

SUBJECT: Valri Forest Phase 1 & 2
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 7, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Valri Forest Phase 1 & 2, located in Section 08, Township 29, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-Site & Off-Site Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$2,965,595.66, a Warranty Bond in the amount of \$237,247.65, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$15,625.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

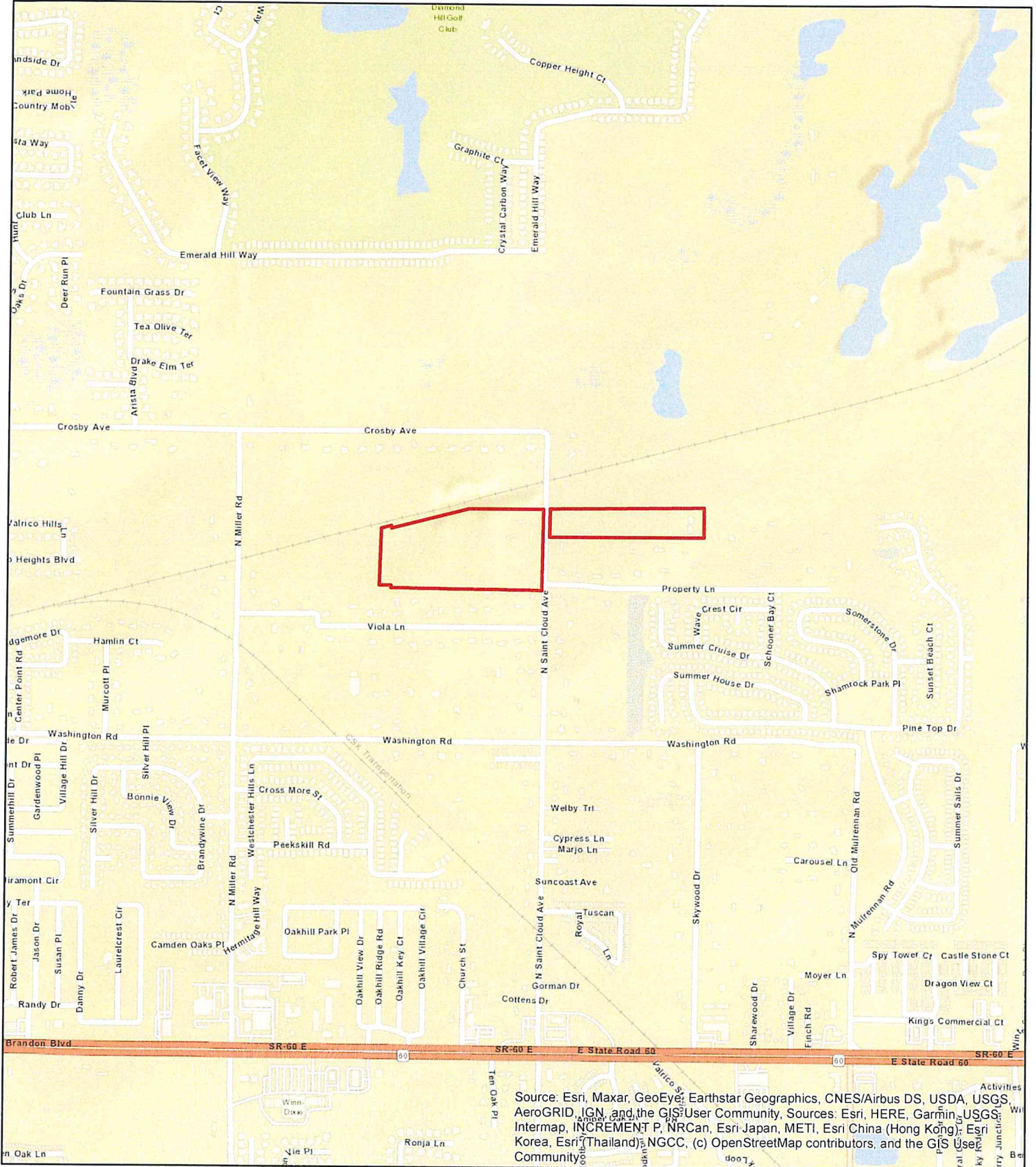
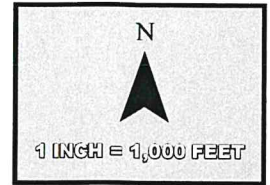
On October 13, 2021, Permission to Construct Prior to Platting was issued for Valri Forest Phase 1 & 2. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Pulte Home Company, LLC and the engineer is LevelUp Consulting, LLC.



VALRI FOREST PHASE 1 AND 2

PROJECT LOCATION MAP

CLIENT: PULTE HOME COMPANY



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri-Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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 Pulte Home Company, LLC, 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 _____ Valri Forest Phase 1 and 2 _____ (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:

Roads/Streets, Water Mains/ Services, Stormwater Drainage System, Sanitary Gravity Sewer System, Force Main 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 Twenty-Four (24) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, 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 N/A, dated _____, and number _____ dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 800134952 dated, April 26, 2022 with _____ Pulte Home Company, LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, or
A Warranty Bond, number 800134954 dated, April 26, 2022 with _____ Pulte Home Company, LLC as Principal, and _____ Atlantic Specialty Insurance Company 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.

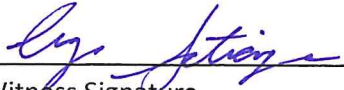
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion 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)

Cheyenne Santiago
Printed Name of Witness

Ray Aponte
Name (typed, printed or stamped)



Witness Signature

Director of Land Development
Title

Keeley Platt
Printed Name of Witness

2662 S. Falkenburg Rd. Riverview, FL 33578
Address of Signer

(813) 335-5803
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

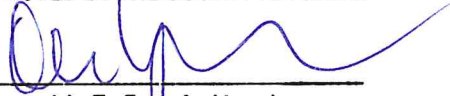
CINDY STUART
Clerk of the Circuit Court

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
20 day of April, 2022, by Ray Aponte as
(day) (month) (year) (name of person acknowledging)
authorized officer for Pulte Home Company.
(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

Lauren Leigh Cherpoek
(Signature of Notary Public - State of Florida)

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

HA 228449 2/19/2022
(Commission Number) (Expiration Date)

Type of Identification Produced



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)

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we Pulte Home Company, LLC
called the Principal, and Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Two Million Nine Hundred Sixty-Five Thousand Five Hundred Ninety-Five Dollars and Sixty-Six Cents (\$ 2,965,595.66) 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 adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the Valri Forest Phase 1 and 2 subdivision; and

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

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area and associated off-site 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, hereafter the "Agreement", the terms of which require the Principal to submit an instrument ensuring completion of construction of required improvements; and

WHEREAS, the terms of said 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 Valri Forest Phase 1 and 2 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty four (24) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and

B. If the Principal shall faithfully perform the 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 July 7th, 2024.

SIGNED, SEALED AND DATED this 26TH day of APRIL, 2022.

ATTEST:



Pulte Home Company, LLC

By 

Principal Seal
Gregory S. Rives
Assistant Treasurer


Atlantic Specialty Insurance Company

Surety Seal

ATTEST:




Kelly A. Gardner

By 

Attorney-In-Fact Seal
James I. Moore

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Kelly A. Gardner, Jennifer J. Mc Comb, James Moore, Stephen Kazmer, Dawn L. Morgan, Melissa A. Schmidt, Amy Wickett**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

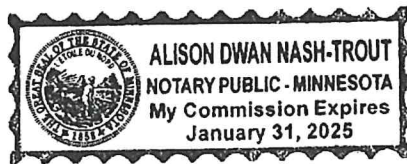
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 26th day of April, 2022



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On April 26, 2022, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company 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 on 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 November 19, 2023



Alexa Costello
Alexa Costello, Notary Public
Commission No. 904586

ACKNOWLEDGEMENT BY PRINCIPAL

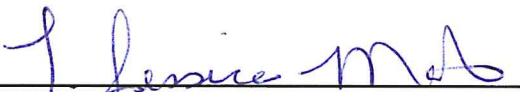
STATE OF GEORGIA)

) ss.

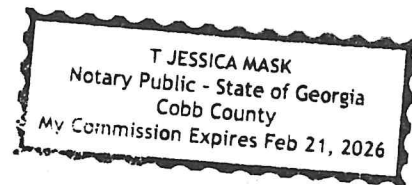
COUNTY OF COBB)

This record was acknowledged before me on April 26, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public



T. JESSICA MASK
Notary Public State of Georgia
My Commission Expires: February 21, 2026

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 July 7th, 2026

SIGNED, SEALED AND DATED this 26th day of April, 2022.

ATTEST:


Principal Signature **Gregory S. Rives**
Assistant Treasurer

(Seal)



Surety Signature **James I. Moore**
Attorney-in-Fact

Atlantic Specialty Insurance Company
(Seal)

ATTEST:


Signature **Kelly A. Gardner**

(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Kelly A. Gardner, Jennifer J. Mc Comb, James Moore, Stephen Kazmer, Dawn L. Morgan, Melissa A. Schmidt, Amy Wickett**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

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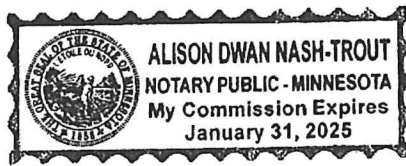
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By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 26th day of April, 2022



This Power of Attorney expires
January 31, 2025

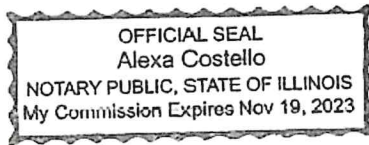
Kara Barrow
Kara Barrow, Secretary

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

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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 November 19, 2023



Alexa Costello
Alexa Costello, Notary Public
Commission No. 904586

ACKNOWLEDGEMENT BY PRINCIPAL


STATE OF GEORGIA)

) ss.

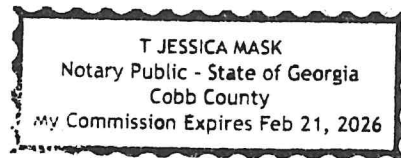
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WITNESS my hand official seal.



Signature of Notary Public



T. JESSICA MASK
Notary Public State of Georgia
My Commission Expires: February 21, 2026

Valri Forest Phase 1 and 2

Performance Bond Calculation

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

SUMMARY

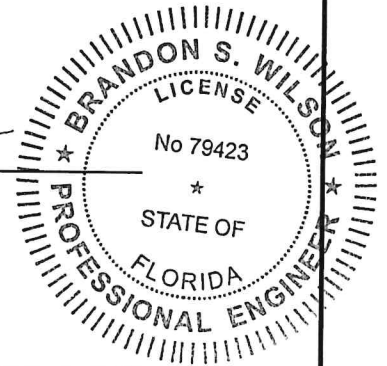
Paving	\$618,407.61
Water	\$397,543.23
Wastewater	\$804,484.74
Drainage	\$552,040.95
Offsite	\$679,469.68
Total	\$2,372,476.53

Performance Bond Amount (125% of total)

\$2,965,595.66



Brandon Wilson, P.E.
Florida License # 79423



PAVING

Item	Quantity	Unit	Unit Price	Total
Phase I				
CONNECT TO EXISTING ASPHALT PAVEMENT RESIDENTIAL ROAD	1	EA	\$ 1,494.50	\$ 1,494.50
EMERGENCY ACCESS DRIVE (2 EA.)	7947	SY	\$ 27.25	\$ 216,555.75
12" STABILIZED SHOULDER (LBR 40)	161	SY	\$ 39.09	\$ 6,293.49
2' VALLEY GUTTER (MIAMI)	350	SY	\$ 7.57	\$ 2,649.50
TYPE "B" CURB AND GUTTER	5259	LF	\$ 11.88	\$ 62,476.92
TYPE "F" CURB AND GUTTER	252	LF	\$ 13.36	\$ 3,366.72
DROP CURB	337	LF	\$ 15.59	\$ 5,253.83
CURB TRANSITION	127	LF	\$ 29.85	\$ 3,790.95
TYPE "D" CURB	110	LF	\$ 29.85	\$ 3,283.50
8" STABILIZED SUBGRADE UNDER CURB (LBF)	59	LF	\$ 17.92	\$ 1,057.28
6" SIDEWALK (REINFORCED)	6144	LF	\$ 2.53	\$ 15,544.32
ADA RAMPS	7722	SF	\$ 5.70	\$ 44,015.40
SIGNAGE AND PAVEMENT MARKING	13	EA	\$ 1,277.30	\$ 16,604.90
MAINTENANCE OF TRAFFIC	1	LS	\$ 8,115.36	\$ 8,115.36
	1	LS	\$ 2,755.47	\$ 2,755.47
			Subtotal	\$ 393,257.89
Phase II				
CONNECT TO EXISTING ASPHALT PAVEMENT RESIDENTIAL ROAD	1	EA	\$ 1,494.50	\$ 1,494.50
12" STABILIZED SHOULDER (LBR 40)	4400	SY	\$ 27.25	\$ 119,900.00
2' VALLEY GUTTER (MIAMI)	74	SY	\$ 7.57	\$ 560.18
3' VALLEY GUTTER	2809	LF	\$ 11.88	\$ 33,370.92
TYPE "B" CURB AND GUTTER	66	LF	\$ 19.42	\$ 1,281.72
2 "SHED" CURB (MODIFIED MIAMI)	252	LF	\$ 13.36	\$ 3,366.72
DROP CURB	66	LF	\$ 29.85	\$ 1,970.10
CURB TRANSITION	51	LF	\$ 29.85	\$ 1,522.35
TYPE "D" CURB	94	LF	\$ 29.85	\$ 2,805.90
8" STABILIZED SUBGRADE UNDER CURB (LBF)	70	LF	\$ 17.92	\$ 1,254.40
6" SIDEWALK (REINFORCED)	3408	LF	\$ 2.53	\$ 8,622.24
ADA RAMPS	6092	SF	\$ 5.63	\$ 34,297.96
SIGNAGE AND PAVEMENT MARKING	3	EA	\$ 1,277.30	\$ 3,831.90
MAINTENANCE OF TRAFFIC	1	LS	\$ 8,115.36	\$ 8,115.36
	1	LS	\$ 2,755.47	\$ 2,755.47
			Subtotal	\$ 225,149.72
			Total	\$ 618,407.61

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Phase I				
TEMPORARY CONNECTION ASSEMBLY (HILLSBOROUGH CO.)	1	EA	\$ 19,651.57	\$ 19,651.57
8" C900 DR 18 PVC	3261	LF	\$ 32.65	\$ 106,471.65
8" C350 DIP	40	LF	\$ 45.71	\$ 1,828.40
3" - 8" POLYWRAP - BLUE	40	LF	\$ 3.23	\$ 129.20
LOCATOR TAPE	3301	LF	\$ 0.15	\$ 495.15
LOCATOR WIRE	6522	LF	\$ 0.44	\$ 2,869.68
PRESSURE TEST AND CHLORINATION	1	LS	\$ 4,295.48	\$ 4,295.48
CHLORINE INJECTION POINT	1	EA	\$ 346.02	\$ 346.02
SAMPLING POINT	4	LS	\$ 516.41	\$ 2,065.64
JOINT RESTRAINTS	1	EA	\$ 8,786.46	\$ 8,786.46
8" GATE VALVE AND BOX	19	EA	\$ 1,772.21	\$ 33,671.99
8" MJ TEE	4	EA	\$ 671.18	\$ 2,684.72
8" 90° MJ BEND	5	EA	\$ 448.89	\$ 2,244.45
8" 45° MJ BEND	14	EA	\$ 427.90	\$ 5,990.60
8" 22-1/2° MJ BEND	10	EA	\$ 423.86	\$ 4,238.60
8" 11-1/4° MJ BEND	2	EA	\$ 408.53	\$ 817.06
FIRE HYDRANT ASSEMBLY (8" TEE)	7	EA	\$ 5,349.16	\$ 37,444.12
FIRE HYDRANT FLOW TEST AND COLOR CODE	7	EA	\$ 225.50	\$ 1,578.50
PERMANENT BLOWOFF	1	EA	\$ 779.90	\$ 779.90
SINGLE SERVICE - SHORT	49	EA	\$ 367.01	\$ 17,983.49
SINGLE SERVICE - SHORT	23	EA	\$ 507.35	\$ 11,669.05
			Subtotal	\$ 266,041.73
Phase II				
TEMPORARY CONNECTION ASSEMBLY (HILLSBOROUGH CO.)	1	EA	\$ 19,651.57	\$ 19,651.57
8" C900 DR 18 PVC	1579	LF	\$ 32.65	\$ 51,554.35
LOCATOR TAPE	1579	LF	\$ 0.15	\$ 236.85
LOCATOR WIRE	3158	LF	\$ 0.44	\$ 1,389.52
PRESSURE TEST AND CHLORINATION	1	LS	\$ 4,295.48	\$ 4,295.48
CHLORINE INJECTION POINT	1	EA	\$ 346.02	\$ 346.02
SAMPLING POINT	1	LS	\$ 516.41	\$ 516.41
JOINT RESTRAINTS	1	EA	\$ 5,918.80	\$ 5,918.80
8" GATE VALVE AND BOX	6	EA	\$ 1,772.21	\$ 10,633.26
8" MJ TEE	1	EA	\$ 671.18	\$ 671.18
8" 45° MJ BEND	10	EA	\$ 427.90	\$ 4,279.00
8" 22-1/2° MJ BEND	11	EA	\$ 423.86	\$ 4,662.46
8" 11-1/4° MJ BEND	2	EA	\$ 408.53	\$ 817.06
FIRE HYDRANT ASSEMBLY (8" TEE)	3	EA	\$ 5,152.62	\$ 15,457.86
FIRE HYDRANT FLOW TEST AND COLOR CODE	3	EA	\$ 225.50	\$ 676.50
SINGLE SERVICE - SHORT	24	EA	\$ 369.23	\$ 8,861.52
SINGLE SERVICE - SHORT	3	EA	\$ 511.22	\$ 1,533.66
			Subtotal	\$ 131,501.50
			Total	\$ 397,543.23

SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
Phase I				
REMOVE AND REPLACE EXISTING ASPHALT AND BA	75	SY	\$ 283.52	\$ 21,264.00
24" SPLIT CASING FOR EXISTING 12" FORCE MAIN	1	LS	\$ 29,542.64	\$ 29,542.64
MAINTENANCE OF TRAFFIC	1	LS	\$ 9,029.21	\$ 9,029.21
8" SDR 26 PVC				
0-6 FT	960	LF	\$ 27.63	\$ 26,524.80
6-8 FT	1238	LF	\$ 29.23	\$ 36,186.74
8-10 FT	449	LF	\$ 31.34	\$ 14,071.66
8" C900 DR 18 PVC				
6-8 FT	40	LF	\$ 49.72	\$ 1,988.80
8-10 FT	16	LF	\$ 53.09	\$ 849.44
8" C900 DR 18 PVC AT OPEN CUT AND UNDER EXISTING 12" FORCE MAIN				
0-6 FT	54	LF	\$ 123.87	\$ 6,688.98
6-8 FT	33	LF	\$ 171.03	\$ 5,643.99
LOCATOR TAPE	2790	LF	\$ 0.31	\$ 864.90
DEWATERING OR STONE BEDDING (< 18 FT)	2790	LF	\$ 8.52	\$ 23,770.80
EXFILTRATION/INFILTRATION TESTING	2790	LF	\$ 1.39	\$ 3,878.10
SANITARY SEWER INSPECTION	2790	LF	\$ 2.72	\$ 7,588.80
4' SANITARY MANHOLE				
0-6 FT	5	EA	\$ 2,927.63	\$ 14,638.15
6-8 FT DROP	5	EA	\$ 3,274.72	\$ 16,373.60
6-8 FT	1	EA	\$ 3,660.47	\$ 3,660.47
8-10 FT	1	EA	\$ 3,690.25	\$ 3,690.25
8-10 FT DROP	1	EA	\$ 4,076.01	\$ 4,076.01
MANHOLE DROP CONNECTION	4	VF	\$ 498.83	\$ 1,995.32
MANHOLE JOINT SEALANT	13	EA	\$ 685.17	\$ 8,907.21
MANHOLE INFLOW PROTECTION - STAINLESS STEEL	13	EA	\$ 208.53	\$ 2,710.89
SINGLE SERVICE	22	EA	\$ 869.27	\$ 19,123.94
DOUBLE SERVICE	25	EA	\$ 1,195.01	\$ 29,875.25
PLUG AND SERVICE MARKER	72	EA	\$ 23.84	\$ 1,716.48
LIFT STATION (12.00 FT)	1	LS	\$ 346,045.71	\$ 346,045.71
CONNECT TO EXISTING 12" MAIN	1	EA	\$ 2,786.75	\$ 2,786.75
12" X 4" TAPPING SLEEVE AND VALVE	1	EA	\$ 5,573.50	\$ 5,573.50
4" WET TAP	1	EA	\$ 1,376.39	\$ 1,376.39
12" JACK AND BORE	40	LF	\$ 863.04	\$ 34,521.60
4" C900 DR 18 PVC	1135	LF	\$ 13.45	\$ 15,265.75
LOCATOR TAPE	1135	LF	\$ 0.15	\$ 170.25
LOCATOR WIRE	2270	LF	\$ 0.44	\$ 998.80
PRESSURE TEST	1	LS	\$ 3,195.29	\$ 3,195.29
JOINT RESTRAINTS	1	LS	\$ 1,184.40	\$ 1,184.40
4" 90° MJ BEND	5	EA	\$ 485.16	\$ 2,425.80
4" 45° MJ BEND	22	EA	\$ 462.29	\$ 10,170.38

4" 22-1/2° MJ BEND	3	EA	\$	458.50	\$	1,375.50
SOD RESTORATION AT TIE-IN	50	SY	\$	3.08	\$	154.00

Subtotal \$ **719,904.55**

Phase II

8" SDR 26 PVC

6-8 FT	893	LF	\$	29.23	\$	26,102.39
8-10 FT	108	LF	\$	31.34	\$	3,384.72
10-12 FT	108	LF	\$	32.70	\$	3,531.60
12-14 FT	78	LF	\$	36.32	\$	2,832.96
LOCATOR TAPE	1187	LF	\$	0.31	\$	367.97
DEWATERING OR STONE BEDDING (< 18 FT)	1187	LF	\$	8.52	\$	10,113.24
EXFILTRATION/INFILTRATION TESTING	1187	LF	\$	1.39	\$	1,649.93
SANITARY SEWER INSPECTION	1187	LF	\$	2.72	\$	3,228.64
4' SANITARY MANHOLE						
6-8 FT	2	EA	\$	3,216.63	\$	6,433.26
12-14 FT	1	EA	\$	4,488.65	\$	4,488.65
MANHOLE JOINT SEALANT	3	EA	\$	685.17	\$	2,055.51
MANHOLE INFLOW PROTECTION - STAINLESS STEEL	3	EA	\$	208.53	\$	625.59
SINGLE SERVICE	11	EA	\$	869.27	\$	9,561.97
DOUBLE SERVICE	8	EA	\$	1,195.01	\$	9,560.08
PLUG AND SERVICE MARKER	27	EA	\$	23.84	\$	643.68

Subtotal \$ **84,580.19**

Total \$ **804,484.74**

STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
Phase I				
14" X 23" CLASS III ERCP	162	LF	\$ 65.77	\$ 10,654.74
12" HDPE	14	LF	\$ 28.80	\$ 403.20
15" HDPE	411	LF	\$ 35.89	\$ 14,750.79
18" HDPE	1559	LF	\$ 42.64	\$ 66,475.76
24" HDPE	901	LF	\$ 62.10	\$ 55,952.10
36" HDPE	141	LF	\$ 95.01	\$ 13,396.41
DEWATERING OR STONE BEDDING	3188	LF	\$ 8.52	\$ 27,161.76
STORM SEWER INSPECTION	3188	LF	\$ 6.96	\$ 22,188.48
RCP MES				
24"	2	EA	\$ 1,858.60	\$ 3,717.20
36" WITHOUT GRATE	1	EA	\$ 3,947.97	\$ 3,947.97
ERCP MES	4	EA	\$ 1,724.30	\$ 6,897.20
ENDWALL	1	EA	\$ 1,030.04	\$ 1,030.04
RIP-RAP	25	SY	\$ 101.23	\$ 2,530.75
TYPE "C" INLET	4	EA	\$ 1,626.81	\$ 6,507.24
TYPE "D" INLET	3	EA	\$ 3,528.84	\$ 10,586.52
TYPE "2" CURB INLET	2	EA	\$ 4,424.04	\$ 8,848.08
TYPE "3" CURB INLET	11	EA	\$ 5,877.75	\$ 64,655.25
INLET PROTECTION	20	EA	\$ 108.90	\$ 2,178.00
TYPE "P" MANHOLE	3	EA	\$ 2,025.99	\$ 6,077.97
			Subtotal	\$ 327,959.46
Phase II				
14" X 23" CLASS III ERCP	134	LF	\$ 65.77	\$ 8,813.18
18" HDPE	1498	LF	\$ 42.71	\$ 63,979.58
24" HDPE	422	LF	\$ 62.25	\$ 26,269.50
36" HDPE	41	LF	\$ 95.23	\$ 3,904.43
DEWATERING OR STONE BEDDING	2095	LF	\$ 8.52	\$ 17,849.40
STORM SEWER INSPECTION	2095	LF	\$ 6.96	\$ 14,581.20
RCP MES				
18"	1	EA	\$ 1,586.66	\$ 1,586.66
24"	3	EA	\$ 1,858.60	\$ 5,575.80
36" WITHOUT GRATE	1	EA	\$ 3,947.97	\$ 3,947.97
ERCP MES	2	EA	\$ 1,724.30	\$ 3,448.60
RIP-RAP	30	SY	\$ 101.23	\$ 3,036.90
YARD DRAIN	1	EA	\$ 1,412.32	\$ 1,412.32
TYPE "c" CURB INLET	5	EA	\$ 1,576.17	\$ 7,880.85
TYPE "2" CURB INLET	8	EA	\$ 4,568.50	\$ 36,548.00
TYPE "3" CURB INLET	2	EA	\$ 5,840.52	\$ 11,681.04
INLET PROTECTION	16	EA	\$ 108.90	\$ 1,742.40
TYPE "P" MANHOLE	5	EA	\$ 2,025.99	\$ 10,129.95
WEIR ON TOP OF RETAINING WALL	1	EA	\$ 1,693.71	\$ 1,693.71

STORM DRAINAGE

Subtotal	\$	224,081.49
Total	\$	552,040.95

OFFSITE

Item	Quantity	Unit	Unit Price	Total
WATER				
CONNECT TO EXISTING 8" MAIN	1	EA	\$ 2,561.99	\$ 2,561.99
UTILITY LOCATE - ALLOWANCE *	1	LS	\$ 10,823.68	\$ 10,823.68
REMOVE AND REPLACE EXISTING ASPHALT AND BASE	191	ST	\$ 250.36	\$ 47,818.76
MAINTENANCE OF TRAFFIC	1	LS	\$ 20,759.60	\$ 20,759.60
SOD RESTORATION AT TIE-IN	5550	SY	\$ 3.08	\$ 17,094.00
20" JACK AND BORE	186	LF	\$ 915.94	\$ 170,364.84
12" C350 DIP	1302	LF	\$ 74.99	\$ 97,636.98
8" C350 DIP	3690	LF	\$ 52.35	\$ 193,171.50
3" - 8" POLYWRAP - BLUE	4992	LF	\$ 1.29	\$ 6,439.68
LOCATOR TAPE	4992	LF	\$ 0.15	\$ 748.80
PRESSURE TEST	1	LS	\$ 8,196.64	\$ 8,196.64
CHLORINE INJECTION POINT	2	EA	\$ 423.45	\$ 846.90
SAMPLING POINT	6	EA	\$ 516.41	\$ 3,098.46
JOINT RESTRAINTS	1	LS	\$ 8,427.60	\$ 8,427.60
12" GATE VALVE AND BOX	3	EA	\$ 3,167.88	\$ 9,503.64
8" GATE VALVE AND BOX	13	EA	\$ 1,752.46	\$ 22,781.98
8" MJ TEE	3	EA	\$ 923.87	\$ 2,771.61
12" 45° MJ BEND	2	EA	\$ 754.59	\$ 1,509.18
12" 11-1/4° MJ BEND	2	EA	\$ 688.48	\$ 1,376.96
8" 90° MJ BEND	2	EA	\$ 440.32	\$ 880.64
8" 45° MJ BEND	7	EA	\$ 402.26	\$ 2,815.82
12" X 8" MJ REDUCER	4	EA	\$ 519.94	\$ 2,079.76
FIRE HYDRANT ASSEMBLY (12" TEE)	1	EA	\$ 5,768.73	\$ 5,768.73
FIRE HYDRANT ASSEMBLY (8" TEE)	7	EA	\$ 5,588.07	\$ 39,116.49
FIRE HYDRANT FLOW TEST AND COLOR CODE	8	EA	\$ 225.50	\$ 1,804.00
TEMPORARY BLOWOFF	2	EA	\$ 535.72	\$ 1,071.44
			Subtotal	\$ 679,469.68
			Total	\$ 679,469.68

Valri Forest Phase 1 and 2

Warranty Bond Calculation

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

SUMMARY

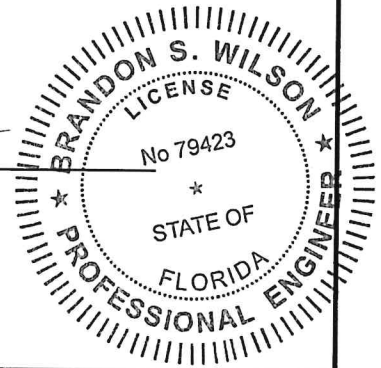
Paving	\$618,407.61
Water	\$397,543.23
Wastewater	\$804,484.74
Drainage	\$552,040.95
Offsite	\$679,469.68
Total	\$2,372,476.53

Performance Bond Amount (10% of total)

\$237,247.65



Brandon Wilson, P.E.
Florida License # 79423



PAVING

Item	Quantity	Unit	Unit Price	Total
Phase I				
CONNECT TO EXISTING ASPHALT PAVEMENT RESIDENTIAL ROAD	1	EA	\$ 1,494.50	\$ 1,494.50
EMERGENCY ACCESS DRIVE (2 EA.)	7947	SY	\$ 27.25	\$ 216,555.75
12" STABILIZED SHOULDER (LBR 40)	161	SY	\$ 39.09	\$ 6,293.49
2' VALLEY GUTTER (MIAMI)	350	SY	\$ 7.57	\$ 2,649.50
TYPE "B" CURB AND GUTTER	5259	LF	\$ 11.88	\$ 62,476.92
TYPE "F" CURB AND GUTTER	252	LF	\$ 13.36	\$ 3,366.72
DROP CURB	337	LF	\$ 15.59	\$ 5,253.83
CURB TRANSITION	127	LF	\$ 29.85	\$ 3,790.95
TYPE "D" CURB	110	LF	\$ 29.85	\$ 3,283.50
8" STABILIZED SUBGRADE UNDER CURB (LBF)	59	LF	\$ 17.92	\$ 1,057.28
6" SIDEWALK (REINFORCED)	6144	LF	\$ 2.53	\$ 15,544.32
ADA RAMPS	7722	SF	\$ 5.70	\$ 44,015.40
SIGNAGE AND PAVEMENT MARKING	13	EA	\$ 1,277.30	\$ 16,604.90
MAINTENANCE OF TRAFFIC	1	LS	\$ 8,115.36	\$ 8,115.36
	1	LS	\$ 2,755.47	\$ 2,755.47
		Subtotal	\$	393,257.89
Phase II				
CONNECT TO EXISTING ASPHALT PAVEMENT RESIDENTIAL ROAD	1	EA	\$ 1,494.50	\$ 1,494.50
EMERGENCY ACCESS DRIVE (2 EA.)	4400	SY	\$ 27.25	\$ 119,900.00
12" STABILIZED SHOULDER (LBR 40)	74	SY	\$ 7.57	\$ 560.18
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3' VALLEY GUTTER	66	LF	\$ 19.42	\$ 1,281.72
TYPE "B" CURB AND GUTTER	252	LF	\$ 13.36	\$ 3,366.72
2' "SHED" CURB (MODIFIED MIAMI)	66	LF	\$ 29.85	\$ 1,970.10
DROP CURB	51	LF	\$ 29.85	\$ 1,522.35
CURB TRANSITION	94	LF	\$ 29.85	\$ 2,805.90
TYPE "D" CURB	70	LF	\$ 17.92	\$ 1,254.40
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6" SIDEWALK (REINFORCED)	6092	SF	\$ 5.63	\$ 34,297.96
ADA RAMPS	3	EA	\$ 1,277.30	\$ 3,831.90
SIGNAGE AND PAVEMENT MARKING	1	LS	\$ 8,115.36	\$ 8,115.36
MAINTENANCE OF TRAFFIC	1	LS	\$ 2,755.47	\$ 2,755.47
		Subtotal	\$	225,149.72
		Total	\$	618,407.61

WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Phase I				
TEMPORARY CONNECTION ASSEMBLY (HILLSBOROUGH CO.)	1	EA	\$ 19,651.57	\$ 19,651.57
8" C900 DR 18 PVC	3261	LF	\$ 32.65	\$ 106,471.65
8" C350 DIP	40	LF	\$ 45.71	\$ 1,828.40
3" - 8" POLYWRAP - BLUE	40	LF	\$ 3.23	\$ 129.20
LOCATOR TAPE	3301	LF	\$ 0.15	\$ 495.15
LOCATOR WIRE	6522	LF	\$ 0.44	\$ 2,869.68
PRESSURE TEST AND CHLORINATION	1	LS	\$ 4,295.48	\$ 4,295.48
CHLORINE INJECTION POINT	1	EA	\$ 346.02	\$ 346.02
SAMPLING POINT	4	LS	\$ 516.41	\$ 2,065.64
JOINT RESTRAINTS	1	EA	\$ 8,786.46	\$ 8,786.46
8" GATE VALVE AND BOX	19	EA	\$ 1,772.21	\$ 33,671.99
8" MJ TEE	4	EA	\$ 671.18	\$ 2,684.72
8" 90° MJ BEND	5	EA	\$ 448.89	\$ 2,244.45
8" 45° MJ BEND	14	EA	\$ 427.90	\$ 5,990.60
8" 22-1/2° MJ BEND	10	EA	\$ 423.86	\$ 4,238.60
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FIRE HYDRANT FLOW TEST AND COLOR CODE	7	EA	\$ 225.50	\$ 1,578.50
PERMANENT BLOWOFF	1	EA	\$ 779.90	\$ 779.90
SINGLE SERVICE - SHORT	49	EA	\$ 367.01	\$ 17,983.49
SINGLE SERVICE - SHORT	23	EA	\$ 507.35	\$ 11,669.05
			Subtotal	\$ 266,041.73
Phase II				
TEMPORARY CONNECTION ASSEMBLY (HILLSBOROUGH CO.)	1	EA	\$ 19,651.57	\$ 19,651.57
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LOCATOR TAPE	1579	LF	\$ 0.15	\$ 236.85
LOCATOR WIRE	3158	LF	\$ 0.44	\$ 1,389.52
PRESSURE TEST AND CHLORINATION	1	LS	\$ 4,295.48	\$ 4,295.48
CHLORINE INJECTION POINT	1	EA	\$ 346.02	\$ 346.02
SAMPLING POINT	1	LS	\$ 516.41	\$ 516.41
JOINT RESTRAINTS	1	EA	\$ 5,918.80	\$ 5,918.80
8" GATE VALVE AND BOX	6	EA	\$ 1,772.21	\$ 10,633.26
8" MJ TEE	1	EA	\$ 671.18	\$ 671.18
8" 45° MJ BEND	10	EA	\$ 427.90	\$ 4,279.00
8" 22-1/2° MJ BEND	11	EA	\$ 423.86	\$ 4,662.46
8" 11-1/4° MJ BEND	2	EA	\$ 408.53	\$ 817.06
FIRE HYDRANT ASSEMBLY (8" TEE)	3	EA	\$ 5,152.62	\$ 15,457.86
FIRE HYDRANT FLOW TEST AND COLOR CODE	3	EA	\$ 225.50	\$ 676.50
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SINGLE SERVICE - SHORT	3	EA	\$ 511.22	\$ 1,533.66
			Subtotal	\$ 131,501.50
			Total	\$ 397,543.23

SANITARY SEWERAGE

Item	Quantity	Unit	Unit Price	Total
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MAINTENANCE OF TRAFFIC	1	LS	\$ 9,029.21	\$ 9,029.21
8" SDR 26 PVC				
0-6 FT	960	LF	\$ 27.63	\$ 26,524.80
6-8 FT	1238	LF	\$ 29.23	\$ 36,186.74
8-10 FT	449	LF	\$ 31.34	\$ 14,071.66
8" C900 DR 18 PVC				
6-8 FT	40	LF	\$ 49.72	\$ 1,988.80
8-10 FT	16	LF	\$ 53.09	\$ 849.44
8" C900 DR 18 PVC AT OPEN CUT AND UNDER EXISTING 12" FORCE MAIN				
0-6 FT	54	LF	\$ 123.87	\$ 6,688.98
6-8 FT	33	LF	\$ 171.03	\$ 5,643.99
LOCATOR TAPE	2790	LF	\$ 0.31	\$ 864.90
DEWATERING OR STONE BEDDING (< 18 FT)	2790	LF	\$ 8.52	\$ 23,770.80
EXFILTRATION/INFILTRATION TESTING	2790	LF	\$ 1.39	\$ 3,878.10
SANITARY SEWER INSPECTION	2790	LF	\$ 2.72	\$ 7,588.80
4' SANITARY MANHOLE				
0-6 FT	5	EA	\$ 2,927.63	\$ 14,638.15
6-8 FT DROP	5	EA	\$ 3,274.72	\$ 16,373.60
6-8 FT	1	EA	\$ 3,660.47	\$ 3,660.47
8-10 FT	1	EA	\$ 3,690.25	\$ 3,690.25
8-10 FT DROP	1	EA	\$ 4,076.01	\$ 4,076.01
MANHOLE DROP CONNECTION	4	VF	\$ 498.83	\$ 1,995.32
MANHOLE JOINT SEALANT	13	EA	\$ 685.17	\$ 8,907.21
MANHOLE INFLOW PROTECTION - STAINLESS STEEL	13	EA	\$ 208.53	\$ 2,710.89
SINGLE SERVICE	22	EA	\$ 869.27	\$ 19,123.94
DOUBLE SERVICE	25	EA	\$ 1,195.01	\$ 29,875.25
PLUG AND SERVICE MARKER	72	EA	\$ 23.84	\$ 1,716.48
LIFT STATION (12.00 FT)	1	LS	\$ 346,045.71	\$ 346,045.71
CONNECT TO EXISTING 12" MAIN	1	EA	\$ 2,786.75	\$ 2,786.75
12" X 4" TAPPING SLEEVE AND VALVE	1	EA	\$ 5,573.50	\$ 5,573.50
4" WET TAP	1	EA	\$ 1,376.39	\$ 1,376.39
12" JACK AND BORE	40	LF	\$ 863.04	\$ 34,521.60
4" C900 DR 18 PVC	1135	LF	\$ 13.45	\$ 15,265.75
LOCATOR TAPE	1135	LF	\$ 0.15	\$ 170.25
LOCATOR WIRE	2270	LF	\$ 0.44	\$ 998.80
PRESSURE TEST	1	LS	\$ 3,195.29	\$ 3,195.29
JOINT RESTRAINTS	1	LS	\$ 1,184.40	\$ 1,184.40
4" 90° MJ BEND	5	EA	\$ 485.16	\$ 2,425.80
4" 45° MJ BEND	22	EA	\$ 462.29	\$ 10,170.38

4" 22-1/2° MJ BEND	3	EA	\$	458.50	\$	1,375.50
SOD RESTORATION AT TIE-IN	50	SY	\$	3.08	\$	154.00

Subtotal \$ **719,904.55**

Phase II

8" SDR 26 PVC

6-8 FT	893	LF	\$	29.23	\$	26,102.39
8-10 FT	108	LF	\$	31.34	\$	3,384.72
10-12 FT	108	LF	\$	32.70	\$	3,531.60
12-14 FT	78	LF	\$	36.32	\$	2,832.96
LOCATOR TAPE	1187	LF	\$	0.31	\$	367.97
DEWATERING OR STONE BEDDING (< 18 FT)	1187	LF	\$	8.52	\$	10,113.24
EXFILTRATION/INFILTRATION TESTING	1187	LF	\$	1.39	\$	1,649.93
SANITARY SEWER INSPECTION	1187	LF	\$	2.72	\$	3,228.64
4' SANITARY MANHOLE						
6-8 FT	2	EA	\$	3,216.63	\$	6,433.26
12-14 FT	1	EA	\$	4,488.65	\$	4,488.65
MANHOLE JOINT SEALANT	3	EA	\$	685.17	\$	2,055.51
MANHOLE INFLOW PROTECTION - STAINLESS STEEL	3	EA	\$	208.53	\$	625.59
SINGLE SERVICE	11	EA	\$	869.27	\$	9,561.97
DOUBLE SERVICE	8	EA	\$	1,195.01	\$	9,560.08
PLUG AND SERVICE MARKER	27	EA	\$	23.84	\$	643.68

Subtotal \$ **84,580.19**

Total \$ **804,484.74**

STORM DRAINAGE

Item	Quantity	Unit	Unit Price	Total
Phase I				
14" X 23" CLASS III ERCP	162	LF	\$ 65.77	\$ 10,654.74
12" HDPE	14	LF	\$ 28.80	\$ 403.20
15" HDPE	411	LF	\$ 35.89	\$ 14,750.79
18" HDPE	1559	LF	\$ 42.64	\$ 66,475.76
24" HDPE	901	LF	\$ 62.10	\$ 55,952.10
36" HDPE	141	LF	\$ 95.01	\$ 13,396.41
DEWATERING OR STONE BEDDING	3188	LF	\$ 8.52	\$ 27,161.76
STORM SEWER INSPECTION	3188	LF	\$ 6.96	\$ 22,188.48
RCP MES				
24"	2	EA	\$ 1,858.60	\$ 3,717.20
36" WITHOUT GRATE	1	EA	\$ 3,947.97	\$ 3,947.97
ERCP MES	4	EA	\$ 1,724.30	\$ 6,897.20
ENDWALL	1	EA	\$ 1,030.04	\$ 1,030.04
RIP-RAP	25	SY	\$ 101.23	\$ 2,530.75
TYPE "C" INLET	4	EA	\$ 1,626.81	\$ 6,507.24
TYPE "D" INLET	3	EA	\$ 3,528.84	\$ 10,586.52
TYPE "2" CURB INLET	2	EA	\$ 4,424.04	\$ 8,848.08
TYPE "3" CURB INLET	11	EA	\$ 5,877.75	\$ 64,655.25
INLET PROTECTION	20	EA	\$ 108.90	\$ 2,178.00
TYPE "P" MANHOLE	3	EA	\$ 2,025.99	\$ 6,077.97
			Subtotal	\$ 327,959.46
Phase II				
14" X 23" CLASS III ERCP	134	LF	\$ 65.77	\$ 8,813.18
18" HDPE	1498	LF	\$ 42.71	\$ 63,979.58
24" HDPE	422	LF	\$ 62.25	\$ 26,269.50
36" HDPE	41	LF	\$ 95.23	\$ 3,904.43
DEWATERING OR STONE BEDDING	2095	LF	\$ 8.52	\$ 17,849.40
STORM SEWER INSPECTION	2095	LF	\$ 6.96	\$ 14,581.20
RCP MES				
18"	1	EA	\$ 1,586.66	\$ 1,586.66
24"	3	EA	\$ 1,858.60	\$ 5,575.80
36" WITHOUT GRATE	1	EA	\$ 3,947.97	\$ 3,947.97
ERCP MES	2	EA	\$ 1,724.30	\$ 3,448.60
RIP-RAP	30	SY	\$ 101.23	\$ 3,036.90
YARD DRAIN	1	EA	\$ 1,412.32	\$ 1,412.32
TYPE "c" CURB INLET	5	EA	\$ 1,576.17	\$ 7,880.85
TYPE "2" CURB INLET	8	EA	\$ 4,568.50	\$ 36,548.00
TYPE "3" CURB INLET	2	EA	\$ 5,840.52	\$ 11,681.04
INLET PROTECTION	16	EA	\$ 108.90	\$ 1,742.40
TYPE "P" MANHOLE	5	EA	\$ 2,025.99	\$ 10,129.95
WEIR ON TOP OF RETAINING WALL	1	EA	\$ 1,693.71	\$ 1,693.71

STORM DRAINAGE

Subtotal	\$	224,081.49
Total	\$	552,040.95

OFFSITE

Item	Quantity	Unit	Unit Price	Total
WATER				
CONNECT TO EXISTING 8" MAIN	1	EA	\$ 2,561.99	\$ 2,561.99
UTILITY LOCATE - ALLOWANCE *	1	LS	\$ 10,823.68	\$ 10,823.68
REMOVE AND REPLACE EXISTING ASPHALT AND MAINTENANCE OF TRAFFIC	191	ST	\$ 250.36	\$ 47,818.76
SOD RESTORATION AT TIE-IN	1	LS	\$ 20,759.60	\$ 20,759.60
20" JACK AND BORE	5550	SY	\$ 3.08	\$ 17,094.00
12" C350 DIP	186	LF	\$ 915.94	\$ 170,364.84
8" C350 DIP	1302	LF	\$ 74.99	\$ 97,636.98
3" - 8" POLYWRAP - BLUE	3690	LF	\$ 52.35	\$ 193,171.50
LOCATOR TAPE	4992	LF	\$ 1.29	\$ 6,439.68
PRESSURE TEST	4992	LF	\$ 0.15	\$ 748.80
CHLORINE INJECTION POINT	1	LS	\$ 8,196.64	\$ 8,196.64
SAMPLING POINT	2	EA	\$ 423.45	\$ 846.90
JOINT RESTRAINTS	6	EA	\$ 516.41	\$ 3,098.46
12" GATE VALVE AND BOX	1	LS	\$ 8,427.60	\$ 8,427.60
8" GATE VALVE AND BOX	3	EA	\$ 3,167.88	\$ 9,503.64
8" MJ TEE	13	EA	\$ 1,752.46	\$ 22,781.98
12" 45° MJ BEND	3	EA	\$ 923.87	\$ 2,771.61
12" 11-1/4° MJ BEND	2	EA	\$ 754.59	\$ 1,509.18
8" 90° MJ BEND	2	EA	\$ 688.48	\$ 1,376.96
8" 45° MJ BEND	2	EA	\$ 440.32	\$ 880.64
12" X 8" MJ REDUCER	7	EA	\$ 402.26	\$ 2,815.82
FIRE HYDRANT ASSEMBLY (12" TEE)	4	EA	\$ 519.94	\$ 2,079.76
FIRE HYDRANT ASSEMBLY (8" TEE)	1	EA	\$ 5,768.73	\$ 5,768.73
FIRE HYDRANT FLOW TEST AND COLOR CODE	7	EA	\$ 5,588.07	\$ 39,116.49
TEMPORARY BLOWOFF	8	EA	\$ 225.50	\$ 1,804.00
	2	EA	\$ 535.72	\$ 1,071.44
			Subtotal	\$ 679,469.68
			Total	\$ 679,469.68

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

This Agreement made and entered into this _____ day of _____, 20_____, by and between Pulte Home Company, LLC, 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 Valri Forest Phase 1 and 2 (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 Twenty-Four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 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 N/A, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 800134953 dated, April 26, 2022 with _____ Pulte Home Company, LLC as Principal, and _____ Atlantic Specialty Insurance Company 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:

Ray Aponte
Witness Signature

Cheyenne Santiago
Printed Name of Witness

Keeley Platt
Witness Signature

Keeley Platt
Printed Name of Witness

Subdivider:

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

Ray Aponte
Name (typed, printed or stamped)

Director of Land Development
Title

2662 S. Falkenburg Rd. Riverview, FL 33578
Address of Signer

(813) 335-5803
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
[Signature]
BY _____
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

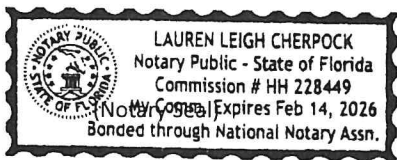
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
20 day of APRIL, 2022, by RAY APONTE as
(day) (month) (year) (name of person acknowledging)
authorized officer for PLITE Home Company
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Lauren Leigh Cherpoek
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



HH 228449
(Commission Number)

2/14/2026
(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)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Pulte Home Company, LLC

_____ called the Principal, and Atlantic Specialty

Insurance Company _____ called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of _____

Fifteen Thousand Six Hundred Twenty-Five and No/100 (\$ 15,625.00) 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 adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

WHEREAS, pursuant to these subdivision regulations 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 Valri Forest Phase 1 and 2 are to be installed after recordation of said plat under guarantees posted with the County; and

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

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of installation of the aforementioned lot corners 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 installation of the required lot corners; and

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 Valri Forest Phase 1 and 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 twenty four (24) 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 July 7th, 2024.

SIGNED, SEALED AND DATED this 26th day of April, 2022.

ATTEST:

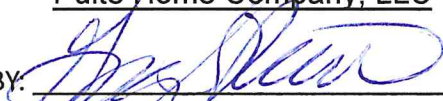


ATTEST:


Kelly A. Gardner

Pulte Home Company, LLC

BY:



PRINCIPAL (SEAL)
Gregory S. Rives
Gregory S. Rives Assistant Treasurer

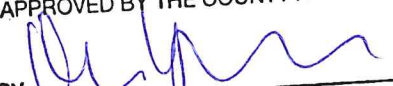
Atlantic Specialty Insurance Company

SURETY (SEAL)



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

APPROVED BY THE COUNTY ATTORNEY


BY _____
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Kelly A. Gardner, Jennifer J. Mc Comb, James Moore, Stephen Kazmer, Dawn L. Morgan, Melissa A. Schmidt, Amy Wickett**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

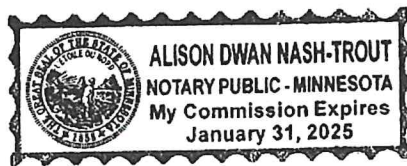
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.




By 
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 26th day of April, 2022




Kara Barrow, Secretary

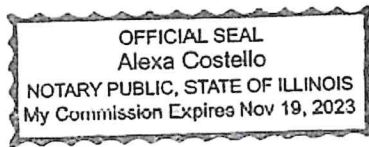
This Power of Attorney expires
January 31, 2025

STATE OF ILLINOIS }
COUNTY OF DU PAGE}

On April 26, 2022, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, James I. Moore, known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company 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 on 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 November 19, 2023



Alexa Costello
Alexa Costello, Notary Public
Commission No. 904586

ACKNOWLEDGEMENT BY PRINCIPAL

STATE OF GEORGIA)

) **ss.**

COUNTY OF COBB)

This record was acknowledged before me on April 26, 2022, appeared Gregory S. Rives, Assistant Treasurer of Pulte Home Company, LLC, who provided to me on the basis of satisfactory evidence to be the person who appeared before me and is personally known to me.

WITNESS my hand official seal.



Signature of Notary Public



T. JESSICA MASK
Notary Public State of Georgia
My Commission Expires: February 21, 2026

Valri Forest Phase 1 and 2

Performance Bond Calculation

Construction costs for setting Lot Corners

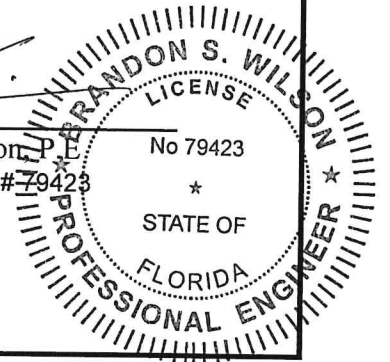
SUMMARY

Lot Corners	\$12,500.00
Total	\$12,500.00

Performance Bond Amount (125% of total) **\$15,625.00**



Brandon Wilson, P.E.
Florida License # 79423



Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$12,500.00	\$12,500.00
			TOTAL =	\$12,500.00

VALRI FOREST PHASE 1 AND 2

DESCRIPTION:

PARCEL A
 PORTION OF LAND LYING IN SECTIONS 19, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19, RUN THENCE ALONG THE EAST BOUNDARY OF SAID SECTION 19, 5.00731247W, A DISTANCE OF 665.39 FEET; THENCE S.89°49'09"W, A DISTANCE OF 24.49 FEET TO THE WEST MANHOLE RIGHT OF WAY OF NORTH ST. CLOUD AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST MANHOLE RIGHT OF WAY THE FOLLOWING TWO (2) COURSES, 1) S.0071°46'W, A DISTANCE OF 387.23 FEET; THENCE S.00734°14'W, A DISTANCE OF 277.52 FEET; THENCE S.89°54'43"W, A DISTANCE OF 2.25 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH ST. CLOUD AVENUE, A 50 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00731°16'W, A DISTANCE OF 36.08 FEET; THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.89°54'43"W, A DISTANCE OF 103.84 FEET; THENCE N.01°34'24"E, A DISTANCE OF 491.98 FEET TO THE SOUTHERLY LINE OF A VARIABLE WIDTH CSX RAILROAD (FORMERLY SEABOARD COASTLINE RAILROAD) RIGHT OF WAY; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES, 1) N.75°57'25"E, A DISTANCE OF 95.80 FEET; 2) THENCE S.0071°28'W, A DISTANCE OF 206.67 FEET; 3) THENCE N.75°37'25"E, A DISTANCE OF 64.514 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.89 ACRES, MORE OR LESS.

PARCEL B
 PORTION OF LAND LYING IN SECTIONS 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 20, RUN THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 20, S.0071°24'W, A DISTANCE OF 653.9 FEET; THENCE N.89°49'40"E, A DISTANCE OF 26.00 FEET TO THE EAST RIGHT OF WAY OF NORTH ST. CLOUD AVENUE, A VARIABLE WIDTH PUBLIC RIGHT OF WAY; THENCE S.89°54'40"E, A DISTANCE OF 1327.86 FEET; THENCE S.00725°33'W, A DISTANCE OF 297.19 FEET TO THE NORTHEAST CORNER OF ANGEL RUN, AS RECORDED, IN PLAT BOOK 80, PAGE 64, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY THEREOF, N.89°34'23"W, A DISTANCE OF 1328.20 FEET TO THE NORTHWEST CORNER OF SAID ANGEL RUN AND THE APRESAID EAST RIGHT OF WAY LINE OF NORTH ST. CLOUD AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00731°24"E, A DISTANCE OF 243.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.63 ACRES, MORE OR LESS.

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REQUIRED 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 PLATED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS ALL THE REQUIREMENTS OF SECTION 177, PART 1 OF FLORIDA STATUTES, AND THAT THE COUNTY LAND DEVELOPMENT CODES THAT REMAIN HEREBY REFERENCED AND THE (FMS) WERE SET ON THE _____ AS SHOWN HEREON, AND THAT PERMANENT CONTROL POINTS (PCP's) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

David W. Wenzel, License No. 1573113
 Florida Professional Surveyor and Mapper
 Geopoint Surveying, Inc.
 213 Hobbs Street Tampa, Florida 33619
 Licensed Business Number LB 7788

PLAT NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM MAJAS DATUM (1990 ADJUSTMENT). BEING THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, HAVING A BEARING OF S.00731°24'W.
- 2) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES ARE SUBJECT TO FLOODING. BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPER, OWNER, AND EASEMENT HOLDERS SHALL BE RESPONSIBLE FOR FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- 3) NOTICE THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DETECTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4) COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA WEST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM. THE BASIS OF GRID BEARINGS IS THE TIE-BEAM -1-NET 90° NORTH NORTH AMERICAN DATUM OF 1983 (NAD83) NATIONAL SPATIAL REFERENCE SYSTEM 1980 (NAD 83) DATUM. THE COORDINATES ARE INTERFERED FOR THE PURPOSES OF THE PLAT TO 6 (FIG) (6E+11). THE COORDINATES BEING INTERFERED FOR THE PURPOSES OF THE PLAT SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA TELEVISION SERVICE COMMISSION.
- 5) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE OR OTHER PUBLIC UTILITIES OR INSTRUMENTS WHICH ARE INTERFERED FOR THE PURPOSES OF THE PLAT WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA TELEVISION SERVICE COMMISSION.
- 6) DRAINAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HERBES, AND LANDSCAPE PLANTS OTHER THAN GRASSES, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS SUBDIVISION SHOWN LANDSCAPE, DRAINAGE, AND POND AREAS WHICH ARE OWNED AND MAINTAINED BY THE STATE OF FLORIDA, AND POND AREAS WHICH ARE OWNED BY THE STATE OF FLORIDA, AND LOTS 73 THROUGH 98 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE APPROVED LOT GRADING PLAN. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREON DO HEREBY DEDICATE THIS PLAT OF VALRI FOREST PHASE 1 AND 2 FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE 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 15 IS HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR PUBLIC USE AS A PUMP STATION SITE.

PRIVATE DRAINAGE EASEMENTS, PRIVATE LANDSCAPE EASEMENTS, PRIVATE DRAINAGE AND LANDSCAPE EASEMENTS, AND PRIVATE WALL 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 EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED. OWNER HAS AN INTEREST IN TRACTS A, B, C, D, E, F, G, H, AND J ARE HEREBY RESERVED BY 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 THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED. OWNER FURTHER RESERVE THE RIGHT TO CONVEY ADDITIONAL EASEMENTS WITHIN SAID TRACTS.

SAID TRACTS A, B, C, D, E, F, G, H, J, AND ALL PRIVATE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS-OF-WAY DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF OWNER-RESERVED TRACTS, AREAS, AND EASEMENTS RESERVED BY THE OWNER AS "PRIVATE" WILL BE THE RESPONSIBILITY OF THE OWNER, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

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

THE UNDERSIGNED ALSO HEREBY CONIRMS THE LIMITS OF THE PUBLIC RIGHT-OF-WAY OF NORTH SAINT CLOUD AVENUE AS SHOWN HEREON.

BY: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY.
 JEFFREY DEASON, VICE PRESIDENT

WITNESS SIGN: _____
 PRINT NAME: _____

WITNESS SIGN: _____
 PRINT NAME: _____

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF _____
 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.

NOTARY PUBLIC
 My Commission Expires: _____

Signature: _____
 Print: _____

Commission No.: _____ Expires: _____

LLC A MICHIGAN LIMITED LIABILITY COMPANY, APPROVED JEFFREY DEASON, AS VICE PRESIDENT OF EXALTE HOME COMPANY, AS IDENTIFICATION. AS IDENTIFICATION.

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS _____ DAY OF _____, 2024, BEFORE ME, _____, A Notary Public in and for the State of Florida, and I am personally known to be or has produced _____ as identification.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.
 _____ DATE
 CHAIRMAN



213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 748-8888
 www.geopointsurveying.com
 License: 1573113
 License Renewal Number: 1607748

SHEET 1 OF 7 SHEETS

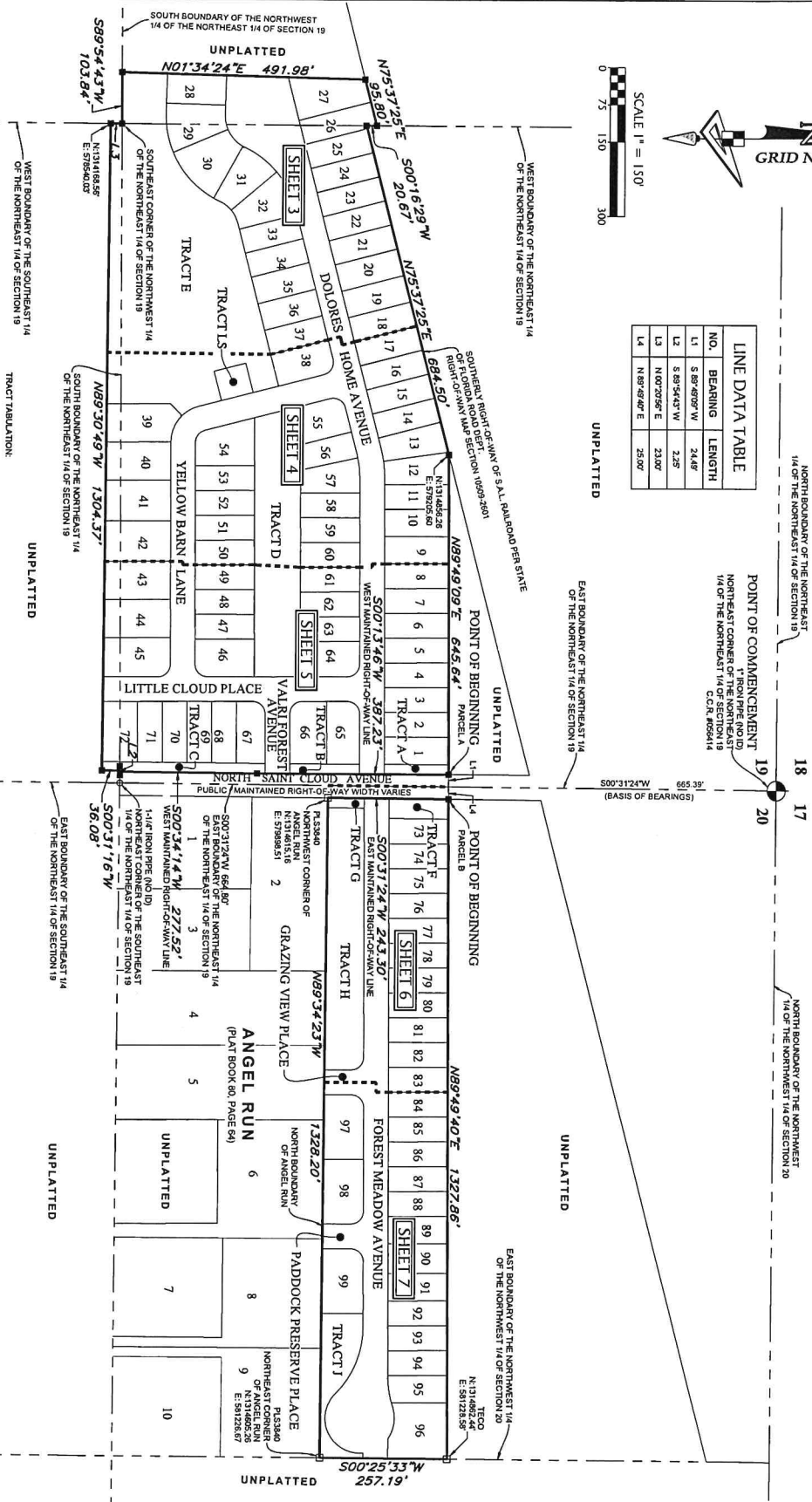
VALRI FOREST PHASE 1 AND 2

A SUBDIVISION LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA
BOUNDARY AND KEY SHEET



LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	S 89°49'09" W	24.48'
L2	S 89°54'43" W	2.25'
L3	N 00°20'56" E	23.00'
L4	N 89°49'40" E	25.00'

POINT OF COMMENCEMENT
 THE CORNER OF THE NORTHWEST 1/4 OF SECTION 19 AND THE NORTHEAST 1/4 OF SECTION 18
 C.C.R. 0052414



5. PARALLEL OFFSET EASEMENTS, BUFFERS, BUFFER NATURE AS SHOWN AND DIMENSIONS OF A PARALLEL OFFSET EASEMENT ARE ASSUMED TO BE THE SAME HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.g. 5.00 FT. IS 7.50').

- LEGEND:**
- SET OF PLAT PERMANENT REFERENCE MONUMENT 7x4 CONCRETE MONUMENT WITH DISK LETTERS
 - SET OF C.P. PERMANENT CONTROL POINT MAG NAIL & DISK
 - 1/2" DIA. CONCRETE MONUMENT AS NOTED
 - FOUND MAG NAIL AND DISK AS NOTED
 - NON-EQUAL LINE
 - PRIVATE DRAINAGE EASEMENT
 - PRIVATE LANDSCAPE EASEMENT
 - PRIVATE UTILITY EASEMENT
 - PRIVATE WALL EASEMENT
 - PRIVATE DRIVEWAY AND SIDEWALK EASEMENT
 - PUBLIC DRAINAGE EASEMENT
 - PUBLIC UTILITY EASEMENT
 - DRIVEWAY AND SIDEWALK EASEMENT
 - CERTIFIED CONCRETE CON

TRACT TABULATION:

TRACT A — LANDSCAPE AREA (PRIVATE), DRAINAGE AND SIDEWALK EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT B — LANDSCAPE AREA (PRIVATE), DRAINAGE AND SIDEWALK EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT C — LANDSCAPE AREA (PRIVATE), DRAINAGE EASEMENT (PRIVATE), DRAINAGE EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT D — PARK AREA (PRIVATE) AND UTILITY EASEMENT (PUBLIC).

TRACT E — DRAINAGE AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT F — LANDSCAPE AREA (PRIVATE), DRAINAGE AND LANDSCAPE EASEMENT (PRIVATE), DRAINAGE AND SIDEWALK EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT G — LANDSCAPE AREA (PRIVATE), DRAINAGE AND SIDEWALK EASEMENT (PUBLIC).

TRACT H — DRAINAGE AREA (PRIVATE) AND DRAINAGE EASEMENT (PUBLIC).

TRACT I — PARK AREA (PRIVATE), DRAINAGE EASEMENT (PUBLIC), DRAINAGE AND LANDSCAPE EASEMENT (PRIVATE), LANDSCAPE EASEMENT (PUBLIC), AND UTILITY EASEMENT (PUBLIC).

TRACT J — UTILITY STATION (PUBLIC) AND UTILITY EASEMENT (PUBLIC).

MAINTAINED RIGHT-OF-WAY NOTE:

THE WEST LINES OF MAINTENANCE RESPONSIBILITY FOR NORTH SAINT CLOUD AVENUE WAS ESTABLISHED BY MIKE HOGAN, OPERATIONS FIELD COORDINATOR, MAINTENANCE DIVISION, ON OCTOBER 2001.

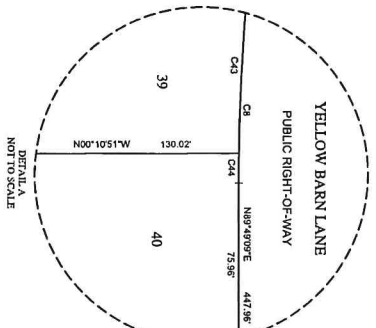
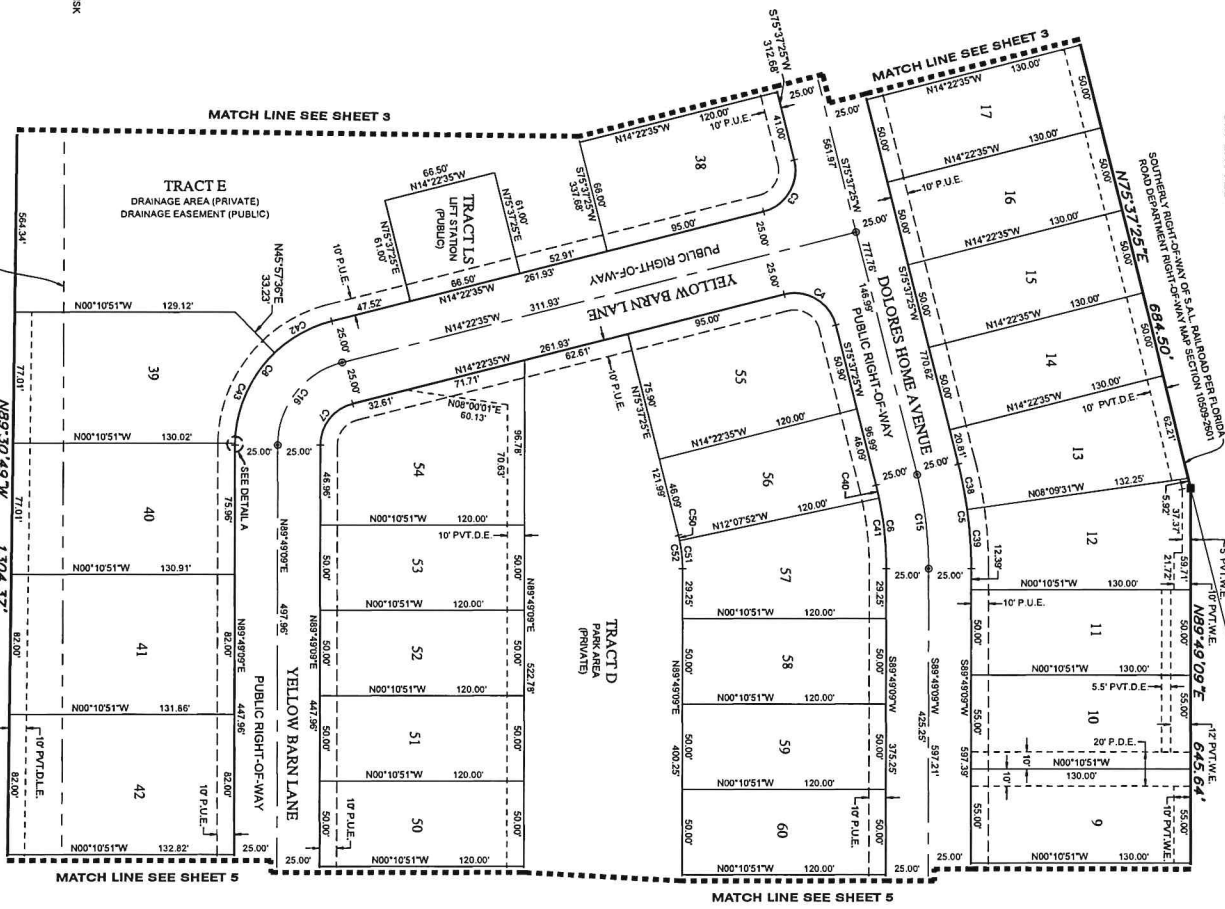
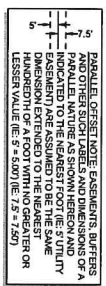
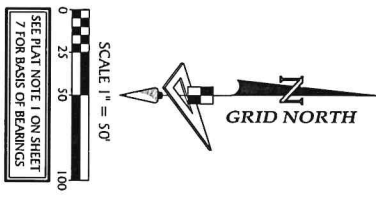
THE EAST LINE OF NORTH SAINT CLOUD AVENUE ESTABLISHED BY PER OFFICIAL RECORDS INSTRUMENT 2022-002532 (PARCEL 2).

GeoPoint Surveying, Inc.
 213 Hobbs Street
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 Fax: (813) 248-2166
 Website: www.geopointsurveying.com
 License: Surveyor Number LD 77178

VALRI FOREST PHASE 1 AND 2

A SUBDIVISION LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

UNPLATTED



CURVE DATA TABLE				
NO.	RADIUS	CENTRAL ANGLE	ARC CHORD	CHORD BEARING
C3	25.00'	90°00'00"	39.27'	35.96'
C4	25.00'	90°00'00"	39.27'	35.96'
C5	250.00'	141°11'44"	61.94'	61.78'
C6	200.00'	141°11'44"	49.55'	49.43'
C7	25.00'	75°48'16"	33.00'	30.72'
C8	75.00'	75°48'16"	99.23'	92.15'
C9	250.00'	61°39'06"	27.13'	27.12'
C10	250.00'	75°48'16"	34.81'	34.78'
C11	200.00'	115°50'11"	41.71'	41.64'
C12	75.00'	29°39'46"	36.83'	36.49'
C13	75.00'	45°20'45"	59.36'	57.82'
C14	75.00'	0°47'42"	1.04'	1.04'
C15	80.00'	2°14'43"	3.14'	3.13'
C16	80.00'	115°50'11"	18.69'	18.66'
C17	80.00'	141°11'44"	19.82'	19.77'

LEGEND:

- SET (P & M) PERMANENT REFERENCE MONUMENT 4x4 CONCRETE MONUMENT WITH DISK LETTERS
- SET (P & P) PERMANENT CONTROL POINT MAG NAIL & DISK
- LETTERS 4x4 CONCRETE MONUMENT AS NOTED
- FOUND MARK N/A (NO DISK AS NOTED)
- NON-RADIAL LINE
- PRIVATE LANDSCAPE EASEMENT
- PRIVATE LANDSCAPE EASEMENT
- PRIVATE LANDSCAPE EASEMENT
- PRIVATE WALL EASEMENT
- PUBLIC DRAINAGE AND SIDEWALK EASEMENT
- PUBLIC UTILITY EASEMENT
- CERTIFIED CORNER METHOD

GeoPoint
Surveying, Inc.

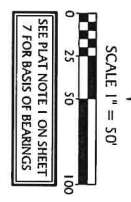
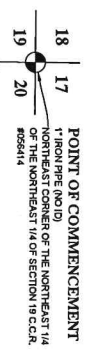
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurveying.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Toll-free: 1-800-595-7758

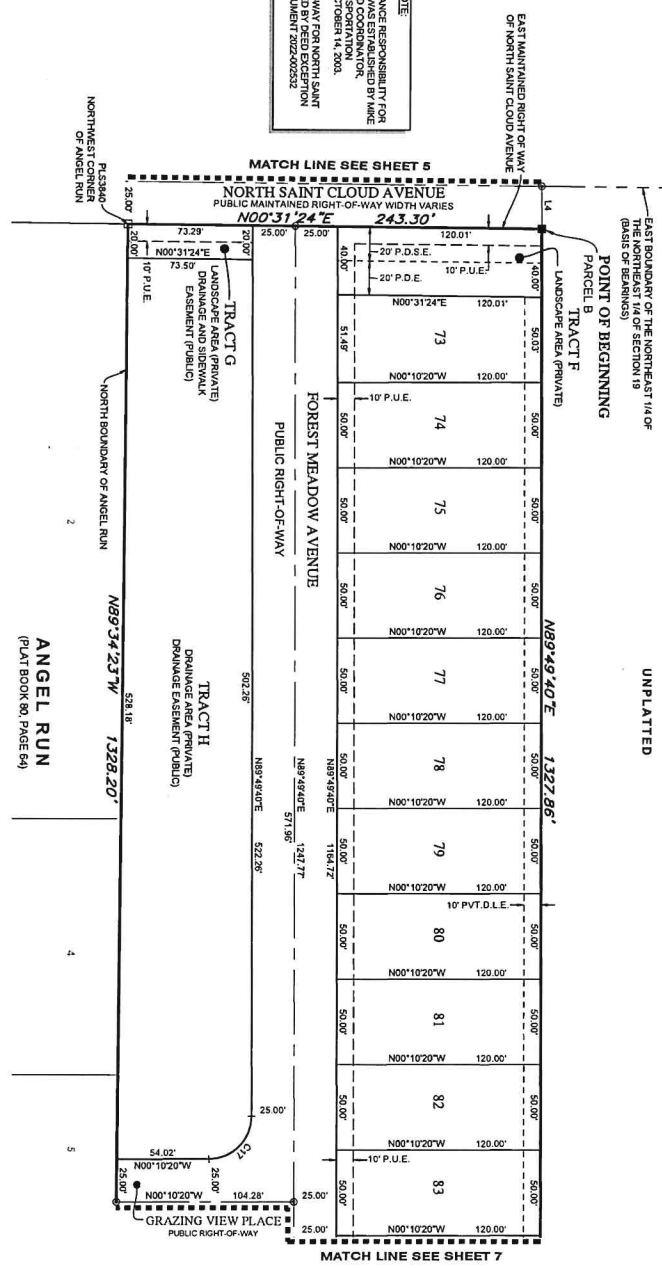
SHEET 4 OF 7 SHEETS

VALRI FOREST PHASE 1 AND 2

A SUBDIVISION LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



MAINTAINED RIGHT-OF-WAY NOTE:
 THE WEST LIMITS OF MAINTENANCE RESPONSIBILITY FOR NORTH SAINT CLOUD AVENUE WAS ESTABLISHED BY WAKE HILLSBOROUGH COUNTY TRANSPORTATION MAINTENANCE DIVISION, ON OCTOBER 14, 2001. THE EAST LIMITS OF RIGHT-OF-WAY FOR NORTH SAINT CLOUD AVENUE IS ESTABLISHED BY DEED EXCEPTON (PARCEL 21).



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL OFFSET SHALL BE ASSUMED TO BE THE SAME DIMENSIONS AS INDICATED TO THE NEAREST FOOT (IE 5' UTILITY EASEMENT ASSUMED TO BE 5' UTILITY EASEMENT) UNLESS OTHERWISE NOTED OR LESSER VALUE (IE 5' = 5.000') (IE 7.5' = 7.500')

- LEGEND:**
- SET (P.A.M.) PERMANENT REFERENCE MONUMENT (P.R.M.) CONCRETE MONUMENT WITH DISK (L.T.R.S.)
 - SET (P.C.P.) PERMANENT CONTROL POINT (MAG NAIL & DISK)
 - L.T.R.S.
 - L.T.R.S. 4" x 4" CONCRETE MONUMENT AS NOTED
 - FOUNDING WALL AND SKIN (S NOTED)
 - NON-RADIALL LINE
 - PRIVATE LANDSCAPE EASEMENT
 - PRIVATE DRAINAGE EASEMENT
 - LANDSCAPE EASEMENT
 - PRIVATE WALL EASEMENT
 - PUBLIC DRAINAGE AND SIDEWALK EASEMENT
 - PUBLIC UTILITY EASEMENT
 - CERTIFIED COMMON RECORD

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD BEARING
C17	25.00'	90°00'00"	39.27'	35.36'	N45°10'20"W

LINE DATA TABLE

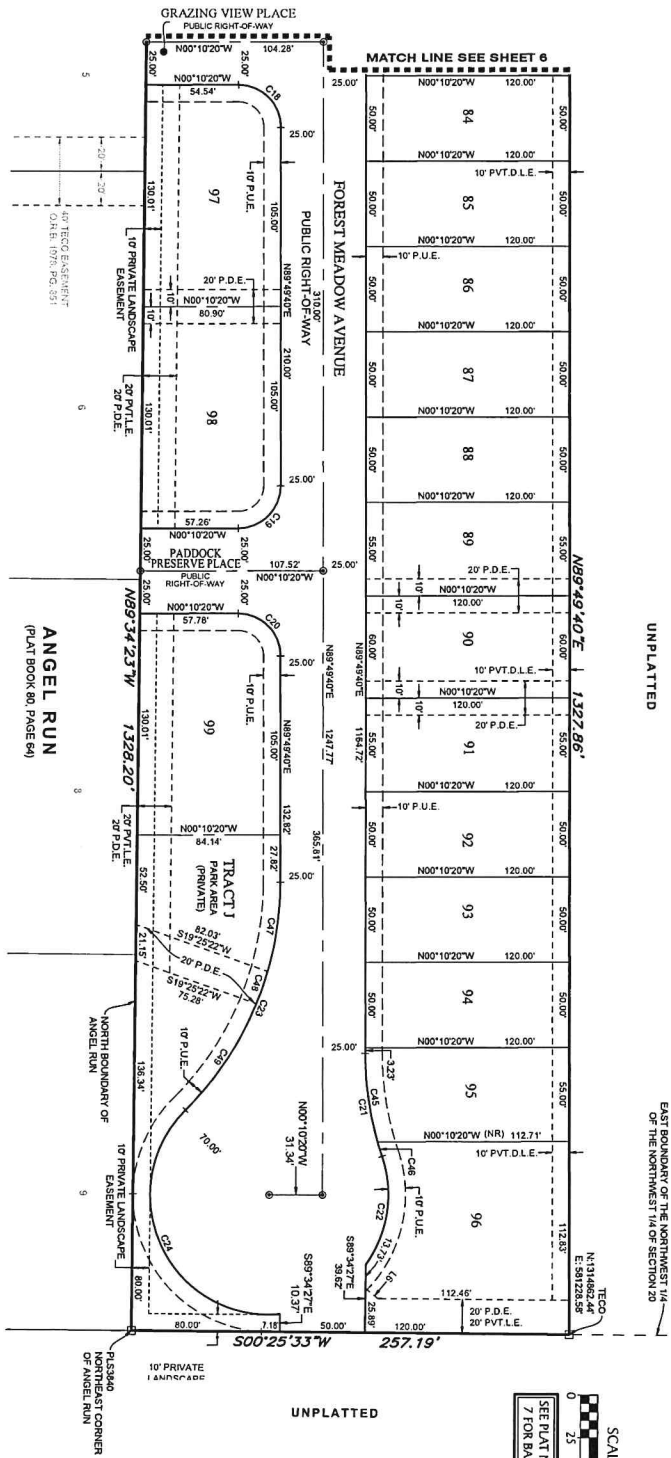
NO.	BEARING	LENGTH
L4	N89°49'40"E	25.00'

GeoPoint
 Surveying, Inc.
 2113 Hobbs Street
 Tampa, Florida 33619
 www.geopointsurvey.com
 Phone: (813) 248-8888
 Fax: (813) 248-2766
 License Number LD7716

SHEET 6 OF 7 SHEETS

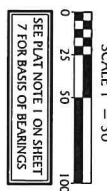
A SUBDIVISION LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

VALRI FOREST PHASE 1 AND 2



UNPLATTED

EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20



SEE PLAT NOTE 1 ON SHEET 7 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING	CHORD BEARING
C18	25.00'	90°00'00"	39.27'	35.36'	S44°49'40"W
C19	25.00'	90°00'00"	39.27'	35.36'	S44°49'40"W
C20	25.00'	90°00'00"	39.27'	35.36'	S44°49'40"W
C21	181.50'	18°44'44"	61.35'	61.07'	N80°27'17"E
C22	70.00'	54°34'15"	86.87'	84.18'	N81°37'57"W
C23	181.50'	45°17'20"	148.21'	144.58'	N67°31'00"W
C24	70.00'	140°34'50"	171.75'	131.80'	N44°49'55"E
C45	181.50'	16°01'40"	52.45'	52.25'	N81°48'50"E
C46	181.50'	2°43'00"	8.89'	8.89'	N72°28'08"E
C47	181.50'	16°09'35"	52.18'	52.71'	N82°05'37"W
C48	181.50'	6°06'55"	20.01'	20.00'	N70°57'19"W
C49	181.50'	23°09'55"	75.31'	74.81'	N56°23'29"W

LINE DATA TABLE

NO.	BEARING	LENGTH
L6	S39°11'08"W	8.41'

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS OF A PARALLEL OFFSET SHALL BE ASSUMED TO BE THE SAME HORIZONTAL LINE AS THE CENTERLINE OF THE EASEMENT OR BUFFER. THE HORIZONTAL LINE SHALL BE ASSUMED TO BE THE SAME HORIZONTAL LINE AS THE CENTERLINE OF THE EASEMENT OR BUFFER. THE HORIZONTAL LINE SHALL BE ASSUMED TO BE THE SAME HORIZONTAL LINE AS THE CENTERLINE OF THE EASEMENT OR BUFFER. THE HORIZONTAL LINE SHALL BE ASSUMED TO BE THE SAME HORIZONTAL LINE AS THE CENTERLINE OF THE EASEMENT OR BUFFER.

- LEGEND:**
- SET (P, R, A, M) PERMANENT REFERENCE MONUMENT 4"x4"
 - CONCRETE MONUMENT WITH DISK LABEL
 - SET (P, C, P) PERMANENT CONTROL POINT, MAG NAIL & DISK
 - 1/2" DIA. CONCRETE MONUMENT AS NOTED
 - FOUND MAG NAIL AND DISK AS NOTED
 - NON-SQUARE LINE
 - PRIVATE LANDSCAPE EASEMENT
 - PRIVATE UTILITY EASEMENT
 - PRIVATE WIDENING EASEMENT
 - PRIVATE DRIVEWAY EASEMENT
 - PRIVATE DRIVEWAY AND SIDEWALK EASEMENT
 - PUBLIC DRIVEWAY EASEMENT
 - PUBLIC UTILITY EASEMENT
 - CENTRAL OPENING
 - C.S.R. - CONCRETE OPENING

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, FL 33606
Phone: (813) 248-8888
www.geopointsurvey.com

SHEET 7 OF 7 SHEETS



Certificate of School Concurrency

Project Name	Valri Forest Phase 2
Jurisdiction	Hillsborough
Jurisdiction Project ID Number	5677
HCPS Project Number	809
Parcel ID Number(s)	085629.0000
Project Location	711 N. St. Cloud Ave
Dwelling Units & Type	SFD: 27
Applicant	Fishhawk West Investments LLC

School Concurrency Analysis

School Type	Elementary	Middle	High	Total Capacity Reserved
Students Generated	6	3	4	13

This School Concurrency Certificate will 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.


 March 24, 2021

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