

SUBJECT: Knoll Pine **PI#6951**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: October 7, 2025
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

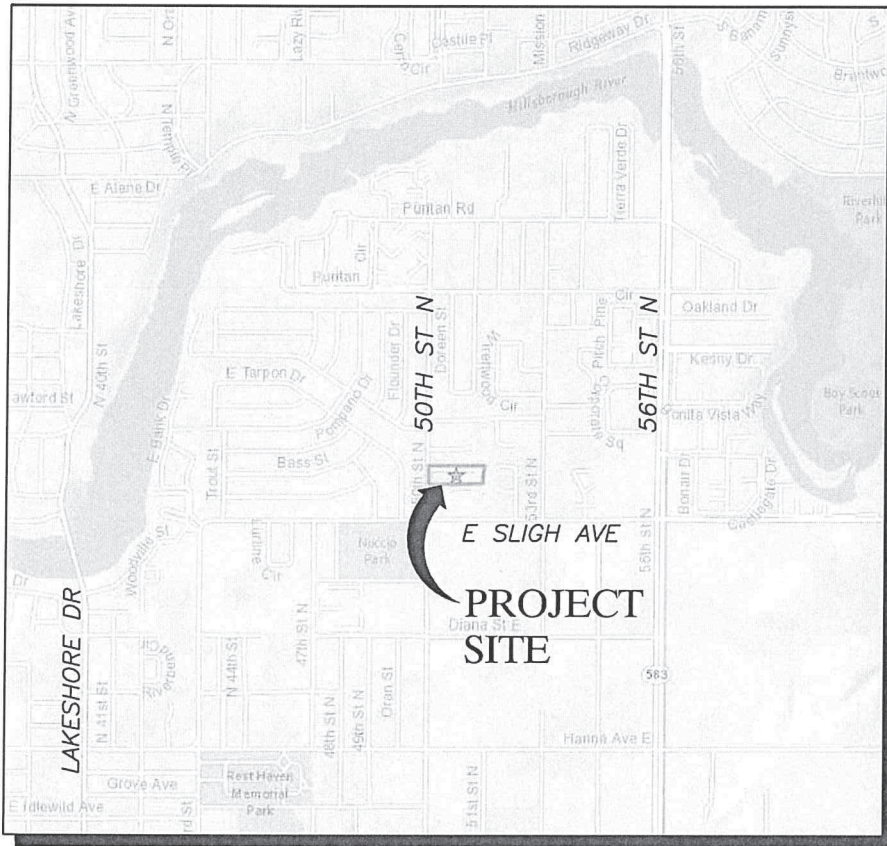
Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Knoll Pine, located in Section 27, Township 28 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (50th Street road improvements) 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 Letter of Credit in the amount of \$9,750.00, a Warranty Letter of Credit in the amount of \$6,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

BACKGROUND:

On March 7, 2025, Permission to Construct Prior to Platting was issued for Knoll Pine, after construction plan review was completed on February 17, 2025. The developer has submitted the required Letters of Credit which the County Attorney's Office has reviewed and approved. The developer is Corporation to Develop Communities of Tampa, Inc. and the engineer Fuxan Engineering, Inc.

**Section 27, Township 28 South, Range 19 East
Hillsborough County, Florida**



VICINITY MAP
Not to Scale

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

This Agreement made and entered into this ____ day of _____, 20____, by and between Corporation to Develop Communities of Tampa, Inc., 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 Knoll Pine _____ (hereafter, 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 the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

WHEREAS, the off-site and on-site improvements required by the LDC in connection with 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 the 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 and as required for approval of the subdivision, 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 off-site and on-site improvements as required in connection with the Subdivision; and

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

Off-site reconstruction of 50th Street pavement and sidewalks

(hereafter, the "County Improvements"); and

WHEREAS, the County requires 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 requires 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 the on-site and off-site improvements required within and in connection with the Subdivision, within five (5) 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, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County 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 S30004679, dated 8-6-25 and number S30004678 dated 8-6-25, with Valley by order of Corporation to Develop Communities of Tampa, Inc.,
 - 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 _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said 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 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.

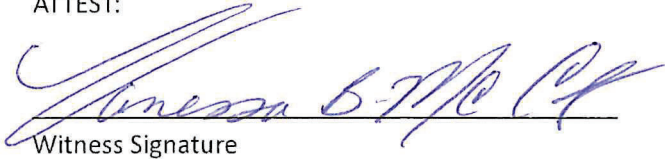
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion 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 County 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 Improvements 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 County 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 (2) years from the date of the final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of 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:

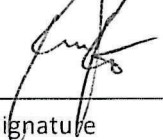
Subdivider:


Witness Signature

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


Printed Name of Witness

Ernest Coney
Name (typed, printed or stamped)


Witness Signature

CEO
Title

BRUCE FITCH
Printed Name of Witness

1907 East Hillsborough Avenue Suite 100
Tampa FL 33610
Address of Signer

(813) 557-9041
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
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
____ day of _____, 2025, by _____ as
(day) (month) (year) (name of person acknowledging)
____ for Corporation to Develop Communities of Tampa, Inc.
(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

Type of Identification Produced



ADRIENNE M. CLARK
Commission # HH 628281
Expires March 16, 2029

Adrienne M. Clark
(Signature of Notary Public - State of Florida)

Adrienne M. Clark
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH628281
(Commission Number)

3/16/2029
(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

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)



AUGUST 06, 2025

VALLEY NATIONAL BANK IRREVOCABLE
STANDBY LETTER OF CREDIT NUMBER: S30004679

TO: BENEFICIARY	APPLICANT
NAME: HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	NAME: CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.
ATTN: HILLSBOROUGH COUNTY BOCC	ADDRESS:
ADDRESS:	1907 E. HILLSBOROUGH AVENUE,
601 E. KENNEDY BLVD.	SUITE 100
TAMPA, FL 33602	TAMPA, FL 33610

AMOUNT: U.S. \$9,750.00 (UNITED STATES DOLLARS NINE THOUSAND SEVEN
HUNDRED FIFTY AND 00/100)
EXPIRATION DATE: APRIL 30, 2026 AT OUR COUNTERS AT 350 MADISON AVENUE,
3RD FLOOR, NEW YORK, NY 10017

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR
FAVOR WHICH IS AVAILABLE WITH US AT OUR OFFICE INDICATED HEREIN BY SIGHT
PAYMENT. IT IS AVAILABLE AGAINST PRESENTATION OF BENEFICIARY'S DRAFT(S)
DRAWN ON US AT SIGHT, ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. A WRITTEN STATEMENT PURPORTEDLY SIGNED BY AN AUTHORIZED
REPRESENTATIVE OF HILLSBOROUGH COUNTY BOCC MARKED ORIGINAL", READING:
"THE UNDERSIGNED, AN AUTHORIZED REPRESENTATIVE OF HILLSBOROUGH COUNTY
BOCC, HEREBY CERTIFIES THAT THE AMOUNT OF THE PRESENT DRAWING UNDER
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004679, ISSUED BY VALLEY
NATIONAL BANK REPRESENTS THE AMOUNT DUE HILLSBOROUGH COUNTY BOCC AS
CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. HAS FAILED TO COMPLETE
THE IMPROVEMENTS TO BE KNOWN AS KNOLL PINE AS PER SUBDIVISION AGREEMENT
DATED _____ (MUST BE COMPLETED IF PRESENTING FOR A DRAW) BETWEEN
HILLSBOROUGH COUNTY BOCC AND CORPORATION TO DEVELOP COMMUNITIES OF
TAMPA, INC. WITHIN THE TIME PERIOD SPECIFIED, AND THAT SUCH FUNDS ARE
REQUIRED TO EXERCISE THE COUNTY'S RIGHT TO COMPLETE THE IMPROVEMENTS AND
TO PAY COSTS INCIDENTAL THERETO, AND THAT AT LEAST TEN (10) DAYS IN
ADVANCE OF THE PRESENTATION OF THE SIGHT DRAFT FOR PAYMENT, HILLSBOROUGH
COUNTY BOCC HAS PROVIDED TO CORPORATION TO DEVELOP COMMUNITIES OF TAMPA,
INC. BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOTICE OF THE COUNTY'S
INTENTION TO DRAW FUNDS ON THIS LETTER OF CREDIT. THE AMOUNT OF ANY
DRAFT DRAWN UNDER THIS LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE
SIDE HEREOF.

2. THIS ORIGINAL OF THIS LETTER OF CREDIT INCLUDING ANY AND ALL
ORIGINAL AMENDMENTS THERETO.

ALL DRAFTS MUST BE MARKED AS "DRAWN UNDER VALLEY NATIONAL BANK
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004679 DATED AUGUST 6,
2025."

WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS, AND BONA FIDE HOLDER OF



OUR REF NO: S30004679

DATE: August 06, 2025

DRAFT(S) DRAWN UNDER AND NEGOTIATED IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT SHALL BE DULY HONORED UPON DUE PRESENTATION TO US.

THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (ISP98), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 AND ANY SUBSEQUENT REVISIONS THEREOF APPROVED BY A CONGRESS OF THE INTERNATIONAL CHAMBER OF COMMERCE AND ADHERED TO BY US, AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA.

VERY TRULY YOURS,

VALLEY NATIONAL BANK

A handwritten signature in blue ink, appearing to read 'Frank Chu', written over a horizontal line.

AUTHORIZED SIGNATURE
FRANK CHU-323 FVP

A handwritten signature in blue ink, appearing to read 'Keith Stapleton', written over a horizontal line.

AUTHORIZED SIGNATURE
KEITH STAPLETON-866 FVP

APPROVED BY THE COUNTY ATTORNEY

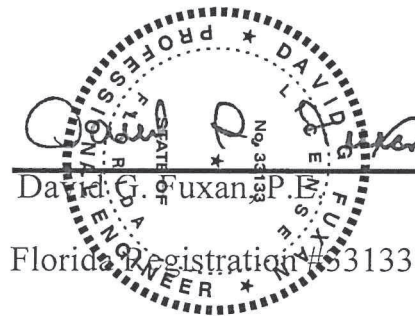
BY A handwritten signature in blue ink, written over a horizontal line.
Approved As To Form And Legal
Sufficiency.

Knoll Pine Subdivision

ENGINEERS CONSTRUCTION COST ESTIMATE FOR PERFORMANCE

Signing and Pavement Markings \$7,800

Performance Guarantee Amount $\$7,800 \times 125\% = \underline{\$9,750}$



9.16.25

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



AUGUST 06, 2025

VALLEY NATIONAL BANK IRREVOCABLE
STANDBY LETTER OF CREDIT NUMBER: S30004678

TO: BENEFICIARY	APPLICANT
NAME: HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	NAME: CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.
ATTN: HILLSBOROUGH COUNTY BOCC	ADDRESS:
ADDRESS:	1907 E. HILLSBOROUGH AVENUE,
601 E. KENNEDY BLVD.	SUITE 100
TAMPA, FL 33602	TAMPA, FL 33610

AMOUNT: U.S. \$6,500.00 (UNITED STATES DOLLARS SIX THOUSAND FIVE HUNDRED
AND 00/100)
EXPIRATION DATE: APRIL 30, 2026 AT OUR COUNTERS AT 350 MADISON AVENUE,
3RD FLOOR, NEW YORK, NY 10017

WE HEREBY ESTABLISH OUR IRREVOCABLE STANDBY LETTER OF CREDIT IN YOUR
FAVOR WHICH IS AVAILABLE WITH US AT OUR OFFICE INDICATED HEREIN BY SIGHT
PAYMENT. IT IS AVAILABLE AGAINST PRESENTATION OF BENEFICIARY'S DRAFT(S)
DRAWN ON US AT SIGHT, ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. A WRITTEN STATEMENT PURPORTEDLY SIGNED BY AN AUTHORIZED
REPRESENTATIVE OF HILLSBOROUGH COUNTY BOCC MARKED ORIGINAL", READING:
"THE UNDERSIGNED, AN AUTHORIZED REPRESENTATIVE OF HILLSBOROUGH COUNTY
BOCC, HEREBY CERTIFIES THAT THE AMOUNT OF THE PRESENT DRAWING UNDER
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004678, ISSUED BY VALLEY
NATIONAL BANK REPRESENTS THE AMOUNT DUE HILLSBOROUGH COUNTY BOCC AS
CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. HAS FAILED TO CORRECT
ANY CONSTRUCTION, DESIGN OR MATERIAL DEFECTS OR FAILURES OF OR IN THE
IMPROVEMENTS("DEFECTS") IN RELATED TO KNOLL PINE AS PER SUBDIVISION
AGREEMENT DATED _____ (MUST BE COMPLETED IF PRESENTING FOR A DRAW)
BETWEEN HILLSBOROUGH COUNTY BOCC AND CORPORATION TO DEVELOP COMMUNITIES
OF TAMPA, INC. WITHIN THE TIME PERIOD SPECIFIED, AND THAT SUCH FUNDS ARE
REQUIRED TO EXERCISE THE COUNTY'S RIGHT TO CORRECT THE DEFECTS AND TO
PAY COSTS INCIDENTAL THERETO, AND THAT AT LEAST TEN (10) DAYS IN ADVANCE
OF THE PRESENTATION OF THE SIGHT DRAFT FOR PAYMENT, HILLSBOROUGH COUNTY
BOCC HAS PROVIDED TO CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.
BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, NOTICE OF THE COUNTY'S
INTENTION TO DRAW FUNDS ON THIS LETTER OF CREDIT. THE AMOUNT OF ANY
DRAFT DRAWN UNDER THIS LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE
SIDE HEREOF.

2. THIS ORIGINAL OF THIS LETTER OF CREDIT INCLUDING ANY AND ALL
ORIGINAL AMENDMENTS THERETO.

ALL DRAFTS MUST BE MARKED AS "DRAWN UNDER VALLEY NATIONAL BANK
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004678 DATED AUGUST 6,
2025."



OUR REF NO: S30004678

DATE: August 06, 2025

WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS, AND BONA FIDE HOLDER OF DRAFT(S) DRAWN UNDER AND NEGOTIATED IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT SHALL BE DULY HONORED UPON DUE PRESENTATION TO US.

THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (ISP98), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 AND ANY SUBSEQUENT REVISIONS THEREOF APPROVED BY A CONGRESS OF THE INTERNATIONAL CHAMBER OF COMMERCE AND ADHERED TO BY US, AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA.

VERY TRULY YOURS,

VALLEY NATIONAL BANK

A handwritten signature in black ink, appearing to read 'Frank Chu', written over a horizontal line.

AUTHORIZED SIGNATURE
FRANK CHU-323 FVP

A handwritten signature in black ink, appearing to read 'Keith Stapleton', written over a horizontal line.

AUTHORIZED SIGNATURE
KEITH STAPLETON-866 FVP

APPROVED BY THE COUNTY ATTORNEY

BY

A handwritten signature in blue ink, appearing to read 'D. Lee', written over a horizontal line.

Approved As To Form And Legal
Sufficiency.

as amended



DATE: SEPTEMBER 17, 2025

BENEFICIARY:
HILLSBOROUGH COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA
601 E KENNEDY BLVD.
TAMPA, FL 33602


AMENDMENT NUMBER: 1
OUR L/C NO.: S30004678


WE HAVE AMENDED THE CAPTIONED LETTER OF CREDIT FOR THE ACCOUNT OF:
CORPORATION TO DEVELOP COMMUNITIES
OF TAMPA, INC.
1907 E. HILLSBOROUGH AVE, SUITE 100
TAMPA, FL 33610

AMENDED TERMS AND CONDITIONS:

EXPIRATION DATE AMENDED TO: APRIL 30, 2028.

THIS AMENDMENT MUST BE ATTACHED TO AND BECOME AN INTEGRAL PART OF THE
ORIGINAL CREDIT.
ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.


NAME: KEITH STAPLETON
TITLE: FIRST VICE PRESIDENT



NAME: RONALD BARGIEL
TITLE: FIRST VICE PRESIDENT

Knoll Pine Subdivision

ENGINEERS CONSTRUCTION COST ESTIMATE FOR WARRANTY

Pavement Reconstruction of 50th Street **\$65,000**

Warranty Guarantee Amount **\$65,000 x 10% = \$6,500**


9.16.25

David G. Fuxan, P.E.
Florida Registration #33133

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between _____ Corporation to Develop Communities of Tampa, Inc., 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 Knoll Pine _____ (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 five (5) 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 S30004677, dated August 6, 2025, with Valley National Bank by order of Corporation to Develop Communities of Tampa, Inc.
 - b. A Performance Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

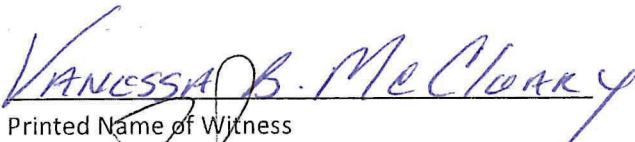
Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

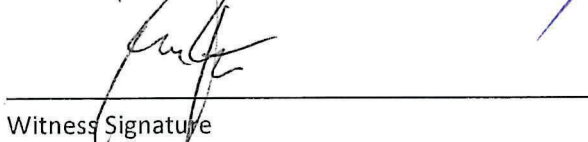
4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended 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:


Witness Signature


Printed Name of Witness


Witness Signature


Printed Name of Witness

Subdivider:

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

Ernest Coney

Name (typed, printed or stamped)

CEO

Title

1907 East Hillsborough Avenue Suite 100 Tampa FL 33610

Address of Signer

(813) 294-0220

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

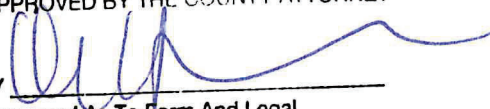
CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

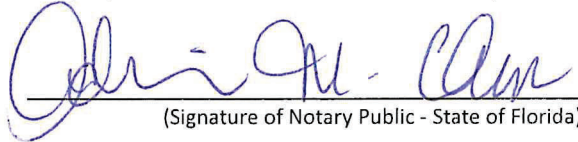
BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
____ day of _____, 2025, by Ernest Coney _____ as
(day) (month) (year) (name of person acknowledging)
CEO _____ for Corporation to Develop Communities of Tampa, Inc. _____
(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


(Signature of Notary Public - State of Florida)

Type of Identification Produced

Adrienne M. Clark

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



ADRIENNE M. CLARK
Commission # HH 628281
Expires March 16, 2029

HH628281
(Commission Number)

3/16/2029
(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

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)



AUGUST 06, 2025

VALLEY NATIONAL BANK IRREVOCABLE
STANDBY LETTER OF CREDIT NUMBER: S30004677

TO: BENEFICIARY	APPLICANT
NAME: HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA	NAME: CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.
ATTN: HILLSBOROUGH COUNTY BOCC	ADDRESS:
ADDRESS:	1907 E. HILLSBOROUGH AVENUE,
601 E. KENNEDY BLVD.	SUITE 100
TAMPA, FL 33602	TAMPA, FL 33610

AMOUNT: U.S. \$3,750.00 (UNITED STATES DOLLARS THREE THOUSAND SEVEN
HUNDRED FIFTY AND 00/100)
EXPIRATION DATE: APRIL 30, 2026 AT OUR COUNTERS AT 350 MADISON AVENUE,
3RD FLOOR, NEW YORK, NY 10017

WE HEREBY ESTABLISH OUR IRREVOCABLE, STANDBY LETTER OF CREDIT IN YOUR
FAVOR WHICH IS AVAILABLE WITH US AT OUR OFFICE INDICATED HEREIN BY SIGHT
PAYMENT. IT IS AVAILABLE AGAINST PRESENTATION OF BENEFICIARY'S DRAFT(S)
DRAWN ON US AT SIGHT, ACCOMPANIED BY THE FOLLOWING DOCUMENTS:

1. A WRITTEN STATEMENT PURPORTEDLY SIGNED BY AN AUTHORIZED
REPRESENTATIVE OF HILLSBOROUGH COUNTY BOCC MARKED ORIGINAL", READING:
"THE UNDERSIGNED, AN AUTHORIZED REPRESENTATIVE OF HILLSBOROUGH COUNTY
BOCC, HEREBY CERTIFIES THAT THE AMOUNT OF THE PRESENT DRAWING UNDER
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004677, ISSUED BY VALLEY
NATIONAL BANK REPRESENTS THE AMOUNT DUE HILLSBOROUGH COUNTY BOCC AS
CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. HAS FAILED TO COMPLETE
THE IMPROVEMENTS TO BE KNOWN AS KNOLL PINE AS PER "AGREEMENT FOR
PERFORMANCE PLACEMENT OF LOT CORNERS" DATED _____ (MUST BE
COMPLETED IF PRESENTING FOR A DRAW) BETWEEN HILLSBOROUGH COUNTY BOCC AND
CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. WITHIN THE TIME PERIOD
SPECIFIED, AND THAT SUCH FUNDS ARE REQUIRED TO EXERCISE THE COUNTY'S
RIGHT TO COMPLETE THE IMPROVEMENTS AND TO PAY COSTS INCIDENTAL THERETO,
AND THAT AT LEAST TEN (10) DAYS IN ADVANCE OF THE PRESENTATION OF THE
SIGHT DRAFT FOR PAYMENT, HILLSBOROUGH COUNTY BOCC HAS PROVIDED TO
CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. BY CERTIFIED MAIL,
RETURN RECEIPT REQUESTED, NOTICE OF THE COUNTY'S INTENTION TO DRAW FUNDS
ON THIS LETTER OF CREDIT. THE AMOUNT OF ANY DRAFT DRAWN UNDER THIS
LETTER OF CREDIT SHALL BE ENDORSED ON THE REVERSE SIDE HEREOF.

2. THIS ORIGINAL OF THIS LETTER OF CREDIT INCLUDING ANY AND ALL
ORIGINAL AMENDMENTS THERETO.

ALL DRAFTS MUST BE MARKED AS "DRAWN UNDER VALLEY NATIONAL BANK
IRREVOCABLE STANDBY LETTER OF CREDIT NO. S30004677 DATED AUGUST 6,
2025."

WE HEREBY AGREE WITH THE DRAWERS, ENDORSERS, AND BONA FIDE HOLDER OF



OUR REF NO: S30004677

DATE: August 06, 2025

DRAFT(S) DRAWN UNDER AND NEGOTIATED IN COMPLIANCE WITH THE TERMS OF THIS LETTER OF CREDIT SHALL BE DULY HONORED UPON DUE PRESENTATION TO US.

THIS IRREVOCABLE LETTER OF CREDIT IS SUBJECT TO THE INTERNATIONAL STANDBY PRACTICES (ISP98), INTERNATIONAL CHAMBER OF COMMERCE PUBLICATION NO. 590 AND ANY SUBSEQUENT REVISIONS THEREOF APPROVED BY A CONGRESS OF THE INTERNATIONAL CHAMBER OF COMMERCE AND ADHERED TO BY US, AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA.

VERY TRULY YOURS,

VALLEY NATIONAL BANK

A handwritten signature in black ink, appearing to read 'Frank Chu', written over a horizontal line.

AUTHORIZED SIGNATURE
FRANK CHU-323 FVP

A handwritten signature in black ink, appearing to read 'Keith Stapleton', written over a horizontal line.

AUTHORIZED SIGNATURE
KEITH STAPLETON-866 FVP

APPROVED BY THE COUNTY ATTORNEY

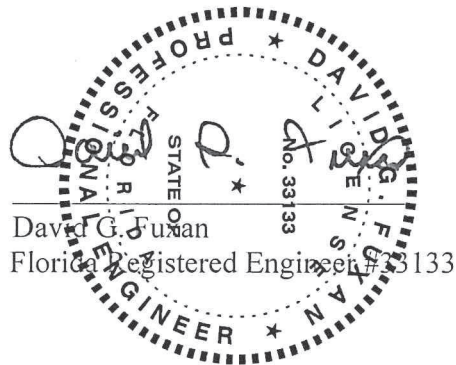
A handwritten signature in blue ink, written over a horizontal line.

BY
Approved As To Form And Legal
Sufficiency.

**Knoll Pine Subdivision
Engineers Cost Estimate
Performance Guarantee Amount for Lot Corners and PCP's**

The fee to set the Lot Corners and Permanent Control Points (PCP's) as required on the plat is \$3,000.

Performance Guarantee Amount $\$3,000 \times 125\% = \$3,750$



9.16.25

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.



Certificate of School Concurrency

Project Name	Knoll Pine
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	6951
HCPS Project Number	1027
Parcel ID Number(s)	038560.8020
Project Location	Sligh at 50 th Street
Dwelling Units & Type	SFD: 18
Applicant	CDCT LLC

School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	4	2	3	9

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.

Lori Belangia

Lori Belangia, M.S.
Manager, Growth Management Department
Hillsborough County Public Schools
E: glorimar.belangia@hcps.net
P: 813.272.4228

Date 01/11/24

KNOLL PINE

LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST,
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, THENCE S89°48'00"E ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 25.70 FEET; THENCE N00°08'56"E ALONG THE EAST RIGHT OF WAY LINE OF NORTH 50TH STREET AND ITS EXTENSION THEREOF, A DISTANCE OF 415.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'56"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 215.78 FEET; THENCE N89°48'17"E, A DISTANCE OF 84.12 FEET; THENCE S00°18'49"W ALONG THE WEST LINE OF OAK RUN ESTATES, AS RECORDED IN PLAT BOOK 96, PAGE 6 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 216.34 FEET; THENCE S89°51'17"W, A DISTANCE OF 60.38 FEET TO THE POINT OF BEGINNING.

CONTAINING: 139467.03 SQUARE FEET OR 3.179 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, AS OWNER(S) AND/OR MORTGAGE HOLDER(S) OF THE LANDS PLATTED HEREIN DO(ES) HEREBY DEDICATE THIS PLAT OF ALIQUA SOUTH FOR RECORD TO THE OWNER(S) DO(ES) HEREBY DEDICATED) TO PUBLIC USE ALL STREETS, ROADS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED ON THE PLAT AS PUBLIC. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS.

TRACT "P", THE PRIVATE POND AREA, IS HEREBY RESERVED BY OWNER(S) FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACT IS NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE PRIVATE ROAD AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT "X" ARE NOT DEDICATED TO THE PUBLIC, AND ARE PRIVATE, AND ARE HEREBY RESERVED BY OWNER(S) FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, 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 ALIQUA SOUTH.

OWNER(S) HEREBY GRANT(S) TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTESANITATION, AND OTHER SIMILAR GOVERNMENTAL AND COMMUNITY SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "X" TO PROVIDE ACCESS TO AND FROM THE PUBLIC ROADS AND PRIVATE RIGHTS OF WAY, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "X", AND THE AREA DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AND RELATED PURPOSES, FOR THE BENEFIT OF THE LOT OWNERS HEREIN.

FEE INTEREST IN TRACT "X" IS HEREBY RESERVED BY OWNER(S) FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SAID TRACTS "X" AND "P" AND PRIVATE UTILITY AND DRAINAGE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND TRACTS DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY OWNER(S) WILL BE THE RESPONSIBILITY OF THE OWNER(S), ITS (THEIR) ASSIGNS AND ITS(THEIR) SUCCESSORS IN TITLE.

OWNER:

CORPORATION TO DEVELOP COMMUNITIES OF TAMPA INC,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:

BY: _____ SIGNATURE: _____

PRINT NAME: _____

TITLE: _____ SIGNATURE: _____

ACKNOWLEDGMENT OF OWNER:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

PRINT NAME: _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE
NOTARIZATION, THIS _____ DAY OF _____, 20____, BY XXXXXXXXXX WHO HAS
PRODUCED _____ AS IDENTIFICATION AND WHO DID NOT TAKE ANY OATH.

NOTARY SIGNATURE: _____

PRINT NAME: _____

COMMISSION NUMBER: _____

COMMISSION EXPIRES: _____

PLAT NOTES:

1. BASIS OF BEARING IS THE WEST LINE OF SECTION 27, TOWNSHIP 28 SOUTH, RANGE 19 EAST, BEING N00°14'42"E PER GRID BEARING.
2. THE HORIZONTAL DATUM IS TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (GRID), WEST ZONE, NORTH AMERICAN DATUM 1983, ADJUSTMENT 2011 AND REFERENCES THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
3. PRINTED DIMENSIONS SHOWN ON THE PLAT SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND UTILITIES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES FACILITIES OF ANY ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, THIS SECTION SHALL NOT APPLY TO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBMITTED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT OF THIS COUNTY.
6. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
7. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, FENCES, SPRINKLER SYSTEMS, SHEDS, HERBES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

CLERK OF CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

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

BY: _____ CLERK OF CIRCUIT COURT
DEPUTY CLERK _____
THIS _____ DAY OF _____, 20____, TIME _____
CLERK FILE NUMBER _____

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

CHAIRMAN _____ DATE _____

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOGRAPHIC 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 AND THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. THAT THIS PLAT COMPLES WITH ALL CODE, AND THAT PERMANENT REFERENCE POINTS HAVE BEEN SET ON THE 22ND DAY OF OCTOBER, 2024, AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BOUNDING.

KYLE MCCLUNG, LICENSE # 1777
SUNCOAST LAND SURVEYING, INC., LB# 4513
111 FOREST LAKES BOULEVARD, OLD SMAR, FL 34677
(813) 854-1342

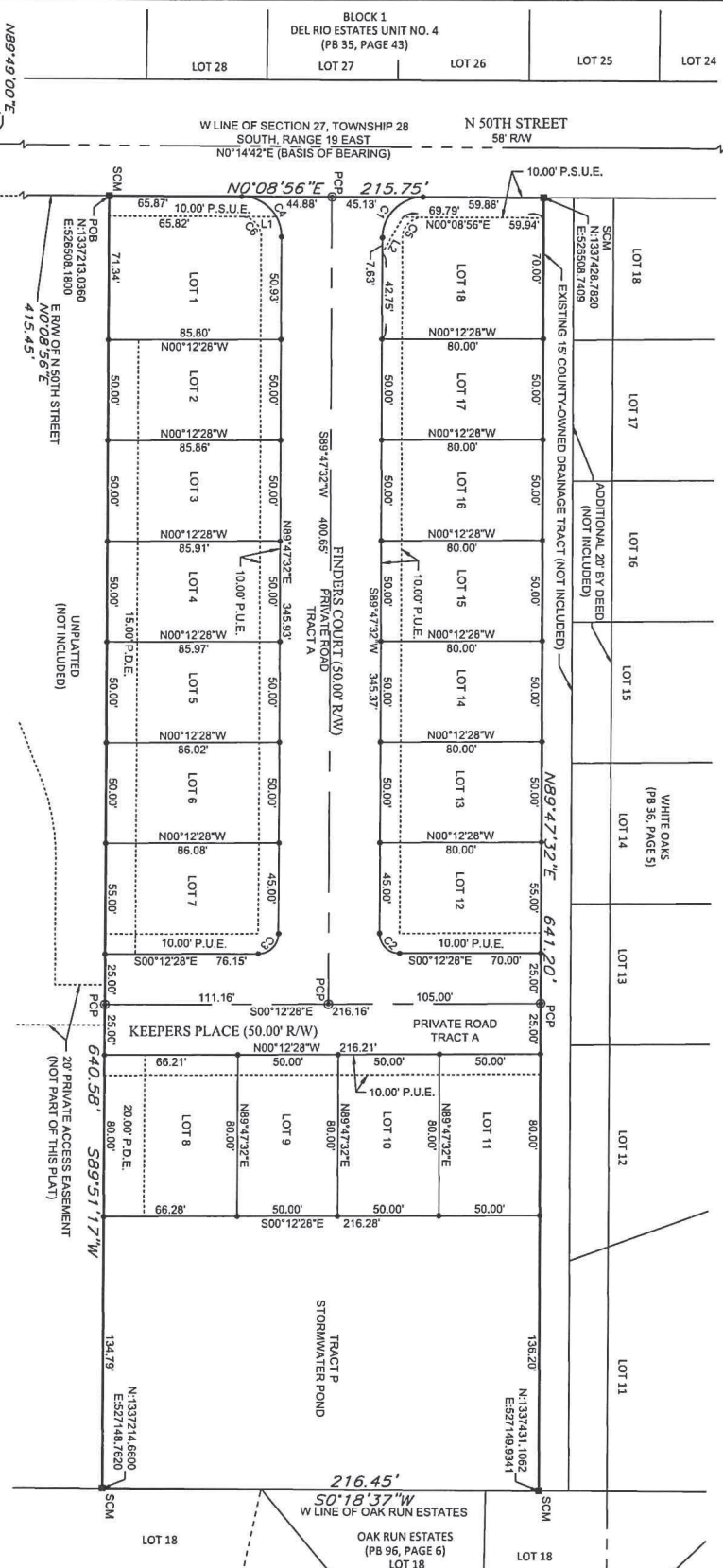
SHEET 1 OF 2



SUNCOAST LAND SURVEYING, Inc.
111 FOREST LAKES BOULEVARD
OLD SMAR, FLA. 34677
(813) 854-1342

LB 4513

- W 1/4 CORNER
SECTION 27-T28S-R19E
FLP 1-1/4*
CCR: 093750



Curve Table				
Curve #	Length	Radius	Delta	CHORD
C1	31.54	20.00	90°21.24"	N45°01'46"W, 28.3,
C2	15.71	10.00	90°00'00"	S44°47'32"W, 14.1,
C3	15.71	10.00	90°00'00"	S45°12'26"E, 14.4
C4	15.71	20.00	89°38'36"	N45°58'14"E, 28.2,
C5	31.29	20.00	89°38'36"	N45°01'46"W, 14.1,
C6	15.77	10.00	90°21.24"	S44°58'14"W, 14.1,
C6	15.65	10.00	89°38'36"	

Line Table	
Line #	Direction
L1	S00°08'56"W
L2	S60°12'28"E

