

SUBJECT: Laurel Bay Townhomes **PI#5907**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: October 10, 2023
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Laurel Bay Townhomes, located in Section 03, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$4,375.00, a Warranty Check in the amount of \$14,780.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$2,687.50 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

BACKGROUND:

On October 21, 2022, Permission to Construct Prior to Platting was issued for Laurel Bay Townhomes, after construction plan review was completed on September 12, 2022. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is Transcend Development Corporation and the engineer is Landmark Engineering & Surveying Corporation.

Laurel Bay Townhomes



Vicinity Map

NOT TO SCALE



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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Transcend Development Corporation, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Laurel Bay Townhomes, hereinafter referred to as the "Subdivision"; and

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

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

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of 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 type="checkbox"/> Sanitary Gravity Sewer Systems | <input checked="" type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges |
| <input type="checkbox"/> Reclaimed Water Mains/Services | <input type="checkbox"/> Sidewalks | |
| <input type="checkbox"/> Other: _____ | | |

hereafter referred to as the "County Improvements"; and

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

WHEREAS, the County 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 County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 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 the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements 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 County 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, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
A Warranty Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Cashier/Certified Checks, number 1818725, dated Aug. 16, 2023 and 1818723 dated Aug. 16, 2023 which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the County Improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two 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 the Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.

14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

Subdivider:

[Signature]
Witness Signature

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

Ali Hasbini
Name (typed, printed or stamped)

President
Title

3658 Erindale Drive, Valrico, Florida 33596
Address of Signer

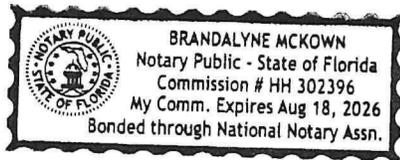
(813)-681-8419 Ext. 111
Phone Number of Signer

Janet Medeiros
Printed Name of Witness

[Signature]
Witness Signature

Cheryl D. Zihmer
Printed Name of Witness

NOTARY PUBLIC



CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

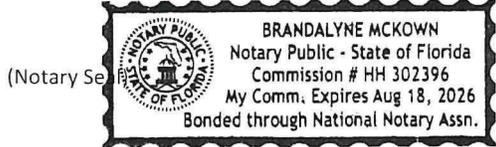
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
15th day of August, 2023, by Ali Hasbini as
(day) (month) (year) (name of person acknowledging)

President for Transcend Development Corporation
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification
n/a
Type of Identification Produced

Brandalyne McKown
(Signature of Notary Public - State of Florida)

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



HH 302396 08/18/2026
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal) _____ (Commission Number) _____ (Expiration Date)

CASHIER'S CHECK

DATE AUGUST 16, 2023

PAY TO THE ORDER OF B.O.C.C.

\$ 4,375.00

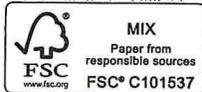
FOUR THOUSAND THREE HUNDRED SEVENTY FIVE AND 00 / 100***** DOLLARS

 Security feature included. Details on back.

TRANSCEND DEVELOPMENT CORP

REMITTER

PNC Bank, National Association



[Handwritten Signature]

OFFICIAL SIGNATURE

⑈ 1818723⑈ ⑆043000096⑆ 1026403363⑈

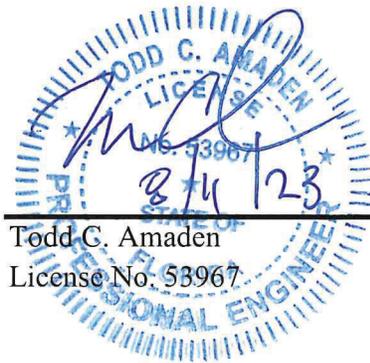
APPROVED BY THE COUNTY ATTORNEY

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

**LAUREL BAY TOWNHOMES
PERFORMANCE ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$3,500.00
TOTAL (SCHEDULES A - D)	\$3,500.00
125% PERFORMAMNCE BONDING	\$4,375.00



Todd C. Amaden
License No: 53967

**LAUREL BAY TOWNHOMES
PERFORMANCE ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTIT	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	Signage & Striping	\$3,500.00	\$3,500.00
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00

TOTAL STREET IMPROVEMENTS **\$3,500.00**



No. 1818725

CASHIER'S CHECK

DATE AUGUST 16, 2023

PAY TO THE ORDER OF R.O.C.C.

\$ 14,780.00

FOURTEEN THOUSAND SEVEN HUNDRED EIGHTY AND 00 / 100***** DOLLARS

Security feature included. Details on back.

TRANSCEND DEVELOPMENT CORP

REMITTER

PNC Bank, National Association



[Handwritten Signature]

OFFICIAL SIGNATURE

⑈ 1818725⑈ ⑆043000096⑆ 1026403363⑈

APPROVED BY THE COUNTY ATTORNEY

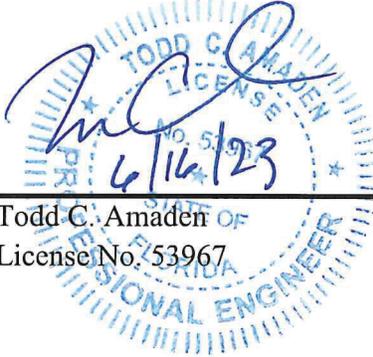
BY *[Handwritten Signature]*

Approved As To Form And Legal Sufficiency.

**LAUREL BAY TOWNHOMES
WARRANTY ESTIMATE**

SUMMARY

SCHEDULE A - STREET IMPROVEMENTS	\$27,720.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$22,900.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$36,080.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$61,100.00
TOTAL (SCHEDULES A - D)	\$147,800.00
10% WARRANTY BONDING	\$14,780.00



Todd C. Amaden
License No. 53967

**LAUREL BAY TOWNHOMES
WARRANTY ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	330	LF	5' Concrete Sidewalk	\$84.00	\$27,720.00
2					\$0.00
3					\$0.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00

TOTAL STREET IMPROVEMENTS **\$27,720.00**

**LAUREL BAY TOWNHOMES
WARRANTY ESTIMATE**

SCHEDULE B - STORM DRAINAGE SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	190	LF	18" RCP	\$60.00	\$11,400.00
2	3	EA	MES	\$1,500.00	\$4,500.00
3	2	EA	Type C DBI	\$3,500.00	\$7,000.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
11					\$0.00

TOTAL STORM DRAINAGE SYSTEM **\$22,900.00**

**LAUREL BAY TOWNHOMES
WARRANTY ESTIMATE**

SCHEDULE C - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	12" x 6" Tapping Sleeve & Vale	\$7,500.00	\$7,500.00
2	52	LF	6" Class 50 DIP Water Main	\$105.00	\$5,460.00
3	68	LF	24" Split-Type Steel Casing	\$340.00	\$23,120.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
11					\$0.00

TOTAL WATER DISTRIBUTION SYSTEM **\$36,080.00**

**LAUREL BAY TOWNHOMES
WARRANTY ESTIMATE**

SCHEDULE D - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	EA	4" Tee (Cut-in)	\$2,500.00	\$2,500.00
2	92	LF	4" PVC Force Main	\$50.00	\$4,600.00
3	75	LF	12" Steel Casing	\$720.00	\$54,000.00
4					\$0.00
5					\$0.00
6					\$0.00
7					\$0.00
8					\$0.00
9					\$0.00
10					\$0.00
					\$0.00

TOTAL SANITARY SEWER SYSTEM **\$61,100.00**

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

This Agreement made and entered into this ____ day of _____, 20____, by and between Transcend Development Corporation, hereinafter referred to as the “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the “County.”

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Laurel Bay Townhomes (hereafter referred to as the “Subdivision”); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within 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 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Escrow ageement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number 1818724, dated Aug. 16, 2023, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

Janet Medeiros
Witness Signature

Janet Medeiros
Printed Name of Witness

Cheryl D. Zihmer
Witness Signature

Cheryl D Zihmer
Printed Name of Witness

Subdivider:

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

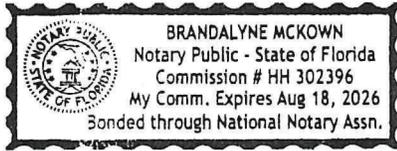
Ali Hasbini
Name (typed, printed or stamped)

President
Title

3658 Erindale Drive, Valrico, Florida 33596
Address of Signer

(813)-681-8419 Ext. 111
Phone Number of Signer

NOTARY PUBLIC



CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

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

Representative Acknowledgement

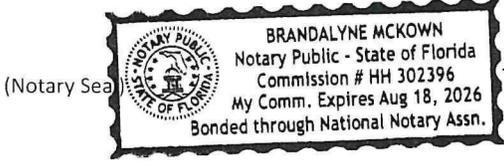
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
15th day of August, 2023, by Ali Hasbini as

President for Transcend Development Corporation
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification
n/a
Type of Identification Produced

Brandalyne McKown
(Signature of Notary Public - State of Florida)
Brandalyne McKown
(Print, Type, or Stamp Commissioned Name of Notary Public)



HH 302396 08/18/2026
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

Personally Known OR Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Commission Number) (Expiration Date)

(Notary Seal)

CASHIER'S CHECK

DATE AUGUST 16, 2023

PAY TO THE ORDER OF B.O.C.C.

\$ 2,687.50

TWO THOUSAND SIX HUNDRED EIGHTY SEVEN AND 50 / 100***** DOLLARS

 Security feature included. Details on back.

TRANSCEND DEVELOPMENT CORP

REMITTER

PNC Bank, National Association



[Handwritten Signature]

OFFICIAL SIGNATURE

⑈ 1818724 ⑆ ⑆ 043000096 ⑆ 1026403363 ⑆

APPROVED BY THE COUNTY ATTORNEY

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

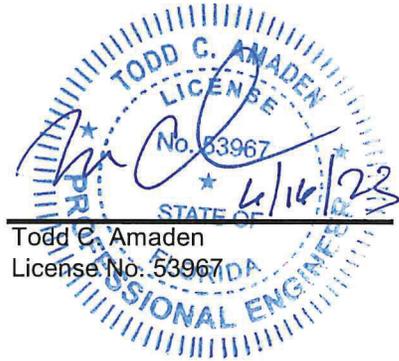
**LAUREL BAY TOWNHOMES
PERFORMANCE ESTIMATE - LOT CORNERS**

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	43	EA	LOT CORNERS	\$50.00	\$2,150.00

TOTAL LOT CORNERS **\$2,150.00**

125% PERFORMANCE BONDING **\$2,687.50**



Todd C. Amaden
License No. 53967

LAUREL BAY TOWNHOMES

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

The undersigned, as Owner of the lands plotted herein, does hereby dedicate this plot of Laurel Bay Townhomes for record. Further, the Owner does hereby dedicate to public use the "C" (Additional right-of-way), and all these easements designated on the plat as "Public". The undersigned further makes the following dedications and reservations:

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

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

The private fence and wall easement shown hereon is not dedicated to the public, but is private, and is hereby reserved by Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision.

The private drainage easement shown hereon is not dedicated to the public, but is private, and is hereby reserved by Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision.

The private road and private right of way shown hereon as Tract "D" (BLACKBROOK DRIVE & COLDPINE PLACE) is not dedicated to the public, but is private, and is hereby reserved by Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and other persons within the subdivision, and for ingress and egress within all phases and utility, both existing and future, of this development.

Owner hereby grants to Hillsborough County government, and all providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private road and right of way within Tract "D" (BLACKBROOK DRIVE & COLDPINE PLACE) as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, 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 private road and right of way within Tract "D" (BLACKBROOK DRIVE & COLDPINE PLACE) and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

The maintenance of the Private Pump Station reserved by the owner as part of Tract "B" will be the responsibility of the owner, its assigns and its successors in title.

DESCRIPTION:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 29 South, Range 20 East, less the right of way for County Road 579 on the West, all lying and being in Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northwest 1/4 of Section 3; thence S.00°09'58"E., 332.30 feet along the Westerly boundary line thereof to the Northwest corner of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3; thence N.89°54'42"E., 34.33 feet to the along the Northerly boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Easterly maintained right-of-way line of COUNTY ROAD 579, and the POINT OF BEGINNING; thence continue N.89°54'42"E., 629.49 feet along said Northerly boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Northeast corner thereof; thence S.00°03'56"E., 331.96 feet along the Easterly boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Southeast corner thereof; thence S.89°53'08"W., 638.16 feet along the Southerly boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to said Easterly maintained right-of-way line of COUNTY ROAD 579; thence along said Easterly maintained right-of-way line the following (3) three course: N.00°00'19"E., 137.35 feet; thence N.03°18'52"E., 150.46 feet; thence N.00°32'54"W., 44.50 feet to the POINT OF BEGINNING.

Containing 4.84 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHEWEN _____ DATE _____

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHARTER COMPLIANCE. THE CONFORMING DATA HAS NOT BEEN VERIFIED.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE # _____

SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

CLERK OF CIRCUIT COURT _____ BY _____ DEPUTY CLERK _____

THIS _____ DAY OF _____ 20____ THE _____

CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED. THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE PLAT COMPLIES WITH ALL THAT PERTAINING TO THE RECORDATION OF THE PLAT AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, AND THAT PERMANENT REFERENCE MONUMENTS (RPMs) WERE SET FOR THE CORNERS AND THAT PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS WILL BE SET FOR PERMANENTS OF TOWNHIP SURVEY OR IN ACCORDANCE WITH CONDITIONS OF BOUNDING.

SCOTT R. FOWLER, L.S. 5185
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
6515 PALM BEACH ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 1913



6515 Palm Beach Road | Tampa, Florida 33619
(813) 661-1741 | (813) 661-1822 (fax)
www.liec.com | L.B. # 2819

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEFINITION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE SUPERSEDED IN ANY MANNER BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

OWNER:

Transcend Development Corporation, a Florida Corporation

BY _____

WITNESS _____

WITNESS _____

ACKNOWLEDGEMENT:
STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON _____ APPEARED BEFORE ME BY MEANS OF _____
[] VALUE NOTATION, AN OTHER PLAT AUTHORIZED TO TAKE
ACKNOWLEDGEMENTS IN THE STATE AND COUNTY APPEARS, BY MEANS OF PHYSICAL PRESENCE,
OF TRANSCEND DEVELOPMENT CORPORATION,
WHO IS [] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON RECEIVED IN AND WHO EXECUTED
THE FOREGOING DECLARATION AND HEREBY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND
DEED FOR THE LOSS AND ADDRESS THROUGH DEPRESSION, AND DID NOT TAKE ANY OATH.

NOTARY PUBLIC:

NAME _____ (S&J)

SOLE _____

TITLE OR RANK _____

SIGNATURE, F.A.M. _____

MY COMMISSION EXPIRES _____



LAUREL BAY TOWNHOMES

A SUBDIVISION OF A PORTION OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

DEDICATION:

The undersigned further makes the following dedications and reservations:
The undersigned, as Owner of the lands platted herein does hereby dedicate this plot of Laurel Bay Townhomes for record. Further, the Owner does hereby dedicate to public use Tract "C" (Additional right-of-way), and all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "A", "B", and "D" is hereby reserved by the Owner for convenience to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot Owners within the subdivision. Said Tracts are not dedicated to the public and will be privately maintained.
Said Tracts "A", "B", and "D" are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements if any reserved by Owner will be the responsibility of the Owner, its assigns and its Successors in title.
The private fence and wall easement shown hereon is not dedicated to the public, but is private, and is hereby reserved by Owner for convenience to a Homeowners' Association or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot Owners within the subdivision.

The private road and private right of way shown hereon as Tract "D" (BLACKBROOK DRIVE & COLDPINE PLACE) is not dedicated to the public, but is private and is hereby reserved by Owner for convenience to a Homeowners' Association, or other custodial and maintenance entity subsequent to the recording of this plat for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development.

Owner hereby grants to Hillsborough County government and all providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a COLDPINE PLACE) as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, 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 private road and right of way within Tract "D" (BLACKBROOK DRIVE & COLDPINE PLACE) and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

The maintenance of the Private Pump Station reserved by the owner as part of Tract "B" will be the responsibility of the owner, its assigns and its successors in title.

OWNER:
TRANSCEND DEVELOPMENT CORPORATION

ALL MANSION / RESIDENT

WITNESS _____

PRINT

WITNESS _____

PRINT

ACKNOWLEDGEMENT:

STATE OF _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT ON _____ APPROVED BEFORE ME BY MANSION OF _____ AND S. [] / S. [] / S. [] PERSONALLY KNOWN TO ME TO BE THE PERSON ASSIGNED IN AND WHO EXECUTED THE FOREGOING DEED AND SPECIALLY AUTHORIZED, AND DID NOT TAKE AN OATH.

NOTARY PUBLIC

STATE OF _____ (S&J)

TITLE OF PLAT: _____

SCROLL NUMBER, F. N. M.: _____

BY COMMISSION EXPIRES: _____

DESCRIPTION:

The South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 29 South, Range 20 East, less the right of way for County Road 579 on the West, all lying and being in Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Northwest 1/4 of Section 3; thence S.00°09'58"E., 332.30 feet along the Western boundary line thereof to the Northwest corner of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3; thence N.89°54'42"E., 34.33 feet to the along the Northern boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Easterly maintained right-of-way line of COUNTY ROAD 579, and the POINT OF BEGINNING; thence continue N.89°54'42"E., 629.49 feet along said Northern boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Northeast corner thereof; thence S.00°03'56"E., 331.96 feet along the Easterly boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Southeast corner thereof; thence S.89°53'08"W., 638.16 feet along the Southern boundary line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 3 to the Easterly maintained right-of-way line of COUNTY ROAD 579; thence along said Easterly maintained right-of-way line the following (3) three courses: N.00°00'19"E., 137.55 feet; thence N.03°18'52"E., 150.46 feet; thence N.00°32'54"W., 44.50 feet to the POINT OF BEGINNING.

Containing 4.84 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:
THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN _____

DATE _____

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.281 FOR CIVILIAN COMPLIANCE. THE REVIEWED BY _____ FLORIDA PROFESSIONAL SURVEYOR AND LICENSE # _____ SURETY SECTION, GEOGRAPHIC & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA: _____
I HEREBY CERTIFY THAT THE FOREGOING PLAT IS CORRECTLY FILED FOR RECORDATION IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ CLERK OF CIRCUIT COURT
THIS _____ DAY OF _____ 20____ AT _____ FLORIDA
CLERK FILE NUMBER _____

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THE PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND AND THE BOUNDARIES THEREOF AS SHOWN ON THE PLAT AND AS SHOWN ON THE RECORDS OF CHAPTER 177 PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE _____ DAY OF _____ 20____ AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BOUNDARY.

SCOTT R. FOWLER, L.S. 5148
FLORIDA REGISTERED SURVEYOR
LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CENTROCHE OF ALPHABETIZATION, INC. ID 3913



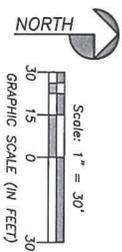
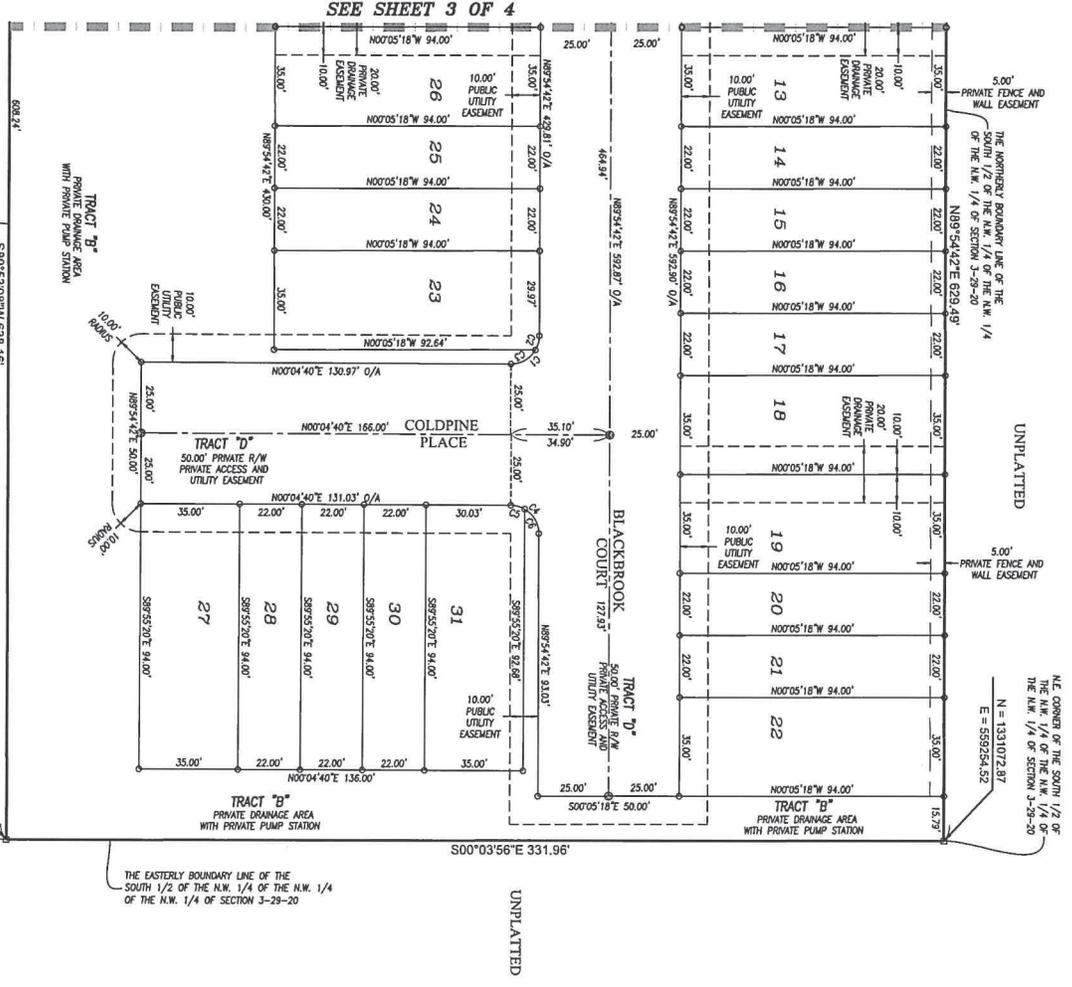
8515 Palm River Road Tampa, Florida 33619
(813) 621-7941 (813) 664-1832 (fax)
www.lmesc.com L.B. # 9913

NOTICE: THIS PLAT, AS RECORDED IN ITS CIVILIAN FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERSEDED IN ANY MANNER BY ANY OTHER CIVILIAN OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LAUREL BAY TOWNHOMES

A SUBDIVISION OF SECTION 3, TOWNSHIP 29 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

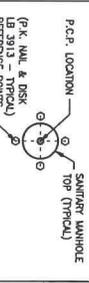


- LEGEND**
- ROUND 4" x 4" CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
 - SET 4" x 4" CONCRETE MONUMENT
 - SET 1" x 1" x 1" NAIL & DISK
 - SET 1" x 1" x 1" NAIL & DISK
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT
 - POINT OF COMMENCEMENT AND POINT OF BEGINNING ON CURVE
 - MAIN LINE
 - - - - - EASEMENT
 - - - - - DRAINAGE EASEMENT
- SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

CHIRE TABLE

Curve #	Radius	Delta	Length	Chord	Chord Bearing
C1	10.00'	90°09'58"	15.74'	14.61'	N45°00'19"W
C2	10.00'	30°11'20"	5.27'	5.21'	N74°59'48"W
C3	10.00'	59°58'38"	10.47'	10.00'	N29°54'39"W
C4	10.00'	89°50'02"	15.68'	14.12'	S44°59'41"W
C5	10.00'	29°48'31"	5.20'	5.14'	S14°58'55"W
C6	10.00'	60°01'32"	10.46'	10.00'	S59°53'57"W

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. IS NOT KNOWN, THE STRIKE OF THE SANITARY MAIN SHALL BE SET, AND THE LOCATION OF THE P.C.P. SHALL BE ESTABLISHED BY FOUR (4) REFERENCE POINTS. THE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. LOCATION
(P.K. NAIL & DISK)
LB 3913 - TYPICAL
REFERENCE POINTS
P.C.P. REFERENCE DIAGRAM
NOT TO SCALE

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 621-7641 | (813) 664-1822 (fax)
www.landmark.com | LB # 3913



Certificate of School Concurrency Revised

Project Name	Laurel Bay Townhomes
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	5907
HCPS Project Number	841
Parcel ID Number(s)	064288.0000
Project Location	Mango Rd & Old Hillsborough Ave
Dwelling Units & Type	SFA: 43
Applicant	Transcend Development Corp

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	5	3	4	12

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

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

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

Date 3/22/2022