

**SUBJECT:** Leisey Subdivision Phase 3A  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 9, 2021  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Leisey Subdivision Phase 3A, located in Section 33, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$381,184.00, a Warranty Bond in the amount of \$30,494.72, 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 \$6,250.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

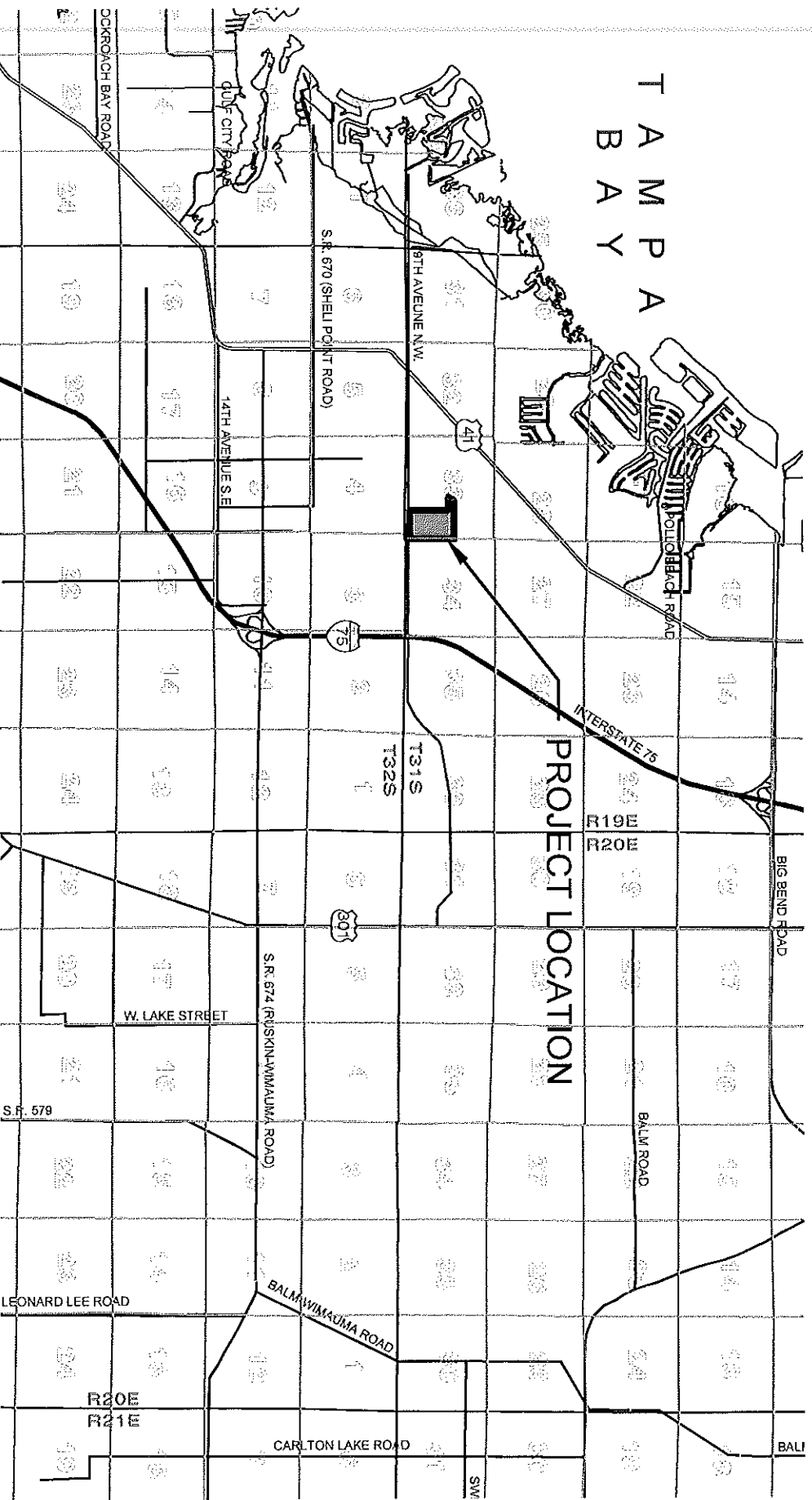
**BACKGROUND:**

On March 5, 2020, Permission to Construct Prior to Platting was issued for Leisey Subdivision Phase 3A. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is CalAtlantic Group, Inc and the engineer is Hamilton Engineering & Surveying, Inc.

# Leisey Phase 3A

## VICINITY MAP

NTS



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

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

**Witnesseth**

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Leisey Subdivision Phase 3A; and

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

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

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

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

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

\_\_\_\_\_ and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as

Leisey Subdivision Phase 3A Subdivision, within Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty all improvement facilities located in Leisey Subdivision 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 (No. 72BSBIL8063), dated Dec 1, 2020 with CalAtlantic Group, Inc. as Principal, and Hartford Fire Insurance Company as Surety, and  
  
A Warranty Bond (No. 72BSBIL8063-M), dated Dec. 1, 2020 with CalAtlantic Group, Inc. as Principal, and Hartford Fire Insurance Company as Surety, and
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest-bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
  - b. All applicable County regulations relating to the construction of improvement facilities. An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Leisey Subdivision 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 Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the Six (6) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty, instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 20<sup>th</sup> day of November, 2020.

**ATTEST:**

[Signature]  
Witness' Signature  
(Signed before a Notary Public and 2 Witnesses)

Abi James  
Printed Name of Witness

[Signature]  
Witness' Signature

Kristine Canard  
Printed Name of Witness

NOTARY PUBLIC  
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

**SUBDIVIDER:**

By: [Signature]  
Authorized Corporate Officer or Individual

Parker Hiron  
Name (typed, printed or stamped)

AUTHORIZED AGENT  
Title

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

813-574-5722

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

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

BOARD OF COUNTY COMMISSIONERS  
By: \_\_\_\_\_  
Chairman

APPROVED BY COUNTY ATTORNEY  
[Signature]  
Approved as to Form and Legal Sufficiency

**CORPORATE ACKNOWLEDGMENT:**

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of November, 2020, by Parker Hilton and

respectively ~~President~~ and authorized agent of Lennar Homes LLC,

Inc., a corporation under the laws of the state of Florida on behalf of the

corporation. 0 He and/or she is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

**NOTARY PUBLIC:**

Sign: Kristine Canario (Seal)

Print: Kristine Canario

Title or Rank: Notary Public

Serial Number, if any: 185671

My Commission Expires: 03/25/22



**INDIVIDUAL ACKNOWLEDGMENT:**

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

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

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

**NOTARY PUBLIC:**

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

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

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

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

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

**SUBDIVISION PERFORMANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we CalAtlantic Group, Inc. called the Principal, and Hartford Fire Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Three Hundred Eighty One Thousand One Hundred Eighty Four Dollars and Zero Cents (\$381,184.00) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

**WHEREAS**, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction of water, wastewater, reclaimed water, street, drainage 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



Bond No. 72BSBIL8063

Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Leisey Subdivision Phase 3A subdivision all, roads, drainage, water and wastewater & reclaimed water and other necessary facilities, to be built and constructed in conjunction with the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

**THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 9, 2021.**

SIGNED, SEALED AND DATED this 1<sup>st</sup> day of December, 2020.

ATTEST:

CalAtlantic Group, Inc., a Delaware Corporation

[Signature]  
Tunde Dauers

BY: [Signature]  
PRINCIPAL (SEAL)

Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

[Signature]  
Mechelle Larkin, Witness

[Signature]  
My Hua, ATTORNEY-IN-FACT (SEAL)

APPROVED BY COUNTY ATTORNEY  
[Signature]  
Approved as to form and Legal Sufficiency

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 4<sup>th</sup> day of December, 2020, by Marvin J Mothey Jr as Vice President of CalAtlantic Group, Inc.. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires: April 21, 2021  
My Commission Number: GG077910

Kristen Joseph



# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**  
BOND, T-12  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)  
call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES  
Agency Code: 72-180287

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of** Unlimited :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard  
Notary Public  
My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of **DEC 01 2020**  
Signed and sealed at the City of Hartford.



Kevin Heckman, Assistant Vice President

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, That we CalAtlantic Group, Inc. called the Principal and Hartford Fire Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Thirty Thousand Four Hundred Ninety Four Dollars and Seventy Two Cents (\$30,494.72) 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 the Hillsborough County Land Development Code, Ordinance 92-05, as amended, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

**WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage, water and wastewater & reclaimed water) for maintenance in connection with the approved platted subdivision known as Leisey Subdivision Phase 3A; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water and wastewater & reclaimed water) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting such improvements for a definite period of time in an amount as agreed to by the Board of County Commissioners of Hillsborough County and the Principal; 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 warranting the above-described

**WHEREAS**, the terms of said Subdivider's Agreement, which are by reference, incorporated into and made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A.** If the Principal shall warrant for a period of two (2) years following the date of acceptance of the roads, drainage, water and wastewater, reclaimed water facilities for maintenance by the Board of County Commissioners of Hillsborough County, in conjunction with the approved platted subdivision known as Leisey Subdivision 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 September 9, 2023.**

SIGNED, SEALED AND DATED this 1<sup>st</sup> day of December, 2020.

ATTEST:

CalAtlantic Group, Inc., a Delaware Corporation

[Signature]  
Ivette Bauers

BY: [Signature]  
PRINCIPAL (SEAL)

Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

[Signature]  
Mechelle Larkin, Witness

[Signature]  
My Hua, ATTORNEY-IN-FACT (SEAL)

APPROVED BY COUNTY ATTORNEY  
[Signature]  
Approved as to Form and Legal Sufficiency

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 4<sup>th</sup> day of December, 2020, by Marvin L Metheny Jr as Vice President of CalAtlantic Group, Inc.. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires: April 21, 2021  
My Commission Number: GG077910

Kristen Joseph



# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**  
BOND, T-12  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES  
Agency Code: 72-180287

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

**In Witness Whereof**, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard  
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of  
Signed and sealed at the City of Hartford.

DEC 01 2020



Kevin Heckman, Assistant Vice President

**LEISEY SUBDIVISION  
Phase 3A Construction  
PERFORMANCE BOND ESTIMATE**

PAVING.....	\$	<u>86,748.80</u>
STORM DRAINAGE.....	\$	<u>113,072.05</u>
SANITARY SEWER COLLECTION SYSTEM: .....	\$	<u>30,792.15</u>
WATER DISTRIBUTION SYSTEM: .....	\$	<u>43,080.75</u>
RECLAIM DISTRIBUTION SYSTEM: .....	\$	<u>31,253.45</u>
<b>TOTAL: .....</b>	<b>\$</b>	<b><u>304,947.20</u></b>
<b>125% PERFORMANCE BOND AMOUNT: .....</b>	<b>\$</b>	<b><u>381,184.00</u></b>



Lucas Carlo, P.E.  
Florida Registered Professional Engineer #61636  
Hamilton Engineering and Surveying, Inc. LB# 8474



**LEISEY SUBDIVISION**  
**Phase 3A Construction**

**PAVING**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	1 1/2" TYPE SP ASPHALT	SY	2,357	\$9.65	\$ 22,745.05
	6" CRUSHED CONCRETE BASE	SY	2,357	\$11.30	\$ 26,634.10
	12" STABILIZED SUBGRADE (LBR-40)	SY	2,357	\$4.65	\$ 10,960.05
	MIAMI CURB	LF	2,032	\$10.30	\$ 20,929.60
	5' ADA HANDICAPPED RAMP	EA	4	\$945.00	\$ 3,780.00
	SIGNAGE & STRIPING	LS	1	\$1,700.00	\$ 1,700.00
				<u>TOTAL</u>	<u>\$ 86,748.80</u>

**LEISEY SUBDIVISION  
Phase 3A Construction**

**STORM DRAINAGE SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	18" CLASS III RCP STORM	LF	473	\$36.00	\$ 17,028.00
	24" CLASS III RCP STORM	LF	463	\$48.15	\$ 22,293.45
	30" CLASS III RCP STORM	LF	217	\$65.55	\$ 14,224.35
	12" x 18" CLASS III ERCP STORM	LF	0	\$42.65	\$ -
	HILLS. CO. TYPE 1 CURB INLET	EACH	8	\$3,900.00	\$ 31,200.00
	TYPE P MANHOLE	EACH	1	\$2,450.00	\$ 2,450.00
	CONTROL STRUCTURE TYPE E	EACH	1	\$7,150.00	\$ 7,150.00
	24" RCP MES	EACH	1	\$1,650.00	\$ 1,650.00
	30" RCP MES	EACH	1	\$2,700.00	\$ 2,700.00
	RIP RAP @ END SECTION	EACH	2	\$560.00	\$ 1,120.00
	6" UNDERDRAIN (FINE AGGREGATE)	LF	875	\$13.35	\$ 11,681.25
	UNDERDRAIN CLEANOUT	EACH	7	\$225.00	\$ 1,575.00
<b>TOTAL</b>					<b>\$ 113,072.05</b>

**LEISEY SUBDIVISION  
Phase 3A Construction**

**SANITARY SEWAGE COLLECTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	8" PVC (0-6' CUT)	LF	51	\$15.55	\$ 793.05
	8" PVC (6'-8' CUT)	LF	356	\$16.60	\$ 5,909.60
	8" PVC (8'-10' CUT)	LF	105	\$17.90	\$ 1,879.50
	8" PVC (10'-12' CUT)	LF	100	\$19.55	\$ 1,955.00
	8" PVC C900 DR18 (12'-14' CUT)	LF	0	\$63.55	\$ -
	SANITARY MANHOLE (0'-6' CUT)	EACH	0	\$2,950.00	\$ -
	SANITARY MANHOLE (6'-8' CUT)	EACH	1	\$2,950.00	\$ 2,950.00
	SANITARY MANHOLE (8'-10' CUT)	EACH	2	\$3,400.00	\$ 6,800.00
	SINGLE SERVICE	EACH	4	\$635.00	\$ 2,540.00
	DOUBLE SERVICE	EACH	9	\$885.00	\$ 7,965.00
				<b>TOTAL</b>	<b>\$ 30,792.15</b>

**LEISEY SUBDIVISION  
Phase 3A Construction**

**WATER DISTRIBUTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	4" PVC WATER MAIN (DR 18)	LF	0	\$9.85	\$ -
	6" PVC WATER MAIN (DR 18)	LF	1113	\$12.75	\$ 14,190.75
	4" GATE VALVE ASSEMBLY	EACH	0	\$810.00	\$ -
	6" GATE VALVE ASSEMBLY	EACH	5	\$950.00	\$ 4,750.00
	4" MJ BEND	EACH	0	\$165.00	\$ -
	6" MJ BEND	EACH	6	\$195.00	\$ 1,170.00
	6" MJ TEE	EACH	1	\$210.00	\$ 210.00
	6" MJ REDUCER	EACH	0	\$180.00	\$ -
	FIRE HYDRANT ASSEMBLY	EACH	2	\$4,300.00	\$ 8,600.00
	SINGLE SERVICE SHORT	EACH	25	\$330.00	\$ 8,250.00
	SINGLE SERVICE LONG	EACH	13	\$400.00	\$ 5,200.00
	TEMPORARY BLOWOFF ASSEMBLY	EACH	1	\$710.00	\$ 710.00
				<b>TOTAL</b>	<b>\$ 43,080.75</b>

**LEISEY SUBDIVISION**  
**Phase 3A Construction**

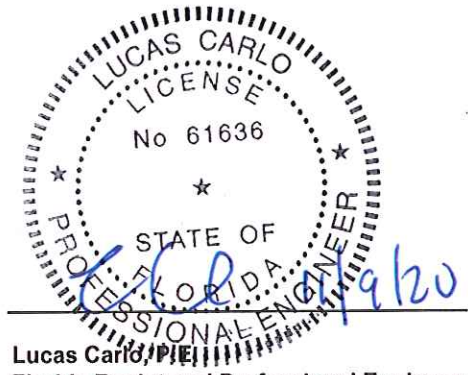
**RECLAIM DISTRIBUTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	4" PVC RECLAIMED MAIN (DR 18)	LF	1,031	\$9.95	\$ 10,258.45
	4" GATE VALVE ASSEMBLY	EACH	4	\$780.00	\$ 3,120.00
	4" MJ BEND	EACH	5	\$160.00	\$ 800.00
	4" MJ TEE	EACH	1	\$235.00	\$ 235.00
	TEMPORARY BLOWOFF ASSEMBLY	EACH	1	\$710.00	\$ 710.00
	SINGLE SERVICE SHORT	EACH	14	\$340.00	\$ 4,760.00
	SINGLE SERVICE LONG	EACH	26	\$410.00	\$ 10,660.00
	TEMPORARY BLOW OFF ASSEMBLY	EACH	1	\$710.00	\$ 710.00
					\$ 31,253.45

TOTAL

**LEISEY SUBDIVISION  
Phase 3A Construction  
WARRANTY BOND ESTIMATE**

PAVING.....	\$	<b>86,748.80</b>
STORM DRAINAGE.....	\$	<b>113,072.05</b>
SANITARY SEWER COLLECTION SYSTEM: .....	\$	<b>30,792.15</b>
WATER DISTRIBUTION SYSTEM: .....	\$	<b>43,080.75</b>
RECLAIM DISTRIBUTION SYSTEM: .....	\$	<b>31,253.45</b>
<b>TOTAL: .....</b>	<b>\$</b>	<b>304,947.20</b>
<b>10% WARRANTY BOND AMOUNT: .....</b>	<b>\$</b>	<b>30,494.72</b>



Lucas Carlo, P.E.  
 Florida Registered Professional Engineer #61636  
 Hamilton Engineering and Surveying, Inc. LB# 8474

**LEISEY SUBDIVISION**  
**Phase 3A Construction**

**PAVING**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	1 1/2" TYPE SP ASPHALT	SY	2,357	\$9.65	\$ 22,745.05
	6" CRUSHED CONCRETE BASE	SY	2,357	\$11.30	\$ 26,634.10
	12" STABILIZED SUBGRADE (LBR-40)	SY	2,357	\$4.65	\$ 10,960.05
	MIAMI CURB	LF	2,032	\$10.30	\$ 20,929.60
	5' ADA HANDICAPPED RAMP	EA	4	\$945.00	\$ 3,780.00
	SIGNAGE & STRIPING	LS	1	\$1,700.00	\$ 1,700.00
<u>TOTAL</u>					<u>\$ 86,748.80</u>

**LEISEY SUBDIVISION  
Phase 3A Construction**

**STORM DRAINAGE SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	18" CLASS III RCP STORM	LF	473	\$36.00	\$ 17,028.00
	24" CLASS III RCP STORM	LF	463	\$48.15	\$ 22,293.45
	30" CLASS III RCP STORM	LF	217	\$65.55	\$ 14,224.35
	12" x 18" CLASS III ERCP STORM	LF	0	\$42.65	\$ -
	HILLS. CO. TYPE 1 CURB INLET	EACH	8	\$3,900.00	\$ 31,200.00
	TYPE P MANHOLE	EACH	1	\$2,450.00	\$ 2,450.00
	CONTROL STRUCTURE TYPE E	EACH	1	\$7,150.00	\$ 7,150.00
	24" RCP MES	EACH	1	\$1,650.00	\$ 1,650.00
	30" RCP MES	EACH	1	\$2,700.00	\$ 2,700.00
	RIP RAP @ END SECTION	EACH	2	\$560.00	\$ 1,120.00
	6" UNDERDRAIN (FINE AGGREGATE)	LF	875	\$13.35	\$ 11,681.25
	UNDERDRAIN CLEANOUT	EACH	7	\$225.00	\$ 1,575.00
<b>TOTAL</b>					<b>\$ 113,072.05</b>



**LEISEY SUBDIVISION**  
**Phase 3A Construction**

**SANITARY SEWAGE COLLECTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	8" PVC (0-6' CUT)	LF	51	\$15.55	\$ 793.05
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				TOTAL	\$ 30,792.15

**LEISEY SUBDIVISION**  
**Phase 3A Construction**

**WATER DISTRIBUTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
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	TEMPORARY BLOWOFF ASSEMBLY	EACH	1	\$710.00	\$ 710.00
				<b>TOTAL</b>	<b>\$ 43,080.75</b>

**LEISEY SUBDIVISION**  
**Phase 3A Construction**

**RECLAIM DISTRIBUTION SYSTEM**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	4" PVC RECLAIMED MAIN (DR 18)	LF	1,031	\$9.95	\$ 10,258.45
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	TEMPORARY BLOW OFF ASSEMBLY	EACH	1	\$710.00	\$ 710.00
				TOTAL	\$ 31,253.45

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

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

**Witnesseth**

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

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

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

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 Leisey Subdivision Phase 3A within Six (6) 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 (No. 72BSBIL8064), dated Dec 1, 2020, with CalAtlantic Group, Inc. as Principal, and Hartford Fire Insurance Company as Surety,  
or
  - c. Escrow Agreement, dated \_\_\_\_\_,  
\_\_\_\_\_, between  
and the County, or
  - d. Cashier/Certified Check, number \_\_\_\_\_,  
\_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest-bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Leisey Subdivision 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 20<sup>th</sup> day of Nov., 2020.

ATTEST:

SUBDIVIDER: CalAtlantic Group, Inc.

[Signature]  
Witness' Signature

By: [Signature]  
Authorized Corporate Officer or Individual

(Signed before a Notary Public and 2 Witnesses)

Parker Hiram  
Name (typed, printed or stamped)

ARI JAMES  
Printed Name of Witness

Authorized Agent  
Title

[Signature]  
Witness' Signature

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

Kristine Canario  
Printed Name of Witness

813-574-5722  
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

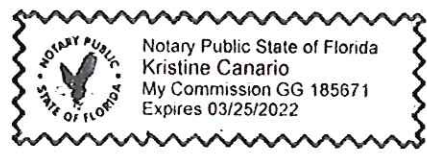
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 20<sup>th</sup> day of November, 2020, by Parker Hiram as authorized agent of CalAtlantic Group, Inc. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

My Commission Expires: 03/25/22  
My Commission Number: 185671

[Signature]  
NOTARY PUBLIC

Kristine Canario  
Print Name



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

BOARD OF COUNTY COMMISSIONERS

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

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

APPROVED BY COUNTY ATTORNEY  
[Signature]  
Approved as to Form and Legal Sufficiency

**SUBDIVISION PERFORMANCE BOND**  
**FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we CalAtlantic Group, Inc. called the Principal, and Hartford Fire 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 Two Hundred Fifty dollars and Zero cents** (\$6,250.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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



Bond No. 72BSBIL8064

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Leisey Subdivision Phase 3A subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

**THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 9, 2021.**

Bond No. 72BSBIL8064

SIGNED, SEALED AND DATED this 1<sup>st</sup> day of December, 2020.

ATTEST:

CalAtlantic Group, Inc., a Delaware Corporation

[Signature]  
\_\_\_\_\_

BY: [Signature]  
PRINCIPAL (SEAL)

Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

[Signature]  
\_\_\_\_\_ Mechelle Larkin, Witness

[Signature]  
\_\_\_\_\_ My Hua, ATTORNEY-IN-FACT (SEAL)

ATTESTED BY COUNTY ATTORNEY  
[Signature]  
Qualified to Perform Legal Sufficiency

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1<sup>st</sup> day of December, 2020, by Marvin L Metheny Jr. as Vice President of CalAtlantic Group, Inc.. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC

My Commission Expires: April 21, 2021  
My Commission Number: GG077910

Kristen Joseph



# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD  
BOND, T-12  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES  
Agency Code: 72-180287

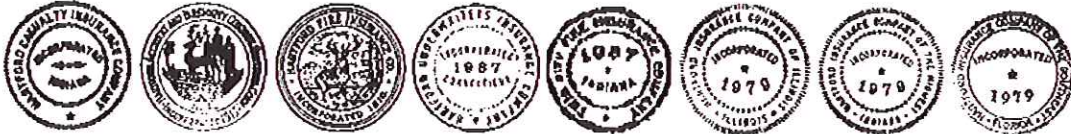
- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, **up to the amount of Unlimited** :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }  
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Kathleen T. Maynard  
Notary Public  
My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of  
Signed and sealed at the City of Hartford.

DEC 01 2020



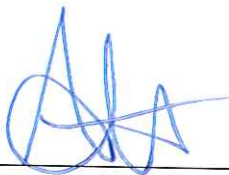
Kevin Heckman, Assistant Vice President

**LEISEY SUBDIVISION PHASE 3A**

**SURVEYOR'S COST ESTIMATE FOR PLACEMENT OF  
LOT CORNERS AND PERMANENT CONTROL POINTS**

Listed below is Hamilton Engineering and Surveying, Inc.'s certified estimate of cost for placement of Permanent Control Points and Lot Corners within the plat of Leisey Subdivision Phase 3A. This estimate is based on placement of this monumentation on a one-time bases and is issued for the purpose of bonding the monumentation.

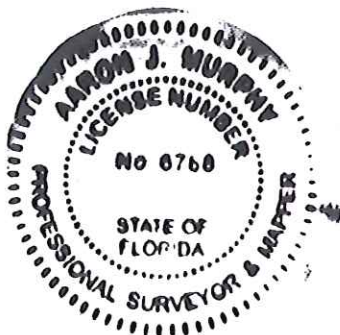
**40 Lots @ \$125.00 each = \$5,000.00 x 125% = \$6,250.00**



Aaron J. Murphy, P.S.M.  
Vice President

11-9-2020

Date



# LEISEY SUBDIVISION PHASE 3A

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

**DESCRIPTION:**

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCED AT THE WEDGECREST CORNER OF TRACT B OF LEISEY SUBDIVISION PHASE 2A AS RECORDED IN PLAT BOOK 138 PAGE 197 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE NORTHERLY BOUNDARY OF LEISEY SUBDIVISION PHASE 2 THE FOLLOWING 23 COURSES: (1) N 89°25'47" W A DISTANCE OF 202.88 FEET; (2) N 0°27'13" E A DISTANCE OF 122.57 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (3) THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 41.67 FEET; (4) S 89°02'04" W A DISTANCE OF 202.00 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (5) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (6) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (7) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (8) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (9) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (10) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (11) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (12) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (13) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (14) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (15) N 89°25'47" W A DISTANCE OF 202.88 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (16) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (17) N 89°25'47" W A DISTANCE OF 202.88 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (18) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (19) N 89°25'47" W A DISTANCE OF 202.88 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (20) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (21) N 89°25'47" W A DISTANCE OF 202.88 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (22) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET; (23) S 89°02'04" W A DISTANCE OF 0.22 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX NORTHWESTWARD, HAVING A RADIUS OF 202.00 FEET AND A CHORD WHICH BEARS N 48°19'31" W, A DISTANCE OF 42.34 FEET TO THE POINT OF BEGINNING.

**PLAT NOTES:**

- 1) BEARING SHOWN BEHIND ARC CORD BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM 2011 ADJUSTMENT, BEING THE WEST BOUNDARY OF THE CURVE 1/2 OF SECTION 33 HAVING A BEARING OF N 0°27'13" E
- 2) SUBDIVISION PLAT BY NO MEANS REPRESENTS A DEVELOPMENT OR VOUCHER FOR ANY TYPE OF CONSTRUCTION. THE DEVELOPER OR OWNER OF THE PLAT MAY OR MAY NOT BE SUBJECT TO FINANCING, THE DEVELOPER REVIEW DIVISION HAS INFORMATION REGARDING FINANCING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTES: THIS PLAT AS RECORDED IN ITS ORIGINAL FORM, IS THE OFFICIAL VERSION OF THIS PLAT AND ANY OTHER COPIES, EITHER PRINTED OR ELECTRONIC, SHALL BE VOID UNLESS THEY ARE APPROVED, RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) COORDINATE SYSTEM: PLANNING COMMISSION SYSTEM THE BOUNDARY OF THE ENCLAVEMENTS 1-11-ET ARE MEASURED NORTH AMERICAN DATUM OF 1983 (NAD83) SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT, AND VERIFIED THROUGH NAVSTAR GEODETIC SURVEY HORIZONTAL CONTROL STATION 745 P 25. THE COORDINATES ARE LISTED AS DEPENDENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. HOWEVER, NO SUCH OPERATION OF CABLE TELEVISION SERVICES, INCLUDING, BUT NOT LIMITED TO, TELEVISION, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SHALL BE CONSIDERED AS AN ENCUMBRANCE OR INTERFERENCE WITH THE FACILITIES AND SERVICES OF ANY CABLE, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 5) DRAINAGE EXPOSURES SHALL NOT CONTAIN ANY REPAIRMENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BRICK PAVED DRIVEWAYS, POLICE TRUCK SPARKLER SYSTEMS, TRUCK SHIELDS, CHECKS, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND REDUCTION AREAS AS REQUIRED BY THE DESIGN OF AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT (L)20 AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT (L)20 AS AMENDED, AND 1-11. RULES OF THE HILLSBOROUGH COUNTY PLANNING COMMISSION, HILLSBOROUGH COUNTY, FLORIDA. ANY SUCH IMPROVEMENTS SHALL BE RECONSTRUCTED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.
- 6) THE SUBDIVISION CONTAINS OPEN SPACE AND OTHER AREAS AND ENCUMBRANCES WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

**BOARD OF COUNTY COMMISSIONERS**

THIS PLAT HAS BEEN APPROVED FOR RECORDED.

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

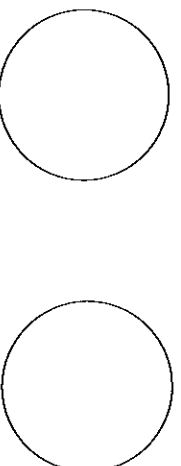
**CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA**

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177, PART 1, OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: \_\_\_\_\_ CLERK OF CIRCUIT COURT

BY: \_\_\_\_\_ DEPUTY CLERK

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020, TIME \_\_\_\_\_



**DEDICATION:**

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATED HEREIN, DO HEREBY DEDICATE THIS PLAT OF LEISEY SUBDIVISION PHASE 3A FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL RIGHTS, ROADS, RIGHTS-OF-WAY, AND ENCUMBRANCES DESCRIBED ON THE PLAT AS PUBLIC. THE UNDERSIGNED FURTHER WAIVES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

- FEE INTEREST IN TRACT A, B, AND C ARE HEREBY RECEIVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER DISTRICT, AND MAINTENANCE OF THE SAME SHALL BE THE RESPONSIBILITY OF THE PUBLIC. THE PUBLIC SHALL BE PROVIDED MAINTENANCE. OWNERS FURTHER RESERVE THE RIGHT TO CONVEY ADDITIONAL ENCUMBRANCES WITHIN SAID TRACTS.
- SAID TRACTS A, B, AND C ARE SUBJECT TO ANY AND ALL DEDICATIONS AND RIGHTS-OF-WAY DEDICATED TO THE PUBLIC AS SHOWN ON THIS PLAT.
- OWNERS RESERVE UNTO THEMSELVES, THEIR SUCCESSORS, ASSIGNS TRACT D FOR FUTURE DEVELOPMENT.
- THE MAINTENANCE OF OWNER-RESERVED TRACTS, AREAS, AND ENCUMBRANCES RECEIVED BY THE OWNER AS THROWN WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ACTIONS AND ITS SUCCESSORS IN TITLE AS APPLICABLE TO THE PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER: CATALANIC GROUP, INC., A DELAWARE CORPORATION

BY: MARYN L. WENDEY, JR., VICE PRESIDENT

WITNESS \_\_\_\_\_

Part Name \_\_\_\_\_ Part Name \_\_\_\_\_

WITNESS \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARYN L. WENDEY, JR., PHYSICAL PRESENCE OR \_\_\_\_\_ ONLINE NOTIFICATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020 BY MARYN L. WENDEY, JR., WHO IS VICE PRESIDENT OF CATALANIC GROUP, INC., A DELAWARE CORPORATION, H/2/S/12. I PERSONALLY KNOW TO ME OR I DO PROCEED \_\_\_\_\_ AS DESIGNATED.

TITLE \_\_\_\_\_ SERIAL NUMBER, IF APPLICABLE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, AARON J. MURPHY, THE UNDERSIGNED PROFESSIONAL SURVEYOR & MAPPER, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177 PART 1, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK \_\_\_\_\_ OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. I HEREBY CERTIFY THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE AND THAT PERMANENT REFERENCE CORNER MARKS (PCNs) WERE SET ON THE DAY OF RECORDING OF THIS PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. ANY AND ALL CORNERS HAVE BEEN SET OR WILL BE SET IN ACCORDANCE WITH FLORIDA STATUTE OR IN ACCORDANCE WITH CONVENTIONS OF RECORDING.

Aaron J. Murphy, PSM  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER #0788  
 HAMILTON ENGINEERING AND SURVEYING, INC.  
 3400 W. LEMON STREET, TAMPA, FLORIDA 33609  
 TEL: (813) 250-0525  
 FAX: (813) 250-0626

Date \_\_\_\_\_

**HAMILTON**

ENGINEERING & SURVEYING, INC.

3400 W. LEMON STREET TAMPA, FL. 33609  
 TEL: (813) 250-0525  
 FAX: (813) 250-0626

LD # 791 3

PLAT APPROVAL

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.061 FOR CHAPTER COMPLIANCE. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: \_\_\_\_\_ FLORIDA PROFESSIONAL SURVEYOR & MAPPER, LICENSE # \_\_\_\_\_ HILLSBOROUGH COUNTY LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

PREPARED BY: \_\_\_\_\_



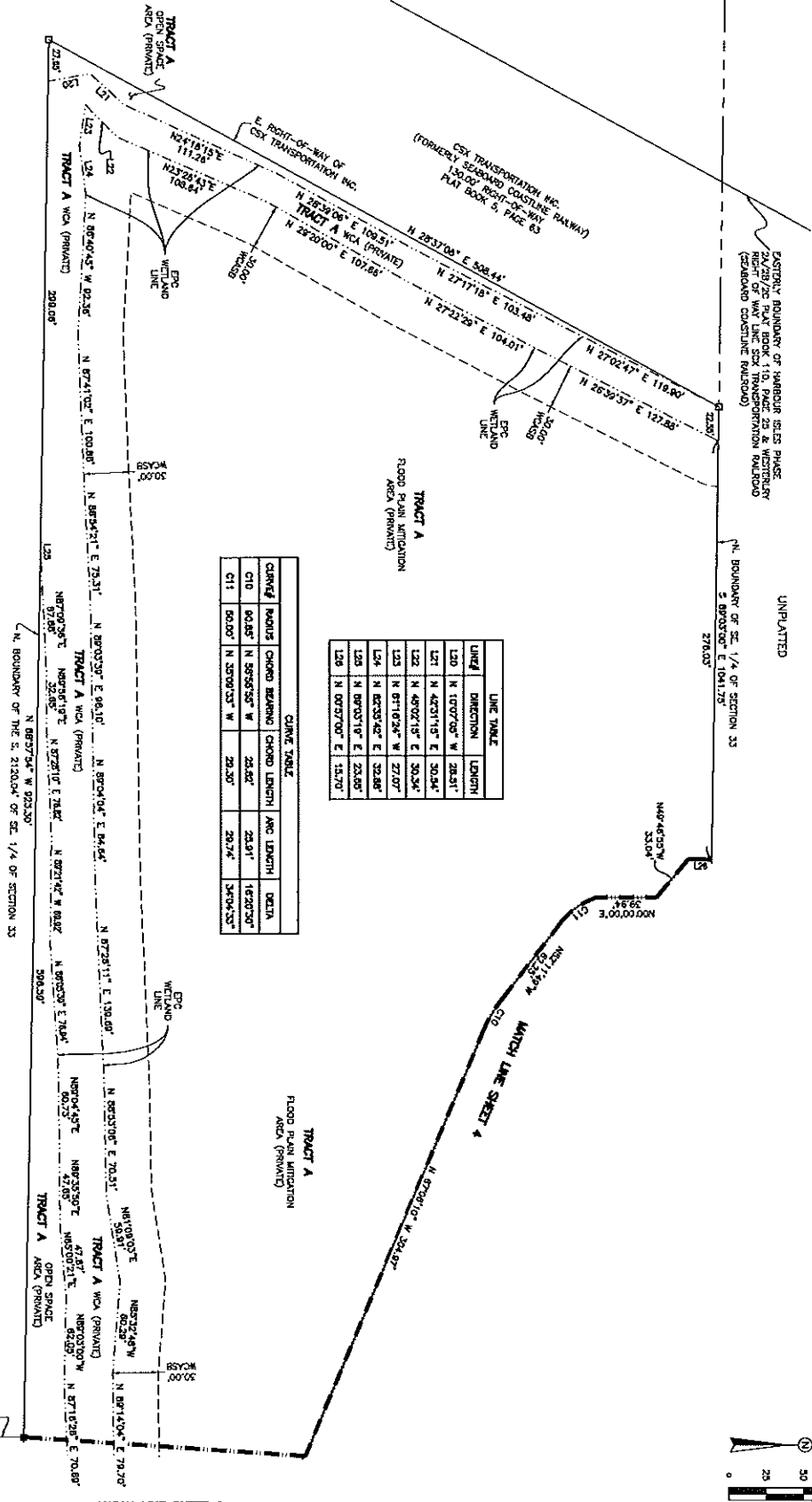
**LEISEY SUBDIVISION PHASE 3A**  
 A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

EASTLY BOUNDARY OF HARBOUR SEES PHASE 2A/2B/2C PLAT BOOK 110, PAGE 25 & WESTERLY RIGHT-OF-WAY LINE, CSX TRANSPORTATION RAILROAD (FORMERLY COASTLINE RAILROAD)

CSX TRANSPORTATION INC. (FORMERLY SEABOARD COASTLINE RAILWAY)  
 150.00' RIGHT-OF-WAY PLAT BOOK 5, PAGE 63

E. RIGHT-OF-WAY OF CSX TRANSPORTATION INC.



LINE#	DIRECTION	LENGTH
L20	N 10°07'05" W	28.31'
L21	N 42°01'15" E	30.34'
L22	N 49°02'15" E	30.34'
L23	N 81°16'34" W	27.07'
L24	N 82°05'42" E	22.88'
L25	N 89°03'10" E	23.80'
L26	N 00°57'00" E	15.70'

CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C10	80.00'	N 85°55'35" W	28.82'	28.91'	162°03'00"
C11	80.00'	N 35°04'35" W	28.30'	28.74'	167°04'35"

**PREPARED BY:**

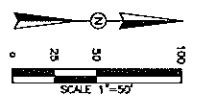
**HAMILTON**  
 ENGINEERING & SURVEYING, INC.

3400 W. LEMON STREET  
 TAMPA, FL 33609  
 LB # 701 2  
 TEL: (813) 250-2535  
 FAX: (813) 250-0606

- LEGEND**
- SET (PM) PERMANENT REFERENCE MONUMENT 4"x4"
  - FOUND 4"x4" CONCRETE MONUMENT LB#7013
  - SET (PM) PERMANENT CONTROL POINT
  - PAPER-KNOX NAIL AND DISC HAMILTON LB#7013
  - FOUND 3/4" NUTS
  - (N) NON-BUILDING LINE
  - CBM CORNER BUSINESS RECORD
  - CCM CORNER CONCRETE MONUMENT
  - WCA WETLAND AND CONSERVATION AREA
  - WCA WETLAND CONSERVATION AREA
  - WCA WETLAND PROTECTION COMMISSION
  - TR - TR-LINE ONLY

**NOTE:**  
 SEE PLAT NOTE 7 ON SHEET 1 CONCERNING WETLAND CONSERVATION AREAS.

**TRACT LABELATIONS:**  
 TRACT A - FLOOD PLAIN MITIGATION AREA (PRAWAT), WETLAND CONSERVATION AREA (PRAWAT), AND OPEN SPACE AREA (PRAWAT)  
 TRACT B - OPEN SPACE AREA (PRAWAT), WETLAND CONSERVATION AREA (PRAWAT), WETLAND AND CONSERVATION AREA (PRAWAT), AND OPEN SPACE AREA (PRAWAT)  
 TRACT C - WETLAND CONSERVATION AREA (PRAWAT), OPEN SPACE AREA (PRAWAT), AND UPLIFT ESCAPEMENT (PRAWAT)  
 TRACT D - DEVELOPMENT AREA (PRAWAT), WETLAND CONSERVATION AREA (PRAWAT), AND OPEN SPACE AREA (PRAWAT)

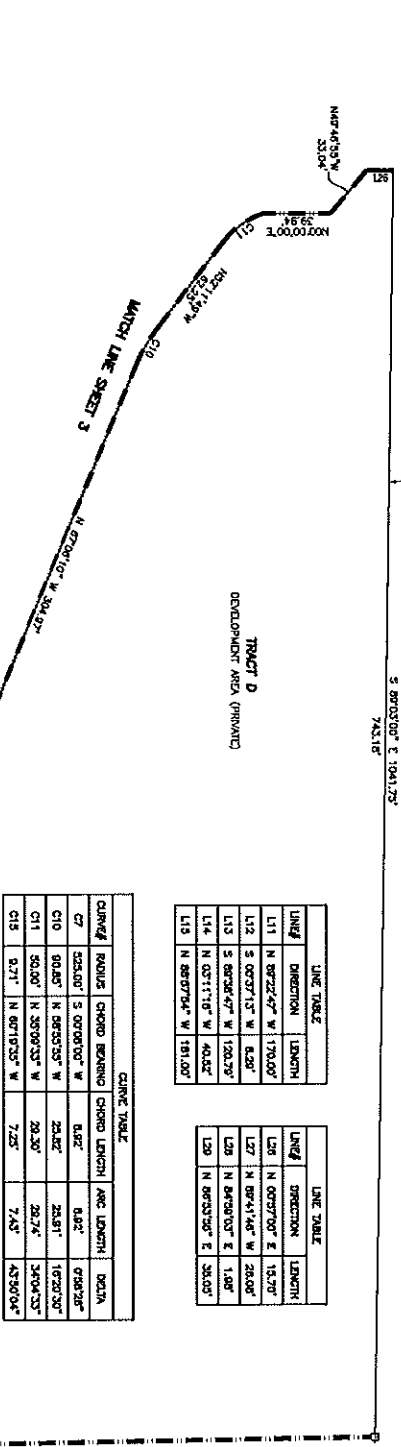
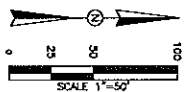


# LEISEY SUBDIVISION PHASE 3A

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

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

UNPLATTED



LINE TABLE

LINE#	DIRECTION	LENGTH
L11	N 89°22'42\"	170.00'
L12	S 00°37'13\"	8.29'
L13	S 89°08'42\"	150.75'
L14	N 03°11'16\"	40.82'
L15	N 88°07'04\"	191.00'

LINE TABLE

LINE#	DIRECTION	LENGTH
L16	N 00°37'00\"	13.70'
L17	N 89°41'46\"	28.00'
L18	N 84°08'03\"	1.89'
L19	N 89°33'30\"	35.03'

CURVE TABLE

CURVE#	RAJOUR	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DETA
C7	525.00'	S 00°00'00\"	5.82'	8.82'	0.98728°
C10	80.85'	N 88°53'35\"	20.82'	28.81'	16°22'30\"
C11	50.00'	N 35°09'33\"	28.30'	25.74'	34°04'23\"
C15	8.21'	N 67°19'35\"	7.25'	7.43'	43°50'04\"

- LEGEND
- D - SET (FNU) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT 1817013
  - FOUND 4"x4" CONCRETE MONUMENT 1817013
  - FOUND 4"x4" CONCRETE MONUMENT 1817013
  - FOUND 4"x4" CONCRETE MONUMENT 1817013
  - FOUND AS NOTED
  - (R) - RADIAL LINE
  - (N) - NON-RADIAL LINE
  - (C) - CENTERLINE
  - (C.C.R.) - CENTERLINE CORNER RECORD
  - (O.A.) - OPEN SPACE AREA
  - (W.C.A.) - WETLAND CONSERVATION AREA
  - (D.C.) - DEVELOPMENTAL PROTECTION COMMISSION
  - (W.C.S.) - WETLAND CONSERVATION AREA SETBACK
  - (T.O.) - TIE-LINE ONLY

**TRACT LABELS:**

TRACT A - FLOOD PLAIN MITIGATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

TRACT B - OPEN SPACE AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), MITIGATION AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT C - WETLAND CONSERVATION AREA (PRIVATE), OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT D - DEVELOPMENTAL PROTECTION COMMISSION (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

**NOTE:** SEE NOTE 7 ON SHEET 1 CONCERNING WETLAND CONSERVATION AREAS.

PREPARED BY:

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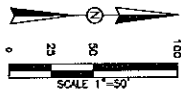


# LEISEY SUBDIVISION PHASE 3A

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

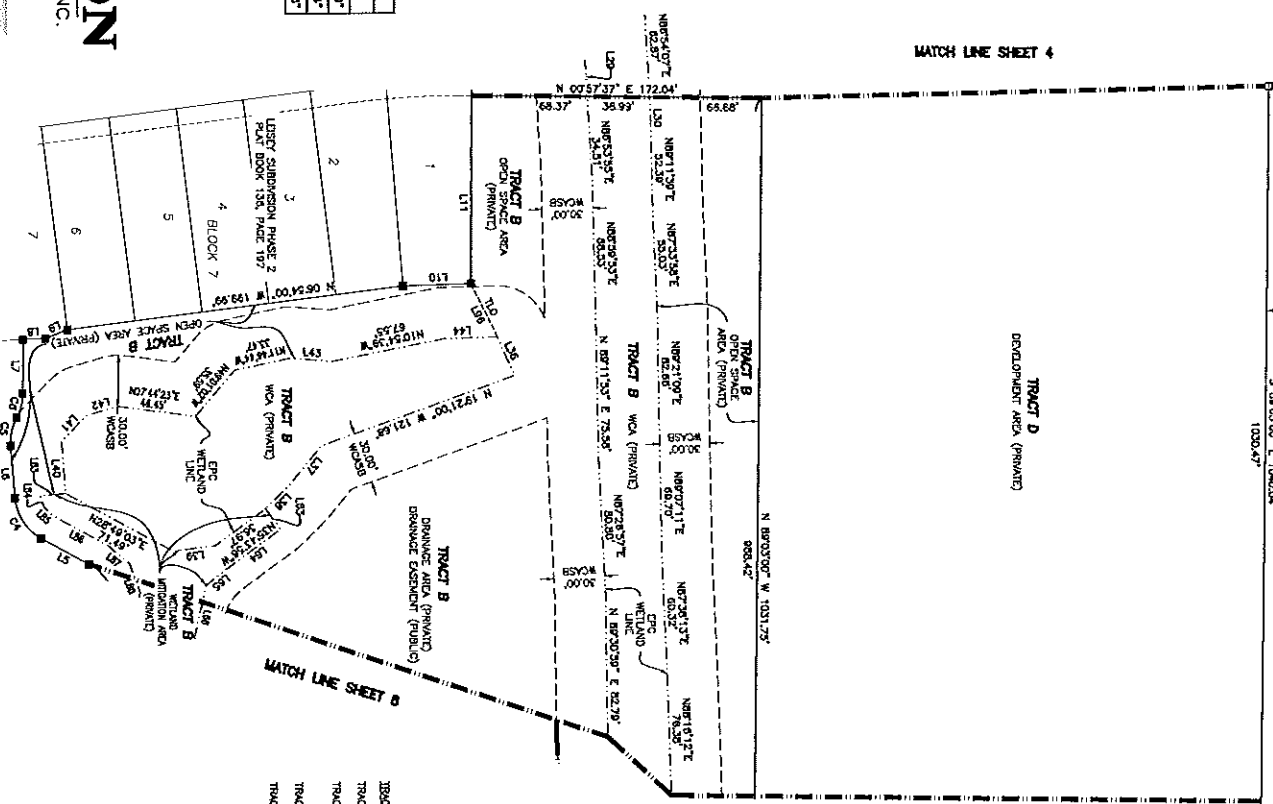
PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

UNPLATTED



LINE#	DIRECTION	LENGTH
L1	S 28°44'03" W	32.04'
L2	S 68°43'12" W	30.80'
L3	N 68°22'47" W	31.40'
L4	N 62°22'17" W	13.30'
L5	N 21°01'02" W	13.37'
L6	N 07°24'44" W	40.04'
L7	N 68°22'47" W	170.00'
L8	N 68°53'08" E	35.03'
L9	N 08°11'38" E	0.18'
L10	N 62°43'28" E	24.70'
L11	N 50°19'14" W	28.82'
L12	N 44°32'48" W	20.44'
L13	N 08°27'31" W	28.40'
L14	N 08°43'12" E	30.80'
L15	N 47°28'13" W	21.10'
L16	N 18°33'36" W	18.82'
L17	N 04°48'05" E	23.32'
L18	N 07°04'10" W	31.18'
L19	N 54°16'04" E	18.00'
L20	N 35°43'06" W	38.23'
L21	N 37°42'53" W	13.82'
L22	N 78°07'17" W	31.28'
L23	N 04°16'48" W	18.00'
L24	N 71°39'40" E	7.27'
L25	N 43°02'08" E	7.27'
L26	N 28°31'30" E	36.13'
L27	N 41°08'06" E	17.08'
L28	N 68°34'45" E	17.28'
L29	N 63°44'09" E	35.13'

CHAIN#	POINTS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	30.00'	S 07°16'07" W	20.95'	20.79'	0°04'10"
C2	30.00'	N 77°32'41" W	18.94'	17.18'	32°48'14"
C3	30.00'	N 75°23'45" W	14.47'	14.81'	27°24'13"



NOTE:  
 1. SEE SHEET 7 OF SHEET 1  
 2. DETERMINE WETLAND CONSERVATION AREAS

**OBJECT IDENTIFIERS:**  
 TRACT A - FLOOD PLAIN IRRIGATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)  
 TRACT B - OPEN SPACE AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)  
 TRACT C - WETLAND CONSERVATION AREA (PRIVATE), OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)  
 TRACT D - DEVELOPMENT AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

**LEGEND**  
 □ SET (P/N) PERMANENT REFERENCE MONUMENT 4"x4"  
 ■ CONCRETE MONUMENT LB#7013  
 ● FOUND 4"x4" CONCRETE MONUMENT LB#7013  
 ○ PAVED CHALK WALL AND DISC (HAMILTON LB#7013)  
 ● FOUND AS NOTED  
 ○ FOUND AS NOTED  
 (R) ROUND LINE LINE  
 (S) SLOTTED BUSINESS  
 C.A.B. CENTERED CORNER RECORD  
 G/A GENERAL CONSERVATION AREA  
 F.P.A. FLOOD PLAIN IRRIGATION AREA  
 W.C.S. WETLAND CONSERVATION AREA SETBACK  
 T.O. THE-LINE ONLY

PREPARED BY:  
  
**HAMILTON**  
 ENGINEERING & SURVEYING, INC.

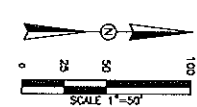
3400 W. LEMON STREET  
 TAMPA, FL 33600  
 LB # 701 3  
 TEL. (813) 250-0325  
 FAX (813) 250-0326



# LEISEY SUBDIVISION PHASE 3A

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



- LEGEND**
- SET (2ND) PERMANENT REFERENCE MONUMENT 4"x4"
  - CONCRETE MONUMENT
  - FOUND 4"x4" CONCRETE MONUMENT 12/7/013
  - SET (2ND) PERMANENT CONTROL POINT
  - BENCHMARK NAC AND DISC HAMILTON 12/7/013
  - RADIUS LINE
  - (R) NON-RADIUS LINE
  - (D) DEDICATED BUSINESS
  - C.B. - DEDICATED BUSINESS RECORDING
  - O/A - OPEN SPACE AREA
  - WCA - WETLAND CONSERVATION AREA
  - WCS - WETLAND CONSERVATION SENSITIVE AREA
  - TIC - TIC-LINE ONLY

**TRACT IDENTIFICATION:**

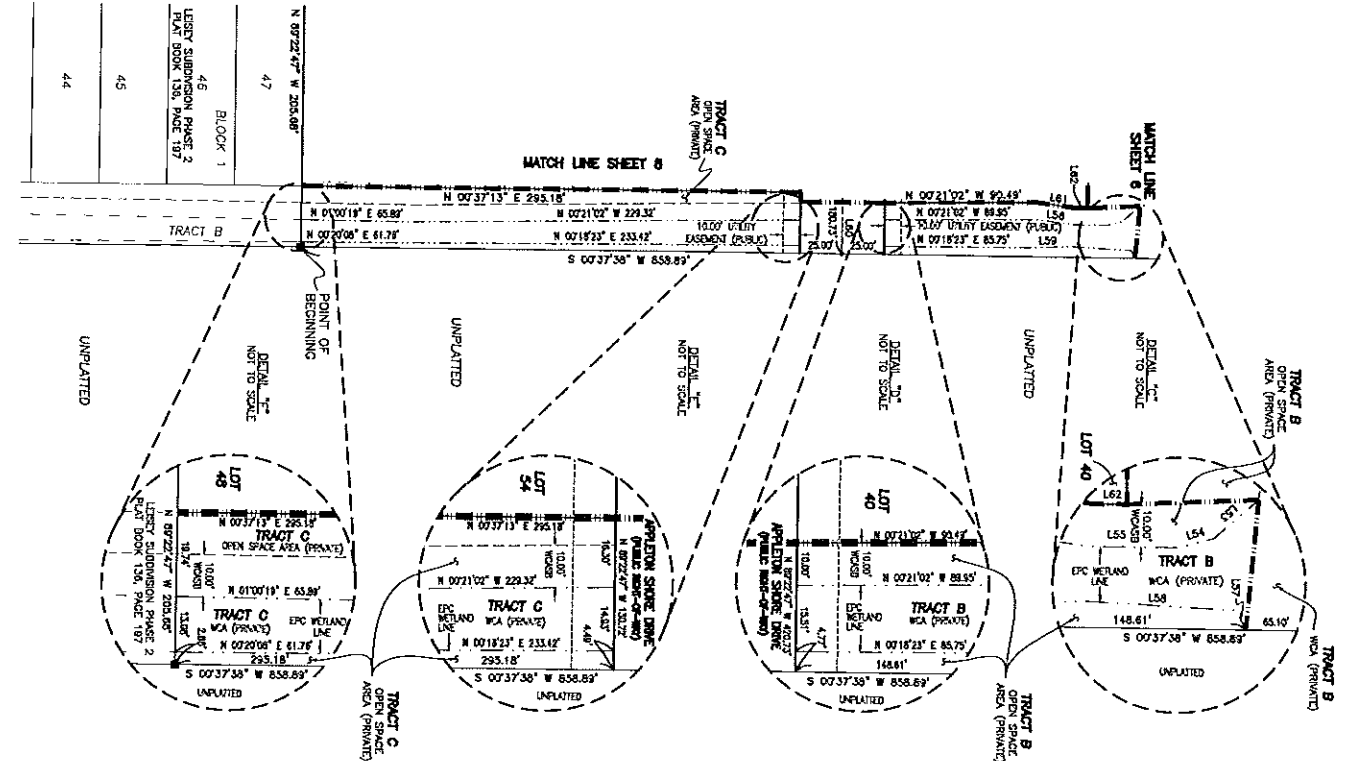
TRACT A - BIODI PLAIN UPGRADE AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

TRACT B - OPEN SPACE AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), BIODI PLAIN UPGRADE AREA (PRIVATE), DRIVEWAY EASEMENT (PUBLIC), WETLAND CONSERVATION AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT C - WETLAND CONSERVATION AREA (PRIVATE), OPEN SPACE AREA (PRIVATE), AND UTILITY EASEMENT (PUBLIC)

TRACT D - DEVELOPMENT AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

**NOTE:**  
SEE PLAT NOTE 7 ON SHEET 1  
SITE PERMITS WETLAND CONSERVATION AREA



LINE#	DIRECTION	LENGTH
153	N 40°45'11" W	13.87
154	N 14°48'07" W	0.82
155	N 00°34'48" E	20.94
156	N 07°45'39" E	21.05
157	N 05°45'06" E	0.87
158	N 03°15'28" E	20.81
159	N 01°34'16" W	28.88
160	N 07°48'30" E	21.85
162	N 00°34'48" E	7.70

PREPARED BY:

**HAMILTON**  
ENGINEERING & SURVEYING, INC.

3400 W. LYNN STREET  
TAMPA, FL 33606

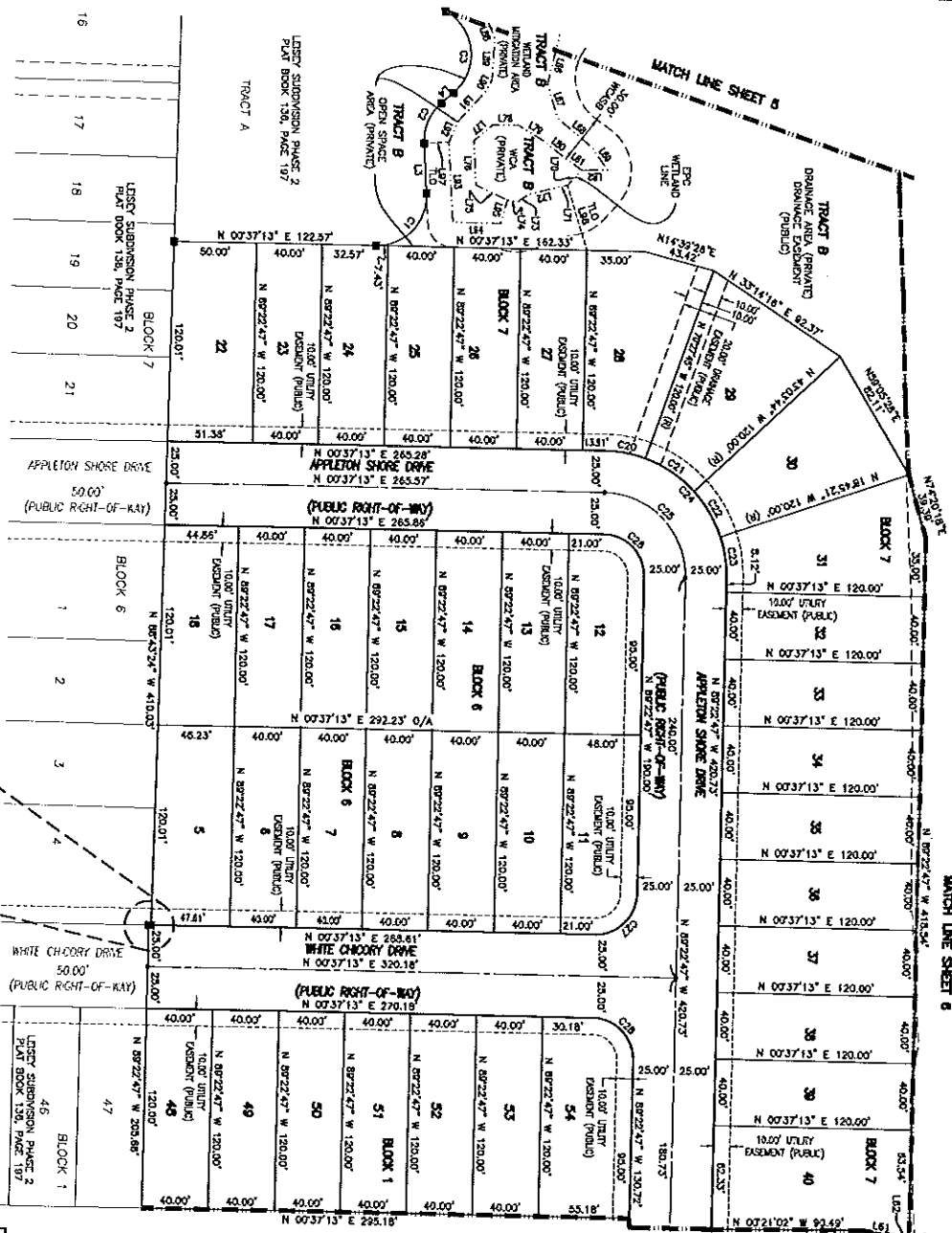
LB # 701 3

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# LEISEY SUBDIVISION PHASE 3A

A SUBDIVISION LYING WITHIN SECTION 33, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

MATCH LINE SHEET 6



MATCH LINE SHEET 6

MATCH LINE SHEET 7

LINE TABLE		LINE TABLE			
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	N 00°37'13" E	1.57'	L27	N 40°58'25" W	14.62'
L2	S 88°43'46" W	30.23'	L28	N 00°04'24" W	15.85'
L3	S 88°43'46" W	30.23'	L29	N 31°00'26" E	17.65'
L4	N 40°58'25" W	9.82'	L30	N 37°38'54" E	17.37'
L5	N 07°48'28" E	21.03'	L31	N 20°29'46" E	11.72'
L6	N 00°54'46" E	7.78'	L32	N 00°50'16" W	13.85'
L7	N 78°07'17" W	31.32'	L33	N 88°59'43" E	17.35'
L8	N 22°22'34" E	21.08'	L34	N 88°59'43" E	17.35'
L9	N 30°47'48" E	22.17'	L35	N 07°02'03" W	24.47'
L10	N 54°35'45" E	15.48'	L36	N 82°19'16" W	8.16'
L11	N 48°01'08" W	12.80'	L37	N 47°54'27" W	24.67'
L12	N 10°32'46" W	7.27'	L38	N 67°07'57" W	13.82'
L13	N 14°38'48" W	16.78'	L39	N 00°54'46" E	48.32'
L14	N 34°12'14" W	8.33'	L40	N 00°37'13" E	28.58'
L15	N 07°24'28" E	5.88'	L41	N 74°17'42" W	14.89'
L16	N 24°38'00" E	21.42'	L42	N 03°18'15" W	15.00'
L17	N 88°43'46" E	38.62'	L43	N 72°40'16" E	40.85'

NOTE: SEE MATCH LINE SHEET 7 ON SHEET 1 FOR DIMENSIONS OF CONSERVATION WETLAND CONSERVATION AREAS.

LEGEND

- SET (FIRM) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT L&P/7013
- FOUND 4"x4" CONCRETE MONUMENT L&P/7013
- SET (FIRM) PERMANENT CONTROL POINT
- FOUND AS NOTED AND DATE: 11/11/2013
- (R) - RADIUS
- (L) - NON-ADJACENT LINE
- (C) - CENTERED CORNER RECORD
- G/A - OVERALL CONSERVATION AREA
- DP - DRAINAGE DISTRICT
- WCP - WETLAND CONSERVATION AREA STRIPBACK
- TLO - THE LINE ONLY

CIRCLE TABLE

CIRCLE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	30.00'	N 46°19'31" W	43.84'	48.16'	83°52'58"
C2	30.00'	N 67°07'57" W	38.43'	27.27'	52°16'37"
C3	30.00'	S 85°54'42" E	48.21'	47.48'	11°01'13"Ø
C4	75.00'	N 17°04'44" E	24.85'	24.78'	188°58'02"
C5	75.00'	N 57°14'16" E	35.53'	35.87'	272°42'02"
C6	75.00'	N 89°02'28" E	51.89'	51.82'	24°18'22"
C7	75.00'	N 89°02'28" E	29.24'	29.38'	182°22'54"
C8	75.00'	N 49°37'15" E	104.07'	117.26'	80°00'00"
C9	30.00'	N 45°37'15" E	70.71'	78.54'	80°00'00"
C10	25.00'	N 44°07'15" E	38.35'	38.27'	80°00'00"
C11	25.00'	N 44°24'47" W	30.38'	38.27'	80°00'00"
C12	25.00'	N 45°37'15" E	35.38'	38.27'	80°00'00"

PREPARED BY:

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**TRACT REGULATIONS:**

TRACT A - FLOOD PLAIN ATTENUATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

TRACT B - OPEN SPACE AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), SHADOWN EXPOSURE (PUBLIC), WETLAND CONSERVATION AREA (PRIVATE), OPEN SPACE AREA (PRIVATE)

TRACT C - WETLAND CONSERVATION AREA (PRIVATE), OPEN SPACE AREA (PRIVATE), AND UTILITY EXPOSURE (PUBLIC)

TRACT D - DEVELOPMENT AREA (PRIVATE), WETLAND CONSERVATION AREA (PRIVATE), AND OPEN SPACE AREA (PRIVATE)

