

**SUBJECT:** Hawk Townhomes **PI#5719**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** October 11, 2022  
**CONTACT:** Lee Ann Kennedy

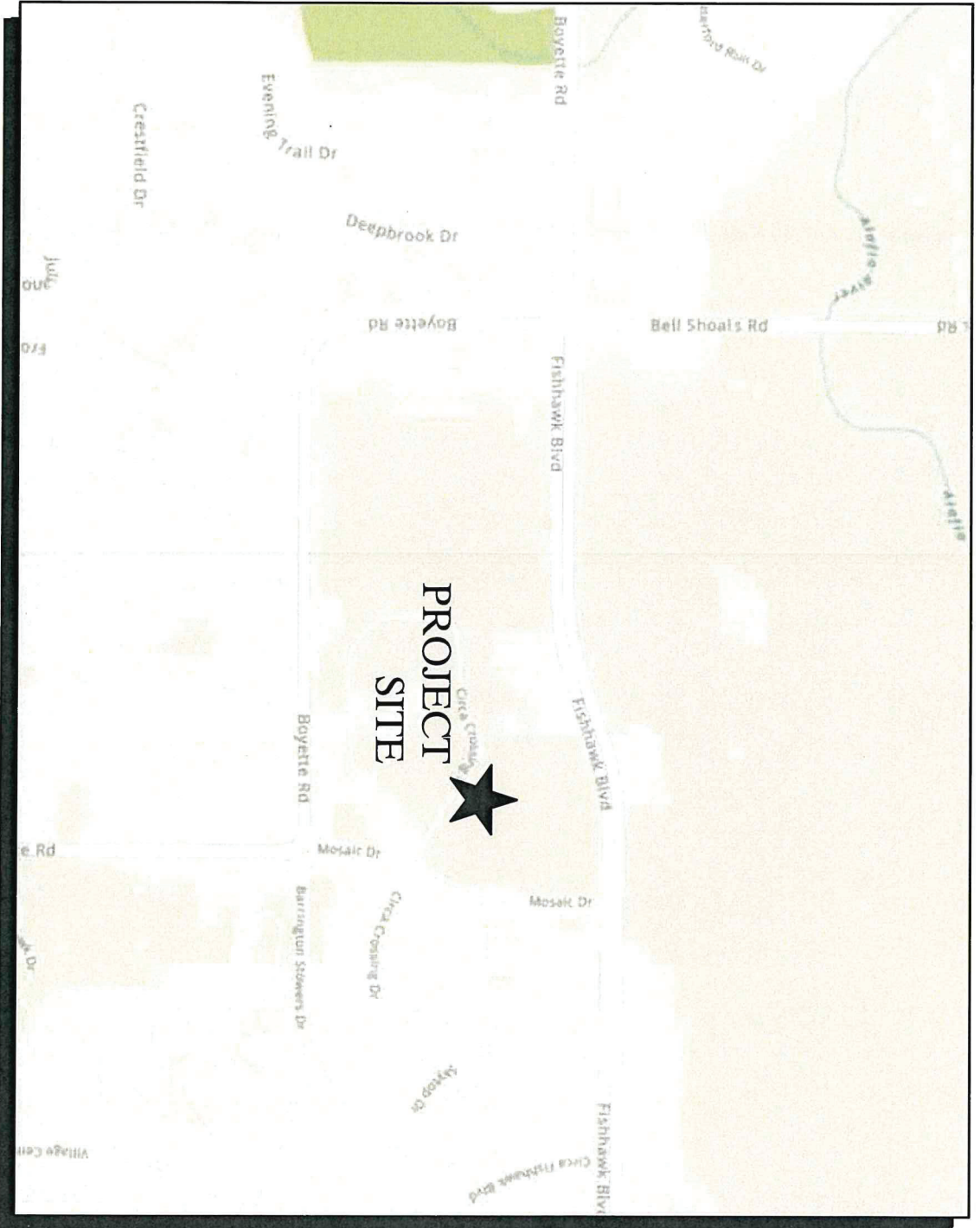
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**RECOMMENDATION:**

Accept the plat for recording for Hawk Townhomes, located in Section 24, Township 30, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water main) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$4,375.00, a Warranty Check in the amount of \$300.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$3,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On April 14, 2022, Permission to Construct Prior to Platting was issued for Hawk Townhomes. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is J2C3P, LLC and the engineer is Fuxan Engineering, Inc.



VICINITY MAP

HILLSBOROUGH COUNTY, FLORIDA

SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST

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

This Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between J2C3P, LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

**Witnesseth**

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Hawk Townhomes; and

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

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

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

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

Roads/Streets                       Water Mains/Services                       Drainage System  
 Sanitary Gravity Sewer Connection       Sanitary Sewer Distribution System       Bridges  
 Reclaimed Water Mains/Services       Sidewalks                       Other:  
and

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

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

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

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



2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Hawk Townhomes subdivision, within seven (7) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
  
3. The Subdivider agrees to warrant water meter assembly at Hawk Townhomes subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
  
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, \_\_\_\_\_, and \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_
  
  - b. A Performance Bond, dated \_\_\_\_\_ with \_\_\_\_\_ as Principal, and \_\_\_\_\_ Insurance Company as Surety, and  
  
A Warranty Bond, dated \_\_\_\_\_ with \_\_\_\_\_ as Principal, and \_\_\_\_\_ Insurance Company as Surety, and
  
  - c. Cashier/Certified Checks, number 30507673, dated 8/05/2022 and number 30507672, dated 8/05/2022, which shall be deposited by the County into an escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development 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 exist between the constructed improvements and said certification.
  
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the




extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Hawk Townhomes at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development 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. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the seven (7) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

  
\_\_\_\_\_

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

Marina Perez  
\_\_\_\_\_

Printed Name of Witness

  
\_\_\_\_\_

Witness' Signature

Marina Perez  
\_\_\_\_\_

Printed Name of Witness

**SUBDIVIDER:**

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

Authorized Corporate Officer or Individual

Judah Rubin  
Name (typed, printed or stamped)

Manager  
Title

1715 W. Cleveland Street  
Tampa, FL 33606  
Address of Signer

(813) 205-6986  
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

ATTEST:

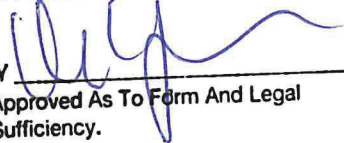
HILLSBOROUGH COUNTY  
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

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

By: \_\_\_\_\_  
Chair

APPROVED BY THE COUNTY ATTORNEY

  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5<sup>TH</sup> day of AUGUST, 2022, by JUDAH RUBIN and \_\_\_\_\_ respectively Managing Member and \_\_\_\_\_ of J2C3P 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:**

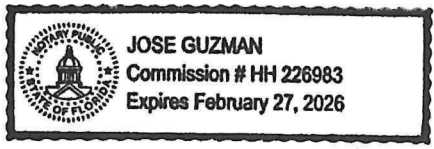
Sign: [Signature] (Seal)

Print: JOSE GUZMAN

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

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

My Commission Expires: 2/27/26





# REPUBLIC BANK

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Member FDIC

00305

30507673

VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

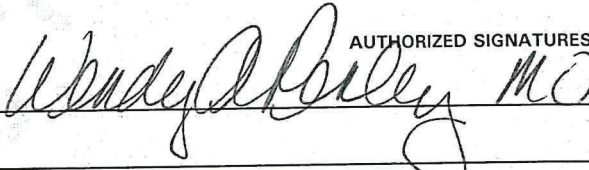
PAY \*\*\* FOUR THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100

\$\*\*\*\*\*4,375.00

TO THE ORDER OF Hillsborough County BOCC

For Performance

**CASHIER'S CHECK**

AUTHORIZED SIGNATURES  


SIGNATURE HAS A COLORED BACKGROUND - BORDER CONTAINS MICROPRINTING

⑈ 30507673 ⑆ ⑆ 083001314 ⑆ 53034325 ⑆

# REPUBLIC BANK

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Member FDIC

00305

30507673

VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

PAY \*\*\* FOUR THOUSAND THREE HUNDRED SEVENTY-FIVE AND 00/100

\$\*\*\*\*\*4,375.00

TO THE ORDER OF Hillsborough County BOCC


For Performance

**CASHIER'S CHECK**

CLIENT COPY

**NOT NEGOTIABLE**

Caution: Stop Payments or Replacement Checks are not permitted prior to 90 days after issuance.

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

**Hawk Townhomes**

**ENGINEERS CONSTRUCTION COST ESTIMATE FOR PERFORMANCE**

Signing and Pavement Markings            \$3,500

**Performance Guarantee Amount        \$3,500 x 125% = \$4,375**

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David G. Fuxan, P.E.

Florida Registration #33133

**David** Digitally signed  
by David Fuxan  
Date:  
**Fuxan** 2022.08.11  
16:09:26 -04'00'

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.

# REPUBLIC BANK

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Member FDIC

00305

30507672

VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

PAY \*\*\* THREE HUNDRED AND 00/100

\$\*\*\*\*\*300.00

TO THE ORDER OF Hillsborough County BOCC

For Warranty  
**CASHIER'S CHECK**

AUTHORIZED SIGNATURES  
*Wendy A. Boney, MO*

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 30507672⑈ ⑆ 083001314⑆ 53034325⑈

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00305

30507672

VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

PAY \*\*\* THREE HUNDRED AND 00/100

\$\*\*\*\*\*300.00

TO THE ORDER OF Hillsborough County BOCC

For Warranty  
**CASHIER'S CHECK**

CLIENT COPY

**NOT NEGOTIABLE**

Caution: Stop Payments or Replacement Checks are not permitted prior to 90 days after issuance.

APPROVED BY THE COUNTY ATTORNEY

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



**Hawk Townhomes**

**ENGINEERS CONSTRUCTION COST ESTIMATE FOR WARRANTY**

Water Main Connection

4 LF 8" PVC Water Main	\$2,500
2 LF 2" PE	<u>\$500</u>
<b>TOTAL</b>	<b>\$3,000</b>

Warranty Guarantee Amount      $\$3,000 \times 10\% = \underline{\$300}$

\_\_\_\_\_  
David G. Fuxan, P.E.

Florida Registration #33133

**David** Digitally signed  
by David Fuxan  
Date:  
**Fuxan** 2022.08.11  
16:20:22 -04'00'

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 J2C3P, LLC hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

**Witnesseth**

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Hawk Townhomes; 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 Hawk Townhomes 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 Hawk Townhomes subdivision within seven (7) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance guarantee 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, \_\_\_\_\_  
dated \_\_\_\_\_  
with \_\_\_\_\_  
by order of \_\_\_\_\_, or
  - b. A Performance Bond, dated \_\_\_\_\_, with \_\_\_\_\_,  
as Principal, and \_\_\_\_\_ Insurance Company as Surety,  
or
  - c. Escrow Agreement, dated \_\_\_\_\_  
\_\_\_\_\_, between  
and the County, or
  - d. Cashier/Certified Check, number \_\_\_\_\_  
30507674, dated 8/05/2022, which shall be deposited by  
the County into an escrow account upon receipt. No interest shall be paid to the  
Subdivider on funds received by the County pursuant to this Agreement.

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


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

ATTEST:

  
\_\_\_\_\_  
Witness Signature

Marina Perez  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature

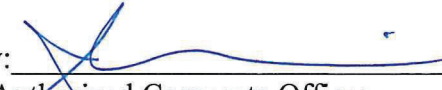
Juan Perez Coan  
\_\_\_\_\_  
Printed Name of Witness

CORPORATE SEAL  
(When Appropriate)

ATTEST:  
CLERK OF CIRCUIT COURT

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

SUBDIVIDER:

By:   
\_\_\_\_\_  
Authorized Corporate Officer  
or Individual (Sign before a  
Notary Public)

Judah Rubin  
\_\_\_\_\_  
Printed Name of Signer

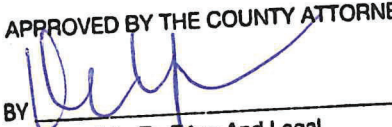
Manager  
Title of Signer

1715 Cleveland Street Tampa, FL 33606  
Address of Signer

(813) 205-6986  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Chair.

APPROVED BY THE COUNTY ATTORNEY  
  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of AUGUST,  
20 22, by JUDAH RUBIN and —  
respectively Manager and — of J2C3P 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.

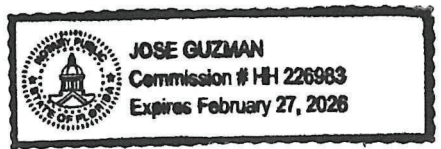
NOTARY PUBLIC:

Sign: *Jose Guzman* (Seal)  
Print: JOSE GUZMAN

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

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

My Commission Expires: 2/27/26



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30507674

VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

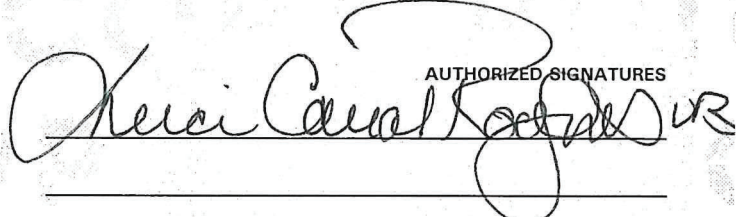
DATE 8/05/2022

PAY \*\*\* THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100

\$\*\*\*\*\*3,750.00

TO THE ORDER OF Hillsborough County BOCC

lot corners  
**CASHIER'S CHECK**

  
AUTHORIZED SIGNATURES

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

⑈ 30507674⑈ ⑆ 083001314⑆ 53034325⑈

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VOID AFTER 90 DAYS

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

PAY \*\*\* THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100

\$\*\*\*\*\*3,750.00

TO THE ORDER OF Hillsborough County BOCC

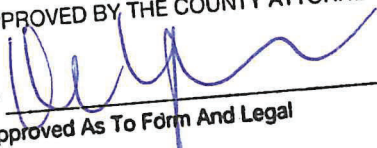
lot corners  
**CASHIER'S CHECK**

CLIENT COPY

**NOT NEGOTIABLE**

Caution: Stop Payments or Replacement Checks are not permitted prior to 90 days after issuance.

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal Sufficiency.



**Hawk Townhomes  
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**  $\$3,000 \times 125\% = \$3,750$

\_\_\_\_\_  
David G. Fuxan  
Florida Registered Engineer #33133

**David  
Fuxa** Digitally signed by  
David Fuxan  
Date:  
2022.08.11  
16:19:20  
-04'00'

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.

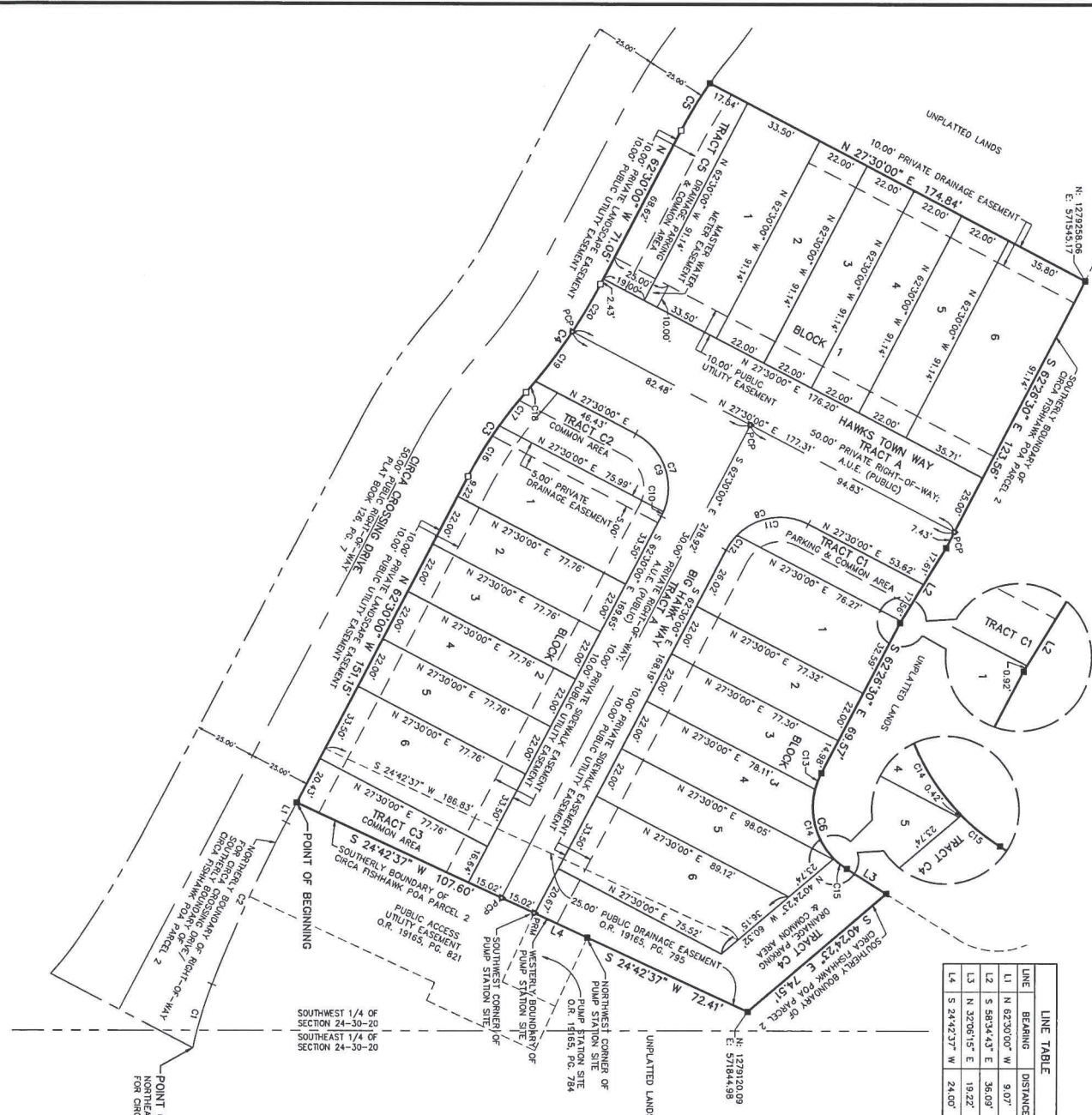




# HAWK TOWNHOMES

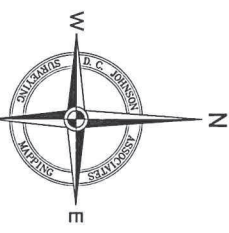
PLATTED SUBDIVISION  
SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK  
PAGE  
SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	N 62°30'00" W	9.07'
L2	S 58°34'43" E	36.03'
L3	N 32°06'15" E	18.22'
L4	S 24°42'37" W	24.00'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	27.24'	182.00'	93°27'59"	N 73°21'16" W	27.20'
C2	72.92'	877.00'	61°01'17"	N 83°33'08" W	72.88'
C3	41.90'	175.00'	134°33'09"	N 55°28'26" W	41.80'
C4	53.88'	225.00'	134°33'09"	N 55°28'26" W	53.75'
C5	22.58'	175.00'	72.337°	N 58°46'11" W	22.57'
C6	44.74'	30.00'	85°27'16"	N 74°48'52" E	40.71'
C7	39.27'	25.00'	90°00'00"	S 72°30'00" W	35.36'
C8	39.27'	25.00'	90°00'00"	S 17°30'00" E	35.36'
C9	37.28'	25.00'	85°26'54"	S 70°13'27" W	33.92'
C10	1.91'	25.00'	43°30'56"	N 64°46'33" W	1.99'
C11	31.67'	25.00'	72°35'26"	S 08°47'43" E	28.60'
C12	7.80'	25.00'	17°24'34"	S 53°47'43" E	7.57'
C13	7.80'	30.00'	13°31'33"	S 69°12'17" E	7.07'
C14	30.65'	30.00'	58°55'19"	N 74°34'16" E	28.51'
C15	6.81'	30.00'	13°02'22"	N 38°48'25" E	6.80'
C16	24.36'	175.00'	79°30'00"	S 58°30'45" E	24.34'
C17	17.54'	175.00'	5°44'39"	S 91°39'10" E	17.54'
C18	5.94'	225.00'	1°20'46"	N 49°32'16" W	5.94'
C19	25.32'	225.00'	92°55'55"	N 53°31'08" W	25.31'
C20	22.61'	225.00'	5°45'25"	N 59°37'18" W	22.60'



**LEGEND**  
 R/W = RIGHT-OF-WAY  
 O.R. = OFFICIAL RECORDS BOOK  
 P.C. = PAGE  
 CM = CONCRETE MONUMENT  
 A.U.E. = ACCESS & UTILITY EASEMENT (PUBLIC)  
 P.C.P. = PERMANENT CONTROL POINT  
 T.O.M. = TOWN OF MONTESSANO  
 S.E.T. = SET 4"x6" CM TBM LB 4914'  
 S.E.T. = SET 4"x6" CM TBM LB 4914'  
 S.E.T. = SET 1/2" DIA. DISK TBM LB 4514' / T.C.P. LB 4514'

**D. C. JOHNSON & ASSOCIATES**  
**SURVEYING AND MAPPING ASSOCIATES**  
 11911 South Curley Street  
 San Antonio, Florida 33576  
 (352) 588-2788 Fax: (352) 588-2713

LB# 4514





**Certificate of School Concurrency**

<b>Project Name</b>	Hawk's Townhomes
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	5719
<b>HCPS Project Number</b>	CE-V-2
<b>Parcel ID Number(s)</b>	076828.0100
<b>Project Location</b>	Circa Crossing & Mosaic Dr
<b>Dwelling Units &amp; Type</b>	SFA: 18
<b>Applicant</b>	Ruben Real Estate Advisors LLC

**School Concurrency Analysis**

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	3	1	2	6

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.

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**Date** 9/21/2021