

**SUBJECT:** Quail Crest  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** January 13, 2022  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Accept the plat for recording for Quail Crest, located in Section 24, Township 29, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the 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 \$588,581.38, a Warranty Bond in the amount of \$47,086.51, 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 \$2,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On July 29, 2021, Permission to Construct Prior to Platting was issued for Quail Crest. 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.

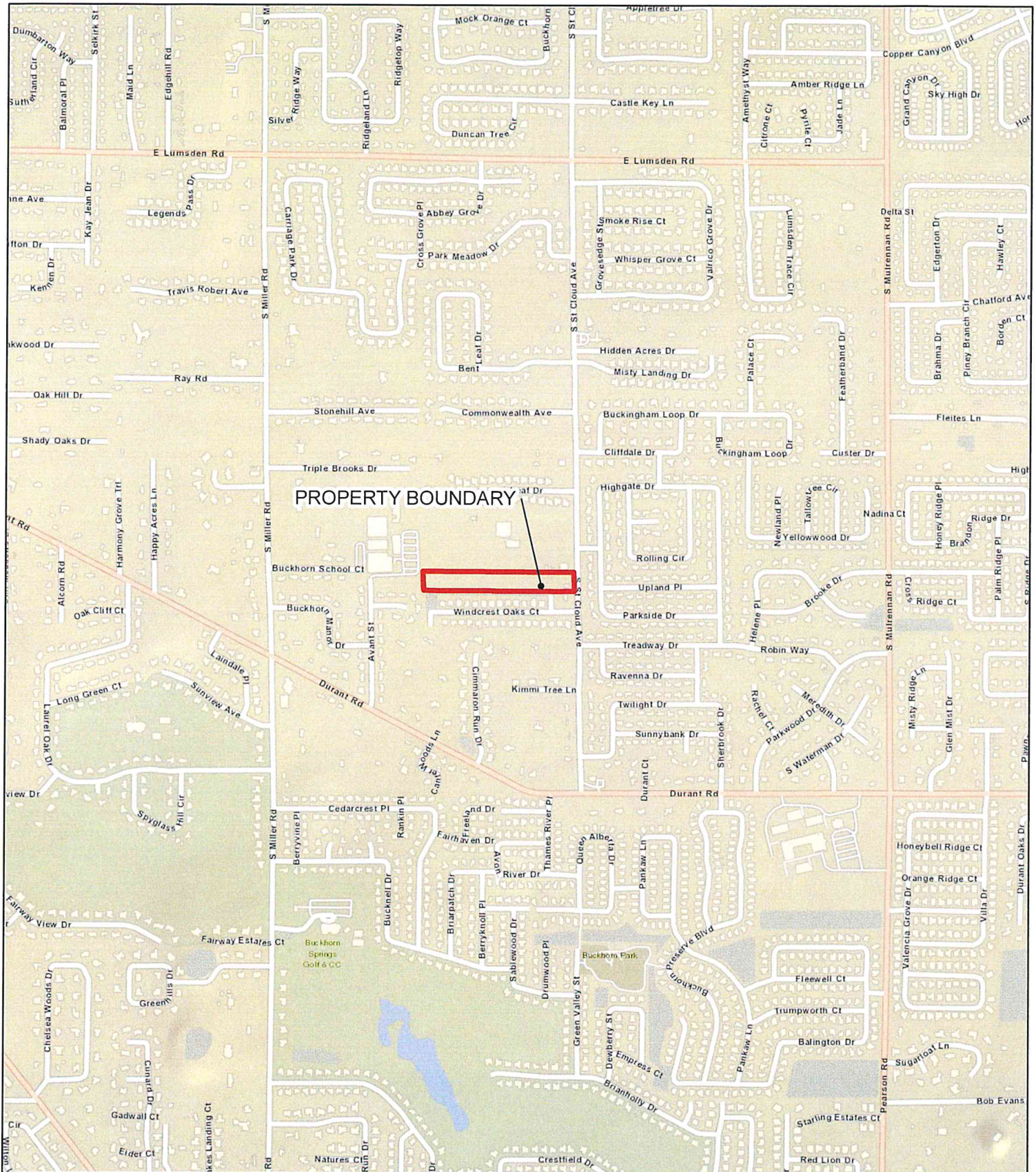
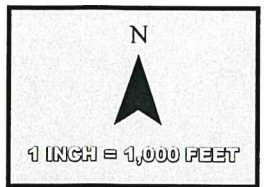




# QUAIL CREST

## PROJECT LOCATION MAP

CLIENT: PULTE





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

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2022, by and between Pulte Home Company, 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 Quail Crest; 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 Quail Crest are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water and wastewater 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:

<input checked="" type="checkbox"/> Roads/Streets	<input checked="" type="checkbox"/> Water Mains/Services	<input checked="" type="checkbox"/> Stormwater Drainage Systems
<input checked="" type="checkbox"/> Sanitary Gravity Sewer System	<input type="checkbox"/> Sanitary Sewer Distribution System	<input type="checkbox"/> Bridges
<input type="checkbox"/> Reclaimed Water Mains/Services	<input checked="" type="checkbox"/> Sidewalks	<input type="checkbox"/> Other: _____

\_\_\_\_\_ 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 Quail Crest 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, 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 Review Division of Development Services Department by the Subdivider.
  
3. The Subdivider agrees to warranty all improvement facilities located in Quail Crest 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, number N/A, dated \_\_\_\_\_, and number \_\_\_\_\_, dated \_\_\_\_\_ with \_\_\_\_\_ by order of \_\_\_\_\_,
  
  - b. A Performance Bond, dated 11/30/2021 with Pulte Home Company, LLC. as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIT0777) as Surety, and  
  
A Warranty Bond, dated 11/30/2021 with Pulte Home Company, LLC. as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIT0776) as Surety, and
  
  - c. Cashier/Certified Checks, number N/A, dated \_\_\_\_\_ and number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letters of credit, performance 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 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 Review Division of 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


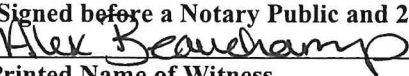


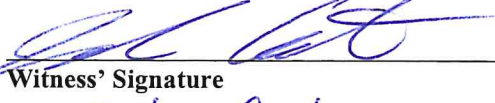
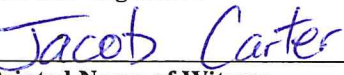
extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

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 Quail Crest 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 Review Division of 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 Review Division of 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 twenty four (24) 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 Review Division of 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)  
  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness' Signature  
  
\_\_\_\_\_  
Printed Name of Witness

NOTARY PUBLIC

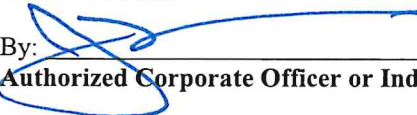
CORPORATE SEAL (When Appropriate)

ATTEST:

HILLSBOROUGH COUNTY  
CINDY STUART, CLERK OF THE CIRCUIT COURT

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

SUBDIVIDER:

By:   
\_\_\_\_\_  
Authorized Corporate Officer or Individual  
Jeff Deason  
\_\_\_\_\_  
Name (typed, printed or stamped)

Vice President  
\_\_\_\_\_  
Title

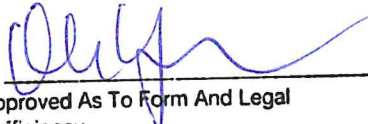
2662 S Falkenburg Road, Riverview, FL, 33578  
\_\_\_\_\_  
Address of Signer

813-964-5116  
\_\_\_\_\_  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

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 6<sup>th</sup> day of December, 2021, by Jeffrey Deason and

respectively President and \_\_\_\_\_ of Pulte Home Company LLC, a corporation under the laws of the state of Florida on behalf of the

corporation. He and/or she is personally known to me or has produced \_\_\_\_\_ as identification and did take an oath.

**NOTARY PUBLIC:**

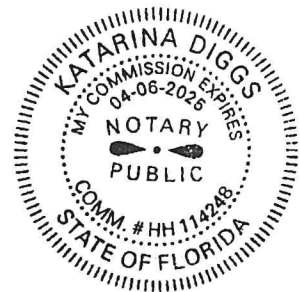
Sign: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: Contract Coordinator

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

My Commission Expires: 4/6/2025



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by, \_\_\_\_\_ who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

**NOTARY PUBLIC:**

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

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

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

My Commission Expires: \_\_\_\_\_

**SUBDIVISION PERFORMANCE BOND**

KNOW ALL MEN BY THESE PRESENTS, That we Pulte Home Company, LLC called the Principal,  
Hartford Fire  
and Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY  
COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum Five Hundred Eighty-Eight  
Thousand Five Hundred Eighty-One Dollars and Thirty-Eight Cents (\$588,581.38) for the payment of which  
sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly  
and severally, firmly by these presents.

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

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

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

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

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



WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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


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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Quail Crest subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within 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 February 11, 2024.

SIGNED, SEALED AND DATED this 30th day of November, 20 21.

ATTEST:

  
Katarina Diggs


BY:


  
PRINCIPAL (SEAL)

Gregory S. Rives, Assistant  
Treasurer  
Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
Irma Aguilar

  
ATTORNEY-IN-FACT (SEAL)  
Jeremy Polk

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

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC

Agency Code: 59-300168

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut         |
| <input checked="" type="checkbox"/> | Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana         |
| <input type="checkbox"/>            | Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana            |
| <input type="checkbox"/>            | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois     |
| <input type="checkbox"/>            | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana   |
| <input type="checkbox"/>            | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Kathleen T. Maynard*

Kathleen T. Maynard  
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of November 30th, 2021  
Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President



**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

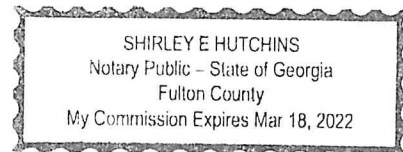
**) ss.**

**COUNTY OF FULTON)**

This record was acknowledged before me on November 30 2021, 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



*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*

**WARRANTY BOND**

**KNOW ALL MEN BY THESE PRESENTS**, that we Pulte Home Company, LLC called the Principal and Hartford Fire Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Forty-Seven Thousand Eighty-Six Dollars and Fifty-One Cents (\$47,086.51) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and **WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage, water and wastewater) for maintenance in the approved platted subdivision known as Quail Crest; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water, wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all grading, paving and curbing of streets, roads and other rights-of-ways, culverts, gutters, storm sewers, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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



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

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

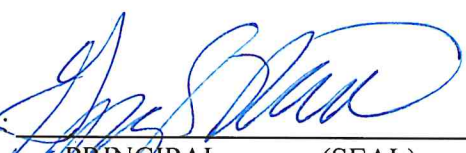
- A. If the Principal shall warrant for a period of two years following the date of acceptance of the roads, drainage, water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Quail Crest, against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

**THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL February 11, 2026.**

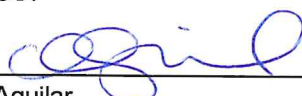
SIGNED, SEALED AND DATED this 30th day of November, 20 21.


ATTEST:


  
Katarina Diggs

BY:   
PRINCIPAL (SEAL)  
Gregory S. Rives,  
Assistant Treasurer  
Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
Irma Aguilar

  
ATTORNEY-IN-FACT (SEAL)  
Jeremy Polk

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

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-12

One Hartford Plaza

Hartford, Connecticut 06155

[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC

Agency Code: 59-300168

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut         |
| <input checked="" type="checkbox"/> | Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana         |
| <input type="checkbox"/>            | Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana            |
| <input type="checkbox"/>            | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois     |
| <input type="checkbox"/>            | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana   |
| <input type="checkbox"/>            | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Kathleen T. Maynard*

Kathleen T. Maynard  
Notary Public

My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of November 30th, 2021  
Signed and sealed at the City of Hartford.



*Kevin Heckman*

Kevin Heckman, Assistant Vice President

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

**) ss.**

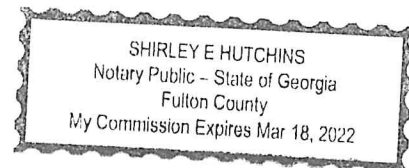
**COUNTY OF FULTON)**

This record was acknowledged before me on November 30 2021, 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

*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*





# Quail Crest

## Performance Bond Calculation

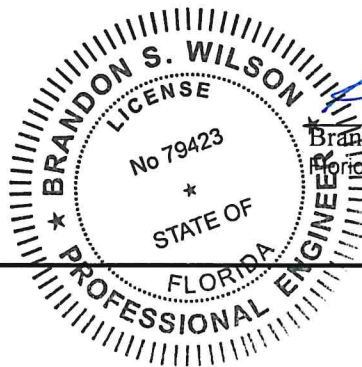
Construction costs for the paving, drainage, potable water and sanitary sewer system

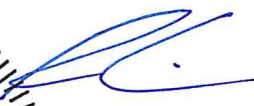
### SUMMARY

Paving	\$171,659.00
Water	\$64,531.10
Wastewater	\$155,840.00
Drainage	\$78,835.00
<b>Total</b>	<b>\$470,865.10</b>

Performance Bond Amount (125% of total)

\$588,581.38



  
Brandon Wilson, P.E.  
Florida License # 79423

9/28/21

## PAVING

Description	Quantity	Unit	Unit Price	Amount
1.5" SP 9.5 Asphalt	3,175	SY	\$10.50	\$33,337.50
10" CC road base	3,400	SY	\$15.50	\$52,700.00
8" Subgrade Compacted	3,400	SY	\$2.50	\$8,500.00
Miami Curb	2,400	LF	\$12.00	\$28,800.00
Ribbon Curb	100	LF	\$11.15	\$1,115.00
Type B Curb	200	LF	\$11.15	\$2,230.00
Type F Curb	250	LF	\$12.65	\$3,162.50
5' Conc Sidewalk 6"	5,822	SF	\$4.75	\$27,654.50
6' Conc Sidewalk 6"	1,002	SF	\$4.75	\$4,759.50
HC Ramp	6	EA	\$850.00	\$5,100.00
Striping and Signage	1	LS	\$2,500.00	\$2,500.00
MOT	1	LS	\$1,800.00	\$1,800.00
			<b>Total</b>	<b>\$171,659.00</b>

## WATER DISTRIBUTION SYSTEM

Description	Quantity	Unit	Unit Price	Amount
Hills County Temp Jumper	1	LS	\$6,000.00	\$6,000.00
8x8 Tapping Sleeve & Valve	1	EA	\$6,800.00	\$6,800.00
8" DIP	95	LF	\$40.00	\$3,800.00
20" Jack & Bore	68	LF	\$250.00	\$17,000.00
8" Gate Valves	5	EA	\$1,125.00	\$5,625.00
Fire Hydrant Assembly	3	EA	\$3,250.00	\$9,750.00
MJ Fittings & Retraints	1	LS	\$2,400.00	\$2,400.00
4" PVC WM	183	LF	\$16.70	\$3,056.10
Blow Off Assembly	1	EA	\$250.00	\$250.00
1" RPZ Backflow & Hose Bib at lift station	1	EA	\$1,850.00	\$1,850.00
Single Water Service	13	EA	\$500.00	\$6,500.00
Pressure Test & Chlorination	1	LS	\$1,500.00	\$1,500.00
			<b>Total</b>	<b>\$64,531.10</b>



## SANITARY SEWERAGE

Description	Quantity	Unit	Unit Price	Amount
lift Station	1	EA	\$45,250.00	\$45,250.00
lift Station Electrical Service within 50'	1	EA	\$3,899.00	\$3,899.00
lift Station Driveway	2,500	SF	\$4.75	\$11,875.00
lift Station Curb	240	LF	\$12.00	\$2,880.00
2" SDR 21 PVC	905	LF	\$14.00	\$12,670.00
2" FM Fittings & restraints	1	LS	\$2,500.00	\$2,500.00
Cut in Tee w 3 Plug Valves	1	LS	\$7,800.00	\$7,800.00
Testing & inspections	1	LS	\$1,850.00	\$1,850.00
8" SDR 26	952	LF	\$33.00	\$31,416.00
Single Service	1	EA	\$650.00	\$650.00
Double Service	6	EA	\$800.00	\$4,800.00
Manhole (0-6) Feet	5	EA	\$2,300.00	\$11,500.00
Testing & Inspections	1	LS	\$5,600.00	\$5,600.00
Dewatering & Shoring	1	LS	\$3,500.00	\$3,500.00
Testing & inspections	1	LS	\$1,850.00	\$1,850.00
Cut in Tee w 3 Plug Valves	1	LS	\$7,800.00	\$7,800.00
			<b>Total</b>	<b>\$155,840.00</b>

STORM DRAINAGE

Description	Quantity	Unit	Unit Price	Amount
18" RCP	392	LF	\$32.00	\$12,544.00
24" RCP	727	LF	\$48.00	\$34,896.00
18" MES	1	LF	\$1,800.00	\$1,800.00
24" MES	1	EA	\$2,100.00	\$2,100.00
Curb Inlet Type 3	6	EA	\$3,000.00	\$18,000.00
Type C Inlet	3	EA	\$1,925.00	\$5,775.00
Rubble Rip Rap	72	SF	\$10.00	\$720.00
Testing & Inspections	1	LS	\$3,000.00	\$3,000.00
			Total	\$78,835.00

# Quail Crest

## Warranty Bond Calculation

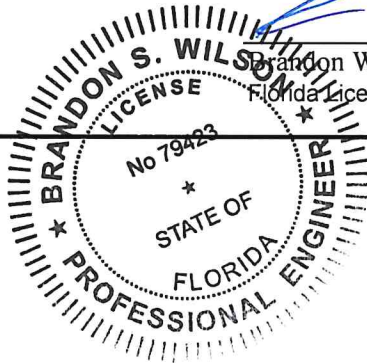
Construction costs for the paving, drainage, potable water and sanitary sewer system

### SUMMARY

Paving	\$171,659.00
Water	\$64,531.10
Wastewater	\$155,840.00
Drainage	\$78,835.00
<b>Total</b>	<b>\$470,865.10</b>

Warranty Bond Amount (10% of total)

\$47,086.51



Brandon Wilson, P.E.  
Florida License # 79423



**PAVING**

Item	Quantity	Unit	Unit Price	Amount
1.5" SP 9.5 Asphalt	3,175	SY	\$10.50	\$33,337.50
10" CC road base	3,400	SY	\$15.50	\$52,700.00
8" Subgrade Compacted	3,400	SY	\$2.50	\$8,500.00
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HC Ramp	6	EA	\$850.00	\$5,100.00
Striping and Signage	1	LS	\$2,500.00	\$2,500.00
MOT	1	LS	\$1,800.00	\$1,800.00

**Total    \$171,659.00**

## WATER DISTRIBUTION SYSTEM

Item	Quantity	Unit	Unit Price	Total
Hills County Temp Jumper	1	LS	\$6,000.00	\$6,000.00
8x8 Tapping Sleeve & Valve	1	EA	\$6,800.00	\$6,800.00
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**Total \$ 64,531.10**

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Testing & inspections	1	LS	\$1,850.00	\$1,850.00
Cut in Tee w 3 Plug Valves	1	LS	\$7,800.00	\$7,800.00
<b>Total</b>				<b>\$155,840.00</b>



**STORM DRAINAGE**

Item	Quantity	Unit	Unit Price	Total
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Rubble Rip Rap	72	SF	\$10.00	\$720.00
Testing & Inspections	1	LS	\$3,000.00	\$3,000.00
			<b>Total</b>	<b>\$78,835.00</b>

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

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022 by and between Pulte Home Company, 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 Quail Crest 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 Quail Crest 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 Quail Crest 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 check rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
- a. Letter of Credit, number   N/A  ,  
dated                                 ,  
with                                 ,  
                                 by order of  
                                , or
  - b. A Performance Bond, dated 11/30/2021 with Pulte Home Company, LLC as Principal, and Hartford Fire Insurance Company (Bond No. 59BSBIT0777) as Surety, or
  - c. Escrow Agreement, dated   N/A  ,  
                                , between  
                                 and the County, or
  - d. Cashier/Certified Check, number   N/A  ,  
                                , dated                                 , which shall be deposited by the County into an escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

Alex Beauchamp  
Witness Signature

Alex Beauchamp  
Printed Name of Witness

Jacob Carter  
Witness Signature

Jacob Carter  
Printed Name of Witness

CORPORATE SEAL  
(When Appropriate)

ATTEST: CINDY STUART  
CLERK OF CIRCUIT COURT

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

SUBDIVIDER:

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

Jeff Deason  
Printed Name of Signer

Vice President  
Title of Signer

2662 S Falkenburg Road, Riverview, FL, 33578  
Address of Signer

813-964-5116  
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

Subdivider Agreement for Performance - Placement of Lot Corners.doc

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

**CORPORATE ACKNOWLEDGMENT:**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of December, 2021, by Jeffrey Deason and \_\_\_\_\_, respectively President and \_\_\_\_\_ of Pulte Home company 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: Katarina Diggs (Seal)

Print: Katarina Diggs

Title or Rank: Contract Coordinator

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

My Commission Expires: 4/6/2025



**INDIVIDUAL ACKNOWLEDGMENT:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: \_\_\_\_\_ (seal)

Print: \_\_\_\_\_

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

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

My Commission Expires: \_\_\_\_\_



**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

Bond No. 59BSBIT0778

KNOW ALL MEN BY THESE PRESENTS, That we Pulte Home Company, LLC called the Principal, Hartford Fire and 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 Thousand and Five Hundred Dollars (\$2,500.00) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Quail Crest are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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 Quail Crest 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 February 11, 2024.**

SIGNED, SEALED AND DATED this 30th day of November, 2021.

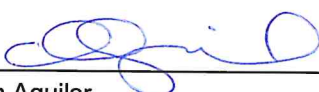
ATTEST:


  
Katarina Diggs

BY:


  
PRINCIPAL (SEAL)  
Gregory S. Bives, Assistant Treasurer  
Hartford Fire Insurance Company  
SURETY (SEAL)

ATTEST:

  
Irma Aguilar

  
ATTORNEY-IN-FACT (SEAL)  
Jeremy Polk

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD  
BOND, T-12  
One Hartford Plaza  
Hartford, Connecticut 06155  
[Bond.Claims@thehartford.com](mailto:Bond.Claims@thehartford.com)

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: USI INSURANCE SVCS NATIONAL INC  
Agency Code: 59-300168

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut         |
| <input checked="" type="checkbox"/> | Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana         |
| <input type="checkbox"/>            | Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut |
| <input type="checkbox"/>            | Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana            |
| <input type="checkbox"/>            | Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois     |
| <input type="checkbox"/>            | Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana   |
| <input type="checkbox"/>            | Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida |

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Matthew Erra, Jeremy Polk of PHOENIX, Arizona

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*John Gray*

John Gray, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT

ss. Hartford

COUNTY OF HARTFORD

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

*Kathleen T. Maynard*

Kathleen T. Maynard  
Notary Public  
My Commission Expires July 31, 2021

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of November 30th, 2021  
Signed and sealed at the City of Hartford.



*Kevin Heckman*  
Kevin Heckman, Assistant Vice President

**ACKNOWLEDGEMENT BY PRINCIPAL**

**STATE OF GEORGIA)**

**) ss.**

**COUNTY OF FULTON)**

This record was acknowledged before me on November 30 2021, 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



*Shirley E. Hutchins*  
*Notary Public State of Georgia*  
*My Commission Expires: March 18, 2022*



# Quail Crest

## Performance Bond Calculation

Construction costs for setting Lot Corners

### SUMMARY

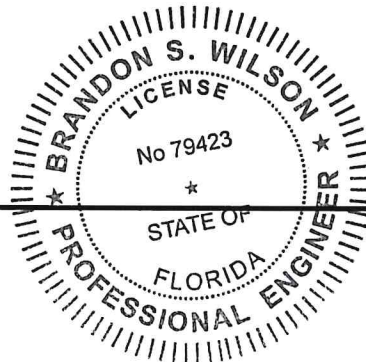
Lot Corners	\$2,000.00
<b>Total</b>	<b>\$2,000.00</b>

**Performance Bond Amount (125% of total)**

**\$2,500.00**

 8/28/21

Brandon Wilson, P.E.  
Florida License # 79423





Lot Corners

Description	Quantity	Unit	Unit Price	Amount
Setting Lot Corners	1	LS	\$2,000.00	\$2,000.00
			TOTAL =	\$2,000.00

## QUAIL CREST

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying in Section 31, Township 29 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at Southeast corner of said Section 31, run thence along the East boundary of the Southeast 1/4 thereof, N.01°14'22"W., a distance of 1721.95 feet to a point on the Easterly extension of the Northerly boundary of WINDCREST COMMONS, according to the plat thereof, as recorded in Plat Book 101, Pages 158 through 161, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly extension of the Northerly boundary of WINDCREST COMMONS, N.89°39'30"W., a distance of 30.52 feet to a point on the Westerly maintained right-of-way of South Saint Cloud Avenue, said point also being the POINT OF BEGINNING; thence along said Northerly boundary of WINDCREST COMMONS and the Easterly extension thereof, N.89°39'30"W., a distance of 232.81 feet to a point on the Easterly boundary of BUCKHORN TRACE, according to the plat thereof, as recorded in Plat Book 62, Pages 42-1 through 42-2, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary and the Northerly extension thereof, N.01°24'39"W., a distance of 165.08 feet to a point on the North boundary of the South 1/2 of the North 1/2 of the Northeast 1/4 of aforesaid Southeast 1/4 of Section 31, thence along said North boundary, S.69°39'30"E., a distance of 1292.93 feet to a point on aforesaid Westerly maintained right-of-way, thence along said Westerly maintained right-of-way, S.01°24'16"E., a distance of 165.06 feet to the POINT OF BEGINNING.

Containing 4.897 acres, more or less.

CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

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

BY \_\_\_\_\_ Clerk of Circuit Court  
This \_\_\_\_\_ day of \_\_\_\_\_, 2021.  
CLERK FILE NUMBER \_\_\_\_\_

BY \_\_\_\_\_ Deputy Clerk

TIME \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman \_\_\_\_\_ Date \_\_\_\_\_

PLAT APPROVAL:

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

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

DEDICATION:

THE UNDERSIGNED, AS OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE THIS PLAT OF QUAIL CREST FOR RECORD. FURTHER, THE OWNER DOES HEREBY DEDICATE TO PUBLIC USE ALL STREETS, ROADS, RIGHTS-OF-WAY, AND ALL EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC". THE UNDERSIGNED FURTHER MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

FEE INTEREST IN TRACTS A, B, C, D, E, F AND G 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.

SAID TRACTS A, B, C, D, E, F AND G 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 AND AREAS RESERVED BY THE OWNER AS "PRIVATE" WILL BE THE RESPONSIBILITY OF THE OWNER, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

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

OWNER: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

JEFFREY DEASON \_\_\_\_\_ WITNESS,  
VICE PRESIDENT

ACKNOWLEDGEMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

SWORN TO AND SUBSCRIBED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, PERSONALLY APPEARED JEFFREY DEASON, AS OF VICE PRESIDENT OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES: \_\_\_\_\_

(PRINTED NAME OF NOTARY) \_\_\_\_\_ COMMISSION NUMBER: \_\_\_\_\_

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE 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.

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Ordinance No. 2019-01, and that I am duly licensed and qualified to perform the duties of a Professional Surveyor and Mapper (PSM) under the laws of the State of Florida. I have personally examined the monuments (PRLMs) were set on the XX day of XXXX, 2021, as shown hereon and that the monuments are in accordance with the requirements of the Florida Statute or in accordance with conditions of bonding.

By: \_\_\_\_\_  
Charles M. Amett, (License No. LS65864)  
Florida Professional Surveyor and Mapper  
GeoPoint Surveying, Inc.  
213 Hobbs Street, Tampa, FL 33619  
Licensed Business Number LB 7768

**GeoPoint**  
Surveying, Inc.

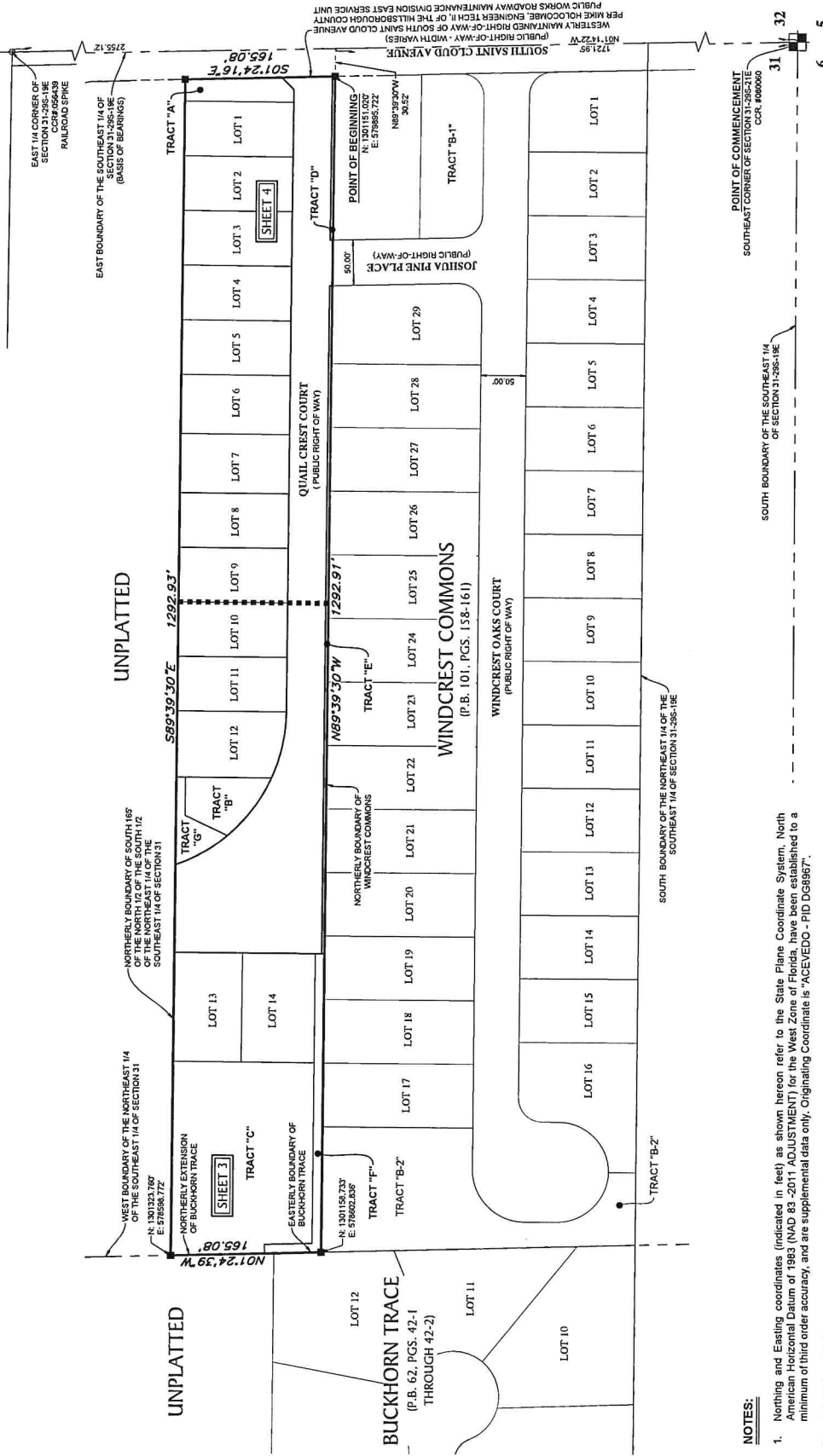
213 Hobbs Street  
Tampa, FL 33619  
Phone: (813) 248-6868  
www.geopointsurvey.com  
Licensed Business Number LB 7768

SHEET 1 OF 4 SHEETS

# QUAIL CREST

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



## NOTES:

1. Nothing and Existing coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 -2011 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only. Original Coordinate is "ACEVEDO - PID DGS957".
2. Subdivision plat by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
3. Drainage Easements shall not contain permanent improvements including, but not limited to, sidewalks, driveways, impervious patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping materials, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
4. 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.
5. All lines that intersect a curve that are not labeled Non-Radial (NR) are Radial.
6. This Private Subdivision contains rights-of-ways, easements, and other common areas which are neither owned nor maintained by Hillsborough County.
7. Bearings shown hereon are based on the East boundary of the Southeast 1/4 of Section 31, Township 29 South, Range 21 East, Hillsborough County, Florida, having a Grid bearing of N 0°1'14.22\"W. The Grid bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.



## KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.



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LEGEND:

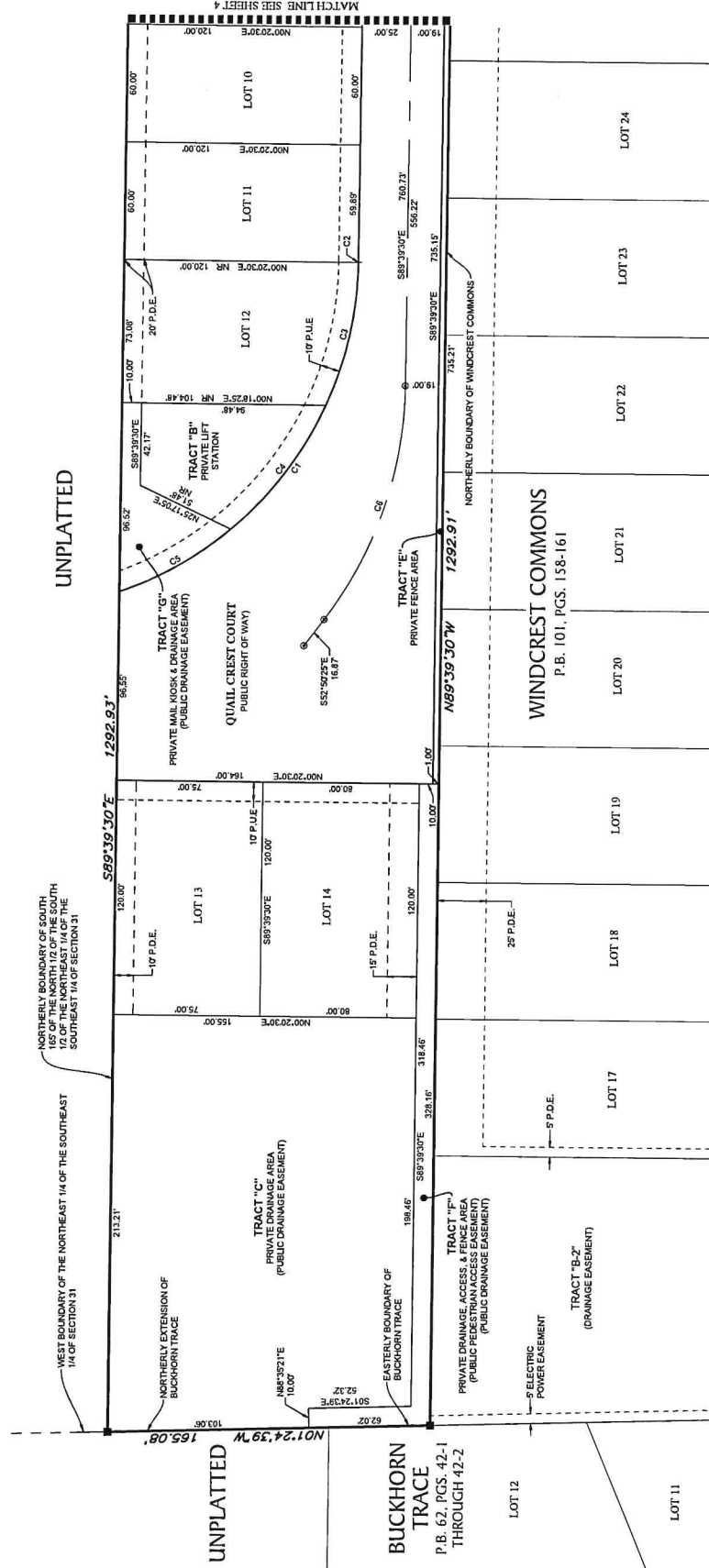
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4\"X4\" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
- INDICATES (P.C.F.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
- PGS ----- PAGE(S)
- PL ----- PLAT BOOK
- NR ----- NON-RADIAL LINE
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.D.E. ----- PUBLIC DRAINAGE EASEMENT

SHEET 2 OF 4 SHEETS

# QUAIL CREST

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



- LEGEND:**
- INDICATES (P.F.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK L87768, UNLESS OTHERWISE NOTED
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT, PLAT BOOK & DISK L87768
  - PGS. PLAT BOOK
  - NR. NON-RADIAL LINE
  - P.B. PLAT BOOK
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.D.E. PUBLIC DRAINAGE EASEMENT

CURVE DATA TABLE

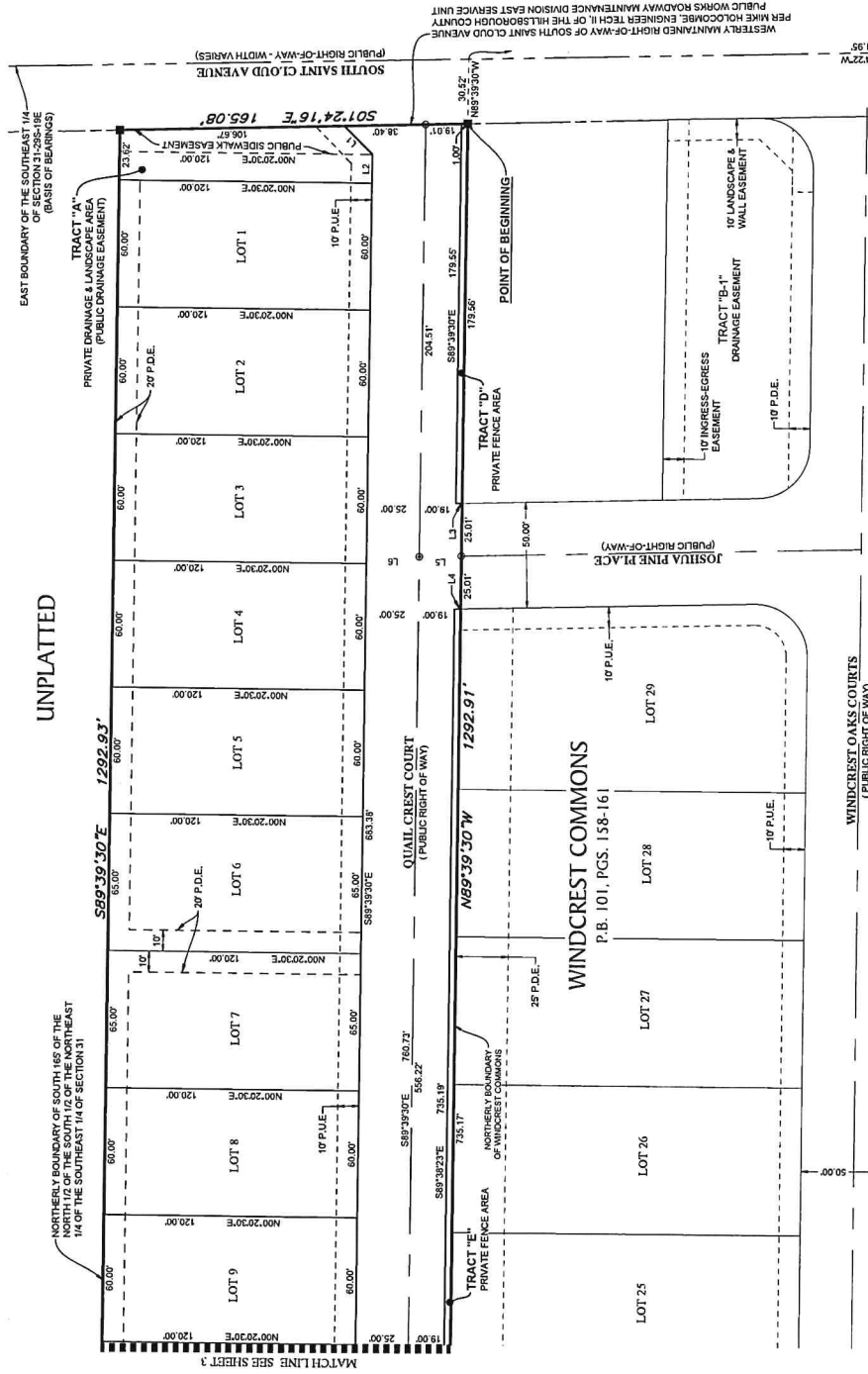
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	180.00'	70°31'44"	221.57'	207.85'	S54°23'38"E
C2	180.00'	0°02'07"	0.11'	0.11'	S89°38'26"E
C3	180.00'	25°50'04"	75.18'	74.65'	S77°39'20"E
C4	180.00'	25°37'28"	80.50'	78.83'	S52°52'34"E
C5	180.00'	20°59'04"	65.77'	65.40'	S29°35'48"E
C6	200.00'	35°49'04"	125.32'	125.32'	S71°14'37"E

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SHEET 3 OF 4 SHEETS

# QUAIL CREST

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 29 SOUTH, RANGE 21 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND:**
- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK L87768, UNLESS OTHERWISE NOTED
  - INDICATES (P.C.P.) PERMANENT CONTROL POINT. (P.C.P. & DISK L87768)
  - PGS - PLAT BOOK
  - NR - NON-RADIAL LINE
  - P.U.E. - PUBLIC UTILITY EASEMENT
  - P.D.E. - PUBLIC DRAINAGE EASEMENT

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N45°20'28"E	18.97
L2	S89°39'30"E	13.50
L3	N01°14'22"W	1.00
L4	N01°14'22"W	1.00
L5	S00°20'00"W	20.00
L6	S00°20'00"W	25.00

SEE SHEET 2 OF 4 FOR BASIS OF BEARINGS

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**SHEET 4 OF 4 SHEETS**



### Certificate of School Concurrency

<b>Project Name</b>	Quail Crest
<b>Jurisdiction</b>	Hillsborough County
<b>Jurisdiction Project ID Number</b>	5356
<b>HCPS Project Number</b>	SC-738
<b>Parcel ID Number(s)</b>	86619.0000
<b>Project Location</b>	1806 South Saint Cloud Avenue
<b>Dwelling Units &amp; Type</b>	13 Single-Family Detached
<b>Applicant</b>	Josephine Aaron

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	3	2	2		7

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.

*Charles Andrews*

Charles Andrews, AICP, CNU-A  
Manager, Planning & Siting  
Growth Management Department  
Operations Division  
E: [charles.andrews1@sdhc.k12.fl.us](mailto:charles.andrews1@sdhc.k12.fl.us)  
P: 813.272.4429

June 15, 2020  
Date Issued