

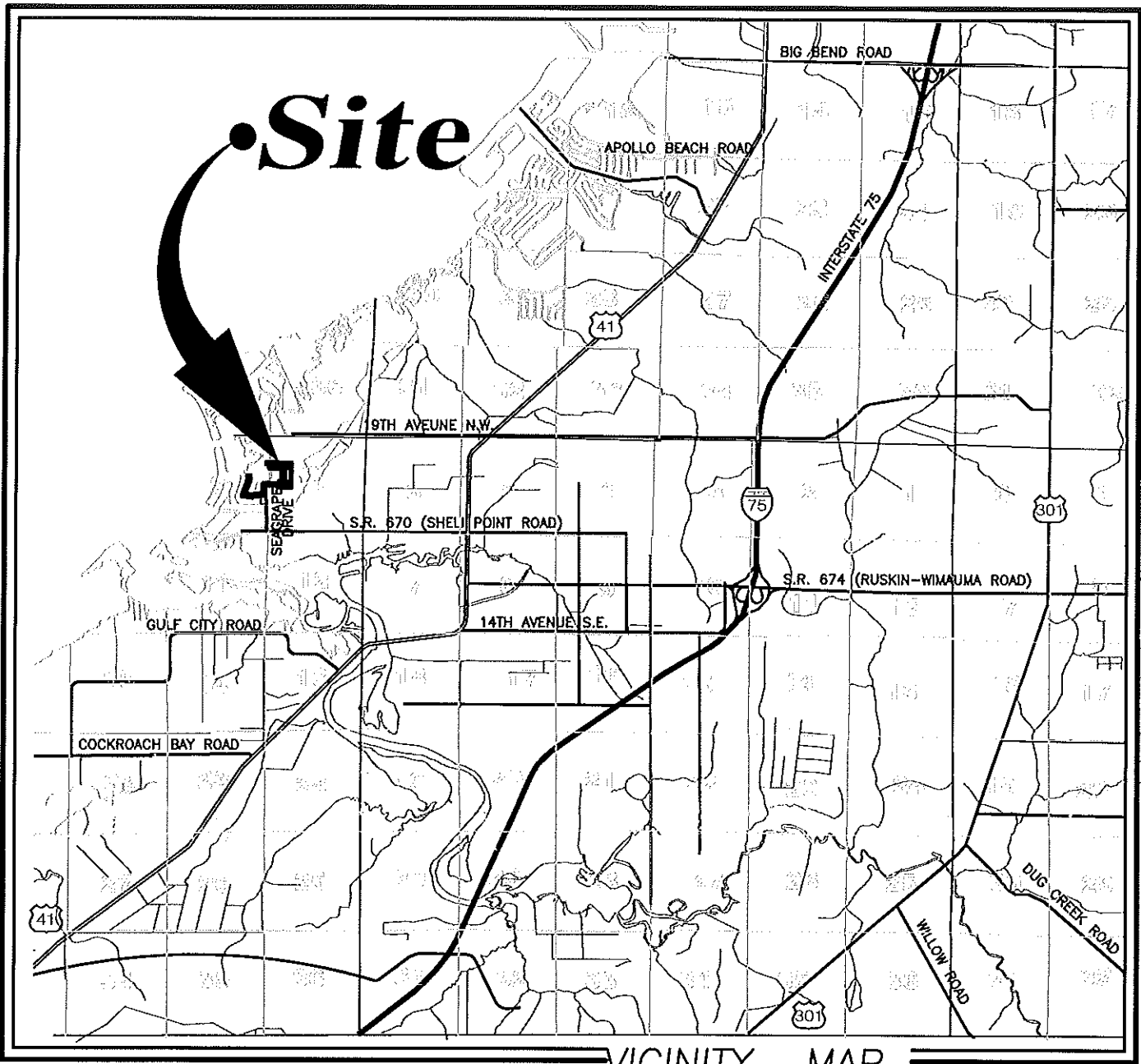
SUBJECT: Antigua Cove Phase 3A
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Antigua Cove Phase 3A, located in Section 1&2, Township 32, and Range 18, 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 \$914,008.13, a Warranty Bond in the amount of \$42,769.65, 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 \$6,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On October 21, 2019, Permission to Construct Prior to Platting was issued for Antigua Cove Phase 3A. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC and the engineer is Clearview Land Design.



P:\Little Harbor\Phase 3\Drawing\Preliminary Plat\PP.dwg, PP, 8/5/2016 8:52:58 AM, COKelley

VICINITY MAP
 HILLSBOROUGH COUNTY, FLORIDA
 SECTION 1 & 2, TOWNSHIP 32 SOUTH, RANGE 19 EAST

LITTLE HARBOR PHASE 3

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

This Agreement is made and entered into this _____ day of _____, 20____, by and between Lennar Homes, LLC, a Florida Limited Liability Company hereinafter referred to as "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as ANTIGUA COVE PHASE 3A Subdivision.

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

WHEREAS, the improvements required by the LDC in the subdivision known as ANTIGUA COVE PHASE 3A are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

Roads/Streets Water Mains/Services Stormwater Drainage Systems
 Sanitary Gravity Sewer System Sanitary Sewer Distribution System Bridges
 Reclaimed Water Mains/Services Sidewalks Other: _____
_____ ; 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 ANTIGUA COVE PHASE 3A subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in ANTIGUA COVE PHASE 3A subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____, and number _____, dated _____ with _____ by order of _____,
 - b. A Performance Bond, dated July 20, 2021 with Lennar Homes, LLC as Principal, and Arch Insurance Company as Surety, and
A Warranty Bond, dated July 20, 2021 with Lennar Homes, LLC as Principal, and Arch Insurance Company as Surety, and
 - c. Escrow Agreements, dated _____, between _____ and the County, or
 - d. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as ANTIGUA COVE PHASE 3A at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the 12 month

construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.

13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of this parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this day of July 23, 2021.

ATTEST:

[Signature]

Witness' Signature

ABBI JAMES

Printed Name of Witness

[Signature]

Witness' Signature

Lori Campora

Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL

ATTEST:

CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: Lennar Homes, LLC, a Florida Limited Liability Company

[Signature]
Authorized Corporate Officer or Individual
(Signed before a Notary Public and 2 Witnesses)

VICE PRESIDENT

Title

4600 W. CYPRESS ST., STE 300, TAMPA, FL 33607
Address of Signer

813-574-5658

Phone Number of Signer

HILLSBOROUGH COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Hillsborough

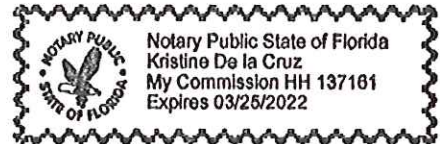
The foregoing instrument was acknowledged before me this 23rd day of July, 2021 by Parcer Hiron, Vice President (Title)

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

NOTARY PUBLIC:

Sign: Kristine De la Cruz
Print Name: Kristine De la Cruz
Title or Rank: Notary public
Serial Number, if any: 137161
My Commission Expires: 03/25/22

(Seal)



SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, Lennar Homes, LLC, a Florida Limited Liability Company 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 Nine Hundred Fourteen Thousand Eight and 13/100 (\$914,008.13) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

Bond No. SU1173464
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 ANTIGUA COVE PHASE 3A subdivision all roads and drainage, water, sewer and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 8, 2022.

SIGNED, SEALED AND DATED this 20th day of July, 2021.

ATTEST:

Justin Deery

Lennar Homes, LLC, a Florida Limited Liability Company

BY: *Weg*
PRINCIPAL (SEAL)

Arch Insurance Company
SURETY (SEAL)

ATTEST:

Richmond

BY: *Chelsea Nielson*
ATTORNEY-IN-FACT, Chelsea Nielson (SEAL)



APPROVED BY THE COUNTY ATTORNEY

BY: *Weg*
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:

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Phillip N. Bair of Houston, TX (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, 2011, 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, 2011:

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, 2011, and my 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 19th day of June, 2020

Attested and Certified

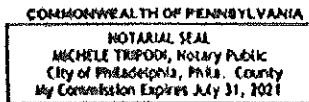
Patrick K. Nails, Secretary



Arch Insurance Company
David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein 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, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 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 David M. Finkelstein, 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 20th day of July, 2020.

Patrick K. Nails, 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.

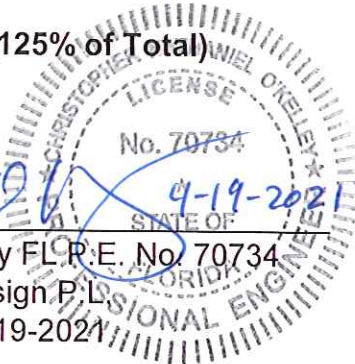
Summary For Performance Bond

ANTIGUA COVE PHASE 3A FOLIO NUMBERS 31567.0000 & 31567.0025

Streets and Drainage Facilities	\$	541,383.50
Water Distribution System	\$	86,446.00
Sewage Collection System	\$	<u>103,377.00</u>
Total Amount	\$	731,206.50
Security Amount (125% of Total)	\$	914,008.13



Christopher O'Kelley FL P.E. No. 70734
Clearview Land Design P.L.L.C.
Date Prepared: 04-19-2021



Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
Construction Entrance	1	LS	\$ 3,150.00	\$ 3,150.00
Mobilization	1	LS	\$ 40,000.00	\$ 40,000.00
Root Pruning	20	LF	\$ 25.00	\$ 500.00
Demo storm & piping	1	LS	\$ 6,800.00	\$ 6,800.00
Clear onsite brush	1	LS	\$ 4,500.00	\$ 4,500.00
Excavate/Haul	31	EA	\$ 835.00	\$ 25,885.00
Screening	31	EA	\$ 2,110.00	\$ 65,410.00
Place & Compact Fill	31	EA	\$ 2,350.00	\$ 72,850.00
Finish Grade Pads	31	EA	\$ 200.00	\$ 6,200.00
Seed & Mulch	31	EA	\$ 142.00	\$ 4,402.00
Pond Excavation	8,500	CY	\$ 0.75	\$ 6,375.00
Haul & place excess material onsite	945	CY	\$ 2.00	\$ 1,890.00
Sod Pond	2,982	SY	\$ 3.25	\$ 9,691.50
Finish Grade BOC	2,362	LF	\$ 2.50	\$ 5,905.00
Sod B.O.C.	578	SY	\$ 3.25	\$ 1,878.50
Connect to existing manhole, plug & dewater	1	EA	\$ 2,250.00	\$ 2,250.00
12" x 18" CLASS III RCP	33	LF	\$ 41.00	\$ 1,353.00
15" CLASS III RCP	66	LF	\$ 32.00	\$ 2,112.00
18" CLASS III RCP	149	LF	\$ 34.00	\$ 5,066.00
48" CLASS III RCP	608	LF	\$ 118.00	\$ 71,744.00
Dewatering	1	LF	\$ 10,200.00	\$ 10,200.00
Type 1 Curb Inlet	2	EA	\$ 3,100.00	\$ 6,200.00
Type 1 Curb Inlet - J Bottom	1	EA	\$ 5,350.00	\$ 5,350.00
Type 3 Curb Inlet - J Bottom	1	EA	\$ 5,900.00	\$ 5,900.00
Type J Manhole	1	EA	\$ 2,900.00	\$ 2,900.00
Type H Inlet	1	EA	\$ 4,825.00	\$ 4,825.00
Type C Inlet	1	EA	\$ 3,651.00	\$ 3,651.00
Weir Wall w/ ditch paving	1	LS	\$ 10,200.00	\$ 10,200.00
Testing & Inspections	1	LS	\$ 6,500.00	\$ 6,500.00
1.5" SP 12.5 Asphalt	2,915	SY	\$ 9.50	\$ 27,692.50
6" crushed concrete base	2,915	SY	\$ 13.50	\$ 39,352.50
12" Stabilized subgrade	2,915	SY	\$ 7.50	\$ 21,862.50
6" Stabilized Curb Pad	657	SY	\$ 5.00	\$ 3,285.00
Miami Curb	2,362	LF	\$ 11.50	\$ 27,163.00
6' sidewalk	360	SF	\$ 5.25	\$ 1,890.00
ADA Ramps	2	EA	\$ 800.00	\$ 1,600.00
Striping & Signage	1	LS	\$ 1,850.00	\$ 1,850.00
Survey & AsBuilts	1	LS	\$ 23,000.00	\$ 23,000.00
Total Streets and Drainage System				\$ 541,383.50

Engineers Cost Breakdown

Schedule: Water Distribution System

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
Connection to Existing Watermain	1	LS	\$ 1,900.00	\$ 1,900.00
Hills county temporary construction meter	1	LS	\$ 6,500.00	\$ 6,500.00
8" C-900 DR 18 Water Main	723	LF	\$ 26.00	\$ 18,798.00
8" Gate Valve	6	LF	\$ 1,025.00	\$ 6,150.00
8" MJ Fittings	8	LF	\$ 350.00	\$ 2,800.00
6" PVC C900 Water Main	620	LF	\$ 22.50	\$ 13,950.00
6" MJ Gate Valve	4	EA	\$ 950.00	\$ 3,800.00
6" MJ Fittings	12	EA	\$ 250.00	\$ 3,000.00
Fire Hydrant Assembly	3	EA	\$ 3,250.00	\$ 9,750.00
Chlorine Injection Point	1	EA	\$ 400.00	\$ 400.00
Permanent Blow Off	1	EA	\$ 850.00	\$ 850.00
Single Short Service	4	EA	\$ 342.00	\$ 1,368.00
Double Short Service	9	EA	\$ 436.00	\$ 3,924.00
Far Side Single Water Service	7	EA	\$ 552.00	\$ 3,864.00
Far Side Double Water Service	9	EA	\$ 688.00	\$ 6,192.00
Testing & Inspections	1	LS	\$ 3,200.00	\$ 3,200.00
Total Water Distribution System				\$ 86,446.00

Engineers Cost Breakdown

Schedule: Sewage Collection System

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
Connect to Existing Manhole	1	EA	\$ 6,500.00	\$ 6,500.00
8" SDR 26 6-8' Cut	529	LF	\$ 31.00	\$ 16,399.00
8" SDR 26 4-6' Cut	236	LF	\$ 28.50	\$ 6,726.00
Single Service	4	EA	\$ 683.00	\$ 2,732.00
Double Service	12	EA	\$ 840.00	\$ 10,080.00
Manhole (0-6) Feet	4	EA	\$ 2,415.00	\$ 9,660.00
Manhole (6-8) Feet	4	EA	\$ 2,785.00	\$ 11,140.00
MH LINER	1	LS	\$ 3,675.00	\$ 3,675.00
Testing & Inspections	1	LS	\$ 8,500.00	\$ 8,500.00
Dewatering & Shoring	1	LS	\$ 9,100.00	\$ 9,100.00
4" PVC Forcemain & Fittings	602	LF	\$ 14.00	\$ 8,428.00
Air Release Valves	1	EA	\$ 4,200.00	\$ 4,200.00
4" Plug Valves	1	EA	\$ 725.00	\$ 725.00
Steel Casings	106	LS	\$ 52.00	\$ 5,512.00
Total Sewage Collection System				\$ 103,377.00

WARRANTY BOND

Bond Number SU1173466

KNOW ALL MEN BY THESE PRESENTS, That we, Lennar Homes, LLC, a Florida Limited Liability Company 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 Forty Two Thousand Seven Hundred Sixty Nine and 65/100 (\$42,769.65) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads and drainage, water and wastewater) for maintenance in the approved platted subdivision known as ANTIGUA COVE PHASE 3A; 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 roads and drainage as referenced above, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision

Bond No. SU1173466

regulations has entered into a "Subdivider's Agreement for Construction and Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements.

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of all roads and drainage, water, and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as ANTIGUA COVE PHASE 3A against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

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

SIGNED, SEALED AND DATED this 20th day of July, 2021.

ATTEST:

[Handwritten Signature]

Lennar Homes, LLC, a Florida Limited Liability Company

BY: [Handwritten Signature]
PRINCIPAL (SEAL)

Arch Insurance Company
SURETY (SEAL)

ATTEST:

[Handwritten Signature]

BY: [Handwritten Signature]
ATTORNEY-IN-FACT, Chelsea Nielson (SEAL)



APPROVED BY THE COUNTY ATTORNEY

BY: [Handwritten 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:

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Philip N. Bair of Houston, TX (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, 2011, 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, 2011:

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, 2011, 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 19th day of June, 2020

Attested and Certified

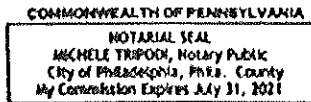
Patrick K. Nails, Secretary



Arch Insurance Company
David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein 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, Notary Public
My commission expires 07/31/2021

CERTIFICATION

I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 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 David M. Finkelstein, 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 20th day of July 2021.

Patrick K. Nails, 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.

Summary For Warranty Bond

ANTIGUA COVE PHASE 3A FOLIO NUMBERS 31567.0000 & 31567.0025

Streets and Drainage Facilities	\$	272,073.50
Water Distribution System	\$	76,346.00
Sewage Collection System	\$	<u>79,277.00</u>
Total Amount	\$	427,696.50
Security Amount (10% of Total)	\$	42,769.65


Christopher O'Kelley, P.E. No. 70734
Clearview Land Design, P.L.L.C.
Date Prepared: 04-19-2021

Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
Finish Grade Pads	31	EA	\$ 200.00	\$ 6,200.00
See & Mulch	31	EA	\$ 142.00	\$ 4,402.00
Sod Pond	2,982	SY	\$ 3.25	\$ 9,691.50
Finish Grade BOC	2,362	LF	\$ 2.50	\$ 5,905.00
Sod B.O.C.	578	SY	\$ 3.25	\$ 1,878.50
12" x 18" CLASS III RCP	33	LF	\$ 41.00	\$ 1,353.00
15" CLASS III RCP	66	LF	\$ 32.00	\$ 2,112.00
18" CLASS III RCP	149	LF	\$ 34.00	\$ 5,066.00
48" CLASS III RCP	608	LF	\$ 118.00	\$ 71,744.00
Type 1 Curb Inlet	2	EA	\$ 3,100.00	\$ 6,200.00
Type 1 Curb Inlet - J Bottom	1	EA	\$ 5,350.00	\$ 5,350.00
Type 3 Curb Inlet - J Bottom	1	EA	\$ 5,900.00	\$ 5,900.00
Type J Manhole	1	EA	\$ 2,900.00	\$ 2,900.00
Type H Inlet	1	EA	\$ 4,825.00	\$ 4,825.00
Type C Inlet	1	EA	\$ 3,651.00	\$ 3,651.00
Weir Wall w/ ditch paving	1	LS	\$ 10,200.00	\$ 10,200.00
1.5" SP 12.5 Asphalt	2,915	SY	\$ 9.50	\$ 27,692.50
6" crushed concrete base	2,915	SY	\$ 13.50	\$ 39,352.50
12" Stabilized subgrade	2,915	SY	\$ 7.50	\$ 21,862.50
6" Stabilized Curb Pad	657	SY	\$ 5.00	\$ 3,285.00
Miami Curb	2,362	LF	\$ 11.50	\$ 27,163.00
6' sidewalk	360	SF	\$ 5.25	\$ 1,890.00
ADA Ramps	2	EA	\$ 800.00	\$ 1,600.00
Striping & Signage	1	LS	\$ 1,850.00	\$ 1,850.00
Total Streets and Drainage System				\$272,073.50

Engineers Cost Breakdown

Schedule: Water Distribution System

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
Connection to Existing Watermain	1	LS	\$ 1,900.00	\$ 1,900.00
8" C-900 DR 18 Water Main	723	LF	\$ 26.00	\$ 18,798.00
8" Gate Valve	6	LF	\$ 1,025.00	\$ 6,150.00
8" MJ Fittings	8	LF	\$ 350.00	\$ 2,800.00
6" PVC C900 Water Main	620	LF	\$ 22.50	\$ 13,950.00
6" MJ Gate Valve	4	EA	\$ 950.00	\$ 3,800.00
6" MJ Fittings	12	EA	\$ 250.00	\$ 3,000.00
Fire Hydrant Assembly	3	EA	\$ 3,250.00	\$ 9,750.00
Permanent Blow Off	1	EA	\$ 850.00	\$ 850.00
Single Short Service	4	EA	\$ 342.00	\$ 1,368.00
Double Short Service	9	EA	\$ 436.00	\$ 3,924.00
Far Side Single Water Service	7	EA	\$ 552.00	\$ 3,864.00
Far Side Double Water Service	9	EA	\$ 688.00	\$ 6,192.00
Total Water Distribution System				\$ 76,346.00

Engineers Cost Breakdown

Schedule: Sewage Collection System

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
8" SDR 26 6-8' Cut	529	LF	\$ 31.00	\$ 16,399.00
8" SDR 26 4-6' Cut	236	LF	\$ 28.50	\$ 6,726.00
Single Service	4	EA	\$ 683.00	\$ 2,732.00
Double Service	12	EA	\$ 840.00	\$ 10,080.00
Manhole (0-6) Feet	4	EA	\$ 2,415.00	\$ 9,660.00
Manhole (6-8) Feet	4	EA	\$ 2,785.00	\$ 11,140.00
MH LINER	1	LS	\$ 3,675.00	\$ 3,675.00
4" PVC Forcemain & Fittings	602	LF	\$ 14.00	\$ 8,428.00
Air Release Valves	1	EA	\$ 4,200.00	\$ 4,200.00
4" Plug Valves	1	EA	\$ 725.00	\$ 725.00
Steel Casings	106	LS	\$ 52.00	\$ 5,512.00
Total Sewage Collection System				\$ 79,277.00

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

This Agreement made and entered into this ____ day of _____ 2021 by and between Lennar Homes, LLC, a Florida Limited Liability Company, hereinafter referred to as "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as ANTIGUA COVE PHASE 3A; 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 ANTIGUA COVE PHASE 3A are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

Paragraph 2, above, specifically identified as:

- a. Letter of Credit, number _____,
dated _____,
with _____,
_____ by order of
_____, or
- b. A Performance Bond, dated July 20, 2021,
with Lennox Homes LLC
as Principal, and Arch Insurance
Company as Surety, or
- d. Cashier/Certified Check, number _____
_____, dated _____

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

- 4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations", an extension of the time period established for installation of lot corners described in Paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a Letter of Credit, Performance Bond, Escrow Agreement, or Cashier/Certified Check as required by the LDC.
- 5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as ANTIGUA COVE PHASE 3A 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 23 day of July, 2021.

ATTEST:

[Signature]
Witness' Signature

ABI JAMES
Printed Name of Witness

[Signature]
Witness' Signature

Lori Campora
Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST:

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY
By: _____
Chair.

SUBDIVIDER:

By: [Signature]
(Sign before a Notary Public)

PARKER HIRON
Printed Name of Signer

VICE PRESIDENT
Title of Signer

4600 W. CYPRESS ST., STE 300, TAMPA, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

CLERK OF CIRCUIT COURT, FLORIDA
By: _____
Deputy Clerk

APPROVED BY THE COUNTY ATTORNEY

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

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

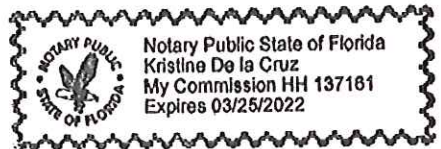
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7/23/21 (date) by Parker Hiron (name) on behalf of Lennar Homes LLC. He/She is personally known to me and did not produce (type of identification) as identification.

Kristine De la Cruz (Signature of person taking acknowledgment)

Kristine De la Cruz (Name typed, printed or stamped)

Notary Public (Title or rank)

137161 (Serial number, if any)



SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, Lennar Homes, LLC, a Florida Limited Liability Company, 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 Six Thousand Eight Hundred Seventy Five and 00/100 (\$6,875.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

Bond No. SU1173465

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 ANTIGUA COVE PHASE 3A subdivision all Permanent Control Points and all Lot Corners, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty four (24) months from the date that the Board of County Commissioners accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

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

Bond No. SU1173465

SIGNED, SEALED AND DATED this 20th day of July, 2021.

ATTEST:

Kristie Deerey

Lennar Homes, LLC, a Florida Limited Liability Company

BY: WJG
PRINCIPAL (SEAL)

Arch Insurance Company
SURETY (SEAL)

ATTEST:

Richmond

BY: Chelsea Nielson
ATTORNEY-IN-FACT, Chelsea Nielson (SEAL)



APPROVED BY THE 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:

Chelsea Nielson, Jessica Richmond, Joyce Johnson and Philip N. Bair of Houston, TX (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, 2011, 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, 2011:

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, 2011, 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 19th day of June, 2020

Attested and Certified

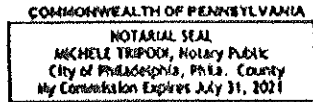
Patrick K. Nails, Secretary



David M. Finkelstein, Executive Vice President

STATE OF PENNSYLVANIA SS COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Patrick K. Nails and David M. Finkelstein 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, Notary Public My commission expires 07/31/2021

CERTIFICATION

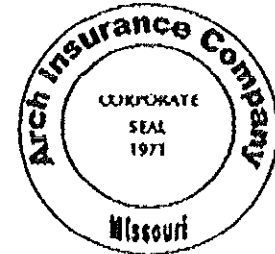
I, Patrick K. Nails, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated June 19, 2020 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said David M. Finkelstein, 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 20th day of July, 2021.

Patrick K. Nails, 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.

Summary For Performance Bond

ANTIGUA COVE PHASE 3A FOLIO NUMBERS 31567.0000 & 31567.0025

Set All PCPs & Lot Corners	\$	5,500.00
Total Amount	\$	<u>5,500.00</u>
Security Amount (125% of Total)	\$	6,875.00

Ch N O'K
Christopher O'Kelley, FL P.E. No. 70734
Clearview Land Design P.A.
Date Prepared: 04-19-2021



Engineers Cost Breakdown

Schedule: Permanent Control Points (PCPs) & Lot Corners

ANTIGUA COVE PHASE 3A

FOLIO NUMBERS 31567.0000 & 31567.0025

Item	Quantity	Unit	Unit Price	Total Amount
SET ALL PCPs & LOT CORNERS	1	LS	\$ 8,750.00	\$ 8,750.00
Total PCPs & Lot Corners				\$8,750.00

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

ANTIGUA COVE PHASE 3A

DESCRIPTION: A parcel of land lying in Section 1, Township 32 South, Range 18 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 1, also being a point on the South boundary of Lot 19, Block 2, according to the plat of ANTIGUA COVE PHASE 2, as recorded in Plat Book 126, South boundary of the Southwest 1/4 of said Section 1, and the South boundary of Lots 19 through 30 inclusive, of the aforesaid Block 2, according to the plat of ANTIGUA COVE PHASE 2, S.89°38'12"E, 588.81 feet to the Southeast corner of said Lot 30, Block 2, N.00°21'48"E, 125.72 feet to the Northeast corner of said Lot 30, Block 2, also being a point on the Eastern boundary of ANTIGUA COVE PHASE 1, according to the plat thereof, as recorded in Plat Book 109, Page 272 through 281 inclusive, of the Public Records of Hillsborough County, Florida; thence along said Eastern boundary of ANTIGUA COVE PHASE 1, N.86°51'42"E, 41.98 feet to the Southeast corner of said Lot 30, Block 2, S.77°10'52"E, 177.05 feet; thence N.03°28'00"E, 184.85 feet to a point on the East boundary of the aforesaid Southwest 1/4 of Section 1, N.03°28'00"E, 184.85 feet; thence N.03°13'36"W, 40.41 feet; thence EAST, 179.89 feet; thence SOUTH, 9.50 feet; thence EAST, 314.68 feet to a point on the East boundary of the aforesaid Southwest 1/4 of Section 1, S.00°00'39"W, 639.88 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of Section 1; thence along the aforesaid South boundary of Southwest 1/4 of the Northwest 1/4 of Section 1, N.89°38'12"W, 752.55 feet to the **POINT OF BEGINNING**.

Containing 8.946 acres, more or less.

- NOTES:**
1. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only, as established from a KRS-95 Network and verified by horizontal control monument. Hillsborough County Control Monuments used for original coordinates: "PKR" and "NUSKIN A".
 2. Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
 3. Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, swimming pools, air conditioning units, patios, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of areas adjacent to and required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
 4. All plated utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
 5. **EPC/SEAWALL NOTE:** The outside face of the seawall is one and the same as the E.P.C.H.C. Wetland Line, as shown in Seawall Detail on Sheet 2, except as otherwise shown.
 6. Lands being platted herein are subject to and benefited by the following:
 - a) Notice of Establishment of the South Bay Community Development District recorded in Official Records Book 13671, Page 1169.
 - b) Declaration of Establishment of the Homes at Antigua Cove recorded in Official Records Book 16980, Page 1882; as amended by First Amendment to Declaration of Establishment of the Homes at Antigua Cove recorded in Official Records Book 22125, Page 935; assigned by First Assignment to Declaration of Covenants, Conditions, and Restrictions for the Homes at Antigua Cove recorded in Official Records Book 24207, Page 1197.
 - c) Assignment of Developer's Rights recorded in Official Records Book 24125, Page 935, and re-recorded in Official Records Book 24207, Page 1197.
 - d) Amended and Restated Reciprocal Easement Agreement recorded in Official Records Book 24125, Page 938, as affected by that Partial Release from Amended and Restated Reciprocal Easement Agreement recorded in Official Records Book 24139, Page 1922.
 - e) Memorandum of Agreement, by and between Len - Little Harbor, LLC, Developer, and Florida Public Utilities Company recorded in Official Records Book 24144, Page 304.
 - f) Memorandum of Agreement, by and between Len - Little Harbor, LLC, Developer, and Florida Public Utilities Company recorded in Official Records Book 25923, Page 304.
 - g) Recorded Notice of Environmental Resource Permit recorded on January 16, 2018 in Official Records Book 25496, Page 27.
 7. **NOTE:** All recording references shall refer to the public records of Hillsborough County, Florida, unless otherwise noted.
 8. Lot Corners as shown hereon are not set at the time of this plat recording, but will be set as referenced in the Surveyor's Certification, as shown on this plat. The exact location of the lot corners shall be indicated along the rear of the lots along the perimeter boundary of this plat. It is unreasonable for the lot corners to be set in their desired locations. Therefore, alternate exact locations are indicated as shown hereon.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date _____ Chairman _____

CLERK OF CIRCUIT COURT

County of Hillsborough State of Florida

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

BY: _____ Clerk of Circuit Court _____ Deputy Clerk _____

THIS _____ day of _____, 20____, TIME _____

CLERK FILE NUMBER _____

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.081 for Chapter conformity. The geometric data has not been verified.

Reviewed by: _____ Florida Professional Surveyor and Mapper, License No. _____ Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

This Private Subdivision contains rights-of-way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided land and all other features as depicted in authority by any other graphic or digital form of the plat. This plat and all other features depicted thereon that are not recorded on the plat that may be found in the Public Records of this County.

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Plat and Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part 1, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the _____ day of _____, 20____, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes, and as also shown hereon, will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

AMERITT, INC. (Certificate of Authorization Number LB7778)
3010 W. Asclepe Street, Suite 150
Tampa, Florida 33609

Arthur W. Merritt, License No. LS4498
Florida Professional Surveyor and Mapper

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asclepe Street, Suite 150
Tampa, FL 33609
PHONE (813) 233-5200
FAX (813) 233-5200

ANTIGUA COVE PHASE 3A

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION: The undeveloped, SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "District"), the fee simple owner of TRACT "A", and LEN - LITTLE HARBOR, LLC, a Delaware limited liability company ("LEN - LITTLE HARBOR") (collectively, the "Owners"), as the fee simple owners of all the lands as shown hereon and referred to as ANTIGUA COVE PHASE 3A, as described more fully in the legal description which is part of this plat, do hereby dedicate this plat of ANTIGUA COVE PHASE 3A, for record.

Further, the Owners do hereby state, declare and dedicate as follows:

Fee interest in TRACT "A", as shown hereon is reserved by the District and will be maintained by the District.

District hereby grants to Hillsborough County, Florida government and providers of law enforcement, fire enforcement, emergency medical, mail, package delivery, solid waste/recycling, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the roads and rights-of-way within TRACT "A", as shown hereon for ingress and egress for the performance of their official duties.

Owners hereby grant to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under, the roads, rights-of-way and egress and for the construction, installation, and maintenance of utilities, as designated by the Owners and related purposes, for the benefit of the lot owners herein.

Owners hereby grant to any public or private utility provider, telecommunications provider, information services provider, cable television operator or other similar entity providing utility services to the development, a perpetual, non-exclusive easement over, across and under the areas designated hereon as Utility Easement, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes, for the benefit of the lot owners herein.

The (CDD) Seawall Maintenance and Drainage Easement, as shown hereon, has been assigned by LEN - LITTLE HARBOR to the District pursuant to that certain South Bay Community Development District Retaining Wall Maintenance Easement, recorded in Official Records Book 17074, Page 1376, as modified by the First Modification to the South Bay Community Development District Drainage and Retaining Wall Maintenance Easement, recorded in the Public Records of Hillsborough County as Instrument Number _____, within the (CDD) Seawall Maintenance and Drainage Easement, the District (1) shall be responsible for the repair and maintenance of all seawall and retaining wall improvements, and (2) shall be the responsible operational maintenance entity for all stormwater drainage improvements located therein.

The (CDD) Drainage Easements as shown hereon are reserved by LEN - LITTLE HARBOR, for conveyance to the District subsequent to recording of this plat as the responsible operational maintenance entity for all stormwater drainage improvements located therein.

Said TRACT "A", (CDD) Drainage Easements, and the (CDD) Seawall Maintenance and Drainage Easements, are subject to any and all easements and tracts dedicated to public use as shown on this plat.

The maintenance of easements, tracts and areas reserved by the Owners will be the responsibility of the Owner. Its assigns and successors in title, which may include the District, the HOA or other custodial and maintenance entity.

LEN - LITTLE HARBOR, LLC, a Delaware limited liability company (the "Company") - Owner
By its sole Managing Member: Lennar Homes, LLC, a Florida limited liability company

Marvin L. Metheny, Jr., Vice President of Lennar Homes, LLC, its Sole Managing Member

Witness,

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, which is the sole managing member of LEN - LITTLE HARBOR, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission Number: _____

Commission Expires: _____

Printed Name of Notary

W. Thomas Grimm, as Chairman

Witness,

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

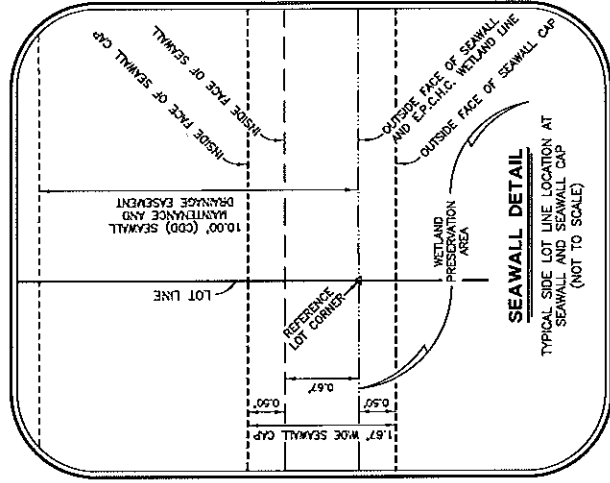
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____ 20____ by W. Thomas Grimm, as Chairman of South Bay Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the District. Personally known to me or who has produced _____ as identification.

Notary Public, State of Florida at Large

My Commission Number: _____

Commission Expires: _____

Printed Name of Notary

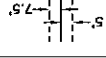


TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "A"	(CDD) RIGHT-OF-WAY	1.498 Ac.±

PARALLEL OFFSET DIMENSIONS NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' = 5.00') (IE: 7.5' = 7.50'). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

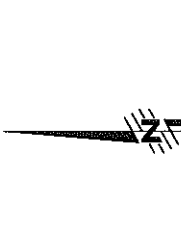
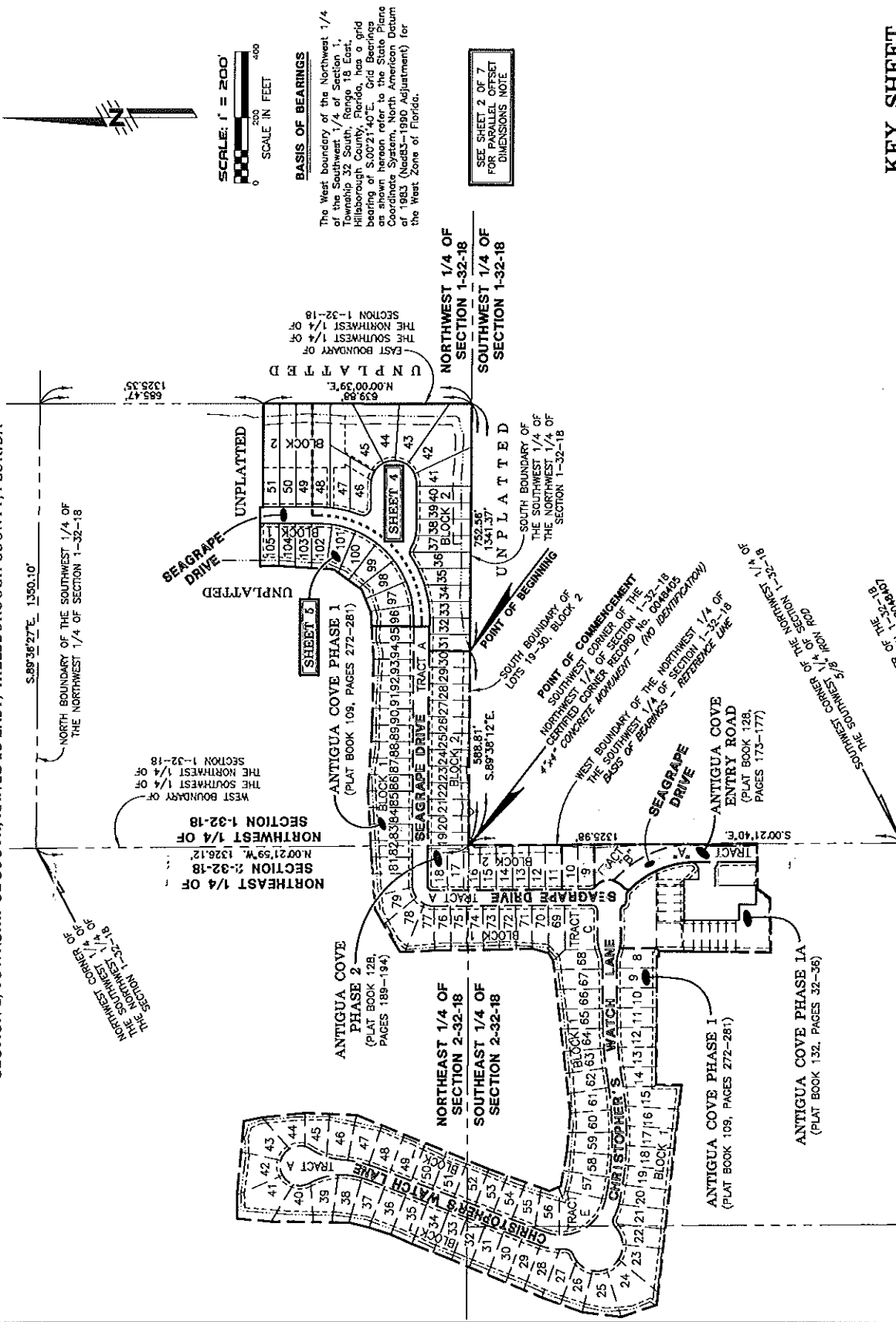


AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Registration Number LD 7778
3010 W. Asota Street, Suite 110
Tampa, FL 33607
PH: (813) 221-5200

LEGEND
1. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
2. (CDD) - South Bay Community Development District

ANTIGUA COVE COVE PHASE 3A

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 200'
 0 200 400
 SCALE IN FEET

BASIS OF BEARINGS
 The West boundary of the Northwest 1/4 of the Southwest 1/4 of Section 1, Township 32 South, Range 18 East, Hillsborough County, Florida, has a grid bearing of S.00°21'40"E. Grid Bearings are based on the North American Datum of 1983 (NAD83--1990 Adjustment) for the West Zone of Florida.

SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSIONS NOTE

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

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number: LR 7779
 3010 W. Abasco Street, Suite 150
 Tampa, FL 33609
 PH: (813) 231-0200

LEGEND
 1. O.R. - Official Records Book
 2. (CDD) - South Bay Community Development District

Wetland Preservation Area Note:
 The Wetland Preservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-448; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 25' foot setback from the Wetland Preservation Area boundary is required for all lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

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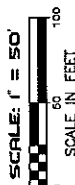
ANTIGUA COVE PHASE 3A

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

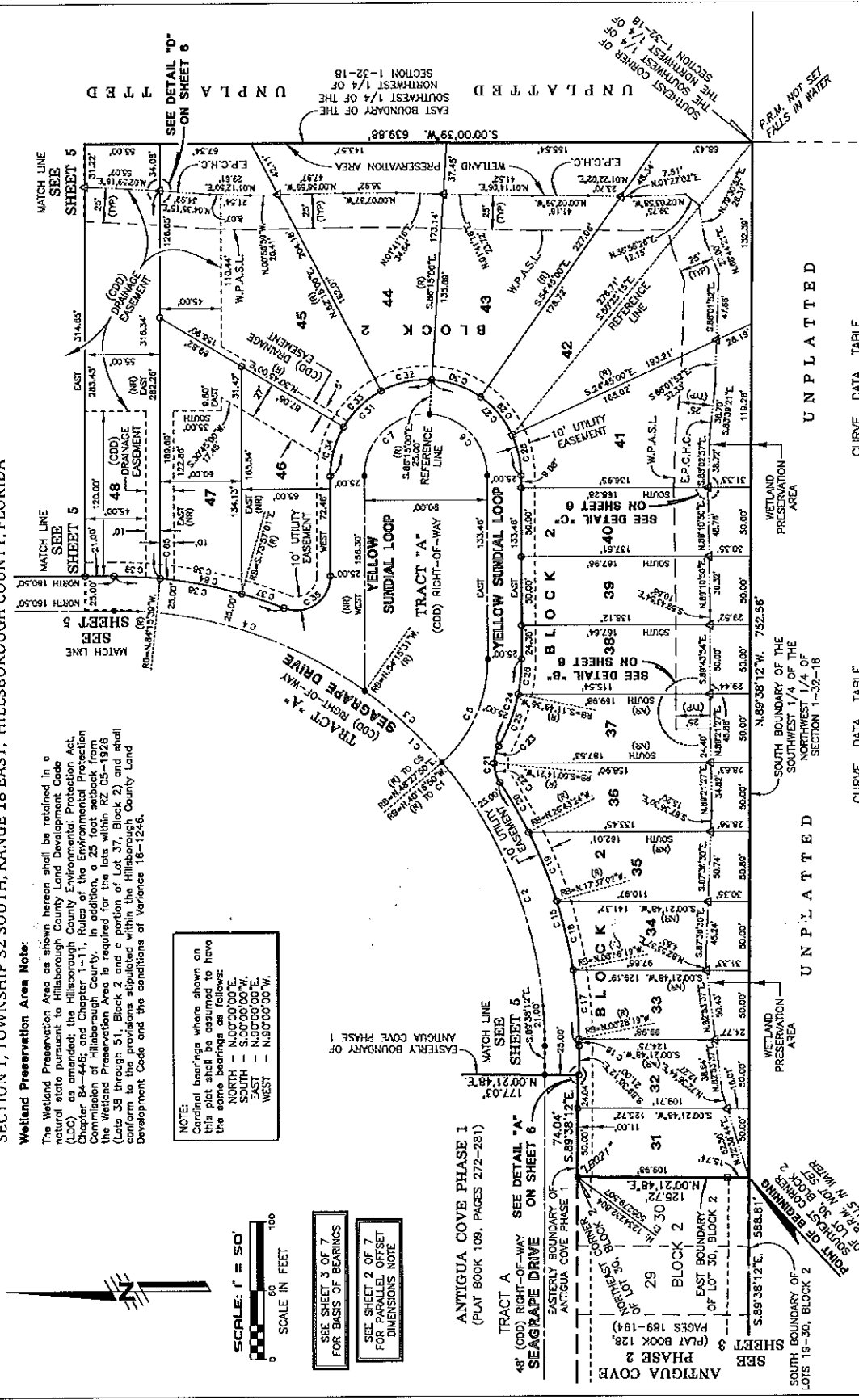
Wetland Preservation Area Note:

The Wetland Preservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 25 foot setback from the Wetland Preservation Area is required for the lots within RZ 05-1928 (Lots 38 through 51, Block 2 and a portion of Lot 37, Block 2) and shall conform to the provisions stipulated within the Hillsborough County Land Development Code and the conditions of Variance 16-1246.

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - S.00°00'00"E
SOUTH - N.00°00'00"E
EAST - E.90°00'00"E
WEST - W.90°00'00"E



SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSIONS NOTE



CURVE DATA TABLE

NO.	RADIUS	DELTA	BEARING	CHORD	ARC	CHORD BEARING
1	315.00	87°21'48"	N.45°10'54"E	448.89	62.17	S.89°38'12"E
2	315.00	42°30'36"	N.70°02'20"E	223.43	25.76	S.44°00'12"E
3	315.00	15°38'41"	N.82°43'49"E	78.85	8.67	S.11°15'00"E
4	315.00	5°44'29"	N.93°33'17"E	198.50	30.24	S.6°52'30"E
5	100.00	45°27'50"	S.85°40'05"E	64.29	38.65	N.81°15'00"E
6	45.00	81°43'00"	S.71°15'00"E	31.15	17.50	N.45°00'00"E
7	340.00	34°00'00"	N.89°38'12"E	202.44	36.00	S.11°15'00"E
8	340.00	02°50'00"	N.89°38'12"E	4.89	0.54	S.11°15'00"E
9	340.00	02°50'00"	N.89°38'12"E	50.24	37.12	S.11°15'00"E
10	340.00	02°50'00"	N.89°38'12"E	51.56	37.12	S.11°15'00"E
11	340.00	02°50'00"	N.89°38'12"E	33.08	4.89	S.11°15'00"E
12	340.00	02°50'00"	N.89°38'12"E	22.88	3.39	S.11°15'00"E
13	25.00	64°04'14"	N.88°17'04"E	22.88	16.10	N.10°53'40"E
14	25.00	30°04'48"	N.88°17'04"E	14.61	8.10	N.10°53'40"E
15	25.00	30°04'48"	N.88°17'04"E	13.15	7.27	N.10°53'40"E
16	125.00	30°19'11"	N.88°17'04"E	60.35	33.00	N.10°53'40"E

CURVE DATA TABLE

NO.	RADIUS	DELTA	BEARING	CHORD	ARC	CHORD BEARING
17	125.00	18°29'53"	N.89°38'12"E	40.35	40.17	S.89°38'12"E
18	125.00	18°29'53"	N.89°38'12"E	75.86	75.86	S.44°00'12"E
19	70.00	87°15'00"	N.105°30'00"E	105.37	95.70	N.45°00'00"E
20	70.00	24°45'00"	N.81°15'00"E	30.24	30.24	N.81°15'00"E
21	70.00	30°00'00"	N.81°15'00"E	38.65	38.65	N.81°15'00"E
22	70.00	30°00'00"	N.81°15'00"E	114.24	102.18	N.45°00'00"E
23	70.00	30°00'00"	N.81°15'00"E	36.48	36.00	N.45°00'00"E
24	70.00	30°00'00"	N.81°15'00"E	36.48	36.00	N.45°00'00"E
25	70.00	30°00'00"	N.81°15'00"E	37.12	37.12	N.45°00'00"E
26	70.00	30°00'00"	N.81°15'00"E	46.87	41.54	N.39°15'00"E
27	70.00	30°00'00"	N.81°15'00"E	32.28	32.28	N.14°27'30"E
28	340.00	10°18'30"	N.88°17'04"E	61.10	61.10	N.10°53'40"E
29	340.00	05°54'21"	N.88°17'04"E	31.17	31.17	N.10°53'40"E
30	340.00	05°54'21"	N.88°17'04"E	51.07	51.07	N.10°53'40"E
31	340.00	05°54'21"	N.88°17'04"E	10.07	10.07	N.10°53'40"E

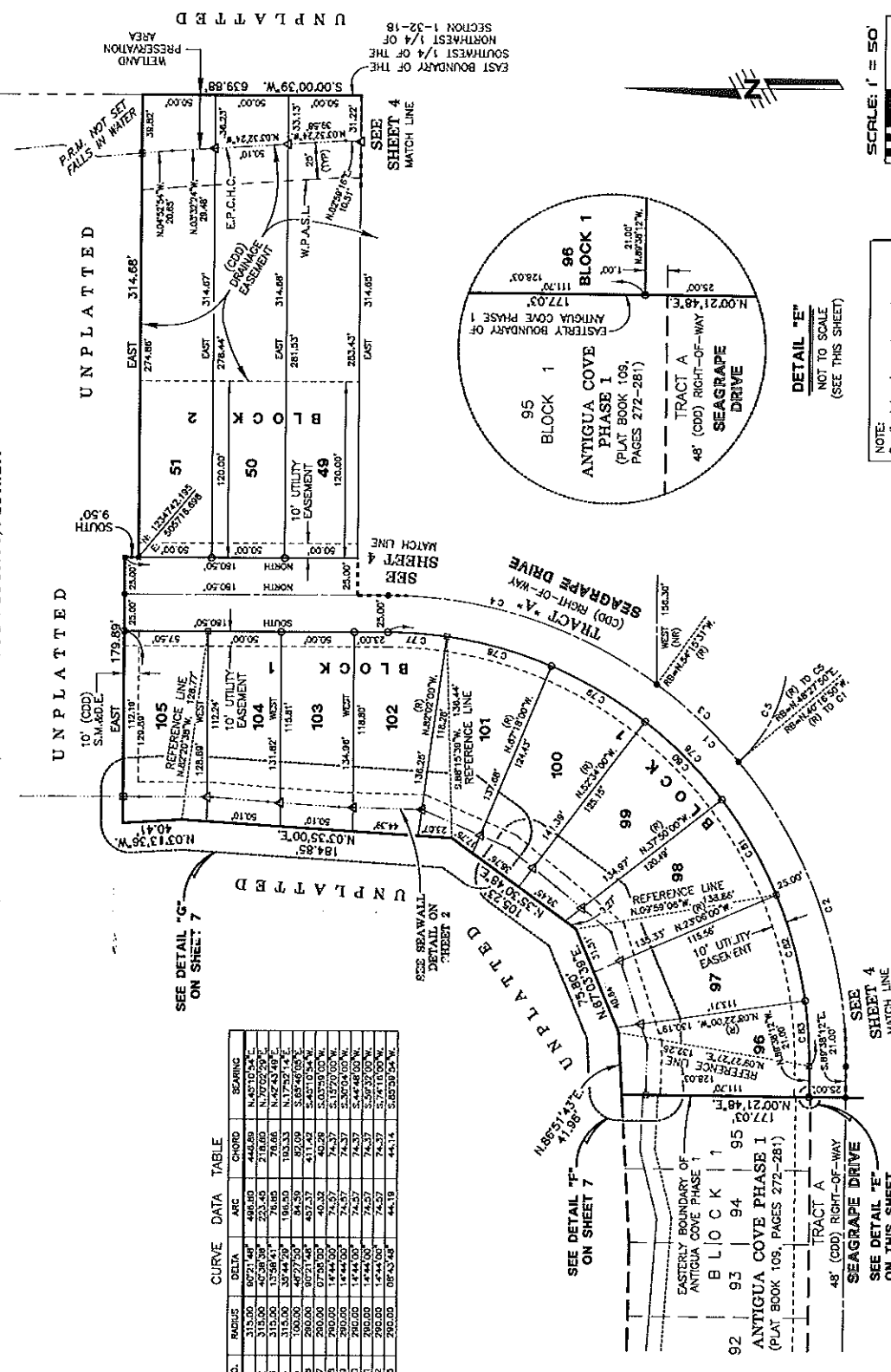
- LEGEND
1. (P.R.M.) indicates (P.R.M.) Permanent Reference Monument
 2. (C.M.) indicates (C.M.) Concrete Monument "LB7778" unless otherwise noted
 3. (O.P.C.) indicates (O.P.C.) Offset Permanent Reference Monument
 4. (C.M.) indicates (C.M.) Concrete Monument "LB7778" unless otherwise noted
 5. (P.C.P.) indicates (P.C.P.) Permanent Control Point "LB7778"
 6. (I.R.) indicates (I.R.) Iron Rod with Cap "LB7778". See Surveyor's Note 7
 7. (N.R.) indicates (N.R.) non-radial line
 8. (R) indicates radial line
 9. (TYP) - Typical
 10. (R) - Reference Bearing
 11. (E.P.C.H.C.) - Official Records Commission of Hillsborough County Wetland Line
 12. (W.P.A.S.L.) - Wetland Preservation Area Setback Line
 13. (G.U.P.) - South Bay Community Development District

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Apollo Street, Suite 110
Tampa, FL 33609
PHONE: (813) 231-5700

ANTIGUA COVE PHASE 3A

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 2 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 4 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 5 OF 7 SHEETS

NOTE: Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - E.90°00'00"E.
WEST - W.90°00'00"W.

DETAIL "E"
NOT TO SCALE
(SEE THIS SHEET)

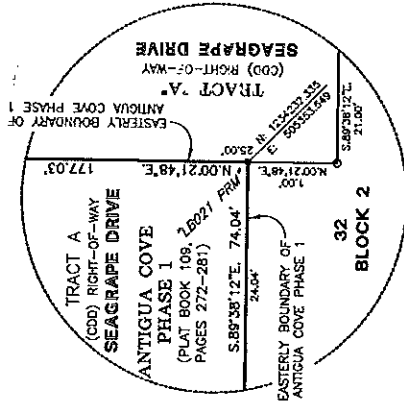
Wetland Preservation Area Note:
The Wetland Preservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Ordinance 1997-10, as amended, the Hillsborough County Environmental Protection Code, and the rules of the Environmental Protection Commission of Hillsborough County, in addition to a 25' Wetland Preservation Area in required for the lots within RZ 05-1926 (Lots 38 through 51, Block 2 and a portion of Lot 37, Block 2) and shall conform to the provisions stipulated within the Hillsborough County Land Development Code and the conditions of Variance 16-1246.

LEGEND

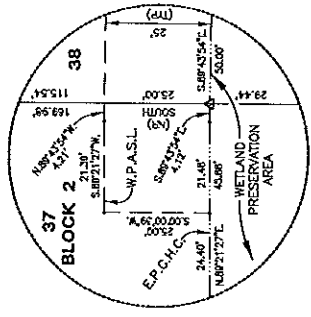
1. Symbol # indicates (P.R.M.) Permanent Reference Monument
2. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
3. Symbol B indicates (P.R.M.) Offset Permanent Reference Monument
4. 4"x4" Concrete Monument "LB7778", unless otherwise noted.
5. Symbol C indicates (P.C.P.) Permanent Control Point "LB7778"
6. Symbol O indicates 1/2" Iron Rod with Cap "LB7778". See Surveyor's Note 7
7. (N) indicates radial line
8. (R) indicates non-radial line
9. (TYP) - Typical
10. O.R. - Official Records Book
11. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
12. W.C.A.S.L. - Wetland Conservation Area Setback Line
13. (CDD) - South Bay Community Development District
14. S.M.&D.E. - Sewall Maintenance and Drainage Easement

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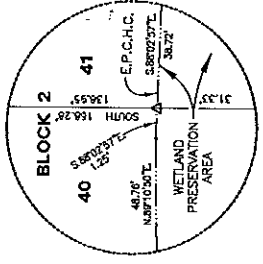
ANTIGUA COVE PHASE 3A
SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



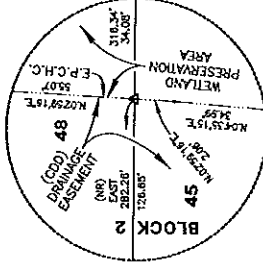
DETAIL "A"
NOT TO SCALE
(SEE SHEET 4)



DETAIL "B"
NOT TO SCALE
(SEE SHEET 4)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 4)



DETAIL "D"
NOT TO SCALE
(SEE SHEET 4)

NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - E.90°00'00"E.
WEST - W.90°00'00"W.

SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSIONS NOTE

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778" unless otherwise noted
 - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument "LB7778" unless otherwise noted
 - Symbol indicates (P.C.P.) Permanent Control Point "LB7778"
 - Symbol indicates 1/2" Iron Rod with Cap "LB7778". See Surveyor's Note 7
 - Symbol indicates 1/2" Iron Rod with Cap "LB7778 REF". See Surveyor's Note 7
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - (TYP) - Typical
 - O.R. - Official Records Book
 - E.P.C.H.C. - Hillsborough County Wetland Line
 - W.P.A.S.L. - Wetland Preservation Area Setback Line
 - (CDD) - South Bay Community Development District

Wetland Preservation Area Note:
The Wetland Preservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-448; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 25 foot setback from the Wetland Preservation Area is required for the lots within RZ 05-1925 (Lots 38 through 51, Block 2 and a portion of Lot 37, Block 2) and shall conform to the provisions stipulated within the Hillsborough County Land Development Code and the conditions of Variance 16-1246.

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ANTIGUA COVE PHASE 3A

SECTION 1, TOWNSHIP 32 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- 1. Symbol \bullet indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol \times Concrete Monument "LB7778", unless otherwise noted.
 - 3. Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
 - 4. Symbol \square indicates (P.S.P.) Permanent Control Point "LB7778"
 - 5. Symbol \triangle indicates 1/2" Iron Rod with Cap "LB7778". See Surveyor's Note 7
 - 6. Symbol Δ indicates Nail and Disk in Concrete Seawall Cap "LB7778 REF". See Surveyor's Note 7
 - 7. (R) indicates radial line
 - 8. (NR) indicates non-radial line
 - 9. RB - Reference Bearing
 - 10. (TYP) - Typical
 - 11. O.R. - Official Records Book
 - 12. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - 13. W.P.A.S.L. - Wetland Preservation Area Setback Line
 - 14. (CDD) - South Bay Community Development District

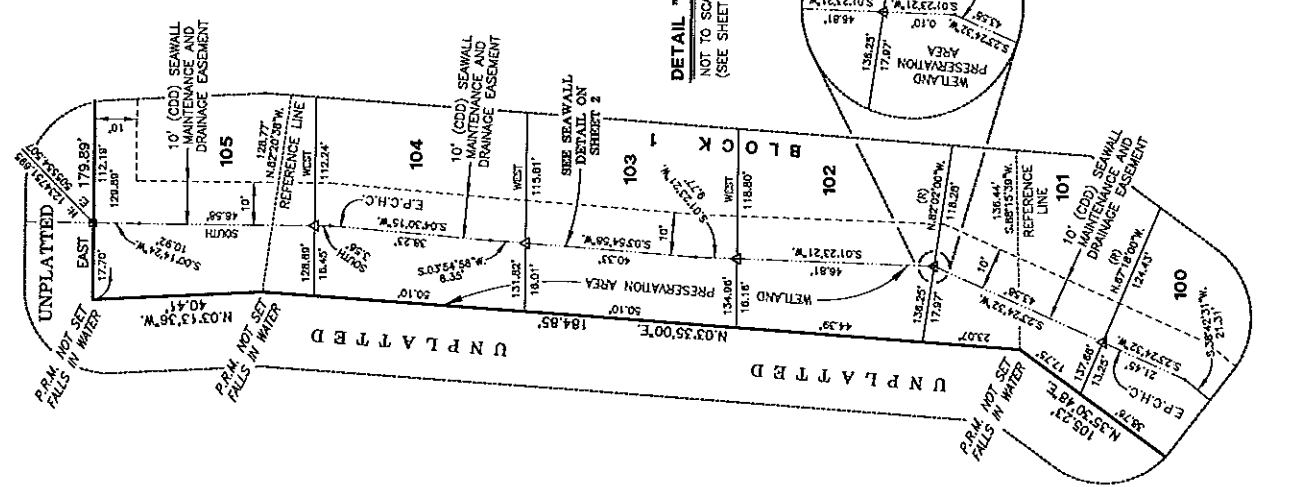
Wetland Preservation Area Note:

The Wetland Preservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-448; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 25 foot setback from the Wetland Preservation Area is required for the lots within RZ 05-1928 (Lots 38 through 51, Block 2 and a portion of Lot 37, Block 2) and shall conform to the and shall be set back within the Hillsborough County Land Development Code and the conditions of Variance 16-1246.

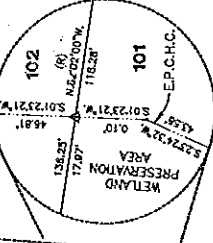
SEE SHEET 3 OF 7 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 7 FOR PARALLEL OFFSET DIMENSIONS NOTE

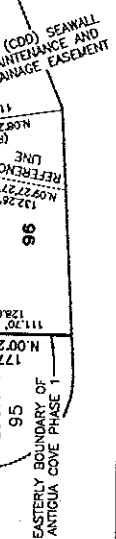
NOTE: Cardinal bearings where shown on this plat shall be assumed to have the following bearings unless otherwise noted:
 NORTH - S.00°00'00"E
 SOUTH - S.00°00'00"W
 EAST - N.90°00'00"E
 WEST - N.90°00'00"W



DETAIL "G"
NOT TO SCALE
(SEE SHEET 5)



DETAIL "F"
NOT TO SCALE
(SEE SHEET 5)



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Hillsborough County
PUBLIC SCHOOLS
Excellence in Education

Certificate of School Concurrency

Project Information

Project Name	Little Harbor Phase 3
Jurisdiction	Hillsborough County
HCPS Project Number	385
Date/Time application deemed complete	August 9, 2016
Jurisdiction Project Number	3426
Parcel ID Number	031567.0000
Project Location	Shell Point Rd. and 32 nd St. NE
Number of Dwelling Units	74
Housing Type	Single Family Detached
Applicant	Len-Little Harbor, LLC

School Concurrency Analysis

School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	14	9	10		33
Notes:					

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

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

Lorraine Duffy Suarez

 Lorraine Duffy Suarez, AICP
 General Manager
 Growth Management & Planning

August 25, 2016
 Date Issued