

SUBJECT: Oak Haven Manors Phase 2
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 11, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

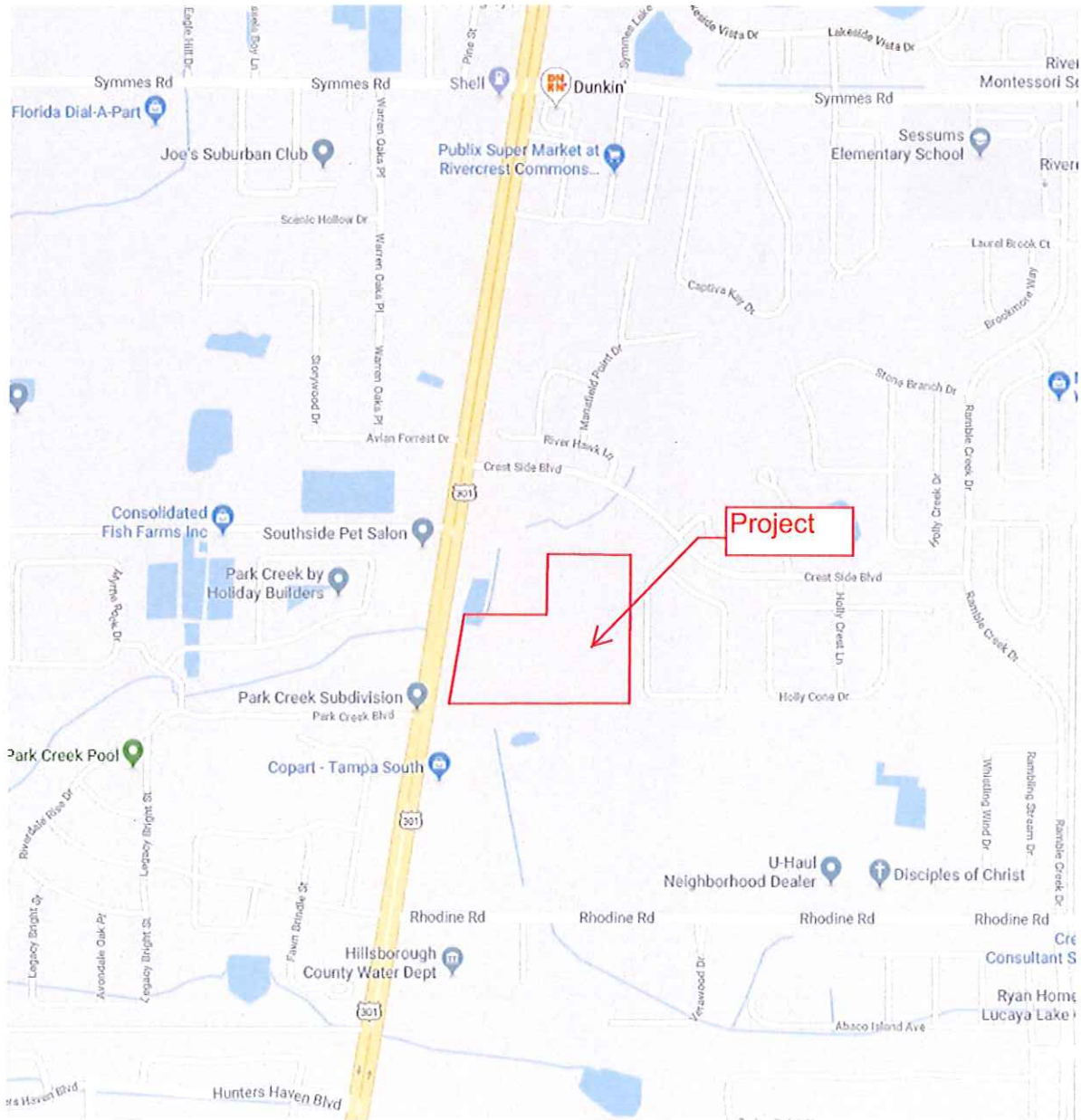
Accept the plat for recording for Oak Haven Manors Phase 2, located in Section 32, Township 20, and Range 20. Accept a Performance Bond in the amount of \$278,885.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$5,375.00, and authorize the Chairman to execute the Subdivider's Agreement for Performance – Placement of Lot Corners.

BACKGROUND:

On October 24, 2019, Permission to Construct Prior to Platting was issued for Oak Haven Manors Phase 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Dune FL Land I Sub, LLC and the engineer is LevelUp Consulting, LLC.



Location Map



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

This Agreement is made and entered into this ____ day of _____, 20____, by and between Dune FL Land I Sub, LLC, 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 Oak Haven Manors Phase 2; 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 the improvements required by the LDC will be installed; and

WHEREAS, the improvements required by the LDC in the subdivision known as Oak Haven Manors Phase 2 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 as required by the County; and

WHEREAS, the Subdivider agrees to build and construct the improvements 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 type="checkbox"/> Reclaimed Water Mains/Services	<input checked="" type="checkbox"/> Sidewalks	<input type="checkbox"/> Other:

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 Oak Haven Manors Phase 2 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, any roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in 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, 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. Performance Bond (No. 6213003597), dated March 26, 2021 with Dune FL Land I Sub, LLC as Principal, and United States 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.
4. Copies of said letter of credit, performance bond, escrow agreement, or cashier/certified check are attached hereto and by reference made a part hereof.
5. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the 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.
6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as 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.

7. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Oak Haven Manors Phase 2 at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
8. 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.
9. 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 7th day of April, 2021.

ATTEST:

[Signature]
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Janrod Fenora
Printed Name of Witness

[Signature]
Witness' Signature

Aimee Walker Hodge
Printed Name of Witness

SUBDIVIDER:

By: [Signature]
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)

Manager
Title

2502 N. Rocky Point Drive, Suite 1050
Address of Signer

813-288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 7th day of April, 2021, by John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is personally known to me or has produced _____ as identification.

My Commission Expires: 5/31/21
My Commission Number: GG110330

[Signature]
NOTARY PUBLIC
Karessa Boyd
Print Name



BOARD OF COUNTY COMMISSIONERS

ATTEST:
HILLSBOROUGH COUNTY
CINDY STUART, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY
[Signature]
BY _____
Approved As To Form And Legal Sufficiency.

Bond No. 6213003597

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Dune FL Land I Sub, LLC called the Principal, and United States 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 Two Hundred Seventy-Eight Thousand Eight Hundred Eighty-Five and 00/100 (\$278,885.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which

Bond No. 6213003597

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 Oak Haven Manors Phase 2 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) 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 June 11, 2022

Bond No. 6213003597

SIGNED, SEALED AND DATED this 26th day of March, 2021.

ATTEST:

Dune FL Land I Sub, LLC

[Signature]
Jennifer Barrs

BY: [Signature] Manager
PRINCIPAL (SEAL)

United States Fire Insurance Company
SURETY (SEAL)

ATTEST:

[Signature]
Alexis Apostolidis, Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
Jacqueline Rose Susco

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 29th day of March, 2021,
by John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is
personally known to me or has produced _____ as identification.

[Signature]

NOTARY PUBLIC

My Commission Expires: 5/31/21
My Commission Number: 66110330

Karessa Boyd
Print Name



Karessa Boyd
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110330
Expires 5/31/2021

APPROVED BY THE COUNTY ATTORNEY

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

NOTARY ACKNOWLEDGMENT OF SURETY:

State of Connecticut

County of Hartford ss.

On this the 26th day of March, 2021, before me, Timothy S. Huffman, the undersigned officer, personally appeared Jacqueline Rose Susco, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



Signature of Notary Public

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary

TIMOTHY S. HUFFMAN
NOTARY PUBLIC - CT 183092
My Commission Expires Feb. 28, 2026



**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor, Michelle Anne McMahon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Kowner, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED.**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of March, 2016.

UNITED STATES FIRE INSURANCE COMPANY



Anthony R. Slimowicz, President

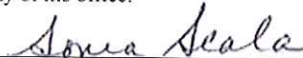


State of New Jersey }
County of Morris }

On this 10th day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024 No. 2163686

Sonia Scala



(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 26th day of March 20 21

UNITED STATES FIRE INSURANCE COMPANY



Peter M. Quinn, Senior Vice President



Oak Haven Manors Phase 2

Performance Bond Calculation


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

SUMMARY

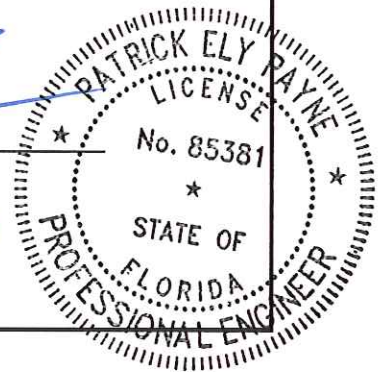
Paving	\$91,421.50
Water	\$63,884.60
Wastewater	\$43,167.10
Drainage	\$24,634.80
Total	\$223,108.00

Performance Bond Amount (125% of total)

\$278,885.00


Patrick Ely Payne, P.E.
Florida License # 85381

3-17-21



ROADWAYS AND PAVEMENT

	Item	Quantity	Unit	Unit Price	Total
	Phase 2				
1	1.75" Type SP-12.5 Asphalt (1 Lift)	2,097	SY	\$ 10.80	\$ 22,647.60
2	6" Crushed Concrete Base	2,097	SY	\$ 12.85	\$ 26,946.45
3	12" Stabilized Subgrade LBR 40	2,097	SY	\$ 4.85	\$ 10,170.45
4	Final Dress	1	LS	\$ 2,500.00	\$ 2,500.00
5	Ribbon Curb	1,805	LF	\$ 9.70	\$ 17,508.50
6	Concrete Sidewalk	1,320	SF	\$ 5.70	\$ 7,524.00
7	ADA Handicap Ramps	2	EA	\$ 580.75	\$ 1,161.50
8	Truncated Dome Mats	20	SF	\$ 34.50	\$ 690.00
9	2' BOC Bahia Sod	402	SY	\$ 2.25	\$ 904.50
10	Signage and Striping	1	LS	\$ 1,368.50	\$ 1,368.50
			Total	\$	91,421.50

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Phase 2				
1 6" PVC SDR 18	976	LF	\$ 17.10	\$ 16,689.60
2 Pressure Test Water System	1	LS	\$ 1,000.00	\$ 1,000.00
3 6" Gate Valve and Box	5	EA	\$ 1,110.00	\$ 5,550.00
4 6" x 6" MJ Tee	1	EA	\$ 325.00	\$ 325.00
5 Chlorinate Water System	1	LS	\$ 1,000.00	\$ 1,000.00
6 6" -22½° MJ Bend	4	EA	\$ 195.00	\$ 780.00
7 6" Solid Sleeve	2	EA	\$ 195.00	\$ 390.00
8 Restrained Joints	1	LS	\$ 925.00	\$ 925.00
9 2" Temporary Blow-off Assembly	1	EA	\$ 370.00	\$ 370.00
10 6" Blow-off Assembly	1	EA	\$ 575.00	\$ 575.00
11 Fire Hydrant Assembly	1	EA	\$ 4,190.00	\$ 4,190.00
12 Remove TBO and Connect to End of Existing 6" WM	2	EA	\$ 1,000.00	\$ 2,000.00
13 Chlorine Injection Point	1	EA	\$ 250.00	\$ 250.00
13 Single Service Connection (Short)	40	EA	\$ 410.00	\$ 16,400.00
14 Single Service Connection (Long)	24	EA	\$ 560.00	\$ 13,440.00
15 2" Temporary Jumper	1	EA	\$ 12,500.00	IF REQ
			Total	\$ 63,884.60

SANITARY SEWERAGE

	Item	Quantity	Unit	Unit Price	Total
	Phase 2				
1	8" PVC SDR 26 (0'-6')	519	LF	\$ 20.90	\$ 10,847.10
2	Manhole (0'-6')	3	EA	\$ 3,375.00	\$ 10,125.00
3	Single Service Connection	5	EA	\$ 695.00	\$ 3,475.00
4	Double Service Connection	13	EA	\$ 940.00	\$ 12,220.00
5	Remove Plug & Connect to Existing MH S-4 & S-9 0-6' Cut	2	EA	\$ 2,000.00	\$ 4,000.00
6	Adjust Existing MH to Grade (Brick Work Only)	2	LF	\$ 250.00	\$ 500.00
7	Infiltration/Exfiltration Testing	1	LS	\$ 1,000.00	\$ 1,000.00
8	Televise Sanitary Sewer System	1	EA	\$ 1,000.00	\$ 1,000.00
			Total	\$	43,167.10

STORM DRAINAGE

	Item	Quantity	Unit	Unit Price	Total
	Phase 2				
1	12" HDPE	250	LF S	25.80 S	6,450.00
2	24" RCP CL III	124	LF S	55.20 S	6,844.80
3	12" HDPE Miter End Section	1	EA S	1,440.00 S	1,440.00
4	Type C Inlet	1	EA S	3,080.00 S	3,080.00
5	Cleanout Assembly	2	EA S	510.00 S	1,020.00
6	Connect to Existing D - Inlet (D-2)	1	EA S	1,500.00 S	1,500.00
7	Coffeur Dam./Connect to Existing Pond B	1	EA S	1,500.00 S	1,500.00
8	Bahia Sod Restoration	1	LS S	500.00 S	500.00
9	Turbidity Barrier	100	LF S	15.50 S	1,550.00
10	Televise Drainage System	1	LS S	750.00 S	750.00
11	Roof Drain Leads	AS REQ	EA S	940.00 S	#VALUE!
			Total	S	24,634.80

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

This Agreement made and entered into this ____ day of _____, 2021 by and between Dune FL Land I Sub, LLC, 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 Oak Haven Manors Phase 2; 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 Oak Haven Manors Phase 2 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 Oak Haven Manors Phase 2 subdivision within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance check rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____, _____ by order of _____, or
 - b. A Performance Bond (No. 6213003903), dated March 26, 2021, with Dune FL Land I Sub, LLC as Principal, and United States Fire Insurance Company (Bond No. 6213003903) as Surety, or
 - c. Escrow Agreement, dated N/A _____, between _____ and the County, or
 - d. Cashier/Certified Check, number N/A _____, dated _____, which shall be deposited by the County into an escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Oak Haven Manors Phase 2 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 29th day of March, 2021.

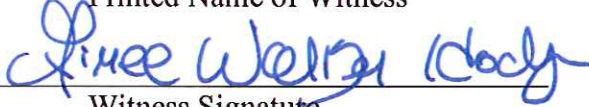
ATTEST:



Witness Signature

Jennifer Barrs

Printed Name of Witness



Witness Signature

Aimee Walker Hodge

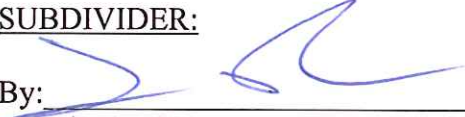
Printed Name of Witness

CORPORATE SEAL
(When Appropriate)

ATTEST: PAT FRANK
CLERK OF CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

By: 

Authorized Corporate Officer
or Individual (Sign before a
Notary Public)

John Ryan

Printed Name of Signer

Manager

Title of Signer

2502 N. Rocky Point Drive, Suite 105

Address of Signer


(813)-288-8078

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chairman

Subdivider Agreement for Performance - Placement of Lot Corners.doc

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29th day of March, 2021, by John Ryan and N/A respectively President and Manager of Dune FL Land I Sub, LLC, a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)

Print: Karessa Boyd

Title or Rank: N/A

Serial Number, if any: GG110330

My Commission Expires: 5/31/21



Karessa Boyd
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110330
Expires 5/31/2021

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: _____

Bond No. 6213003903

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Dune FL Land I Sub, LLC called the Principal, and United States 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 Five Thousand Three Hundred and Seventy-Five and 00/100 (\$5,375.00) 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 Oak Haven Manors Phase 2 are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

Bond No. 6213003903

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 Oak Haven Manors Phase 2 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 twelve (12) 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 June 11, 2022.

Bond No. 6213003903

SIGNED, SEALED AND DATED this 26th day of March, 2021.

Dune FL Land I Sub, LLC

ATTEST:

[Signature]
Jennifer Barrs

BY:

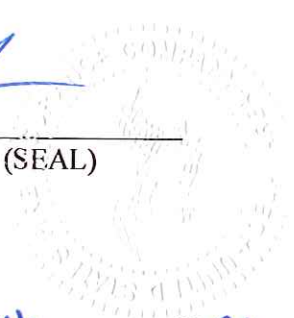
[Signature] Manager
PRINCIPAL (SEAL)

United States Fire Insurance Company
SURETY (SEAL)

ATTEST:

[Signature]
Alexis Apostolidis, Witness

[Signature]
ATTORNEY-IN-FACT (SEAL)
Jacqueline Rose Susco




STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 29th day of March, 2021,
by John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is
personally known to me or has produced _____ as identification.

[Signature]
NOTARY PUBLIC

My Commission Expires: 5/31/21
My Commission Number: GG110330

Karesa Boyd
Print Name

 Karesa Boyd
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110330
Expires 5/31/2021

APPROVED BY THE COUNTY ATTORNEY
[Signature]
BY _____
Approved As To Form And Legal
Sufficiency.

NOTARY ACKNOWLEDGMENT OF SURETY:

State of Connecticut

County of Hartford ss.

On this the 26th day of March, 2021, before me, Timothy S. Huffman, the undersigned officer, personally appeared Jacqueline Rose Susco, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



Signature of Notary Public

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary



TIMOTHY S. HUFFMAN
NOTARY PUBLIC - CT 183092
My Commission Expires Feb. 28, 2026

**POWER OF ATTORNEY
UNITED STATES FIRE INSURANCE COMPANY
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY**

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perondine, Bethany Stevenson, Donna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa J. Stanton, Nicholas Turecamo, Kathryn Pryor, Michelle Anne McMahon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Kowner, Brendan William Fletcher, Cassandra Bacz, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: **UNLIMITED.**

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV, Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

- (a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;
- (b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III, Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10th day of March, 2016.

UNITED STATES FIRE INSURANCE COMPANY



A.R.S.

Anthony R. Slimowicz, President

State of New Jersey }
County of Morris }

On this 10th day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

**SONIA SCALA
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES 3/25/2024 No. 2163686**

Sonia Scala

Sonia Scala

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 26th day of March 2021

UNITED STATES FIRE INSURANCE COMPANY



Peter M. Quinn

Peter M. Quinn, Senior Vice President

Oak Haven Manors Phase 2

Performance Bond Calculation

Construction costs for setting Lot Corners

SUMMARY

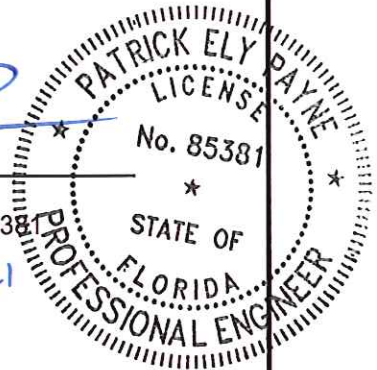
Lot Corners	\$4,300.00
Total	\$4,300.00

Performance Bond Amount (125% of total)

\$5,375.00

EP
Ely Payne, P.E.
Florida License # 85381

3-17-21



Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$4,300.00	\$4,300.00
			TOTAL =	\$4,300.00

OAK HAVEN MANORS PHASE 2

BEING A REPLAT OF PARCEL F (DEVELOPMENT AREA), OAK HAVEN MANORS PHASE 1, AS RECORDED IN PLAT BOOK 139, PAGES 115 - 121, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

PARCEL F (DEVELOPMENT AREA), OAK HAVEN MANORS PHASE 1, according to the plat thereof, as recorded in Plat Book 139, Pages 115 through 121, inclusive, of the Public Records of Hillsborough County, Florida, lying in the Northeast 1/4 of the Southwest 1/4 of Section 32, Township 30 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the Northeast corner of said PARCEL F (DEVELOPMENT AREA), run thence along the Northerly, Easterly, Westerly and Southerly boundary thereof, in respective order, the following bearings and distances: (1) S. 00°44'00"W, a distance of 539.41 feet; (2) N. 89°15'54"W, a distance of 174.33 feet; (3) N. 00°44'00"E, a distance of 33.50 feet; (4) N. 89°15'54"W, a distance of 134.33 feet; (5) N. 00°44'00"E, a distance of 177.50 feet; (6) N. 89°15'54"W, a distance of 114.33 feet; (7) N. 00°44'00"E, a distance of 33.48 feet; (8) N. 89°15'54"W, a distance of 148.82 feet; (9) N. 00°00'00"W, a distance of 328.37 feet; (10) S. 89°59'50"E, a distance of 516.07 feet to the POINT OF BEGINNING.

Containing 5.128 acres, more or less.

NOTICE:

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

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

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

BY _____, Clerk of Circuit Court
BY _____, Deputy Clerk
This _____ day of _____, 2021. TIME

CLERK FILE NUMBER _____

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman _____ Date _____

PLAT APPROVAL:

This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter Conformity. The geometric data has not been verified.

Reviewed By: _____, Florida Professional Surveyor and Mapper, License # _____
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

SURVEYOR'S CERTIFICATION

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 this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; that permanent reference monuments (PRMs) were set on the 27th day of January, 2021, at shown hereon; and that permanent control points (PCPs) and total corners have been set or will be set, per requirements of Florida Statute or in accordance with conditions of bonding.

By: _____
David A. Williams, (License No. L56423)
Florida Professional Surveyor and Mapper
213 Hobbs Street, Surveying, Inc., FL 33619
Licensed Business Number LB 7728

DEDICATION:

The undersigned, as Owner of the lands platted herein, does hereby dedicate this plat of OAK HAVEN MANORS PHASE 2, for record. Further, the Owner does hereby dedicate to public use all roads, trails, rights of way, and easements designated on the plat as "public". The undesignated further makes the following dedications and reservations:

Fee interest in TRACT A (Private Right of Way), as shown hereon, 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. Said tract is not dedicated to the public and will be privately maintained.

Fee interest in TRACTS C-1 (Common Area) and C-2 (Common Area), as shown hereon, are 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. Said tracts are not dedicated to the public and will be privately maintained.

Fee interest in TRACT D (Drainage Area), as shown hereon, 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. Said tract is not dedicated to the public and will be privately maintained.

TRACTS A, C-1, C-2, D, and ALL Private Easements, are subject to any and all easements, Right of Way and Tracts dedicated to public use.

The Private Drainage Easements are hereby reserved by the Owner for conveyance to a Homeowners' Association, or other custodial and maintenance entity subsequent to the plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

The private roads and private rights of way shown hereon as TRACT "A", are not dedicated to the public, but are private, and are 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, 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 OAK HAVEN MANORS PHASE 2.

Owner hereby grants to Hillsborough County government and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, and other essential public utility and non-emergency services, a non-exclusive access easement over and across the private roads and private rights of way within TRACT "A", as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to providers of telephone, electric, cable television and cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and private rights of way within TRACT "A", and the areas designated hereon as public utility easements, for ingress and egress and for the construction, installation, and maintenance of facilities and related purposes, for the benefit of the lot owners herein.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner, its assigns and its successors in title.

OWNER - DUNE FL LAND SUB LLC, a Delaware Limited Liability Company

_____, Manager

_____, Witness

_____, Witness

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough
Sworn to and subscribed before me, by means of physical presence, this _____ day of _____, 2021 by _____, Manager
of DUNE FL LAND SUB LLC, a Delaware Limited Liability Company, who is personally known to me or produced _____ as identification.

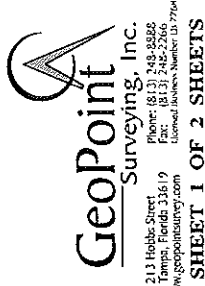
Notary Public, State of Florida at Largo

My Commission Expires: _____

(Printed Name of Notary) _____ Commission Number: _____

NOTES:

- 1) Nothing and Existing easements (dedicated in fee) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT), for the West Zone of Florida, as established from National Geodetic Survey (NGS) Horizontal Control Monument Designated "Osprey" (PID A02750).
- 2) The land described herein is subject to and benefits from the following: The plat of OAK HAVEN MANORS PHASE 1, recorded in Plat Book 139, Pages 115-121; Development Agreement recorded in Book 18552, page 823; Notice of Environmental Resource Permit recorded in Book 24103, page 547; Notice of Environmental Resource Permit recorded in Instrument No. 202007045; Notice of Assessments recorded in Instrument No. 202004046; all of the Public Records of Hillsborough County, Florida.
- 3) Subdivision plats by no means represent a determination as to whether properties will or will not flood. Land within the subdivision may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
- 4) Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
- 5) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of public-utility services, provided, however, that such easements do not include, telephone poles, or other public utility.
- 6) All lines that intersect a curve that are not labeled Radial (R) are Non-Radial.
- 7) The Private Subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

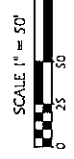


OAK HAVEN MANORS PHASE 2

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RIVERCREST PHASE 1A

(PLAT BOOK 90, PAGES 99-1 THROUGH 99-17)



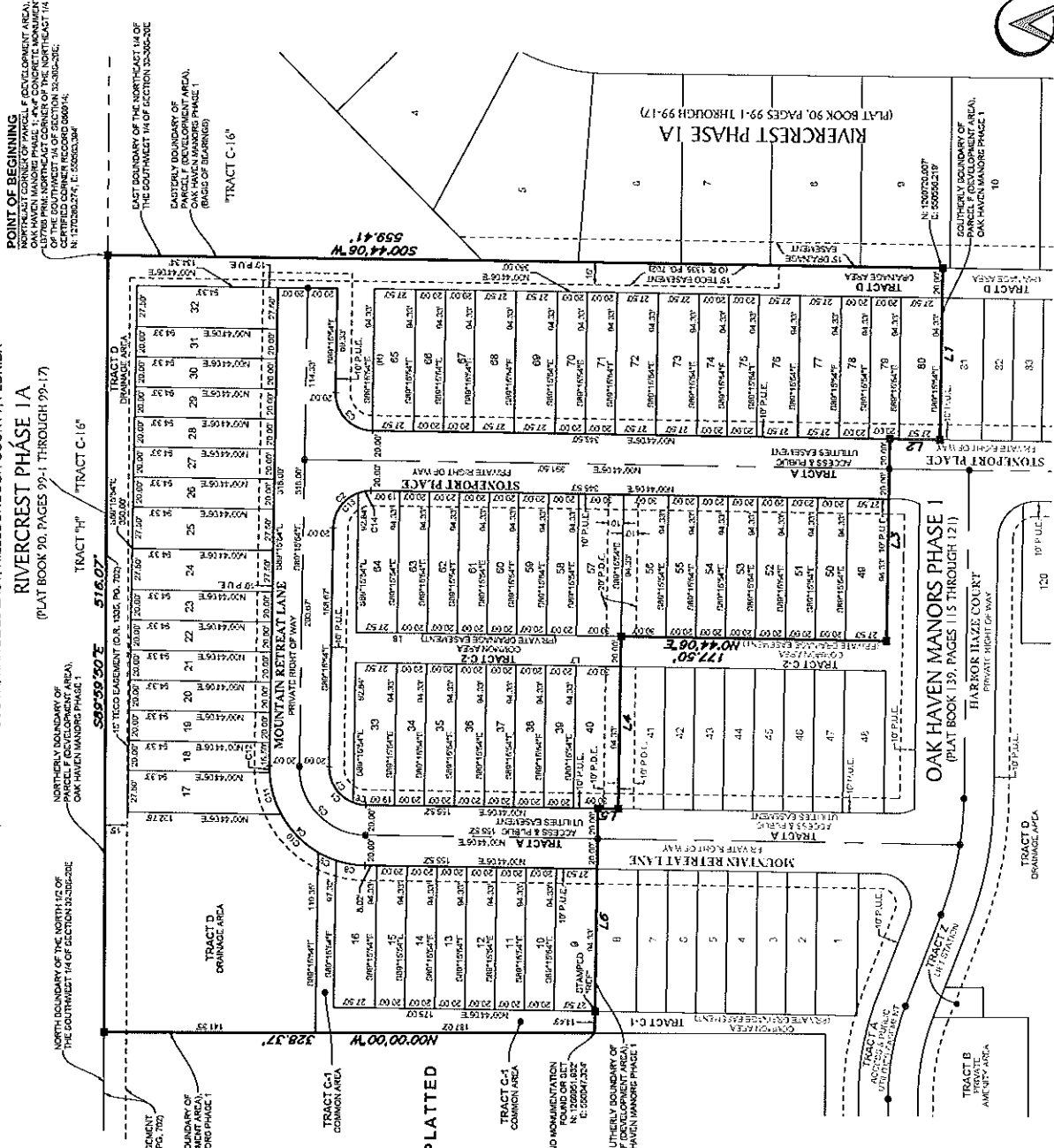
BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83) WITH ADJUSTMENT FOR THE WEST ZONE OF FLORIDA.

NO.	BEARING	LENGTH
L1	N89°15'54"W	114.37'
L2	N07°44'00"E	33.82'
L3	N89°15'54"W	104.33'
L4	N89°15'54"W	114.37'
L5	N00°44'00"E	13.48'
L6	N89°15'54"W	148.92'

NO.	RADIUS	C/A	ARC	CHORD	C/B
C1	25.00'	00°00'00"	30.27'	24.0°40'00"W	35.31'
C2	25.00'	00°00'00"	30.27'	35.31'	35.31'
C3	25.00'	00°00'00"	30.27'	35.31'	35.31'
C4	65.00'	00°00'00"	102.10'	61.00'	145°40'00"E
C5	65.00'	00°00'00"	70.00'	63.64'	145°40'00"W
C6	25.00'	00°00'00"	30.27'	8.00'	151°00'00"W
C7	25.00'	00°00'00"	30.27'	35.31'	35.31'
C8	65.00'	17°20'15"	16.78'	10.71'	092°17'14"W
C9	65.00'	11°31'40"	13.05'	13.05'	020°50'10"W
C10	65.00'	31°32'31"	20.78'	36.33'	54°02'18"W
C11	65.18'	20°31'56"	20.98'	20.97'	086°46'17"W
C12	65.00'	30°07'32"	30.00'	4.46'	184°12'37"W
C13	25.00'	10°00'00"	6.00'	6.00'	100°14'15"W
C14	25.00'	10°00'00"	6.00'	6.00'	100°14'15"W

- LEGEND:**
- INDICATES (P.S.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LAB 7/98, UNLESS OTHERWISE NOTED
 - ⊙ INDICATES (P.C.P.) PERMANENT CONTROL POINT.
 - PAGE
 - PC ----- NON-RADIAL LINE
 - NR ----- CENTRAL ANGLE
 - CA ----- OFFICIAL RECORDS BOOK
 - OR ----- OFFICIAL RECORDS BOOK
 - P.D.E. ----- PUBLIC DRAINAGE EASEMENT
 - P.I.L.E. ----- PUBLIC UTILITY EASEMENT



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER LIMIT LINES AND DIMENSIONS OF A PARALLEL OFFSET SHALL BE INDICATED BY A DIMENSION LINE WITH AN ARROW. DIMENSIONS INDICATED TO THE NEAREST FOOT (I.E. 3.9 UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST INCH UNLESS OTHERWISE NOTED.

GeoPoint Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurveying.com
 Licensure Number: 13794