERENCE MEASUREMENTS (TIES) WERE SET ON THE \_\_\_\_\_ DATE OF \_\_\_\_\_ AS SHOWN HEREON, AND THAT RESURVEY CONTROL POINTS (TIPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE ON LAND ACQUISITION AND CONDITIONS OF BIDDING.

SCOTT E. FOWLER, L.S. 3112  
FLORIDA REGISTERED SURVEYOR  
LANDMARK ENGINEERING & SURVEYING CORPORATION  
6515 PALM BEACH BLVD., SUITE 200, WEST PALM BEACH, FLORIDA 33411  
CONTACT: (561) 835-1000 FAX: (561) 835-1001



8515 Palm Beach Road | Tampa, Florida 33619  
(813) 621-1041 | (813) 621-1042 (fax)  
www.landmark.com | L.S. # 3913

OWNER:  
ATLEEN WATSON OF FLORIDA, INC



WITNESSES: \_\_\_\_\_ DATE: \_\_\_\_\_  
\_\_\_\_\_ DATE: \_\_\_\_\_  
WITNESSES: \_\_\_\_\_ DATE: \_\_\_\_\_

### ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )  
APPROVED BEFORE ME BY MEANS OF \_\_\_\_\_ PHYSICAL PRESENCE OR \_\_\_\_\_ ACKNOWLEDGEMENTS IN THE STATE AND COUNTY RECORDS, BY MEANS OF PHYSICAL PRESENCE, OF ATLEEN WATSON OF FLORIDA, INC, WHO IS \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO DEIGNED THE FOREGOING DIVISION AND SPECIFICALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR TRUE ACT AND DEED FOR THE USES AND PURPOSES HEREIN EXPRESSLY, AND DO NOT HAVE AN OBJ.

NOTARY PUBLIC: \_\_\_\_\_ (SIGN)  
NAME: \_\_\_\_\_  
TITLE OR NAME: \_\_\_\_\_  
COMM. NUMBER, IF ANY: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

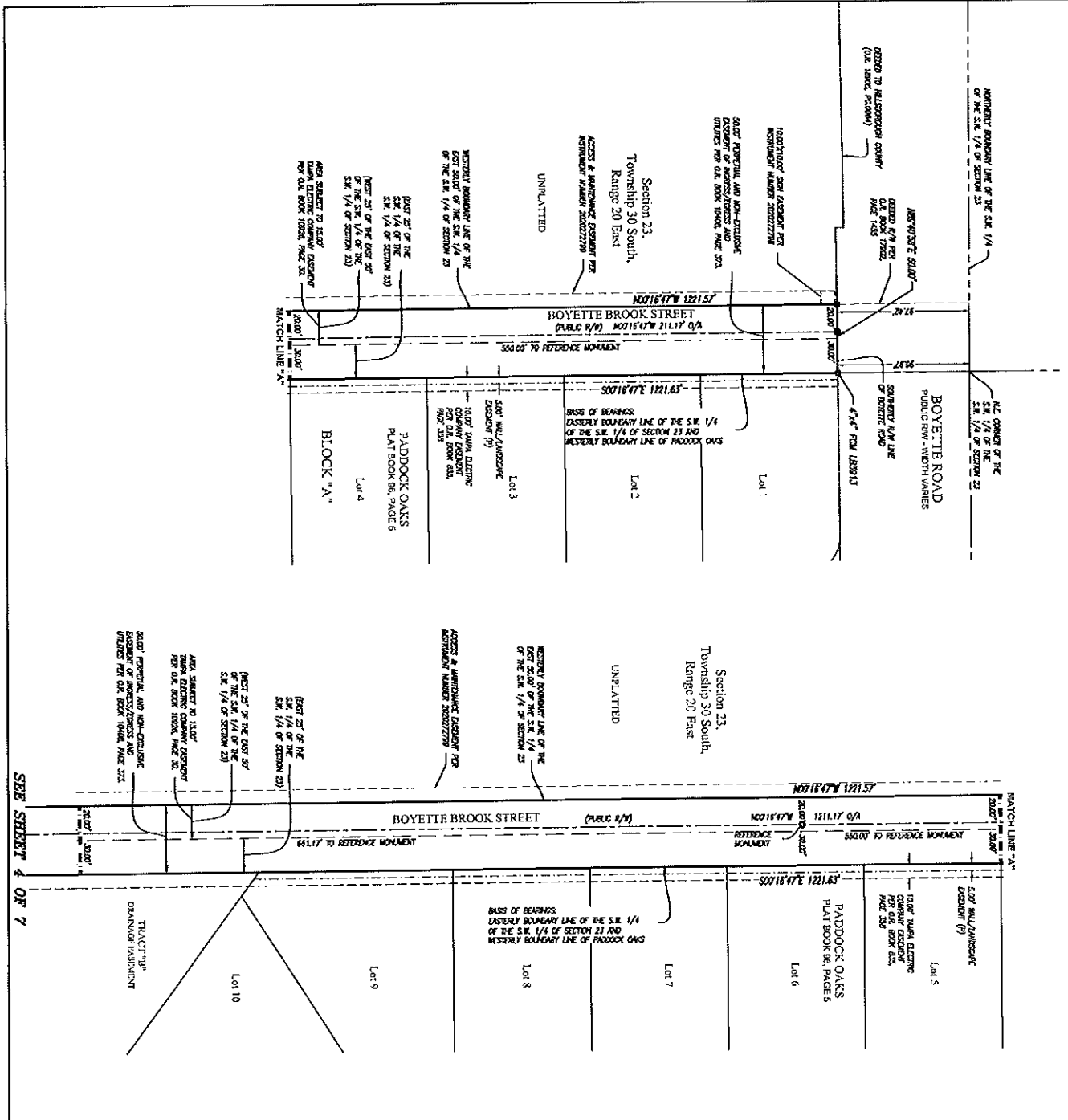
NOTES: THIS PLAT IS APPROVED IN ITS ENTIRETY AS THE ORIGINAL VERSION OF THE SUBMITTED LANDS DESCRIBED HEREON AND WILL BE AN INSTRUMENT BE SUBMITTED IN ACCORDANCE WITH ANY OTHER CHANGE OF RECORD FROM OF THE DATE THEREAFTER. NO ADDITIONAL INSTRUMENTS THAT ARE NOT RECORDED ON THIS PLAT SHALL BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



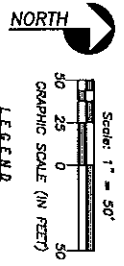


# ECHO PARK

A SUBDIVISION OF A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

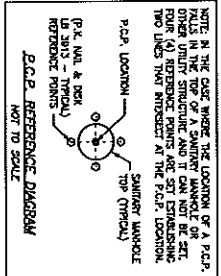


PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



- LEGEND**
- PERMITS OF CONCRETE MONUMENT (EXCEPT CONCRETE MONUMENT)
  - SET 4"x4" CONCRETE MONUMENT PER LB 3013
  - SET 1/2" DIA. IRON MONUMENT PER LB 3013
  - SET 3/8" DIA. IRON MONUMENT PER LB 3013
  - SET 5/8" DIA. IRON MONUMENT PER LB 3013
  - POINT OF CORNER AND POINT OF TRANSFER ON CANALS
  - POINT OF CORNER AND POINT OF TRANSFER ON CANALS
  - POINT OF CORNER AND POINT OF TRANSFER ON CANALS
  - POINT OF CORNER AND POINT OF TRANSFER ON CANALS
  - POINT OF CORNER AND POINT OF TRANSFER ON CANALS

- SEE SHEET 2 FOR PLAT NOTES AND KEY LINES:**
- APPROPRIATE (P) = NEIGHBORING TRACT
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  - APPROPRIATE (P) = NEIGHBORING TRACT



**LANDMARK**  
Engineering & Surveying Corporation

8616 Palm River Road Tampa, Florida 33619  
(813) 881-7811 (813) 881-1532 (fax)  
www.landmark.com LB. 7 2013

SEE SHEET 4 OR 7

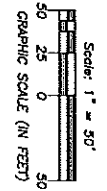
# ECHO PARK

A SUBDIVISION OF A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

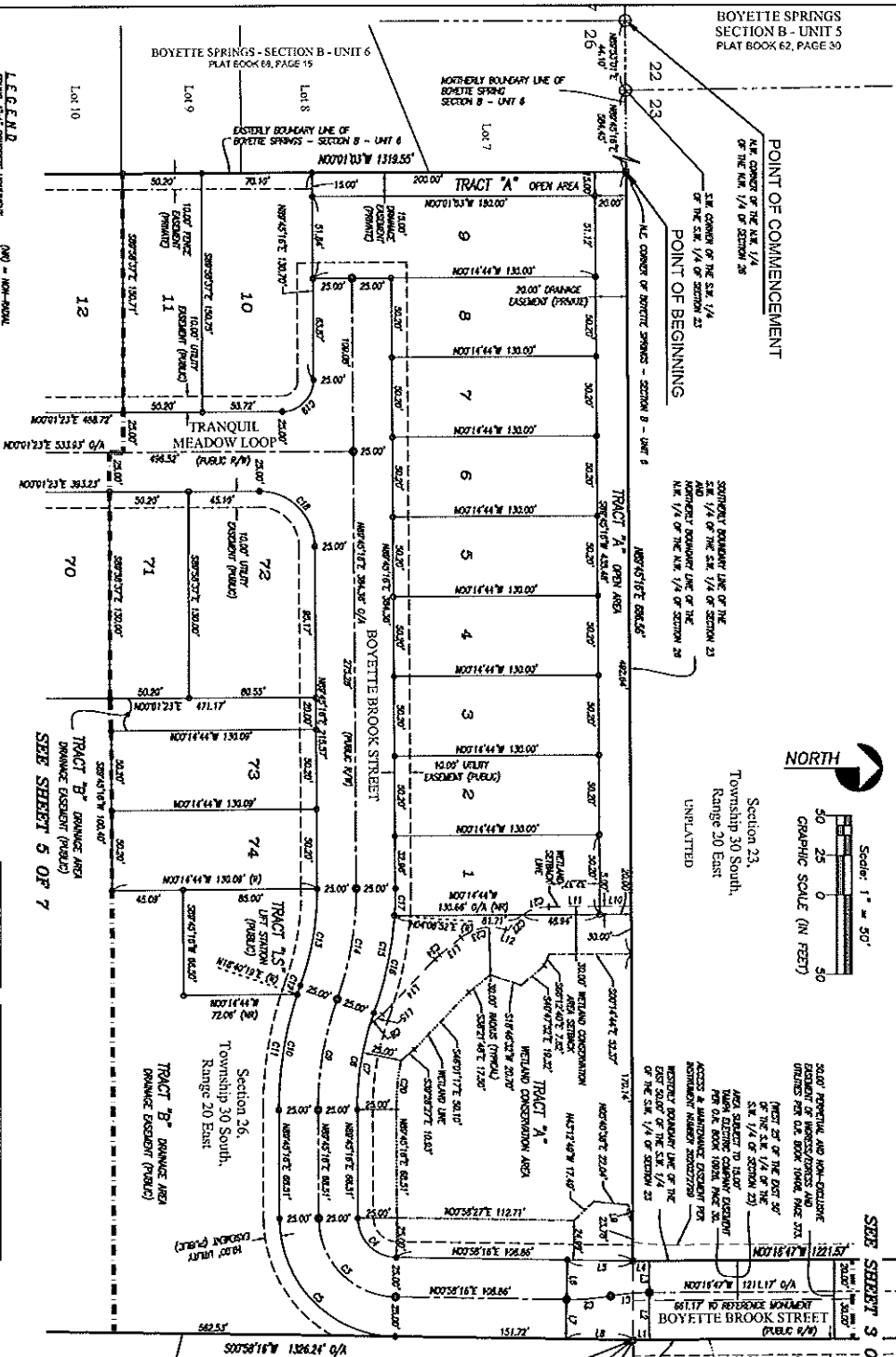
BOYETTE SPRINGS SECTION B - UNIT 5  
PLAT BOOK 62, PAGE 30

POINT OF COMMENCEMENT  
AT THE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 23

POINT OF BEGINNING  
AT THE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 23



Section 23,  
Township 30 South,  
Range 20 East  
UNPLATTED



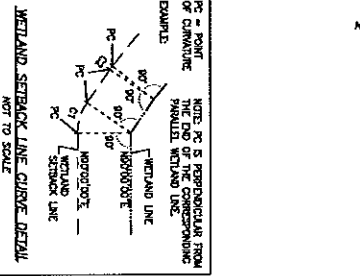
SEE SHEET 5 OF 7

SEE SHEET 3 OF 7

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

- L.C.F.C.M.D.**
- 1 FOUND 4" CONCRETE MANHOLE
  - 2 FOUND 4" CONCRETE MANHOLE
  - 3 FOUND 4" CONCRETE MANHOLE
  - 4 FOUND 4" CONCRETE MANHOLE
  - 5 FOUND 4" CONCRETE MANHOLE
  - 6 FOUND 4" CONCRETE MANHOLE
  - 7 FOUND 4" CONCRETE MANHOLE
  - 8 FOUND 4" CONCRETE MANHOLE
  - 9 FOUND 4" CONCRETE MANHOLE
  - 10 FOUND 4" CONCRETE MANHOLE
  - 11 FOUND 4" CONCRETE MANHOLE
  - 12 FOUND 4" CONCRETE MANHOLE

- 101 - NON-ADJ.
- 102 - RECORD PLAT INFORMATION
- 103 - CONVEYANCE
- 104 - OVER ALL
- 105 - FOUND 4" CONCRETE MANHOLE
- 106 - FOUND 4" CONCRETE MANHOLE
- 107 - FOUND 4" CONCRETE MANHOLE
- 108 - FOUND 4" CONCRETE MANHOLE
- 109 - FOUND 4" CONCRETE MANHOLE
- 110 - FOUND 4" CONCRETE MANHOLE
- 111 - FOUND 4" CONCRETE MANHOLE
- 112 - FOUND 4" CONCRETE MANHOLE



Lot	Area	Notes
1	10,000	...
2	10,000	...
3	10,000	...
4	10,000	...
5	10,000	...
6	10,000	...
7	10,000	...
8	10,000	...
9	10,000	...
10	10,000	...
11	10,000	...
12	10,000	...

Lot	Area	Notes
1	10,000	...
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3	10,000	...
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11	10,000	...
12	10,000	...



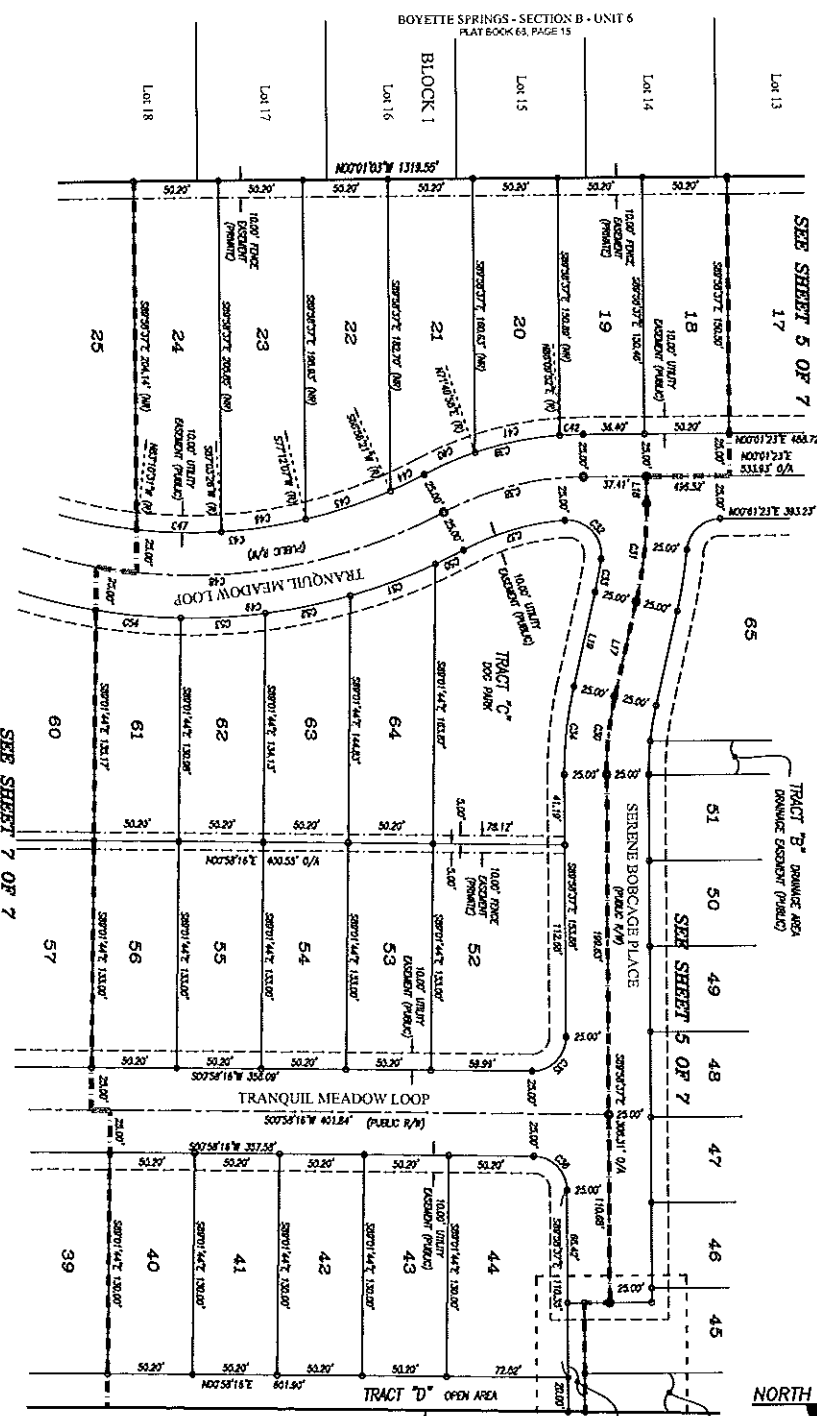
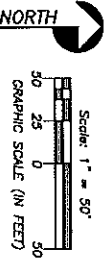
1015 Palm River Road  
Tampa, Florida 33610  
(813) 661-7941 (813) 661-1822 (fax)  
www.landmark.com Ltd. # 2913



# ECHO PARK

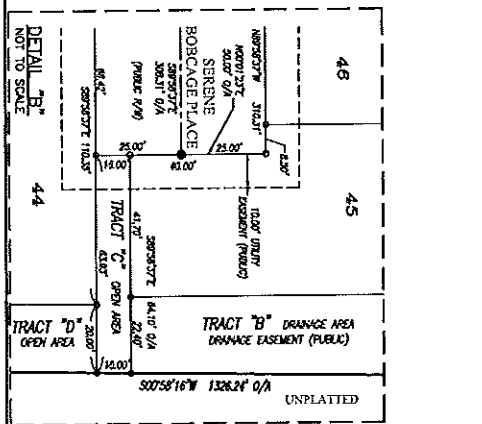
A SUBDIVISION OF A PORTION OF SECTIONS 23 AND 26, TOWNSHIP 30 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: PAGE: \_\_\_\_\_



- LEGEND**
- ROAD C&G CONCRETE MONUMENT
  - PERMITS 2013 (MASS CONCRETE MONUMENT)
  - SET 4"x4" CONCRETE MONUMENT
  - SET PERMITS 2013
  - ROAD PERMITS 2013
  - SET 5/8" IRON ROD IN 2013
  - PERMANENT CONTROL POINT
  - SET IN 2013 PERMITS 2013
  - POINT OF CHANGE AND POINT OF CONTACT ON CORNER
  - ANCHOR POINT (AP) - IRON ROD BEARING TO
  - ANCHOR POINT (AP) - ORIGINAL CONCRETE MONUMENT
  - ANCHOR POINT (AP) - ORIGINAL CONCRETE MONUMENT
  - ANCHOR POINT (AP) - ORIGINAL CONCRETE MONUMENT
  - ANCHOR POINT (AP) - ORIGINAL CONCRETE MONUMENT
  - ANCHOR POINT (AP) - ORIGINAL CONCRETE MONUMENT

NO.	TYPE	DESCRIPTION
1	RAILROAD	FLORIDA EAST COAST RAILROAD
2	RAILROAD	FLORIDA EAST COAST RAILROAD
3	RAILROAD	FLORIDA EAST COAST RAILROAD
4	RAILROAD	FLORIDA EAST COAST RAILROAD
5	RAILROAD	FLORIDA EAST COAST RAILROAD
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75	RAILROAD	FLORIDA EAST COAST RAILROAD
76	RAILROAD	FLORIDA EAST COAST RAILROAD
77	RAILROAD	FLORIDA EAST COAST RAILROAD



NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FROM THE TOP OF A SURVEY MONUMENT OR SET OTHER QUANTITIES ARE GIVEN, THE SETTING SHALL BE TWO FEET SHORTER THAN INDICATED AT THE P.C.P. LOCATION.

PL.P. LOCATION

P.C.P. REFERENCE DIAGRAM

8315 Palm River Road | Tampa, Florida 33610  
 (813) 921-7841 | (813) 921-1222 (fax)  
 www.landmark.com | FL # 3010

Sheet 6 of 7

