

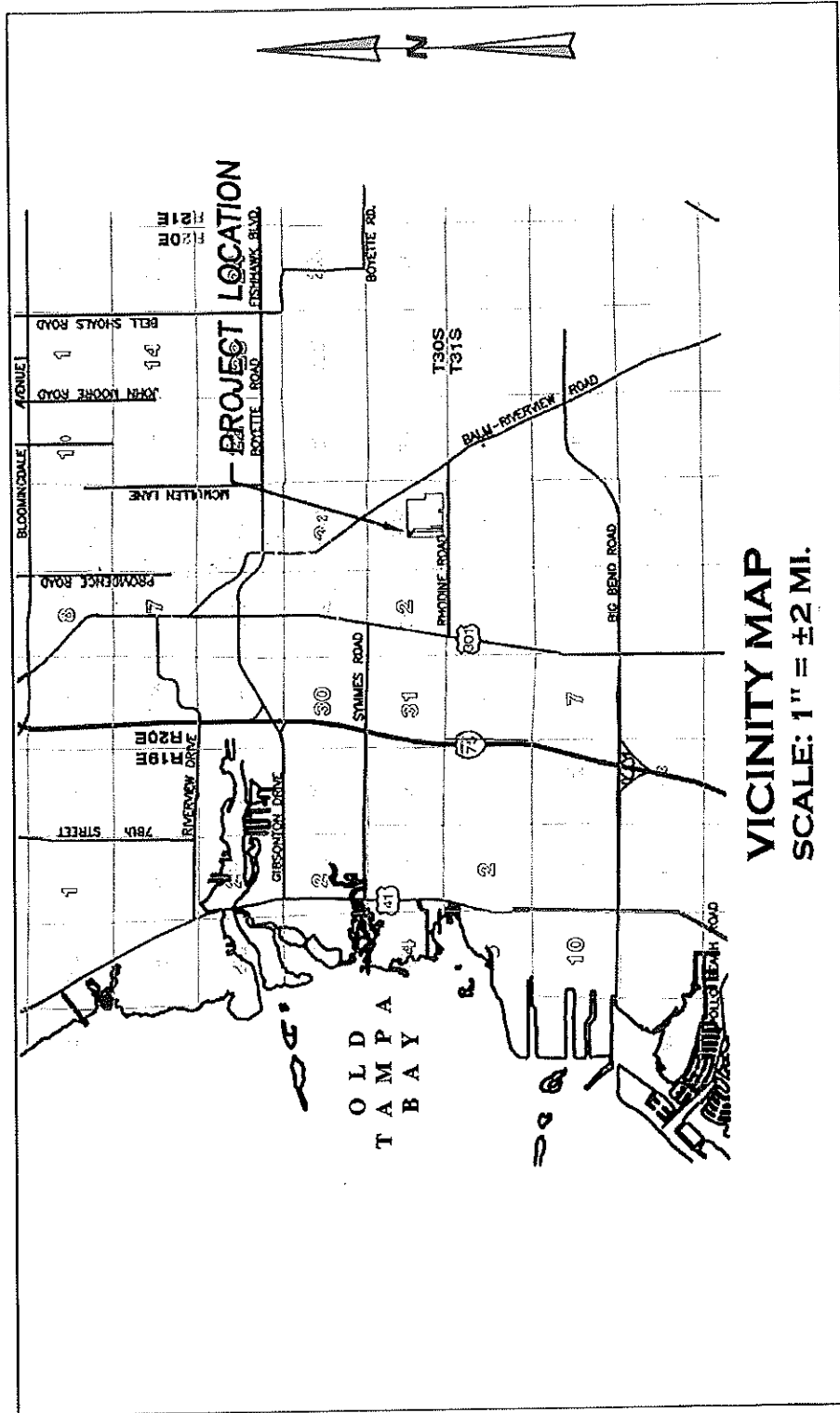
SUBJECT: Ridgewood West Phase 2 fka Rhodine Road West Phase 2
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: September 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Ridgewood West Phase 2 fka Rhodine Road West Phase 2, located in Section 33, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (Pedestrian/Bicycle Trail) 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 Warranty Bond in the amount of \$2,274.11 and authorize the Chairman to execute the Subdivider's Agreement for Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$700.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 30, 2021, Permission to Construct Prior to Platting was issued for Ridgewood West Phase 2 fka Rhodine Road West Phase 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is JMBI Real Estate, LLC and the engineer is Absolut Engineering.



VICINITY MAP
SCALE: 1" = ±2 MI.

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

This Agreement made and entered into this 8th _____ day of
September _____ 2021, by and between JMBI Real Estate LLC, 346 East Central
Avenue, Winter Haven, FL 33880 _____ 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, the Subdivider has filed with the Hillsborough County Development Review
Division of Development Services Department drawings, plans, specifications and other information
relating to construction, of roads, grading, sidewalks, stormwater drainage systems, water, wastewater and
reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the
specifications found in the aforementioned LDC and required by the County; and

WHEREAS, the Subdivider has built and constructed the aforementioned improvements in the
platted area; and

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

<input type="checkbox"/> Roads/Streets	<input type="checkbox"/> Water Mains/Services	<input type="checkbox"/> Stormwater Drainage Systems
<input 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 type="checkbox"/> Sidewalks	<input checked="" type="checkbox"/> Other: <u>Pedestrian/Bicycle Trail with Bollards</u>
		_____ ; and

WHEREAS, the County requires the Subdivider to warranty the aforementioned improvements
against any defects in workmanship and materials and agree 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, 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 Hillsborough County LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to warranty all improvement facilities located in Ridgewood West Phase 2 subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
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 Warranty Bond, dated AUGUST 2, 2021, with JMBI REAL ESTATE LLC as Principal, and ENDURANCE ASSURANCE CORP. as Surety, or
- c. Escrow Agreement, dated _____, between _____ and the County or,
- d. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

4. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
5. The County agrees, pursuant to the terms contained in the LDC to accept the Improvement Facilities for maintenance, upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
6. 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 the Engineer-of-Records' Certification, signed and sealed, stating that the improvements have been completed in accordance with the plans, drawings and specifications submitted to and approved by the County's Development Review Division of Development Services Department, in accordance with all applicable County regulations relating to the construction of the improvement facilities.
7. If any article, section, clause or provision of this agreement is 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 will remain in full force and effect.
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 2ND day of AUGUST, 2021.

ATTEST:

[Signature]
Witness Signature

JUSTIN FRYE
Printed Name of Witness

[Signature]
Witness Signature

Lindsey Roden
Printed Name of Witness

SUBDIVIDER:

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

JACK M. BERRY
Name (typed, printed or stamped)

MANAGER
Title

346 E. CENTRAL AVE. W.H. FL 33880
Address of Signer

863-324-3698
Phone Number of Signer

CORPORATE SEAL
(When Appropriate)

ATTEST:
CLERK OF CIRCUIT COURT

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

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

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 2nd day of August, 2021, by Jack m Berry III and _____

respectively President and _____ of JMBI Real Estate LLC,

Inc., 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:

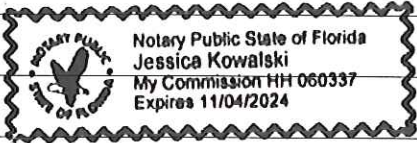
Sign: [Signature] (Seal)

Print: Jessica Kowalski

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



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: _____

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we JMBI Real Estate LLC, 346 East Central Avenue, Winter Haven, FL 33880 called the Principal and Endurance Assurance Corporation, 12890 Lebanon Road, Mt. Juliet, TN 37211 called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Two Thousand Two Hundred Seventy-Four and 11/100 (\$2,274.11) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (pedestrian/bicycle trail and bollards) for maintenance in the approved platted subdivision known as Ridgewood West Phase 2; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (pedestrian/bicycle trail and bollards) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all grading and paving for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

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

Bond No. EACX4019927

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the pedestrian/bicycle trail and bollards improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Ridgewood West Phase 2, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

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

Bond No. EACX4019927

SIGNED, SEALED AND DATED this 2nd day of August, 20 21.

ATTEST:



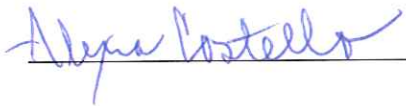
Jessica Kowalski

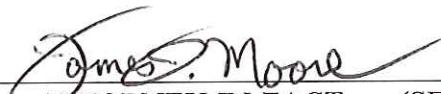
BY: 

PRINCIPAL (SEAL)

Endurance Assurance Corporation
SURETY (SEAL)


ATTEST:





ATTORNEY-IN-FACT (SEAL)
James I. Moore

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal
Sufficiency.

State of Illinois}
} ss.
County of DuPage }

On August 2, 2021, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Endurance Assurance Corporation, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2023

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036





KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Endurance American Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Lexon Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel

Bond Safeguard Insurance Company
By: *Richard M Appel*
Richard Appel; SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/she is an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: *Amy Taylor*
Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 2nd day of August 20²¹.

By: *Daniel S. Lurie*
Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - <https://www.treasury.gov/resource-center/sanctions/SDN-List>.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870

**RIDGEWOOD WEST PHASE 2 SUBDIVISION
SUBDIVISION INFRASTRUCTURE**

Engineer's Certification of Total Cost and Quantities

PAVING

\$22,741.14

TOTAL:

\$22,741.14

10% WARRANTY BOND AMOUNT

\$2,274.11


Heather E. Wertz, PE
Florida Registered Professional Engineer # 54691
Absolute Engineering, Inc. CA 28358

Line #	Item Description	Estimated	Unit	Unit Price	Total Price
Paving					
1012	Pave 1 1/4" SP-9.5 Asphalt - Sub	254	SY	\$50.73	\$12,885.42
1013	Road Base Crushed Concrete 08"	254	SY	\$30.43	\$7,729.22
1014	Pipe Bollards	5	SY	\$425.30	\$2,126.50
Total Price for above Paving Iter					\$22,741.14

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

This Agreement made and entered into this 8th day of September 2021, by and between JMBI Real Estate LLC, 346 East Central Avenue, Winter Haven, FL 33880 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 Ridgewood West 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 Ridgewood West 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 Ridgewood West Phase 2 subdivision within six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:

- a. Letter of Credit, number _____, dated _____, with _____ by order of _____, or
- b. A Performance Bond, dated AUGUST 2, 2021, with JMBI REAL ESTATE as Principal, and ENDURANCE ASSURANCE CORP. as Surety, or
- c. Escrow Agreement, dated _____, between _____ and the County, or
- d. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

ATTEST:

J. Fry

 Witness Signature

JUSTIN Fry

 Printed Name of Witness

Lindsey Roden

 Witness Signature

Lindsey Roden

 Printed Name of Witness

SUBDIVIDER:

By: J. M. Berry

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

JACK M. BERRY

 Printed Name of Signer

MANAGER

 Title of Signer

316 E. CENTRAL AVE. 33880

 Address of Signer

863.324.3698.

 Phone Number of Signer

CORPORATE SEAL
 (When Appropriate)

ATTEST:
 CLERK OF CIRCUIT COURT

By: _____
 Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
 HILLSBOROUGH COUNTY, FLORIDA

By: _____
 Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]

 Approved As To Form And Legal
 Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Polk

The foregoing instrument was acknowledged before me this 2nd day of August, 2021, by Jack M Berry III and _____ respectively President and _____ of JMBI Real Estate LLC, Inc., 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:

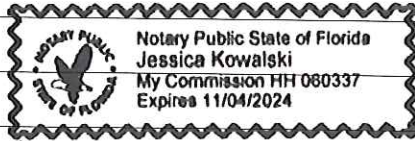
Sign: [Signature] (Seal)

Print: Jessica Kowalski

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



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. EACX4019928

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we JMBI Real Estate LLC, 346 East Central Avenue, Winter Haven, FL 33880 called the Principal, and Endurance Assurance Corporation, 12890 Lebanon Road, Mt. Juliet, TN 37122 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Seven Hundred and 00/100 (\$700.00) 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 Ridgewood West 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.

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.

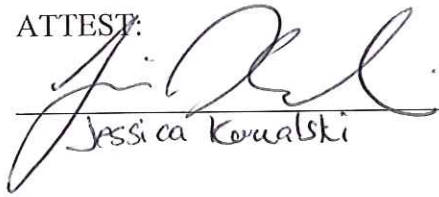
NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Ridgewood West 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 six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

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


SIGNED, SEALED AND DATED this 2nd day of August, 2021.

ATTEST:




Jessica Kowalski

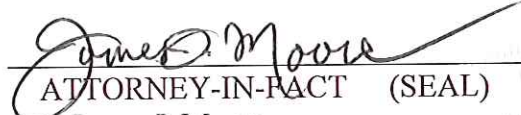
BY:



PRINCIPAL (SEAL)
Endurance Assurance Corporation
SURETY (SEAL)

ATTEST:

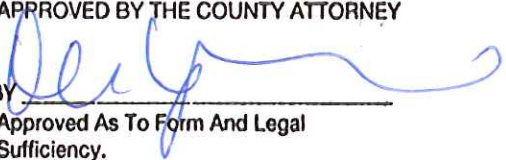




ATTORNEY-IN-FACT (SEAL)
James I. Moore

APPROVED BY THE COUNTY ATTORNEY

BY



Approved As To Form And Legal
Sufficiency.

State of Illinois}
} ss.
County of DuPage }

On August 2, 2021, before me, Diane M. Rubright, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Endurance Assurance Corporation, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires March 23, 2023

Diane M. Rubright
Diane M. Rubright, Notary Public

Commission No. 817036





POWER OF ATTORNEY

1079

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

Endurance American Insurance Company

Lexon Insurance Company

Bond Safeguard Insurance Company

By: Richard Appel, SVP & Senior Counsel

By: Richard Appel, SVP & Senior Counsel

By: Richard Appel, SVP & Senior Counsel

By: Richard Appel, SVP & Senior Counsel



ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that they are an officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by-laws of each Company.

By: Amy Taylor, Notary Public - My Commission Expires 5/9/23



CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

; and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

- 3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 2nd day of August, 2021.

By: Daniel S. Lurie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

Surety Claims Submission: LexonClaimAdministration@sompo-intl.com

Telephone: 615-553-9500 Mailing Address: Sompo International; 12890 Lebanon Road; Mount Juliet, TN 37122-2870



SURVEYORS COST ESTIMATE FOR MONUMENTATION

July 29, 2021

Re: Ridgewood West Phase 2

To whom it may concern,

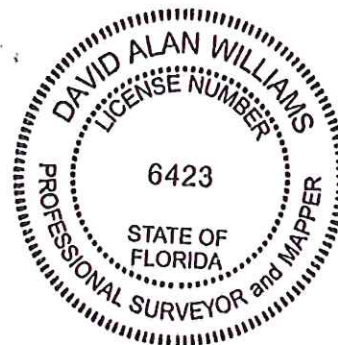
The following is Geopoint Surveying, Inc. cost estimate for the placement of Lot Corners and Permanent Control Points (PCP's) for the above referenced project on a one-time basis for the purpose of bonding.

7 Lots at \$80.00 each = \$560.00 x 1.25% = \$700.00

Sincerely,
Geopoint Surveying, Inc.

A handwritten signature in black ink, appearing to read "D.A. Williams", written over a horizontal line.

David A. Williams, PSM
Professional Surveyor and Mapper # 6423



RIDGEWOOD WEST PHASE 2

BEING A REPLAT OF PARCEL A AND PARCEL B OF RIDGEWOOD WEST AS RECORDED IN PLAT BOOK 138, PAGE 10, TOGETHER WITH PARCEL A AND PARCEL B OF RIDGEWOOD AS RECORDED IN PLAT BOOK 137 AND PAGE 150, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

PARCEL A (DEVELOPMENT AREA) AND PARCEL B (DEVELOPMENT AREA), RIDGEWOOD WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, PAGES 9 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL A (DEVELOPMENT AREA) AND PARCEL B (DEVELOPMENT AREA), RIDGEWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 149 THROUGH 164, INCLUSIVE, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, CONTAINING 1.00 ACRES COMBINED, MORE OR LESS

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT), BEING THE NORTH BOUNDARY LINE OF RIDGEWOOD WEST, HAVING A BEARING OF N 89° 58' 30" W, 100.00 FEET.
- 2) SUBDIVISION PLATS TO BE RECORDED WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANCES DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM 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.
- 4) THE LANCES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR COORDINATE SYSTEM, BEING THE NORTH BOUNDARY LINE OF RIDGEWOOD WEST, HAVING A BEARING OF N 89° 58' 30" W, 100.00 FEET.
- 5) PLAT BOOK COORDINATE SYSTEM, THE BARS OF GRID BEARINGS IS THE LANGRISHAN L-NET COORDINATE SYSTEM, AND VERIFIED THROUGH NATIONAL GEODETIC SURVEY HORIZONTAL CONTROL STATION "TOSON". THE COORDINATES ARE INTENDED FOR INFORMATIONAL PURPOSES ONLY.
- 6) ALL PLATTED UTILITY EXEMPTIONS SHALL PROVIDE THAT SUCH EXEMPTIONS SHALL ALSO BE APPLICABLE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
- 7) DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO STRUCTURES, IMPROVED ROADS, FENCES, CHANNELS, CATCH BASINS, OR OTHER STRUCTURES, HOEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
- 8) THE LANCES WITHIN THIS PLAT ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:
 - A) COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN OFFICIAL INSTRUMENT NUMBER 2009-173278 TOGETHER WITH ASSIGNMENT AND ASSUMPTION OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL INSTRUMENT NUMBER 2020-333242.
 - B) NOTICE OF ESTABLISHMENT OF THE RHODING ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT PER O.C.B. 20202, PAGE 1206, AND NOTICE OF SUBDIVISION ASSIGNMENT OF THE RHODING ROAD NORTH COMMUNITY DEVELOPMENT DISTRICT PER O.C.B. 20054, PAGE 674.

CLERK OF THE CIRCUIT COURT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

I, _____, CLERK OF CIRCUIT COURT
BY: _____ DEPUTY CLERK
THIS _____ DAY OF _____ 20____, 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 177.001, FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

RECORDED 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 REFERENCES MONUMENTS SHOWN ON THIS PLAT HAVE BEEN SET AND CORNER MARKERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

David A. Williams, Jr., (License No. 159422)
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
GEOPoint SURVEYING, INC.
11000 W. BAYVIEW BLVD., SUITE 100
LAKELAND, FLORIDA 33819
LICENSED BUSINESS NUMBER LB 7716

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANCES PLATTED HEREON DO HEREBY DEDICATE THE PLAT OF RIDGEWOOD WEST PHASE 2 FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL EASEMENTS DESCRIBED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY THE OWNER 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 THIS SUBDIVISION. SAID DEDICATIONS ARE NOT NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

PRIVATE DRAINAGE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

OWNER DOES FURTHER DEDICATE TO THE PUBLIC IN GENERAL, ALL OF THE UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

OWNER: JACK REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: JACK M. BERRY, III, MANAGER

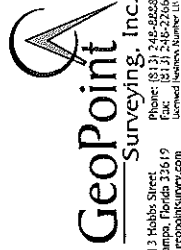
WITNESS
PRINT _____
WITNESS
PRINT _____

ACKNOWLEDGMENT
COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____ 2021, PERSONALLY APPEARED JACK M. BERRY, III, AS MANAGER OF JACK REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS

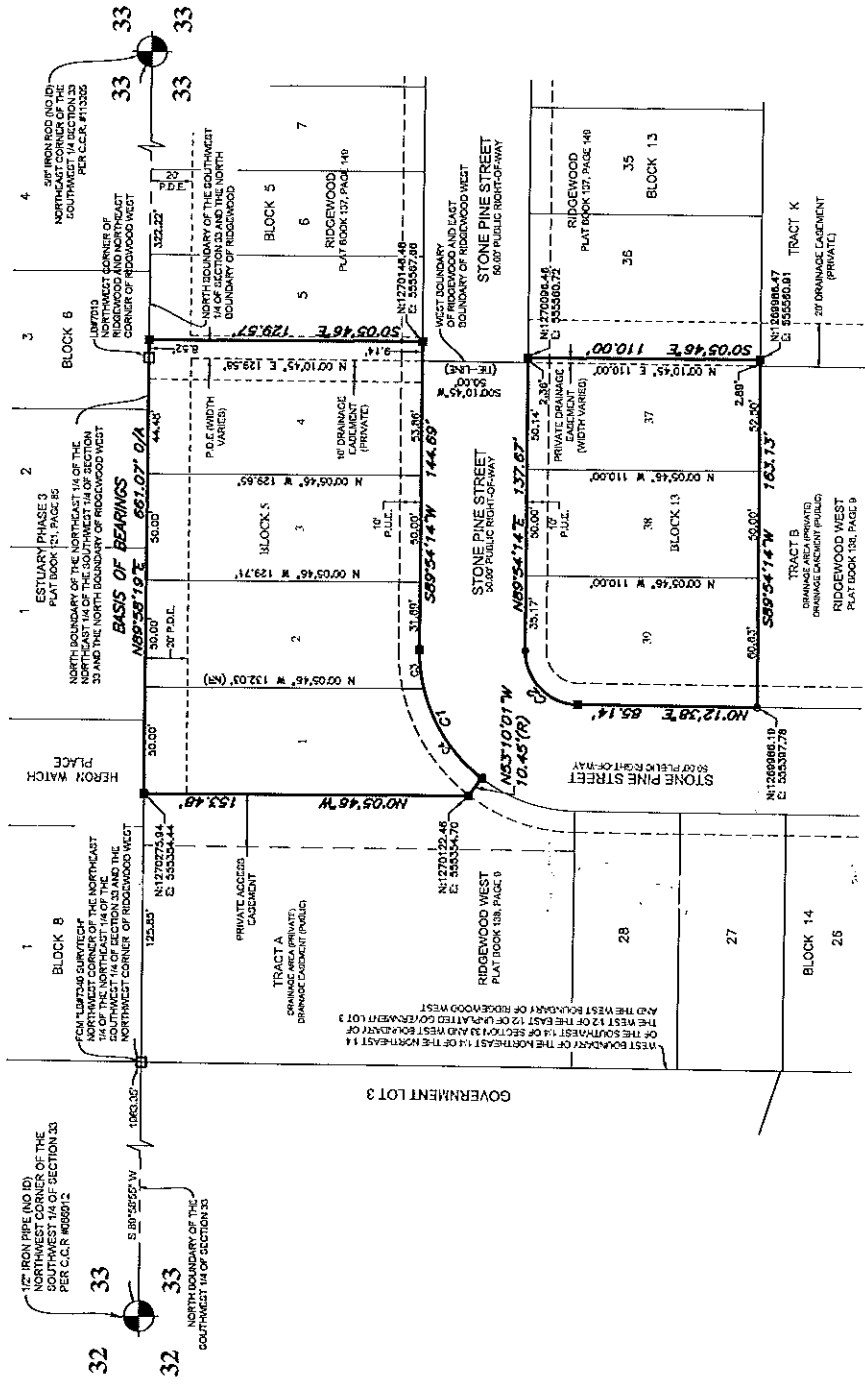
Notary Public

Sign: _____
Print: _____
Commission No.: _____
Expiry: _____



RIDGEWOOD WEST PHASE 2

BEING A REPLAT OF PARCEL A AND PARCEL B OF RIDGEWOOD WEST AS RECORDED IN PLAT BOOK 137 AND PAGE 150, TOGETHER WITH PARCEL A AND PARCEL B OF RIDGEWOOD AS RECORDED IN PLAT BOOK 137 AND PAGE 150, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA



PARALLEL OFFSET DIMENSION NOTE:
 1. PARALLEL OFFSET DIMENSIONS ARE SHOWN IN RED. ALL DIMENSIONS ARE TO THE CENTERLINE OF A PARALLEL UNLESS INDICATED OTHERWISE. DIMENSIONS TO THE CENTERLINE OF A PARALLEL ARE ASSUMED TO BE TO THE CENTERLINE OF THE PARALLEL UNLESS OTHERWISE INDICATED. DIMENSIONS TO THE CENTERLINE OF A PARALLEL WITH NO GREATER OR LESSER VALUE ARE ASSUMED TO BE TO THE CENTERLINE OF THE PARALLEL UNLESS OTHERWISE INDICATED.

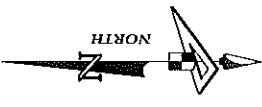
CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	75.00'	150°04'15"	66.47'	67.01'	S 03°22'07" W
C2	25.00'	89°41'36"	39.14'	35.26'	S 45°03'26" W
C3	75.00'	147°07'45"	18.49'	18.45'	S 82°50'32" W
C4	75.00'	39°59'33"	30.68'	50.00'	S 36°18'15" W

- LEGEND:**
- SET (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT - 12" DIA. 12" HIGH
 - SET (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT - 12" DIA. 12" HIGH
 - BOUNDARY LINE
 - (R) NON-RADIAL LINE
 - OFFICIAL RECORDS BOOK
 - PAGE
 - PLAT
 - PUBLIC UTILITY EASEMENT
 - OVERALL
 - CERTIFIED CORNER RECORD
 - C.C.R.

GeoPoint Surveying, Inc.
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 748-8888
 Fax: (813) 248-2266
 www.geopointsurveying.com
 License Number: 22764

Boundary Survey for Platting of: Ridgewood West Phase 2

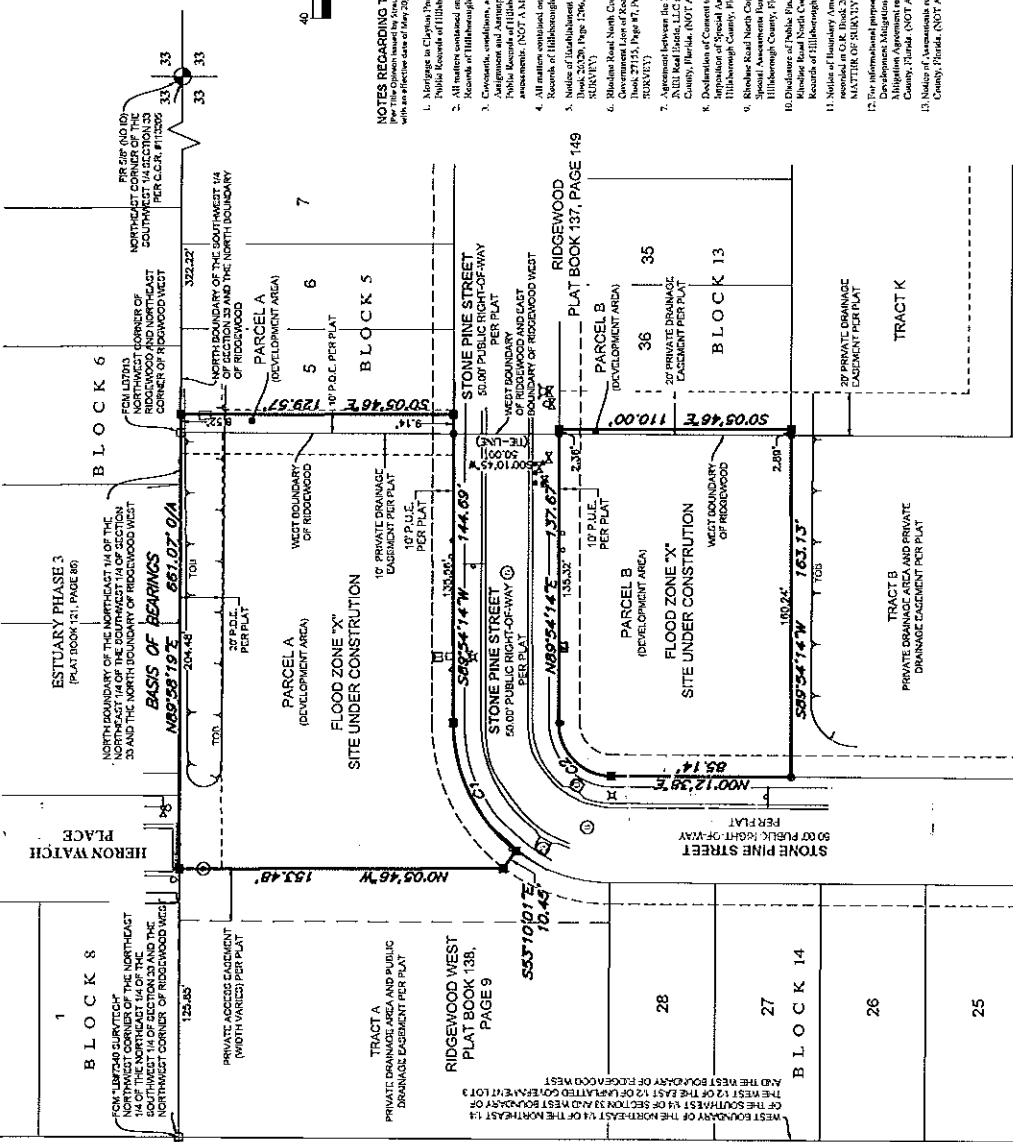
PREPARED FOR
ABSOLUTE ENGINEERING, INC.
LOCATED IN
Section 33, Township 30 S., Range 20 E.
Hillsborough County, Florida



NOTES REGARDING TITLE EXCEPTIONS:

Per the Opinion issued by Douglas A. Turner, Esq., regarding the property referenced as "Ridgewood West 2" with an effective date of May 20, 2021 at 11:00 pm:

- All rights in Clayton Properties Group, Inc., mortgages, recorded in O.R. Book 26072, Page 794, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- All matters contained in the Plat of Ridgewood, as recorded in Plat Book 137, Page 149, Public Records of Hillsborough County, Florida, (AS SHOWN).
- Covenants, conditions, and restrictions recorded in Clerk's File Number 2020 - 175279, together with Assignments and Declarations of Beneficial Interests recorded in Clerk's File Number 2020 - 222349, and other matters recorded in Clerk's File Number 2020 - 222349, which contain provisions relating to easements and/or easements, (NOT A MATTER OF SURVEY).
- All matters contained in the Plat of Ridgewood West, as recorded in Plat Book 136, Page 5, Public Records of Hillsborough County, Florida, (AS SHOWN).
- Notice of Establishment of the Ridge Road North Community Development District recorded in O.R. Book 20206, Page 1296, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Ridge Road North Community Development District Notice of Special Assessments and Declaration of Public Funding Commitment recorded in O.R. Book 20206, Page 1296, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Agreement between the Ridge Road North Community Development District, Ridgewood, LLC and Hill Country Homes, LLC recorded in O.R. Book 20763, Page 911, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Declaration of Commitment to Establish Ridge Road North Community Development District and its Successors recorded in O.R. Book 20763, Page 911, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Special Assessments Recital, Series 2019 recorded in O.R. Book 24564, Page 493, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Declaration of Public Funding and Maintenance of Improvements to Road Property Undertaken by The Ridge Road North Community Development District recorded in O.R. Book 20494, Page 222, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Notice of Funding Commitment of The Ridge Road North Community Development District recorded in O.R. Book 20494, Page 473, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- The information prepared: Ridge Road Subdivision (Initial Community Development) Preliminary Plat Development Mitigation Agreement recorded in O.R. Book 20160, Page 306, as affected by Release of the Ridge Road North Community Development District from the Ridge Road North Community Development District, recorded in O.R. Book Number 2020 - 274708, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).
- Matter of Inheritance recorded in Clerk's File Number 2020 - 484649, Public Records of Hillsborough County, Florida, (NOT A MATTER OF SURVEY).



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	75.00'	53°04'15"	69.47'	67.01'	S 83°22'07" W
C2	25.00'	86°41'30"	39.14'	35.26'	N 45°03'20" E

Digitally signed by
David Williams
Date: 2021.07.07
13:29:39 -0400



SURVEYOR'S CERTIFICATION
I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE FLORIDA SURVEYING BOARD. I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 156423, AND I AM THE ORIGINAL BASED SEAL OF A SURVEYOR AND MAPPER PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF LAST FIELD SURVEY: June 19, 2021

NOT VALID WITHOUT THE ORIGINAL BASED SEAL OF A SURVEYOR AND MAPPER

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 156423

DESCRIPTION:
This survey is intended to be employed at 1" = 40' or smaller.
All dimensions, unless otherwise noted, are survey dimensions.
Additions or Deletions to survey maps or records, by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency.
Use of this survey for purposes other than intended, without written verification, shall be the user's sole risk and without liability to the surveyor, nothing herein shall be construed to give any rights or benefits to anyone other than those certified by.

SURVEYOR'S NOTES:
1) This survey is intended to be employed at 1" = 40' or smaller.
2) All dimensions, unless otherwise noted, are survey dimensions.
3) Additions or Deletions to survey maps or records, by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4) The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency.
5) Use of this survey for purposes other than intended, without written verification, shall be the user's sole risk and without liability to the surveyor, nothing herein shall be construed to give any rights or benefits to anyone other than those certified by.

- LEGEND**
- Found 4"x4" Concrete Monument T.D.70137 or as noted.
 - Permanent Reference Monument (P.M.)
 - Stationed 3.07750' P.M.
 - Set Iron Nail at Dist. L.D.77789
 - Set Iron Nail L.D.77788
 - Found Iron Rod L.D.77788
 - Found Concrete Monument
 - Found Iron Pipe
 - Public Drainage Easement
 - Public Drainage Easement
 - Certified Corner Marker
 - Sanitary Sewer Easement
 - Storm Drainage Easement
 - Other
 - Stake or Chain Out
 - Fire Hydrant
 - Water or Irrigation Valve
 - Electric Pole/Post



Hillsborough County PUBLIC SCHOOLS

Preparing Students for Life

Certificate of School Concurrency

Project Name	Rhodine Road West Phase 2
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	PID # 5615
HCPS Project ID Number	SC-781
Parcel / Folio Number(s)	077345.9352
Project Location	N. of Rhodine Road, West of Balm-Riverview Road, Riverview
Dwelling Units & Type	7 Single-family detached
Applicant	JMBI Real Estate, LLC

School Concurrency Analysis				
School Type	Elementary	Middle	High	Total Capacity Reserved
Students Generated	2	1	1	4

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

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

Renée M. Kamen, AICP
Manager, Planning & Siting
Growth Management Department
E: Renee.Kamen@hcps.net
P: 813.272.4083

January 11, 2021
Date Issued