

SUBJECT: Cypress Cay Preserve fka The Reserve at Grand Cypress
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: January 13, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Cypress Cay Preserve fka The Reserve at Grand Cypress, located in Section 32, Township 27, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage and sidewalks) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Check in the amount of \$1,517,011.10, a Warranty Check in the amount of \$116,597.54, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Check for Placement of Lot Corners in the amount of \$1,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On October 14, 2020, Permission to Construct Prior to Platting was issued for Cypress Cay Preserve fka The Reserve at Grand Cypress. The developer has submitted the required Checks, which the County Attorney's Office has reviewed and approved. The developer is The Guinta Group, LTD, John Mary Enterprizes, LTD, JEM Investment, LTD, Partners 3 & 4, LLC and Rena Janet Hall 1994 Trust and the engineer is Landis Evans & Partners.

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
The Giunta Group, LTD, John Mary Enterprises, LTD, JEM Investments, LTD, Partners 3&4, LLC, and Charles Hall, as Trustee of the Reng Janet Hall 1994 Trust
_____, 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 Cypress Cay Preserve
_____ (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, Stormwater Drainage Systems, 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 _____, dated _____ and number _____ dated _____, with _____ by order of _____
 - b. A Performance Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
A Warranty Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Cashier/Certified Checks, number 5506399863 dated 12/1/2021 and 5506399864 dated 12/1/2021 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:

Lucelena Cede
Witness Signature

Lucelena Cardenas
Printed Name of Witness

[Signature]
Witness Signature

Andrea Jones
Printed Name of Witness

Subdivider:

JEM Investments, Ltd.
By: Cosmic Investments, Inc.
General Partner

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

Josephine Geco Dato
Name (typed, printed or stamped)

President
Title

501 D. Morgan ST #202
Tampa FL 33602
Address of Signer

813-223-7849
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 [Signature]
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
1st day of October, 2021, by Josephine Greco Dato as
(day) (month) (year) (name of person acknowledging)
Officer for JEM Investments, Ltd.
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced

Chelsea Pipes

(Signature of Notary Public - State of Florida)

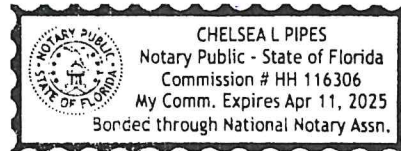
Chelsea Pipes

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

(Notary Seal)

(Commission Number)

(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
____ day of _____, _____ by _____
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number)

(Expiration Date)

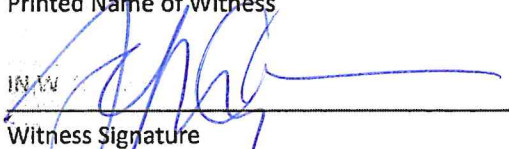
IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Michelle Atkins
Printed Name of Witness



Witness Signature

Jeffrey Shannon
Printed Name of Witness

Subdivider: John-Mary Enterprises, LTD.

By: Mary Josephine Casto
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

MARY JOSEPHINE CASTO
Name (typed, printed or stamped)

General Partner
Title

14524 N. Rome Ave.
Tampa, FL 33613
Address of Signer

813-264-2262
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

1st day of October, 2021, by Mary Josephine Castro as
(day) (month) (year) (name of person acknowledging)
Partner for John-Mary Enterprises Ltd.
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification



(Signature of Notary Public - State of Florida)

Type of Identification Produced

Michelle Adkins

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

(Notary Seal)

(Commission Number)

(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)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

[Signature]

Witness Signature

Brian Bustamante

Printed Name of Witness

[Signature]

Witness Signature

Ajmond ragash

Printed Name of Witness

NOTARY PUBLIC



CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

By: _____

Deputy Clerk

Subdivider: Charles D Hall, Trustee of the Ken Janet Hill 1994 Trust

By: [Signature]

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

Charles D. Hall, Trustee

Name (typed, printed or stamped)

Trustee

Title

2748 Chieftain Run, Duluth, GA 30097

Address of Signer

770-814.2112

Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

By: _____

Chair

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
_____ day of _____, _____ by _____ as
(day) (month) (year) (name of person acknowledging)
_____ for _____
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☐ Personally Known OR ☐ Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number)

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA Georgia
COUNTY OF HILLSBOROUGH Gwinnett

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this
1st day of October, 2021 by Charles D. Hall
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☒ Produced Identification

GA DLH 051201905
Type of Identification Produced

Himanshu
(Signature of Notary Public - State of Florida)

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

(Notary Seal)

W-00432014
(Commission Number)

11-05-2023
(Expiration Date)



IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Emily Denison
Witness Signature

Emily Denison
Printed Name of Witness

[Signature]
Witness Signature

James Thompson
Printed Name of Witness

Subdivider: The Grivata Group LTD
By: Triple G Enterprises Inc.

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

Jonathan C Williams
Name (typed, printed or stamped)

President
Title

2507 S. MacDill Ave., Ste C
Tampa, FL 33629
Address of Signer

813-982-1112
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

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

26 day of October, 2021, by Jonathan Williams as

(day)

(month)

(year)

(name of person acknowledging)

as

President

(type of authority, ...e.g. officer, trustee, attorney in fact)

for

The Giventa Group LTD

(name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Emily Denison

(Signature of Notary Public - State of Florida)

Type of Identification Produced

Emily Denison

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



(Notary Seal)

(Commission Number)

(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)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Emily Denicon
Witness Signature

Emily Denicon
Printed Name of Witness

Tamera Thompson
Witness Signature

Tamera Thompson
Printed Name of Witness

Subdivider: Partners 34 LLC

By Carol A. Dickson
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Carol A. Dickson
Name (typed, printed or stamped)

Manager
Title

1245 Court Street
Clearwater, FL 33756
Address of Signer

@703-785-4007
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

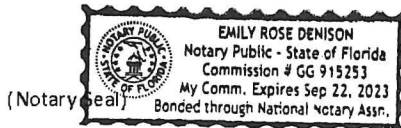
Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this26 day of October, 2021, by Carol A. Dickson as
(day) (month) (year) (name of person acknowledging)Manager for Partners 3 & 4 LLC
(type of authority, ...e.g., officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)☒ Personally Known OR ☐ Produced IdentificationEmily Rose Denison
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Commission Number)

(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)

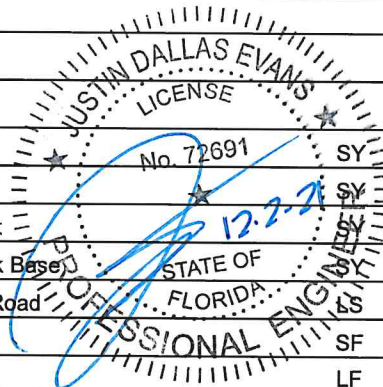
(Expiration Date)

CYPRESS CAY PRESERVE - WARRANTY BOND ESTIMATE

		CONTRACT	WARRANTY	UNIT	
ITEM		UNIT	QUANTITY	PRICE	
ONSITE:					
Earthworks:					
114	Bahia Sod ROW	SY	2,019.00	\$2.25	\$18,315.00
115	Bahia Sod Pond Banks	SY	3,621.00	\$2.25	\$32,850.00
Total Earthworks					\$51,165.00
Paving:					
118	Pave 1" Type SP-9.5 Traffic Level C - 40% RAP	SY	3,965.00	\$7.08	\$28,072.20
119	Pave 1" Type FC-9.5 Traffic Level C - 20" RAP PG76-22	SY	3,965.00	\$9.16	\$36,319.40
121	8" Road Base Crushed Concrete	SY	3,965.00	\$15.14	\$60,030.10
123	12" Subgrade Stabilized	SY	1,880.00	\$7.93	\$60,109.40
124	Pave 1 1/4" Type SP-9.5 Asphalt	SY	582.00	\$10.28	\$24,106.60
125	Optional Base Group 1 - Multi Use Trail	SY	582.00	\$7.48	\$17,540.60
126	12" Subgrade Stabilized - Multi Use Trail	SY	582.00	\$7.93	\$18,595.85
127	Signage & Striping - Onsite	LS	1.00	\$20,614.24	\$5,112.33
Total Paving					\$249,886.48
Storm Drainage:					
137	RCP 18"	LF	550.00	\$44.22	\$24,321.00
138	RCP 24"	LF	71.00	\$56.73	\$4,027.83
139	RCP 36"	LF	46.00	\$103.16	\$4,745.36
143	RCP MES 36"	EA	1.00	\$4,990.01	\$4,990.01
146	Type 3 Curb Inlet	EA	5.00	\$4,763.66	\$23,818.30
147	Type B Inlet	EA	1.00	\$4,068.01	\$4,068.01
148	Manhole Type P	EA	1.00	\$3,392.50	\$3,392.50
150	Weir Wall Control Structure - Cast In Place - C1	EA	1.00	\$33,683.40	\$33,683.40
152	6" Underdrain Pipe	LF	720.00	\$14.07	\$10,130.40
153	6" Underdrain Cleanout	EA	6.00	\$257.03	\$1,542.18
Total Storm Drainage					\$ 114,718.99
Right Turn Lane:					
194	Pave 2" Type SP-12.5 Asphalt	SY	527.00	\$13.83	\$7,288.41
195	Pave 1" Type FC-9.5 Asphalt	SY	772.00	\$10.99	\$8,484.28
196	Road Base Crushed Concrete 08"	SY	527.00	\$34.50	\$18,181.50
197	Subgrade Stabilized 12"	SY	527.00	\$13.23	\$6,972.21
198	Concrete Curb Type F	LF	350.00	\$21.37	\$7,479.50
199	6" Concrete Sidewalk	SF	2,507.00	\$6.59	\$16,521.13
200	ADA Access Ramps	EA	2.00	\$1,609.92	\$3,219.84
201	Signage & Striping - Offsite	LS	1.00	\$8,524.85	\$8,524.85
202	Bahia Sod ROW	SY	820.00	\$2.25	\$1,845.00
203	Gravity Retaining Wall FDOT Index 400-011 with Picket Guardrail Per FDOT Index 515-052	LF	65.00	\$567.36	\$36,878.40
206	RCP 18"	LF	25.00	\$180.08	\$4,502.00
207	Type 6 curb Inlet	EA	2.00	\$5,907.12	\$11,814.24
208	Type J Junction Box Manhole	EA	1.00	\$7,163.25	\$7,163.25

CYPRESS CAY PRESERVE - WARRANTY BOND ESTIMATE

		CONTRACT	WARRANTY	UNIT	
ITEM		UNIT	QUANTITY	PRICE	
209	Manhole Top for Existing Structure - Ring & Cover	EA	2.00	\$ 1,442.70	\$2,885.40
210	6" Underdrain Pipe	LF	340.00	\$ 16.07	\$5,463.80
211	6" Underdrain Cleanout	EA	3.00	\$ 257.03	\$771.09
Total Right Turn Lane					\$ 147,994.90
Bruce B. Downs Median Improvements:					
1007	Pave 1" Type FC-9.5 Asphalt	SY	1,440.00	\$12.36	\$17,798.40
1008	Pave 2" Type SP-12.5 Asphalt	SY	1,440.00	\$15.55	\$22,392.00
1009	Optional Base Group 9 - Crushed Concrete	SY	1,440.00	\$60.81	\$87,566.40
1010	Subgrade Stabilized 12"	SY	1,440.00	\$19.15	\$27,576.00
1011	Signage & Striping	LS	1.00	\$14,238.84	\$14,238.84
1012	Concrete Curb Type F	LF	2,154.00	\$43.22	\$93,095.88
1013	2' Drop Curb	LF	171.00	\$116.53	\$19,926.63
1014	6" Concrete Sidewalk	SF	400.00	\$14.14	\$5,656.00
1015	4" Concrete Sidewalk	SF	1,012.00	\$13.16	\$13,317.92
1016	6" Concrete Infill	LF	4,711.00	\$10.26	\$48,334.86
1017	8" Concrete Pavement with Stabilization	SF	882.00	\$19.63	\$17,313.66
1018	1' High Retaining Wall (Per FDOT Index 400-011)	LF	174.00	\$168.90	\$29,388.60
1019	Bahia Sod ROW	SY	400.00	\$6.38	\$2,552.00
1021	Type S Inlet	EA	1.00	\$14,875.52	\$14,875.52
1022	Connect to Existing 18" RCP Pipe with New Structure (Cut Out Existing 18" RCP for Structure Placement)	EA		\$8,793.80	\$0.00
1023	Type 5 Curb Inlet	EA	1.00	\$8,254.76	\$8,254.76
Total Bruce B. Downs Median Improvements					\$ 422,287.47
Skipper Road Improvements:					
Skipper Road:					
2004	Bahia Sod ROW	SY	725.00	\$2.53	\$1,834.25
2006	Pave 1" Type FC-9.5 Asphalt	SY	1,852.00	\$19.61	\$36,317.72
2007	Pave 3" Type SP-12.5 Asphalt	SY	380.00	\$58.30	\$22,154.00
2008	Optional Base Group 9 - Black Base	SY	380.00	\$94.39	\$35,868.20
2009	Signage & Striping - Skipper Road	LS	1.00	\$9,799.55	\$9,799.55
2010	6" Concrete Sidewalk	SF	2,492.00	\$12.04	\$30,003.68
2011	Concrete Curb Type B	LF	780.00	\$56.34	\$43,945.20
Total Skipper Road Improvements					\$ 179,922.60
PROJECT TOTAL					\$1,165,975.44
REQUIRED WARRANTY BOND (10%)					\$116,597.54





CASHIER'S CHECK

12/01/2021

61-1/620

5506399863

PARTNERS FOUR / Cypress Cay Preserve-JohnMaryENT-ETAI

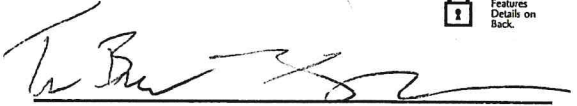
Purchaser / Purchased For

ONE MILLION FIVE HUNDRED SEVENTEEN THOUSAND ELEVEN DOLLARS AND 10 CENTS

PAY TO THE ORDER OF: Hillsborough County Board of County Comm

\$1,517,011.10

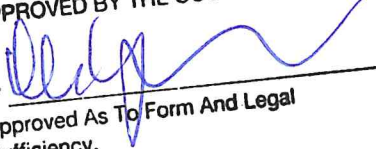
Regions Bank


Authorized Signature

Branch FL00157
CC157100



⑈5506399863⑈ ⑆062000019⑆ 0000742651⑈

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



CASHIER'S CHECK

12/01/2021

61-1/620

5506399864

PARTNERS FOUR / Cypress Cay Preserve-JohnMaryENT-ETA

Purchaser / Purchased For

ONE HUNDRED SIXTEEN THOUSAND FIVE HUNDRED NINETY SEVEN DOLLARS AND 54 CENTS

PAY TO THE ORDER OF: Hillsborough County Board of County Comm

\$116,597.54

Regions Bank

Authorized Signature



Branch FL00157
CC157100

⑈5506399864⑈ ⑆062000019⑆ 0000742651⑈

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this _____ day of _____, 20_____, by and between
The Giunia Group LTD, John Mary Enterprises, LTD, JEM Investment, LTD, Partners 3&4, LLC, Charles D. Hall, as Trustee of the Rena Janet Hall 1994 Trust
_____, 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
Cypress Cay Preserve _____ (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 _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number _____ dated, _____ with _____ as Principal, and _____ as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number 5506399862, dated 12/1/2021 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:

Lucelexia Cardenas
Witness Signature

Lucelexia Cardenas
Printed Name of Witness

[Signature]
Witness Signature

Andrea Jones
Printed Name of Witness

Subdivider: By: JEM Investments, Ltd
By: Cosmic Investments, Inc.
General Partner

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

Name (typed, printed or stamped)

President
Title

501. N. Morgan St #202
Address of Signer Tampa FL 33602

813-223-7849
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

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

1 day of October, 2021, by Josephine Greco Dato as

(day)

(month)

(year)

(name of person acknowledging)

Officer
(type of authority, e.g. officer, trustee, attorney in fact)

for JEM Investments, Ltd
(name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

Chelsea Pipes

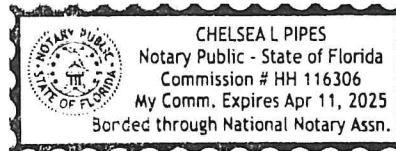
(Signature of Notary Public - State of Florida)

Chelsea Pipes

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

(Commission Number)

(Expiration Date)



Individual Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, _____, by _____

(day)

(month)

(year)

(name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

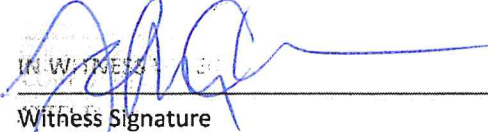
IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Michelle Adkins
Printed Name of Witness



Witness Signature

Jeffrey Shannon
Printed Name of Witness

Subdivider: John-Mary Enterprises, LTD

By: Mary Josephine Castro
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

MARY Josephine Castro
Name (typed, printed or stamped)

General Partner
Title

14524 N. Rome Ave
Tampa, FL 33613
Address of Signer

813-264-2262
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court
NOTARY PUBLIC

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

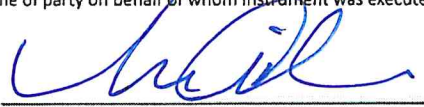
1st day of October, 2021, by Mary Josephine Castro as

Partner for John-Mary Enterprises Ltd.

(type of authority, ...e.g. officer, trustee, attorney in fact)

(name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification



(Signature of Notary Public - State of Florida)

Type of Identification Produced

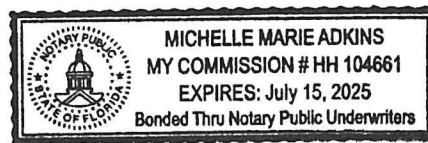
Michelle Adkins

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

(Notary Seal)

(Commission Number)

(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)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

[Signature]
Witness Signature

Bri Hany Bustamante
Printed Name of Witness

[Signature]
Witness Signature

Ajmond Nagasho
Printed Name of Witness

NOTARY PUBLIC [Signature]


CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

By: _____
Deputy Clerk

Subdivider: Charles O. Hall, Jr. as Trustee of the Renajanel Hall 1997 Trust

By Charles D. Hall Trustee
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Charles D Hall Trustee
Name (typed, printed or stamped)

Trustee
Title

2748 Chieftain Ave Duluth GA 30097
Address of Signer

770-814-2112
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

____ day of _____, _____ by _____ as
(day) (month) (year) (name of person acknowledging)
____ for _____
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

(Commission Number)

(Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA Georgia
COUNTY OF HILLSBOROUGH Gwinnett

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

1st day of October, 2021 by Charles D Hall
(day) (month) (year) (name of person acknowledging)

☒ Personally Known OR ☒ Produced Identification

GA DLH 05201905
Type of Identification Produced

(Notary Seal)

(Signature of Notary Public - State of Florida)

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

W-00432014
(Commission Number)

11-05-2023
(Expiration Date)



IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Emily Denson
Witness Signature

Emily Denson
Printed Name of Witness

[Signature]
Witness Signature

Tamera Thompson
Printed Name of Witness

Subdivider: The Grunda Group, LTD
By: Triple G Enterprises Inc.

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

Jonathan C Williams
Name (typed, printed or stamped)

President
Title

2507 S. MacDill Ave. Ste C
Tampa, FL 33629
Address of Signer

813-982-1112
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

Representative Acknowledgement

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this

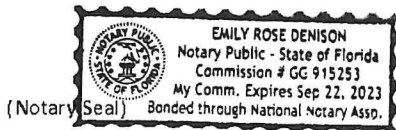
26 day of October, 2021, by Jonathan Williams as
(day) (month) (year) (name of person acknowledging)
President for The Giunta Group LTD
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Emily Denison
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



(Commission Number)

(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)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Emily Denison
Witness Signature

Emily Denison
Printed Name of Witness

Tamara Thompson
Witness Signature

Tamara Thompson
Printed Name of Witness

Subdivider: Partners 384 LLC

By Carol A. Dickson
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Carol A. Dickson
Name (typed, printed or stamped)

Manager
Title

1245 Court Street
Clearwater, FL 33756
Address of Signer

703-785-4007
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

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

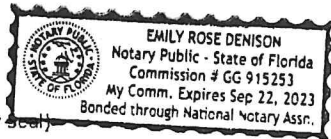
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

20 day of October, 2021, by Carol A. Dickson as
(day) (month) (year) (name of person acknowledging)
Manager for Partners 364 LLC
(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

Emily Rose Denison
(Signature of Notary Public - State of Florida)

Type of Identification Produced



(Notary Seal)

Emily Denison

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

(Commission Number)

(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)



CASHIER'S CHECK

12/01/2021

61-1/620

5506399862

PARTNERS FOUR / Cypress Cay Preserve-JohnMaryENT.-ETA

Purchaser / Purchased For

ONE THOUSAND EIGHT HUNDRED SEVENTY FIVE DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: Hillsborough County Board of County Comm

\$1,875.00

Regions Bank

Karen Nieto

Authorized Signature

Branch FL00157
CC157100



⑈5506399862⑈ ⑆062000019⑆ 0000742651⑈

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

CYPRESS CAY PRESERVE
LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST &
SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA

DESCRIPTION:

A parcel of land located in Sections 28, 32, & 33, Township 27 South, Range 19 East & Section 4, Township 28 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

[illegible]

Containing 27,991.215 square feet, or 642.590 acres, more or less.

NOTES:

1. 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.
2. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN 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. ORIGINATING COORDINATE: STATION "AL7596".
3. ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED NON-RADIAL (NR) ARE RADIAL.
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. THIS PLAT IS SUBJECT TO THE FOLLOWING ENCUMBRANCES AND/OR EASEMENTS:
 - A) CONSTRUCTION ACCESS AND GRADING EASEMENT RECORDED IN INSTRUMENT NO. 2020310478, (TO TERMINATE ON JULY 29, 2023 OR AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY) NOT SHOWN ON THIS PLAT
 - B) TECTO EASEMENT RECORDED IN INSTRUMENT NO. 2020310468, (DESCRIBES A 15' EASEMENT LYING UNDER UTILITY FACILITIES LOCATED ON THE WEST 1/2 OF SECTION 33-275-19E, LESS ROAD RIGHT-OF-WAY AND LANDS SOUTH OF ROAD RIGHT-OF-WAY) NOT SHOWN ON THIS PLAT
 - C) EASEMENT(S) CONTAINED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT RECORDED IN INSTRUMENT NO. 2020310469, NOT SHOWN ON THIS PLAT
 - D) GRANT OF EASEMENT RECORDED IN INSTRUMENT NO. 2020552233 (BLANKET UTILITY EASEMENT OVER PARCEL R1-R8) NOT SHOWN ON THIS PLAT
 - E) TECTO EASEMENT RECORDED IN INSTRUMENT NO. 2021082561, (DESCRIBES A 15' EASEMENT LYING UNDER UTILITY FACILITIES LOCATED IN PARCEL R1-R8) NOT SHOWN ON THIS PLAT
 - F) TECTO EASEMENT RECORDED IN INSTRUMENT NO. 2021171386, SHOWN ON THIS PLAT

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 THE COUNTY.

NOTICE:

THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAYS, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

NOTICE:

THE SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, NATURAL RESOURCES REGULATIONS, AS AMENDED, NO FILLING, EXCAVATING, REMOVAL OF VEGETATION OR CONSTRUCTION OF PERMANENT STRUCTURES OR OTHER IMPERVIOUS SURFACES SHALL OCCUR WITHIN THE CONSERVATION/PRESERVATION AREA UNLESS SPECIFICALLY CONFORMING TO A WILDLIFE MANAGEMENT PLAN AS APPROVED BY THE HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT.

THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION POUNDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS
AND DIMENSIONS OF A PARALLEL, NATURE AS
SHOWN HEREON AND INDICATED TO THE
NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE
ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDRETH OF A
FOOT WITH NO GREATER OR LESSER VALUE (IE: 5'
= 5.00) (IE: 7.5' = 7.50)

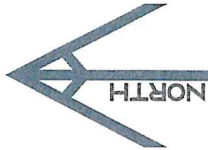


701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

OVERALL BOUNDARY & KEY SHEET



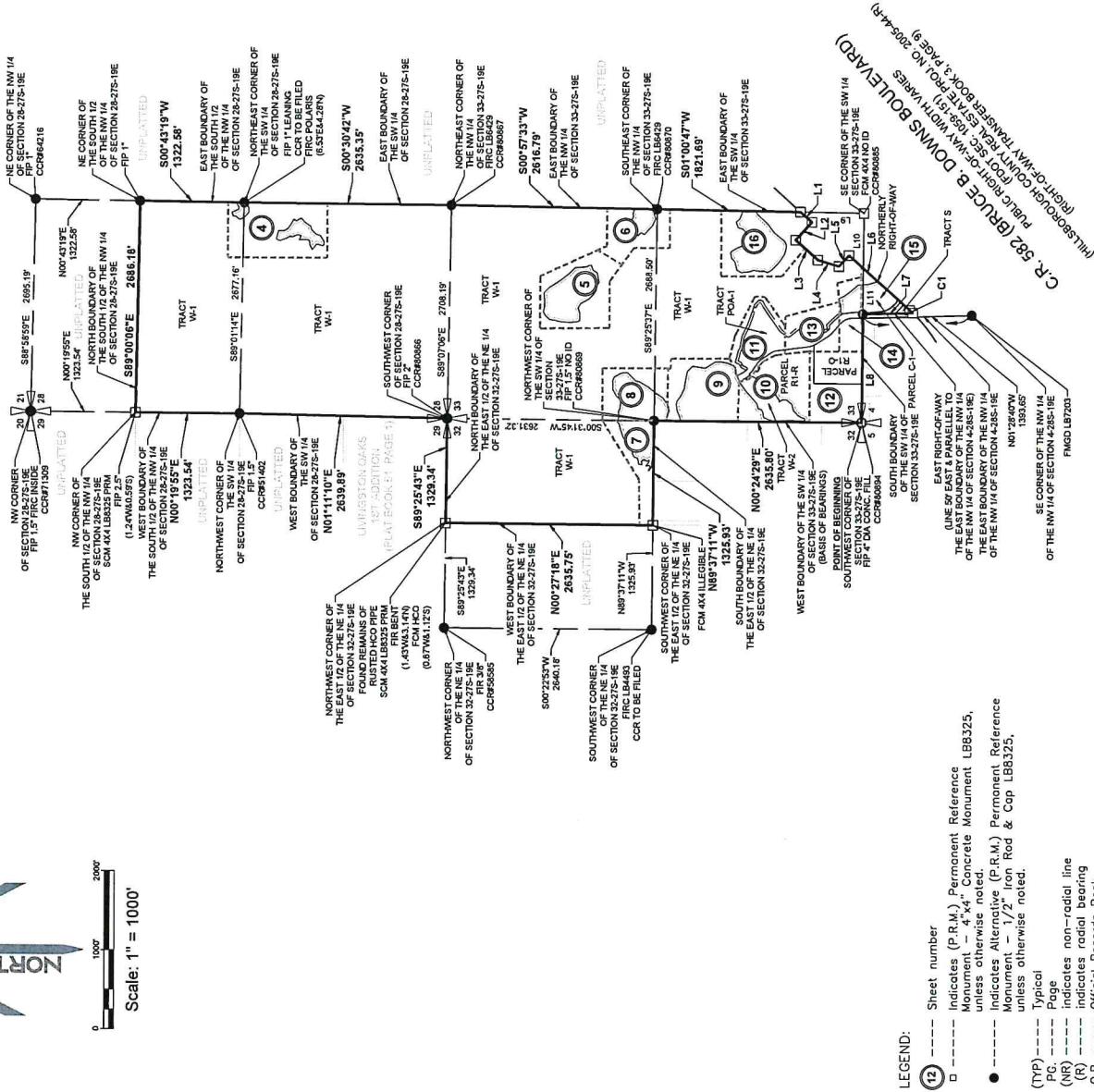
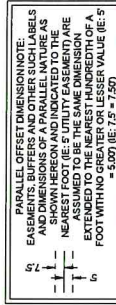
Scale: 1" = 1000'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	52.75'	1809.85'	001°40'12"	52.75'

LINE TABLE	
LINE #	DIRECTION
L1	193.77' S41°43'18"W
L2	306.86' N48°15'40"W
L3	377.14' S41°44'20"W
L4	283.21' S16°41'35"W
L5	187.16' S48°15'42"E
L6	1041.99' S41°43'18"W
L7	635.88' N01°28'40"W
L8	1378.74' N89°32'20"W
L9	808.99' S01°00'47"W
L10	701.90' N89°32'20"W
L11	580.07' N89°32'20"W

PARALLEL OFFSET DIMENSION NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE 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.



LEGEND:

- (12) Sheet number
- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LBB325, unless otherwise noted.
- Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cop LBB325, unless otherwise noted.
- (TYP) Typical
- PC - Page
- (NR) - Indicates non-radial line
- (R) - Indicates radial bearing
- O.R. - Official Records Book
- P.B. - Plat Book
- U.E. - Utility Easement
- INS - Instrument



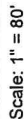
701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
813-515-0921
info@mriconline.com
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Licensed Business #8325

	PLAT BOOK	PAGE
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SEE NOTE ON SHEET 3 OF
10 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF
0 FOR W.C.A. & U.C.A NOTE

EL OFFSET DIMENSION NOTE:
BUFFERS AND OTHER SUCH LABELED DIMENSIONS OF A PARALLEL NATURE ARE HEREON AND INDICATED TO THE FOOT (IE: 5' UTILITY EASEMENT) AND TO BE THE SAME DIMENSION TO THE NEAREST HUNDREDTH OF A FOOT OR GREATER OR LESSER VALUE (IE: 5.000' (IE: 7.5' = 7.500'))



STAND ALONE SHEET-NO MATCH LINES
SEE SHEET 3 FOR LOCATION

DETAIL "A"
SCALE: 1"=10'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L12	10.34	N27°37'56"W	L35	41.10'	N25°45'15"E
L13	64.03	S63°07'45"W	L36	98.35'	N51°51'17"W
L14	58.45	S87°54'44"W	L37	67.13'	N82°30'45"E
L15	72.33	S52°45'28"W	L38	37.12'	N67°12'12"E
L16	53.45	N25°34'23"W	L39	25.61'	N80°22'15"E
L17	28.33	N17°21'55"W	L40	64.45'	N08°26'08"E
L18	66.63'	N38°18'55"E	L41	64.39'	N08°14'01"W
L19	26.76'	N67°20'53"W	L42	59.33'	N66°59'05"E
L20	55.79	N69°03'44"E	L43	48.77'	N61°11'16"E
L21	84.50	S23°28'13"E	L44	59.81'	N24°41'11"W
L22	23.62	S69°56'31"E	L45	45.14'	N05°09'05"E
L23	33.60	N35°28'10"E	L46	37.36'	N38°31'27"W
L24	39.25	N74°16'10"E	L47	98.35'	N20°34'48"W
L26	72.39'	S33°12'03"E	L48	49.17'	N25°21'08"E
L27	76.96'	S47°27'31"W	L49	109.39'	S75°19'18"E
L28	82.94'	S34°20'07"W	L50	72.03'	S00°40'22"W
L29	49.57'	S75°28'57"W	L51	55.17'	S20°46'53"E
L30	78.72'	S42°22'01"W	L52	71.18'	S55°09'54"E
L31	55.56'	S20°02'45"W	L53	71.92'	S60°57'52"E
L32	90.26'	S57°26'10"W	L54	40.25'	S41°56'55"W
L33	52.33'	N83°27'12"E	L469	6.15'	S27°39'06"W
L34	48.04'	N09°22'20"E	L470	21.30'	S07°35'40"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L12	10.34'	N27°37'55"W
L13	64.03'	S63°07'45"W
L14	58.45'	S87°54'44"W
L15	72.33'	S25°45'28"W
L16	53.45'	N29°34'23"W
L17	28.33'	N17°21'55"W
L18	66.63'	N38°19'55"E
L19	26.76'	N07°20'53"W
L20	55.78'	N68°03'44"E
L21	84.50'	S23°28'10"E
L22	33.60'	S69°56'31"W
L23	33.60'	S38°28'10"E
L24	39.25'	N74°18'10"E
L26	72.39'	S33°12'00"E
L27	27.27'	S47°27'31"W
L28	82.84'	S34°20'07"W
L29	49.57'	S72°28'57"W
L30	78.72'	S42°22'01"W
L31	55.56'	S20°02'45"W
L32	90.26'	S87°26'10"W
L33	52.33'	N57°27'07"E
L34	48.94'	N09°27'12"W

LEGEND:

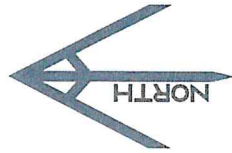
- | | Sheet number | | |
|------|--------------|---|--|
| (12) | ---- | Indicates (P.R.M.) Permanent Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted. | Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted. |
| □ | ---- | Indicates Alternative (P.R.M.) Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted. | |
| ● | ---- | Typical | |
| (TP) | ---- | Page | |
| PC | ---- | indicates non-radial line | |
| (NR) | ---- | indicates radial bearing | |
| (R) | ---- | Official Records Book | |
| O.R. | ---- | Plat Book | |
| P.B. | ---- | Utility Easement | |
| U.E. | ---- | Instrument | |
| INS | ---- | | |



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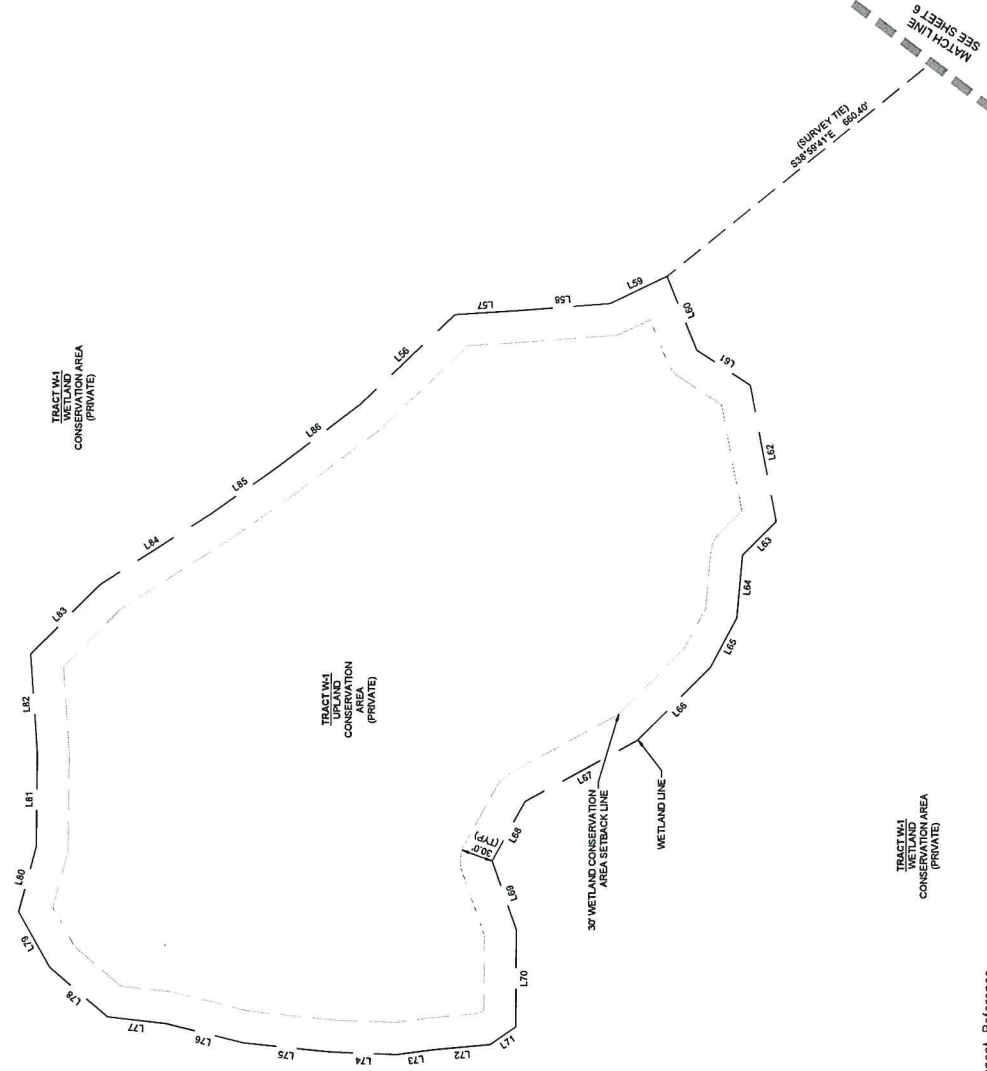
Scale: 1" = 80'

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREIN AND INDICATED TO THE NEAREST FOOT (FEET) OR DIMENSION ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH THE NEAREST DIMENSION VALUE (IE: 5' = 5.00' (IE: 7.5' = 7.50'))

LINE #	LENGTH	DIRECTION
L56	123.79'	S43°34'11"E
L57	57.91'	S03°41'39"E
L58	86.14'	S04°34'10"E
L59	59.46'	S25°33'02"E
L60	74.44'	S67°48'09"W
L61	60.72'	S33°19'58"W
L62	130.06'	S78°56'23"W
L63	44.93'	N45°06'52"W
L64	59.16'	N85°05'00"W
L65	53.02'	N62°03'52"W
L66	95.90'	N45°10'56"W
L67	120.88'	N28°44'04"W
L68	63.60'	N61°16'12"W
L69	68.57'	S70°20'19"W
L70	90.83'	N89°52'00"W
L71	28.18'	N34°44'53"W
L72	54.25'	N05°16'17"W
L73	34.01'	N07°42'14"W
L74	63.03'	N02°05'17"E
L75	81.48'	N05°52'17"E
L76	75.16'	N13°47'23"E
L77	55.30'	N06°17'30"E
L78	71.24'	N40°08'27"E
L79	59.69'	N60°31'07"E
L80	63.70'	S75°12'10"E
L81	87.34'	S89°40'47"E
L82	92.95'	N85°49'37"E
L83	92.24'	S45°28'13"E
L84	124.44'	S32°44'26"E
L85	75.56'	S35°15'29"E
L86	96.43'	S37°21'32"E



LEGEND:

Sheet number (12)

Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.

Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.

Typical

PG. --- Page

(NR) --- indicates non-radial line

(R) --- indicates radial bearing

O.R. --- Official Records Book

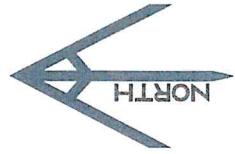
P.B. --- Plat Book

U.E. --- Utility Easement

INS --- Instrument

CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



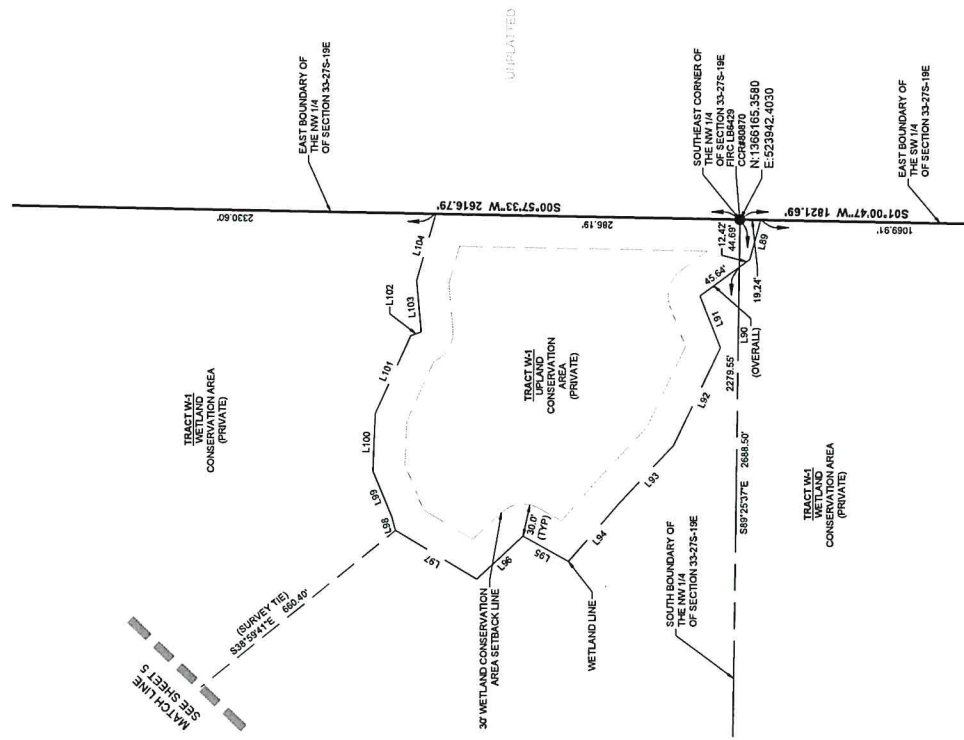
Scale: 1" = 80'

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A NOTE

PARALLEL, OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN ON THIS PLAT ARE TO BE LOCATED AT THE NEAREST FOOT (BE 5' UTILITY EASEMENT ARE ASSUMED TO BE THE SAME DIMENSION) FROM THE CENTER LINE OF THE PROPERTY. THE DIMENSION OF A FOOT WITH NO OTHER EGRESS VALUE (BE 5' = 5.00') (BE 7.5' = 7.50')

LINE #	LENGTH	DIRECTION
L88	38.24'	N75°19'56"W
L89	58.06'	N36°20'38"W
L91	52.45'	S66°23'37"W
L92	101.84'	N64°33'05"W
L93	74.37'	N46°53'27"W
L94	72.44'	N49°07'54"W
L95	49.10'	N28°57'14"E
L96	59.42'	N42°59'44"W
L97	89.23'	N30°48'10"E
L98	13.08'	N74°36'45"E
L99	46.84'	N87°09'48"E
L100	54.08'	S87°51'21"E
L101	80.48'	S65°41'37"E
L102	10.41'	S19°17'40"E
L103	48.47'	N84°38'36"E
L104	65.22'	S74°03'47"E



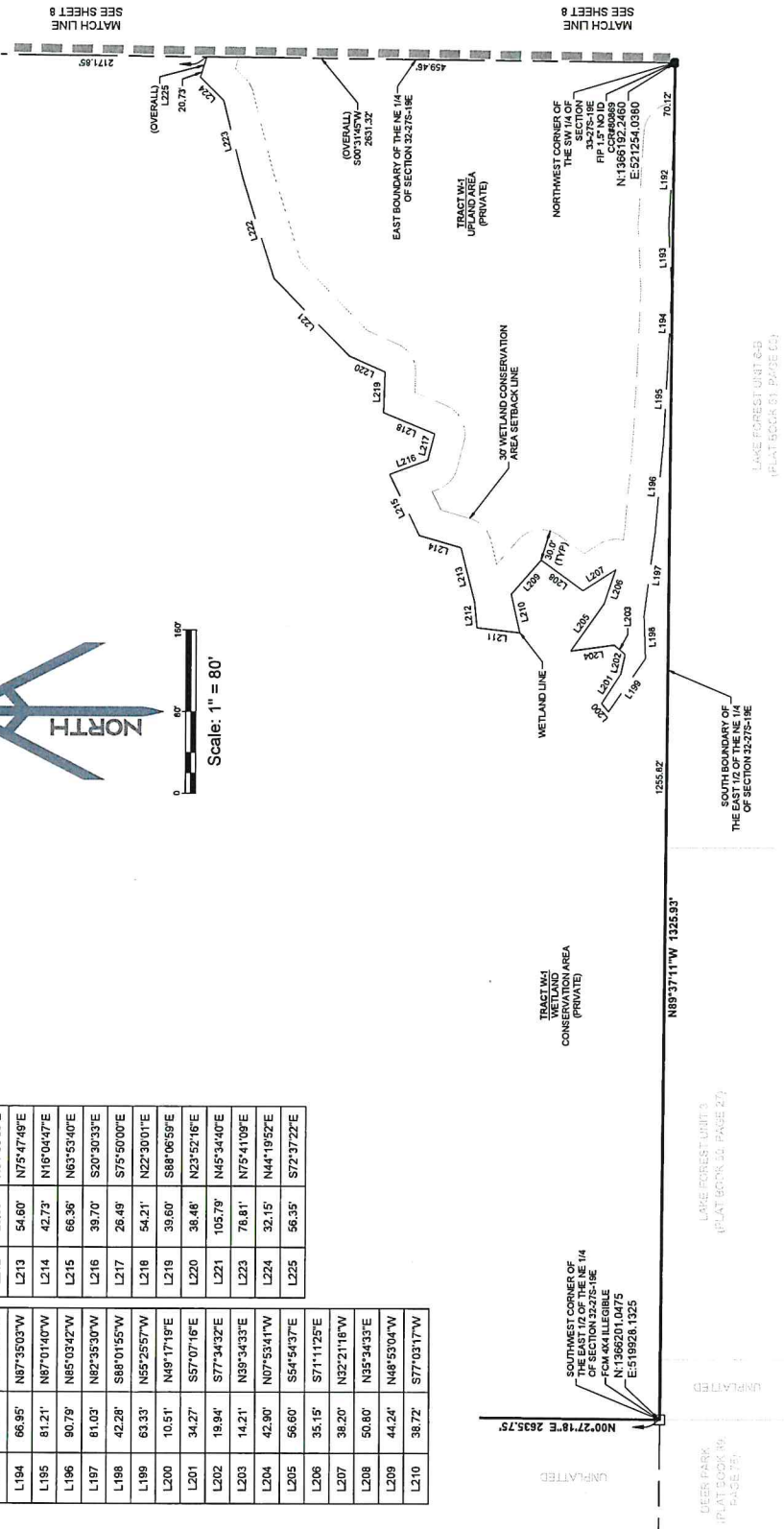
- LEGEND:
- 12 Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
 - (TYP) Typical
 - PG. Page
 - (NR) Indicates non-radial line
 - (R) Indicates radial bearing
 - O.R. Official Records Book
 - P.B. Plat Book
 - U.E. Utility Easement
 - INS Instrument

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LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L192	88.78'	N86°52'05"W	L211	42.51'	N86°28'34"E
L193	62.20'	S87°11'48"W	L212	25.39'	N84°33'39"E
L194	66.95'	N87°35'03"W	L213	54.80'	N75°47'48"E
L195	81.21'	N87°01'40"W	L214	42.73'	N16°04'47"E
L196	90.79'	N85°03'42"W	L215	66.35'	N63°53'40"E
L197	81.03'	N82°35'30"W	L216	39.70'	S20°30'33"E
L198	42.28'	S88°01'55"W	L217	26.49'	S75°50'00"E
L199	63.33'	N55°25'57"W	L218	54.21'	N22°30'01"E
L200	10.51'	N49°17'19"E	L219	39.60'	S88°06'59"E
L201	34.27'	S57°07'18"E	L220	38.48'	N23°52'16"E
L202	19.94'	S77°34'32"E	L221	105.79'	N45°34'40"E
L203	14.21'	N39°34'33"E	L222	78.81'	N75°41'09"E
L204	42.90'	N07°53'41"W	L224	32.15'	N44°19'52"E
L205	56.60'	S54°54'37"E	L225	56.35'	S72°37'22"E
L206	35.15'	S71°11'29"E			
L207	38.20'	N32°21'16"W			
L208	50.80'	N35°34'33"E			
L209	44.24'	N48°53'04"W			
L210	38.72'	S77°03'17"W			



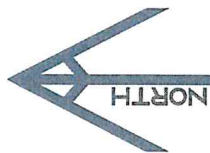
- LEGEND:
- 12 Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB8325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
 - Typical
 - Page
 - (NR) indicates non-radial line
 - (R) indicates radial bearing
 - O.R. Official Records Book
 - P.B. Plat Book
 - U.E. Utility Easement
 - INS Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

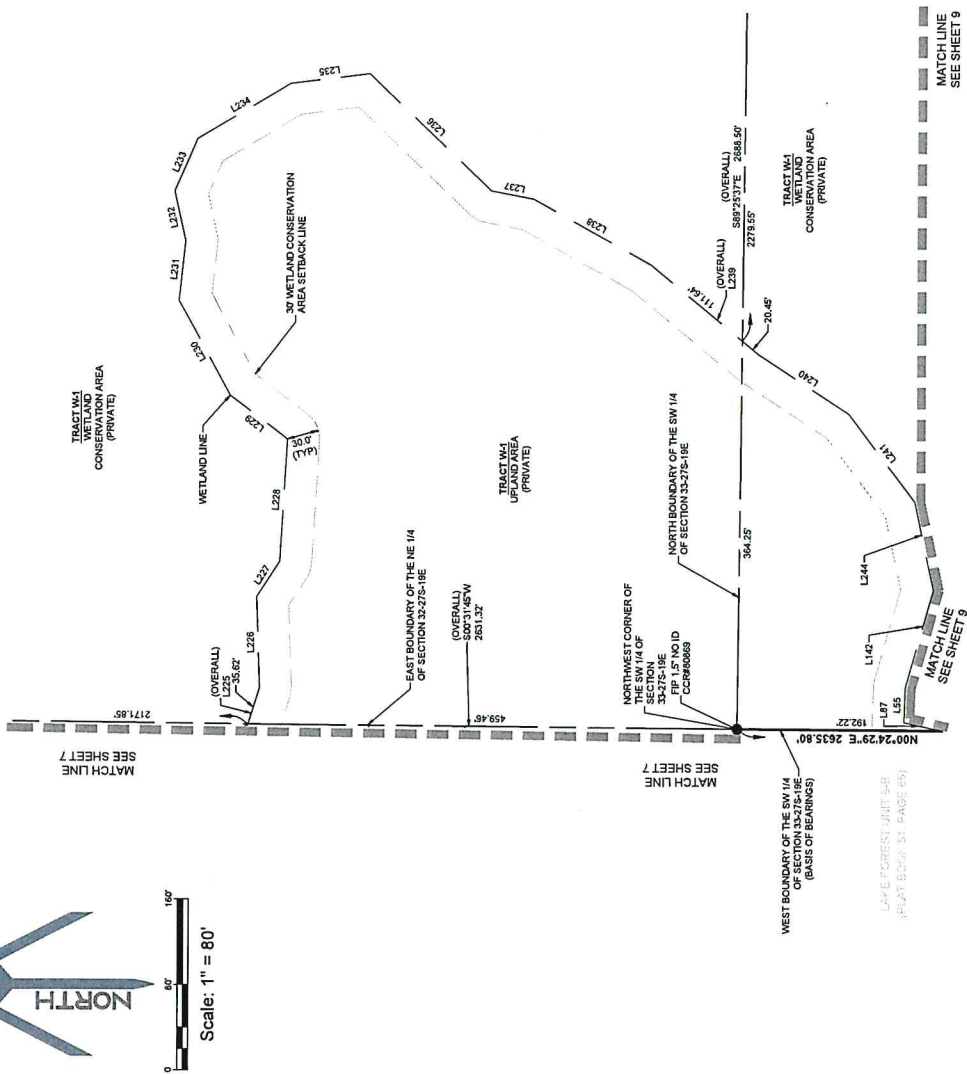
SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE
EASEMENTS BEARING AND DIMENSIONS OF A PARALLEL, MATHE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT SHALL BE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 9' = 8.99' (IE 12' = 11.99'))

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Scale: 1" = 80'



LINE #	LENGTH	DIRECTION
L225	32.35'	N88°02'30"W
L226	35.71'	S12°32'39"W
L227	95.00'	N74°05'42"W
L228	56.35'	S72°37'22"E
L229	65.44'	N88°02'56"E
L230	39.51'	S57°03'11"E
L231	114.85'	S86°33'44"E
L232	67.85'	N37°10'31"E
L233	101.26'	N61°27'41"E
L234	56.37'	S83°56'59"E
L235	47.95'	N77°39'31"E
L236	53.38'	S66°43'59"E
L237	101.75'	S30°47'12"E
L238	74.69'	S07°11'08"E
L239	159.01'	S43°42'50"W
L240	40.58'	S10°51'13"W
L241	126.52'	S29°11'46"W
L244	132.08'	S39°39'53"W
L244	101.26'	S33°15'21"W
L244	103.87'	S52°47'49"W
L244	84.69'	S77°58'56"W

- LEGEND:
- 12 --- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LBB325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LBB325, unless otherwise noted.
 - (TYP) --- Typical
 - (NR) --- Indicates non-radial line
 - (R) --- Indicates radial bearing
 - O.R. --- Official Records Book
 - P.B. --- Plat Book
 - U.E. --- Utility Easement
 - INS --- Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION LINE
EASEMENTS, BUFFERS AND OTHER SUCH LABELS
AND DIMENSIONS OF A PARALLEL NATURE AS
SHOWN HEREON AND INDICATED TO THE
NEAREST HUNDRETH OF A FOOT ARE
ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDRETH OF A
FOOT WITH NO GREATER OR LESSER VALUE (IE: 9'
= 9.00' (IE: 12' = 12.00'))



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SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA

MATCH LINE
SEE SHEET 8

MATCH LINE
SEE SHEET 8

TRACT W-1
WETLAND
CONSERVATION AREA
(PRIVATE)

TRACT W-1
UPLAND AREA
(PRIVATE)

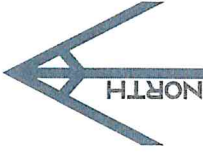
30' WETLAND CONSERVATION
AREA SETBACK LINE

30' WETLAND CONSERVATION
AREA SETBACK LINE

WETLAND LINE

WEST BOUNDARY OF THE SW 1/4
OF SECTION 33275-19E
(BASIS OF BEARINGS)

LAKE FOREST UNIT 6-5
(PLAT BOOKS 1 PAGE 63)



LINE TABLE		
LINE #	LENGTH	DIRECTION
L88	112.30'	N66°58'01"E
L105	58.39'	N84°50'35"E
L139	34.99'	N62°30'01"E
L140	45.69'	N26°04'17"E
L141	40.38'	N21°28'31"E
L143	83.24'	N12°45'59"E
L144	76.70'	N00°41'13"W
L145	152.83'	N32°55'10"W
L146	164.25'	N09°43'08"E
L147	90.72'	N44°27'02"W
L148	130.58'	N79°42'55"W
L149	97.97'	N81°11'02"W
L150	106.90'	N83°51'07"W
L151	92.83'	N53°03'11"W
L152	45.11'	N86°14'00"W
L153	74.85'	S82°02'51"W
L154	74.94'	S66°21'38"W
L155	60.27'	S76°58'22"W

LEGEND:

- ⑫ --- Sheet number
- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LBB325, unless otherwise noted.
- Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LBB325, unless otherwise noted.
- (TYP) --- Typical
- PC --- Page
- (NR) --- Indicates non-radial line
- (R) --- Indicates radial bearing
- O.R. --- Official Records Book
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- INS --- Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

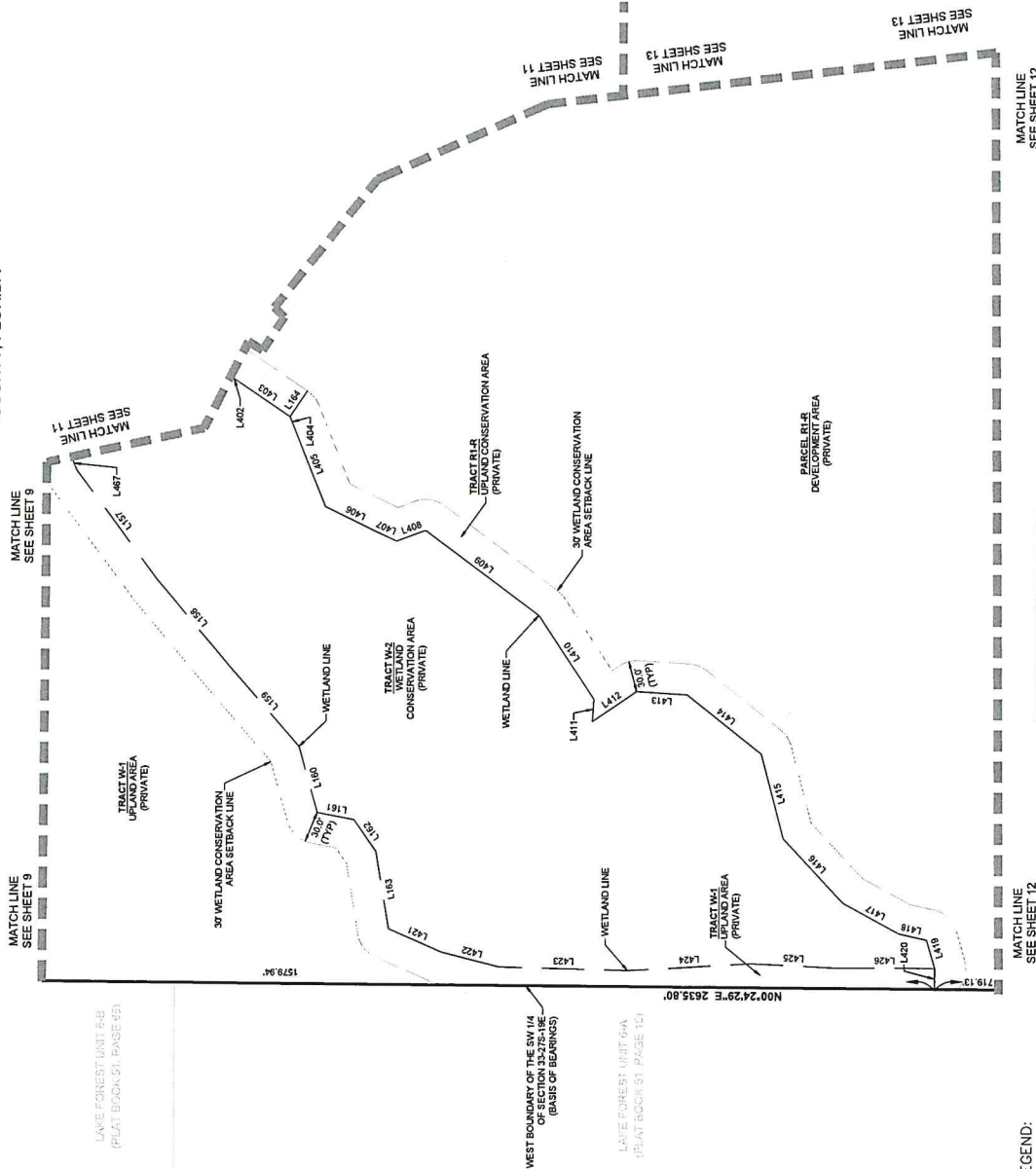
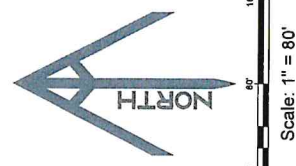
PARALLEL OFFSET DIMENSION NOTE:
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LINE TABLE				LINE TABLE			
LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION	
L157	131.25'	S53°19'00"W		L411	21.32'	N86°14'48"W	
L158	106.83'	S49°54'47"W		L412	51.48'	S34°02'15"E	
L159	104.36'	S48°52'18"W		L413	49.03'	S03°31'26"W	
L160	65.88'	S74°16'51"W		L414	91.70'	S38°25'23"W	
L161	36.22'	S10°44'10"W		L415	84.13'	S75°07'21"W	
L162	37.26'	S55°03'35"W		L416	84.76'	S46°55'02"W	
L163	75.28'	S60°39'22"W		L417	61.47'	S28°42'05"W	
L164	30.00'	S56°00'15"E		L418	27.61'	S12°35'53"W	
L402	32.07'	S33°58'05"W		L419	28.28'	S73°58'13"W	
L403	60.00'	S33°59'45"W		L420	20.04'	N89°35'30"W	
L404	11.02'	S68°13'51"W		L421	55.78'	S23°37'33"W	
L405	82.26'	S68°13'51"W		L422	57.06'	S14°25'10"W	
L406	51.81'	S25°55'02"W		L423	124.16'	S01°32'51"W	
L407	24.57'	S24°56'34"W		L424	120.14'	S03°17'45"E	
L408	28.73'	S20°17'21"E		L425	80.86'	S02°51'37"W	
L409	136.48'	S38°47'23"W		L426	96.25'	S00°08'28"W	
L410	96.96'	S56°28'46"W		L467	22.90'	N66°58'01"E	

LEGEND:

- Sheet number
- Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LBB325, unless otherwise noted.
- Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LBB325, unless otherwise noted.
- Typical
- Page
- Indicates non-radial line
- Indicates radial bearing
- Official Records Book
- Plot Book
- Utility Easement
- Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE
BASED ON THE FOLLOWING DIMENSIONS
AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST 0.01 FEET. DIMENSIONS ARE EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: .5" = 0.00) (IE: 1/3" = .33)



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Tampa, FL 33606
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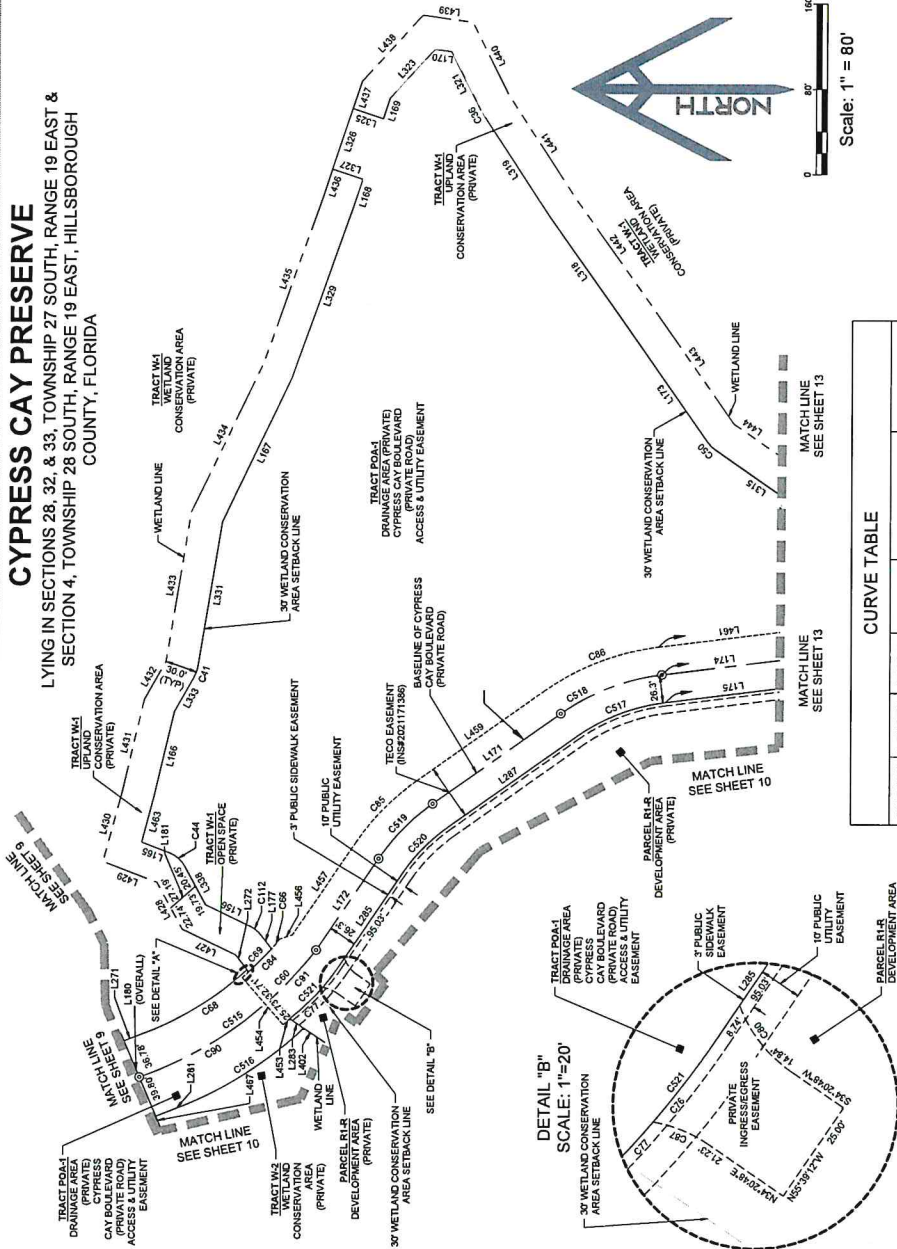
CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L156	45.78'	S25°27'30"W	L331	138.12'	N80°44'35"W
L165	27.20'	S20°57'52"W	L333	36.67'	N60°32'47"W
L166	82.85'	N76°50'43"W	L338	40.18'	S61°29'09"W
L167	150.50'	N64°25'50"W	L402	32.07'	S33°58'05"W
L168	29.24'	N71°38'48"W	L427	55.54'	N25°27'30"E
L169	20.48'	N71°38'48"W	L428	48.94'	N61°29'09"E
L170	15.81'	N08°02'19"E	L429	54.28'	N20°57'52"E
L171	147.00'	S35°13'55"E	L430	69.48'	S74°52'28"E
L172	103.77'	S55°54'03"E	L431	87.31'	S76°50'43"E
L173	143.80'	N54°52'48"E	L432	40.97'	S60°32'47"E
L174	400.03'	S07°06'53"E	L433	143.42'	S80°44'35"E
L175	400.03'	S07°06'53"E	L434	154.80'	S64°25'50"E
L177	15.62'	S52°28'52"W	L435	164.14'	S70°34'38"E
L180	76.58'	S66°58'01"W	L436	29.24'	S71°38'48"E
L181	30.75'	S41°11'20"E	L437	26.91'	S71°38'48"E
L271	30.82'	N21°32'01"W	L438	84.33'	S47°26'57"E
L272	19.89'	S52°28'52"W	L439	47.28'	S08°02'19"W
L281	29.82'	S21°32'01"E	L440	76.72'	S63°16'46"W
L283	15.88'	N33°58'05"E	L441	115.82'	S58°38'42"W
L285	103.77'	S55°54'03"E	L442	114.04'	S54°25'59"W
L287	147.00'	S35°13'55"E	L443	143.92'	S54°52'48"W
L315	102.92'	N54°25'59"E	L444	102.92'	S34°48'19"W
L316	113.92'	N54°25'59"E	L453	8.55'	N41°13'22"W
L319	116.98'	N55°38'03"E	L454	58.44'	N48°46'38"E
L321	61.03'	N63°16'46"E	L456	12.50'	S17°57'33"E
L323	62.12'	N47°26'57"W	L457	85.17'	S55°54'03"E
L325	30.00'	N18°21'12"E	L459	147.00'	S35°13'55"E
L326	60.00'	N71°38'48"W	L461	400.03'	S07°06'53"E
L327	30.00'	S18°21'12"W	L463	43.59'	N74°54'18"W
L328	167.91'	N70°31'12"W	L467	22.90'	N66°58'01"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C85	82.07'	227.50'	020°40'10"
C86	115.57'	235.50'	028°07'00"
C87	14.20'	33.00'	024°39'05"
C89	136.78'	360.00'	021°46'15"
C91	69.57'	360.00'	011°04'23"
C112	14.15'	30.00'	027°01'22"
C156	132.53'	376.00'	020°11'40"
C157	89.80'	183.00'	028°07'00"
C158	102.69'	209.25'	028°07'00"
C159	72.60'	201.25'	020°40'10"
C520	63.13'	175.00'	020°40'10"
C521	67.87'	225.00'	017°17'01"

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C36	3.47'	30.00'	005°38'03"
C41	10.57'	30.00'	020°11'48"
C44	21.22'	30.00'	040°31'17"
C50	10.51'	30.00'	020°04'28"
C56	69.57'	360.00'	011°04'23"
C66	12.30'	302.00'	002°19'55"
C67	8.01'	302.00'	001°31'13"
C68	102.78'	298.45'	019°40'05"
C69	30.32'	302.00'	005°45'05"
C76	25.25'	225.00'	006°25'46"
C77	42.62'	225.00'	010°51'13"
C80	20.10'	33.00'	034°54'19"
C84	50.63'	302.00'	009°36'17"



LEGEND:

⑫ Sheet number

○ Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.

● Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.

(TYP) Typical

PC. --- Page

(NR) --- Indicates non-radial line

(R) --- Indicates radial bearing

O.R. --- Official Records Book

P.B. --- Plat Book

U.E. --- Utility Easement

INS --- Instrument

PARALLEL OFFSET DIMENSION NOTE:
EASEMENT DIMENSIONS SHOWN HEREON ARE PARALLEL TO THE NEAREST FOOT (FEET) OF THE EASEMENT LINE, EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5' = 5.00' (E.G. 75' = 75.00'))

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

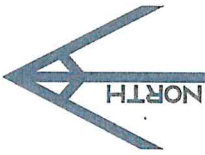
SEE NOTE ON SHEET 3 OF 20 FOR W.G.A. & U.C.A. NOTE



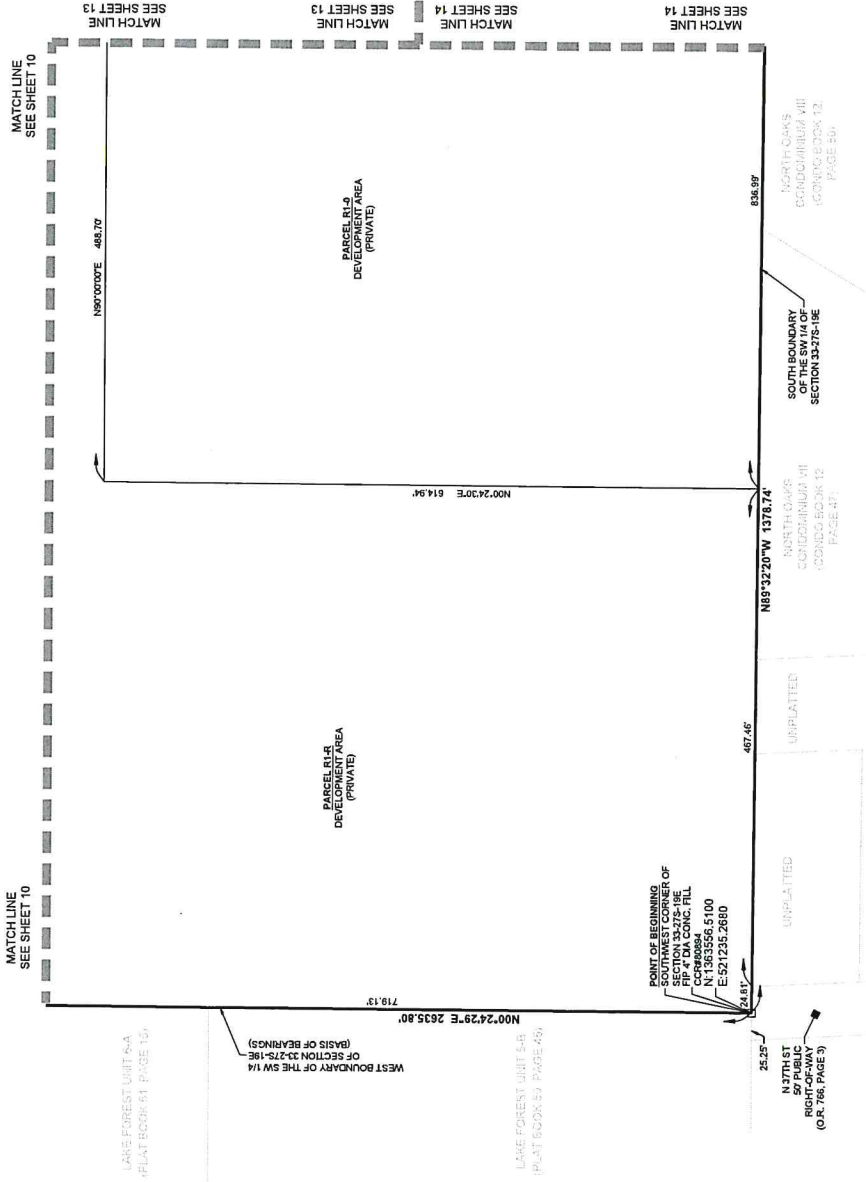
701 S. Howard Avenue, Suite 106-320
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Phone: 813-242-2121
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SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA



Scale: 1" = 80'



- LEGEND:**
- (12) --- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
 - (TYP) --- Typical
 - PC --- Page
 - (NR) --- Indicates non-radial line
 - (R) --- Indicates radial bearing
 - O.R. --- Official Records Book
 - P.B. --- Plat Book
 - U.E. --- Utility Easement
 - INS --- Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

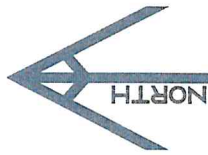
PARALLEL OFFSET DIMENSION NOTE:
EASEMENT DIMENSIONS ARE SHOWN IN PARALLEL LINES AND DIMENSIONS OF A PARALLEL LINE ARE SHOWN HEREON AND INDICATED TO THE NEAREST FOOT. THE UTILITY EASEMENT ARE EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5' = 5.000' (IE: 1.2 = 1.200'))



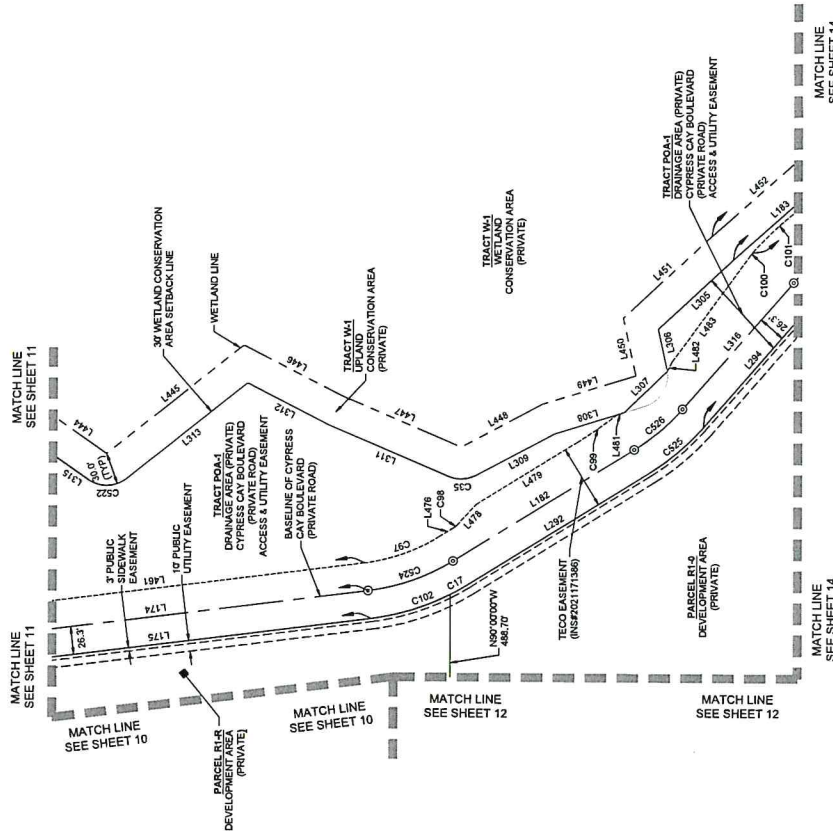
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Tampa, FL 33606
813-515-0821
MRICSpatial.com
Licensed Business #8325

CYPRESS CAY PRESERVE

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SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA



CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C17	18.61'	225.00'	004°14'23"	S29°17'20"E	18.61'
C35	26.77'	30.00'	051°07'25"	N02°23'29"W	25.89'
C97	73.89'	172.50'	024°32'39"	S19°23'12"E	73.33'
C98	4.15'	15.00'	016°00'54"	S39°39'58"E	4.18'
C99	44.77'	379.00'	006°46'03"	S35°02'32"E	44.74'
C100	2.18'	25.00'	004°59'29"	S51°14'49"E	2.16'
C101	143.73'	292.00'	028°12'12"	S34°39'52"E	142.29'
C102	96.38'	225.00'	024°32'39"	N19°23'12"W	95.65'
C522	38.38'	30.00'	073°16'30"	N01°50'56"W	35.82'
C524	85.14'	198.75'	024°32'39"	S19°23'12"E	84.49'
C525	67.16'	225.00'	017°06'27"	S40°12'45"E	66.93'
C526	59.34'	198.75'	017°06'27"	S40°12'45"E	59.12'



LINE #	LENGTH	DIRECTION
L174	400.03'	S07°06'53"E
L175	400.03'	S07°06'53"E
L182	199.55'	S31°39'31"E
L183	130.33'	N41°17'21"W
L292	199.55'	S31°39'31"E
L294	158.23'	S48°45'58"E
L305	95.62'	N42°52'58"W
L306	40.43'	S77°44'24"W
L307	56.11'	N43°54'18"W
L308	68.14'	N17°06'43"W
L309	83.86'	N27°57'12"W
L311	121.54'	N23°10'14"E
L312	86.25'	N27°14'02"E
L313	145.12'	N38°30'11"W
L315	102.92'	N34°48'19"E
L316	158.23'	S48°45'58"E

LINE #	LENGTH	DIRECTION
L444	102.92'	S34°48'19"W
L445	164.52'	S38°30'11"E
L446	103.50'	S27°17'08"W
L447	121.54'	S23°10'14"W
L448	66.71'	S27°57'12"E
L449	91.44'	S17°06'24"E
L450	55.34'	N77°37'17"E
L451	113.18'	S42°52'58"E
L452	130.24'	S41°17'14"E
L461	400.03'	S07°06'53"E
L476	17.02'	S31°39'31"E
L478	25.98'	S47°40'25"E
L479	111.85'	S31°39'31"E
L481	7.31'	S17°06'43"E
L482	9.48'	S63°39'38"E
L483	125.34'	S53°45'27"E

- LEGEND:
- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LBB325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LBB325, unless otherwise noted.
 - Typical
 - Indicates non-radial line
 - Indicates radial bearing
 - Official Records Book
 - Plat Book
 - Utility Easement
 - Instrument

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE:
EASEMENT DIMENSIONS ARE SHOWN HEREON AND INDICATED TO THE NEAREST FOOT. THE DIMENSIONS ARE EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE 5'-3.00" (IE 1/2" = 1/2"))

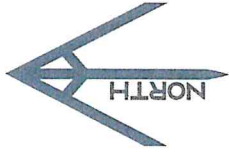


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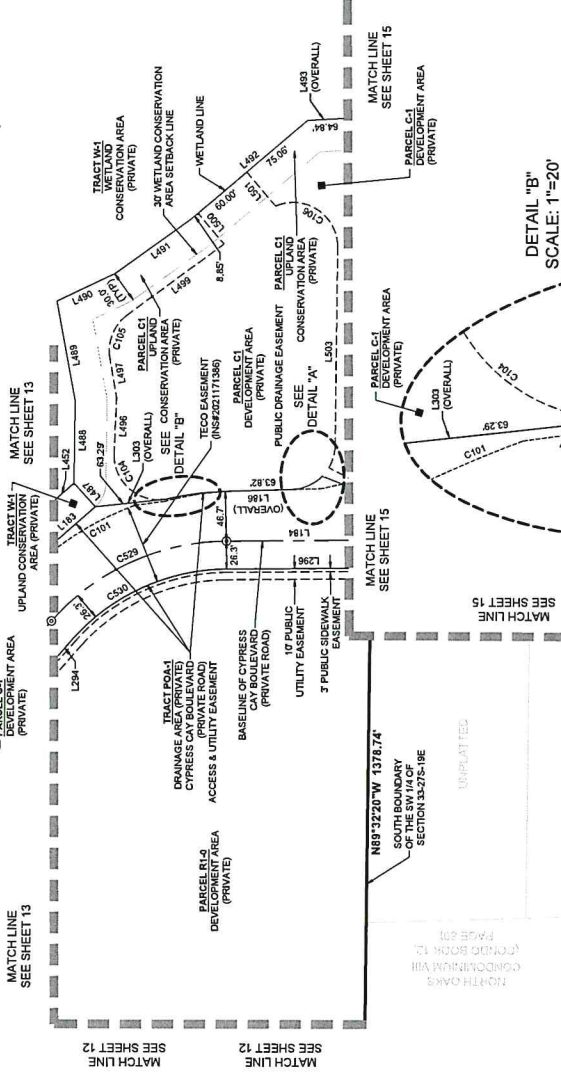
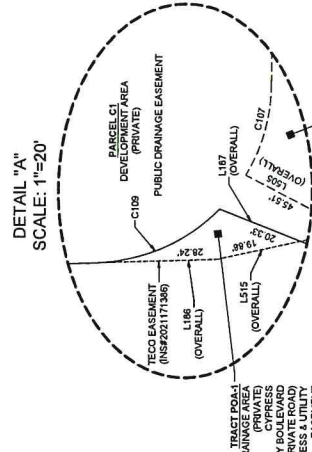
LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L183	130.33'	N41°17'21"W
L184	135.98'	S00°34'49"E
L186	92.06'	S01°50'19"E
L187	49.96'	N21°23'50"E
L294	158.23'	N48°45'58"W
L296	135.51'	S00°34'49"E
L303	66.97'	N06°19'58"W
L452	130.24'	S41°17'14"E
L487	30.00'	S47°44'57"W
L488	77.54'	N89°34'24"W
L489	95.02'	S79°18'50"W
L490	60.05'	N25°32'08"W
L491	87.81'	N35°44'42"W
L492	143.91'	N40°24'20"W
L493	123.21'	N03°23'03"W
L496	52.18'	N87°48'32"W
L497	37.63'	S80°09'57"W
L499	112.10'	N36°25'28"W
L500	37.86'	S49°35'40"W
L501	41.83'	N49°35'40"E
L503	185.79'	S89°32'14"E
L505	49.18'	N27°16'24"E
L507	28.07'	S07°34'46"E
L515	36.28'	S12°32'41"E



Scale: 1" = 80'



DETAIL "B"
SCALE: 1"=20'

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C101	143.73'	292.00'	028°12'12"	S34°39'52"E	142.28'
C104	71.27'	42.00'	097°13'34"	S43°36'42"W	63.02'
C105	46.48'	42.00'	063°24'35"	N88°07'45"W	44.15'
C106	83.63'	42.00'	114°05'16"	N33°25'08"E	70.48'
C107	22.07'	42.00'	030°05'22"	S74°29'03"E	21.82'
C109	18.50'	42.00'	025°20'46"	S14°30'42"E	18.43'
C528	56.42'	310.62'	010°24'27"	S09°38'18"E	56.35'
C529	166.07'	221.25'	048°11'09"	S24°40'24"E	160.64'
C530	164.00'	195.00'	046°11'09"	S24°40'24"E	159.20'
C531	54.71'	284.00'	011°52'28"	N07°46'33"W	54.62'

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

PARALLEL OFFSET DIMENSION NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS
APPLY TO THE CENTERLINE OF A PARALLEL LINE
UNLESS OTHERWISE NOTED. DIMENSIONS
SHOWN HEREIN ARE UNLESS OTHERWISE
NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE
ASSUMED TO BE THE SAME DIMENSION
EXCEPT WHERE NOTED OTHERWISE. A
FOOT WITHING GREATER OR LESSER VALUE (IE: 5'
= 5.00'; IE: 7.5' = 7.50')

- LEGEND:
- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LBB325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LBB325, unless otherwise noted.
 - Typical
 - Indicates non-radial line
 - Indicates radial bearing
 - Official Records Book
 - Plat Book
 - Utility Easement
 - Instrument



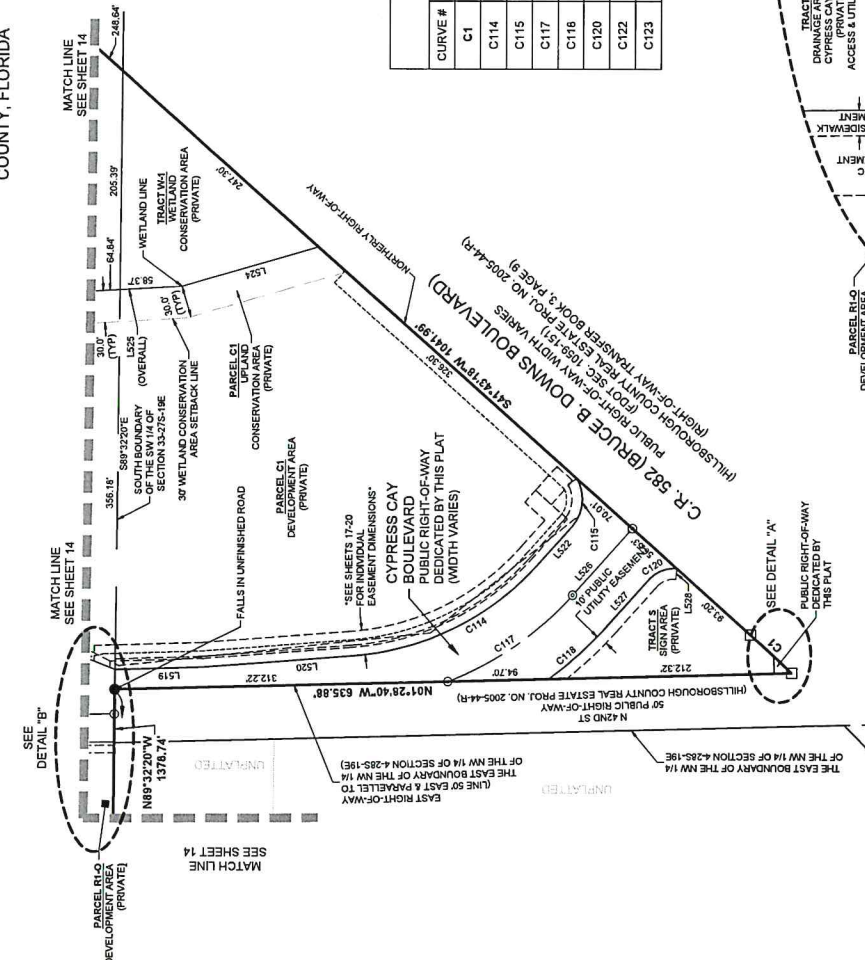
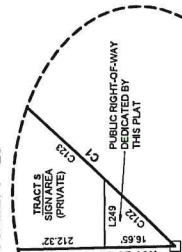
701 S. Howard Avenue, Suite 106-320
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813-515-0821
info@spatial.com
Licensed Surveyor #8325

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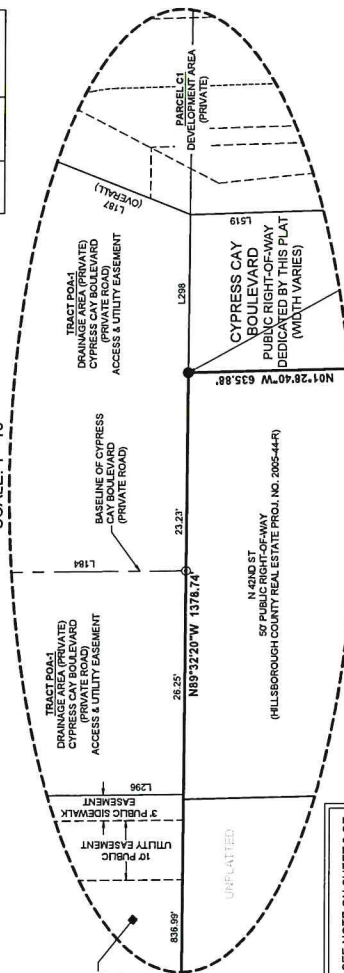
DETAIL "A"
SCALE: 1"=20'



LINE #	LENGTH	DIRECTION
L184	135.98'	S00°34'48"E
L187	48.96'	N21°23'50"E
L249	16.12'	S89°25'11"W
L296	135.51'	S00°34'48"E
L298	18.51'	S89°32'20"E
L519	82.90'	S01°50'19"E
L520	140.07'	S04°24'01"E
L522	47.68'	S48°15'40"E
L524	133.31'	N16°16'22"W
L525	123.21'	N03°23'03"W
L526	83.92'	S48°15'40"E
L527	58.68'	N48°15'40"W
L528	10.00'	N83°41'22"W

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	52.75'	1809.86'	001°40'12"	S42°33'24"W	52.75'
C114	199.03'	260.00'	043°51'40"	S26°19'50"E	194.21'
C115	48.02'	38.00'	072°24'13"	S84°27'46"E	44.89'
C117	143.73'	303.50'	027°08'00"	S34°41'40"E	142.39'
C118	74.13'	347.00'	012°14'27"	N42°08'27"W	73.99'
C120	29.53'	31.00'	054°34'18"	N20°58'31"W	28.42'
C122	22.99'	1809.86'	000°43'40"	N43°01'40"E	22.99'
C123	29.76'	1809.86'	000°56'32"	N42°11'34"E	29.76'

DETAIL "B"
SCALE: 1"=10'



SEE NOTE ON SHEET 2 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE
EASEMENT DIMENSIONS ARE SHOWN HEREON AND INDICATED TO THE NEARLY AS POSSIBLE. DIMENSIONS ARE ASSUMED TO BE THE SAME UNLESS EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.G. 5' = 5.00' (E.G. 1/2" = 1.50'))

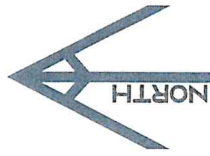
- LEGEND:
- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4" x 4" Concrete Monument LB8325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
 - Typical
 - Page
 - Indicates non-radial line
 - Indicates radial bearing
 - Official Records Book
 - Plat Book
 - Utility Easement
 - Instrument



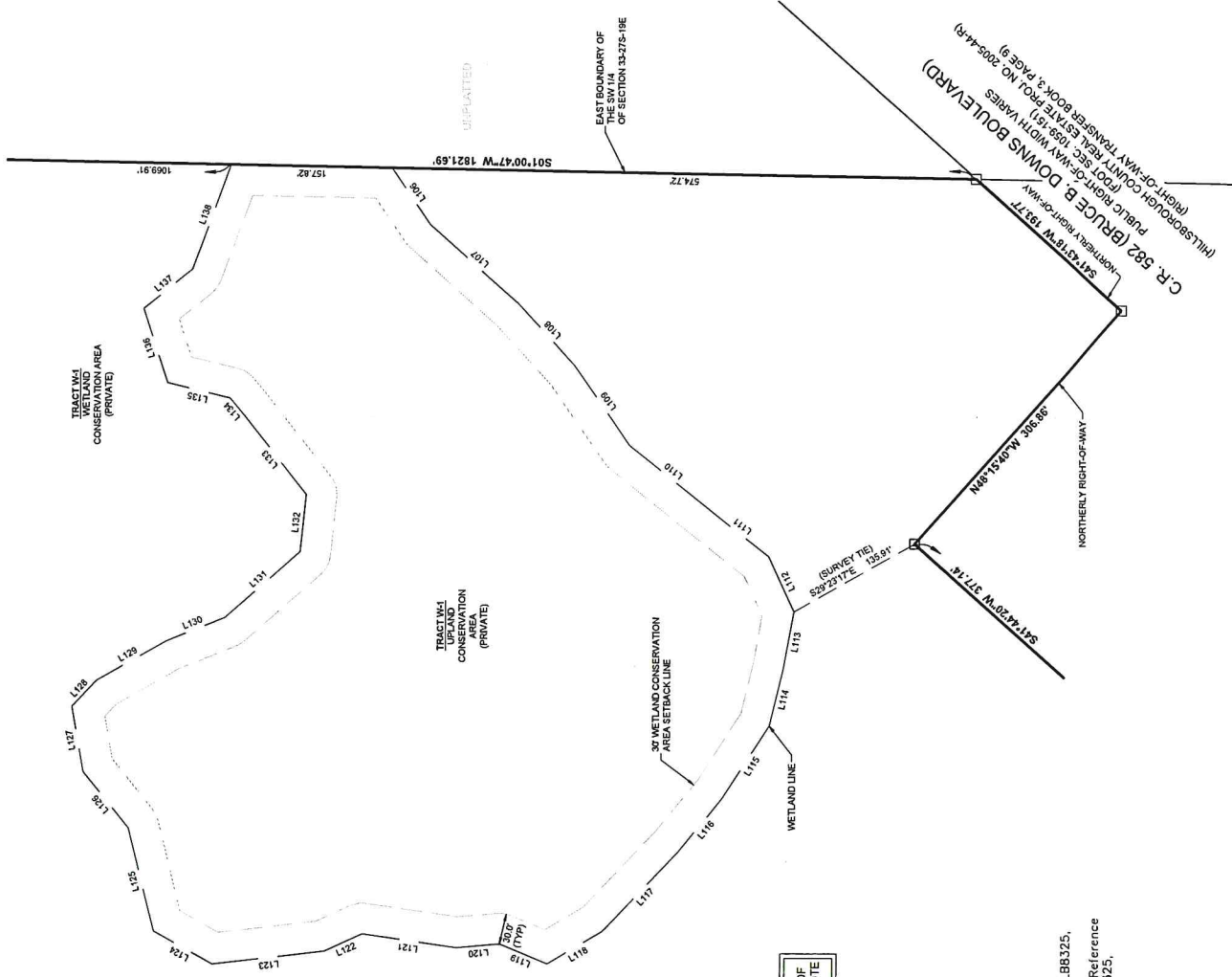
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MRIC SPATIAL
Licensed Business #8325

CYPRESS CAY PRESERVE

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SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA



Scale: 1" = 80'



LINE #	LENGTH	DIRECTION
L106	67.27'	S55°40'58\"W
L107	116.32'	S41°44'29\"W
L108	81.05'	S47°30'55\"W
L109	95.30'	S55°15'22\"W
L110	96.60'	S38°41'33\"W
L111	76.88'	S38°08'57\"W
L112	59.62'	S65°18'17\"W
L113	57.38'	N79°33'14\"W
L114	57.28'	N76°24'18\"W
L115	84.72'	N58°58'02\"W
L116	67.61'	N50°36'40\"W
L117	108.27'	N46°28'00\"W
L118	62.74'	N30°28'44\"W
L119	50.45'	N22°30'51\"E
L120	42.40'	N04°54'37\"W
L121	93.43'	N08°16'35\"E
L122	40.75'	N24°35'07\"W
L123	111.01'	N05°40'57\"W
L124	65.75'	N28°11'26\"E
L125	103.97'	N75°58'42\"E
L126	70.77'	N51°06'44\"E
L127	65.03'	N80°03'42\"E
L128	35.45'	S45°51'08\"E
L129	77.61'	S28°39'52\"E
L130	62.45'	S21°59'43\"E
L131	98.25'	S41°17'41\"E
L132	56.40'	S84°09'19\"E
L133	98.01'	N51°47'12\"E
L134	21.55'	N50°13'09\"E
L135	63.55'	N13°38'17\"E
L136	76.34'	N72°05'03\"E
L137	61.06'	S38°59'02\"E
L138	109.64'	S69°48'03\"E

STAND ALONE SHEET-NO MATCH LINES
SEE SHEET 3 FOR LOCATION

SEE NOTE ON SHEET 3 OF
20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF
20 FOR W.C.A. & U.C.A. NOTE

PARALLEL OFFSET DIMENSION NOTE:
EASEMENT DIMENSIONS AND SETBACKS ARE SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (FEET). DIMENSIONS ARE EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (E.E. 5' = 5.00') (E.E. 7.5' = 7.50')

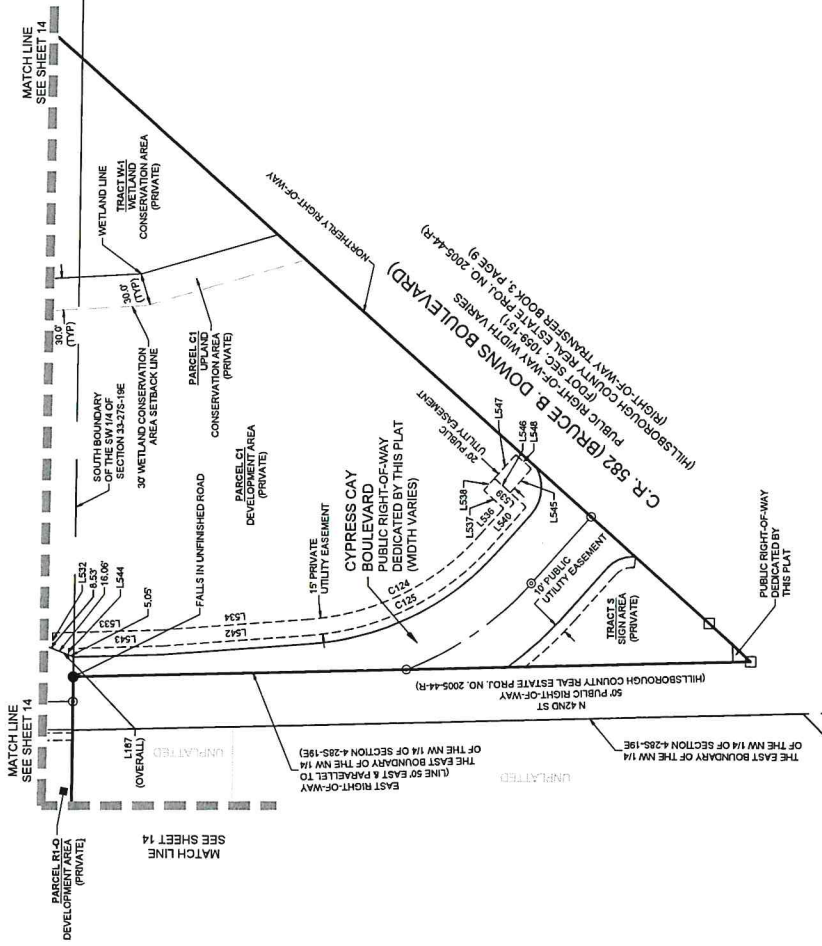
- LEGEND:
- 12 Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
 - Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
 - (TYP) Typical
 - PG. Page
 - (NR) Indicates non-radial line
 - (R) Indicates radial bearing
 - O.R. Official Records Book
 - P.B. Plat Book
 - U.E. Utility Easement
 - INS Instrument



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813-515-0021
Mick@mriconline.com
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CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



20.00' PUBLIC UTILITY EASEMENT &
15.00' PRIVATE UTILITY EASEMENT
DETAIL SHEET (FROM SHEET 15)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L187	49.96'	N21°23'50"E
L532	14.68'	S89°32'14"E
L533	101.20'	S01°50'19"E
L534	139.55'	S04°24'01"E
L536	34.81'	S48°15'40"E
L537	25.38'	N41°44'20"E
L538	15.00'	S48°15'40"E
L539	40.38'	S41°44'20"W
L540	49.81'	N48°15'40"W
L542	139.89'	N04°24'01"W
L543	87.12'	N01°50'19"W
L544	6.01'	N89°32'14"W
L545	30.00'	N48°15'40"W
L546	20.00'	N41°44'20"E
L547	30.09'	S48°15'40"E
L548	20.00'	S41°59'05"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C124	181.43'	237.00'	043°51'40"	S26°19'50"E
C125	192.91'	252.00'	043°51'40"	N26°19'50"W

LEGEND:

- Sheet number
- (12) --- Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
- --- Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted.
- (TYP) --- Typical
- PC --- Page
| (NR) | Indicates non-radial line |
| (R) | Indicates radial bearing |
| O.R. | Official Records Book |
| P.B. | Plat Book |
| U.E. | Utility Easement |
| INS | Instrument |

SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE

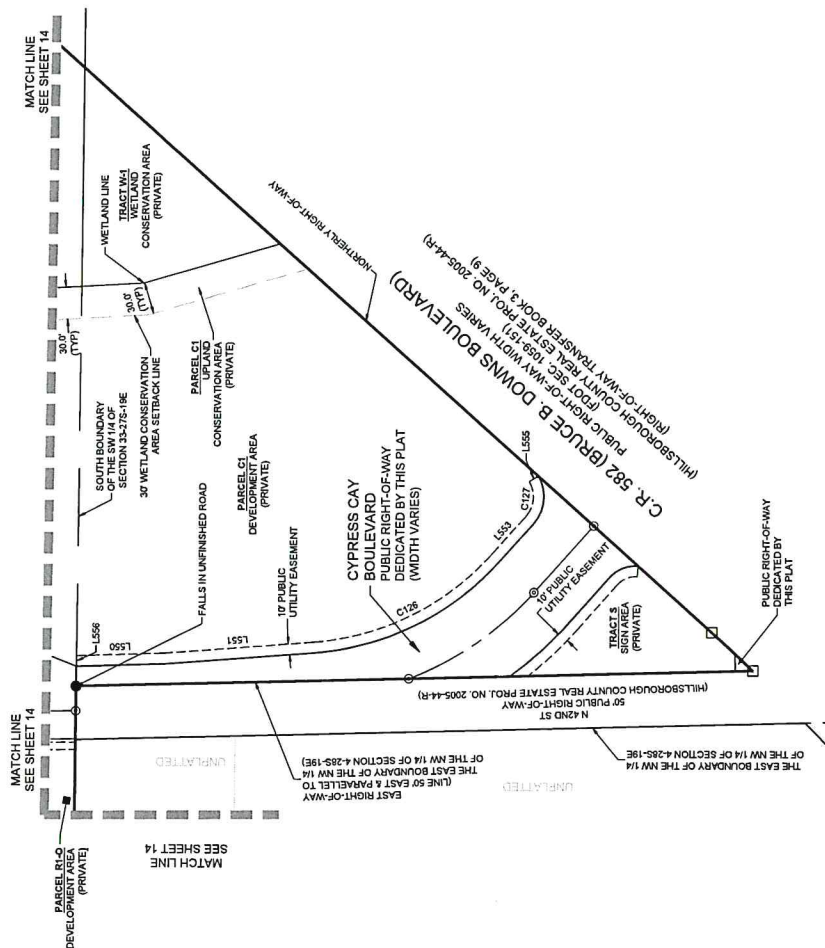
PARALLEL OFFSET DIMENSION NOTE:
EASEMENT SETBACKS ARE SHOWN AS DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST HUNDRETH OF A FOOT. DIMENSIONS ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00' (IE: 7.9 = 7.90))



701 S. Howard Avenue, Suite 106-330
Tampa, FL 33605
813-515-0921
MRIC Spatial.com
Licensed Surveyor #8325

CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



10.00' PUBLIC UTILITY EASEMENT &
DETAIL SHEET (FROM SHEET 15)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L550	82.28'	S01°50'19"E
L551	139.84'	S04°24'01"E
L553	47.68'	S46°15'40"E
L555	10.00'	S30°39'53"E
L556	10.01'	N89°32'20"W

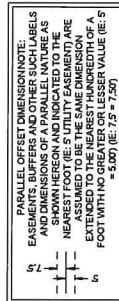
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C126	191.38'	2500.00'	043°51'40"	S26°19'50"E	166.74'
C127	95.36'	28.00'	072°24'13"	S84°27'46"E	33.08'

LEGEND:

- | | Sheet number | | |
|--------|--------------|---|--|
| (12) | --- | Indicates (P.R.M.) Permanent Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted. | Permanent Reference Monument + 1/2" Iron Rod & Cap LB8325, unless otherwise noted. |
| □ | --- | Typical | |
| ● | --- | Page | |
| (P.C.) | --- | indicates non-radial line | |
| (N.R.) | --- | indicates radial bearing | |
| (R) | --- | Official Records Book | |
| O.R. | --- | Pict Book | |
| P.B. | --- | Utility Easement | |
| U.E. | --- | Instrument | |
| INS | --- | | |

SEE NOTE ON SHEET 3 OF
10 FOR BASIS OF BEARINGS

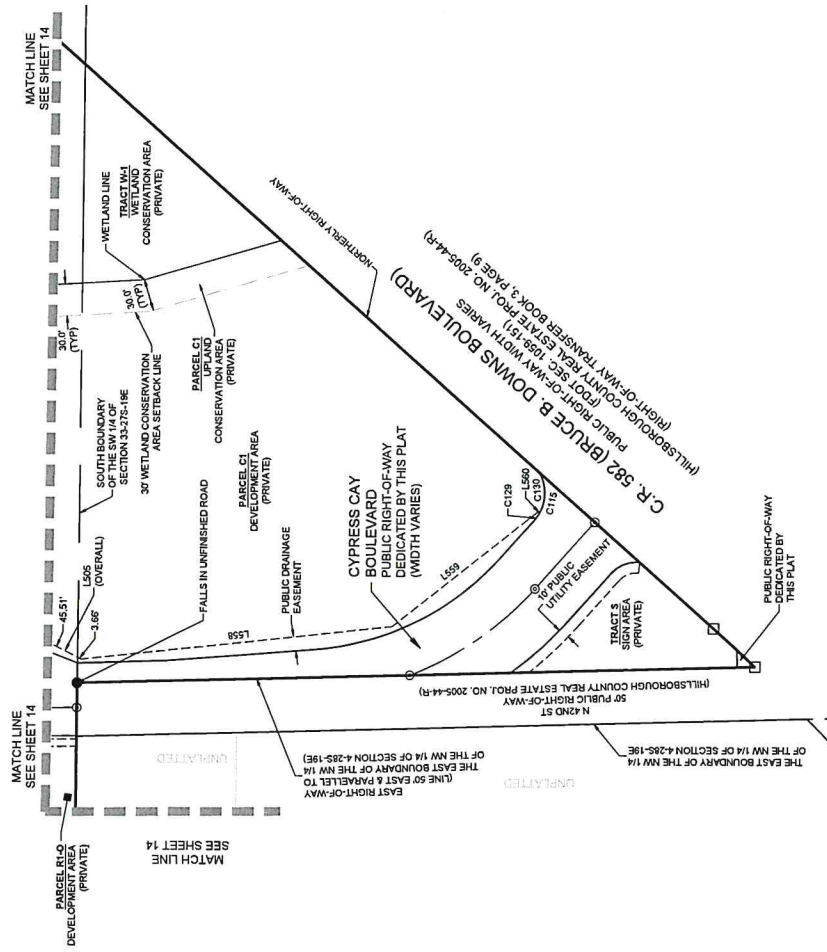
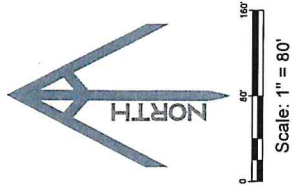
SEE NOTE ON SHEET 2 OF
10 FOR W.C.A. & U.C.A NOTE



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CYPRESS CAY PRESERVE

LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST &
SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH
COUNTY, FLORIDA

PUBLIC DRAINAGE EASEMENT &
DETAIL SHEET (FROM SHEETS 14 & 15)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L505	49.18'	N27°16'24"E
L558	293.54'	N06°08'08"W
L559	173.56'	N38°17'47"W
L560	1.98'	N11°49'44"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C115	48.02'	38.00'	072°24'13"	N84°27'46"W	44.89'
C129	8.67'	38.00'	015°04'47"	S54°48'04"E	8.66'
C130	39.34'	38.00'	055°19'25"	N84°58'50"E	17.61'

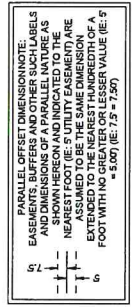
LEGEND:

- | | | |
|----|--------------|---|
| 12 | Sheet number | Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted. |
| □ | | |
| ● | | Indicates Alternative (P.R.M.) Permanent Reference Monument - 1/2" Iron Rod & Cap LB8325, unless otherwise noted. |

(TYP)	---	Typical
P.C.	---	Page
(NR)	---	indicates non-radial line
(R)	---	indicates radial bearing
O.R.	---	Official Records Book
P.B.	---	Plat Book
U.E.	---	Utility Easement
INS	---	Instrument

SEE NOTE ON SHEET 3 OF
20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 3 OF
20 FOR BASIS OF BEARINGS

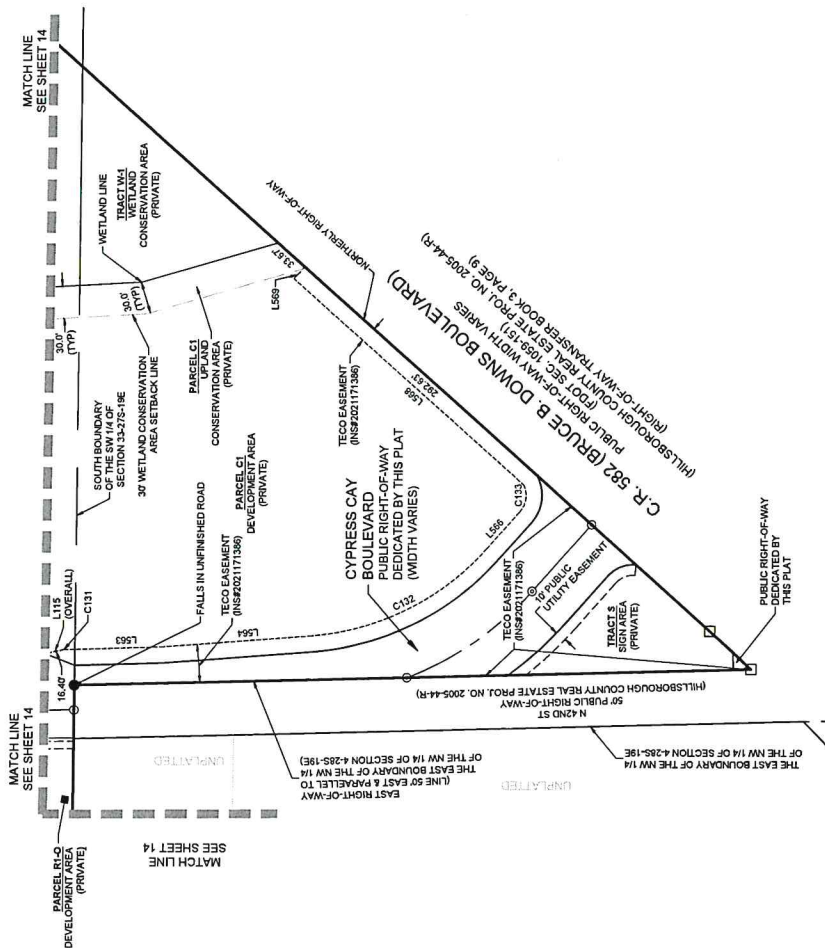


PARALLEL OFFSET DIMENSION(NOTE:
EASEMENTS, BUFFERS AND OTHER SUCH LABELS
AND DIMENSIONS OF A PARALLEL NATURE AS
SHOWN HEREON AND INDICATED TO THE
NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE
ASSUMED TO BE THE SAME DIMENSION
EXTENDED TO THE NEAREST HUNDRETH OF A
FOOT WITH NO GREATER OR LESSER VALUE (IE: 5'
= 5.00') (IE: 7.5' = 7.50')

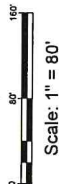


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CYPRESS CAY PRESERVE LYING IN SECTIONS 28, 32, & 33, TOWNSHIP 27 SOUTH, RANGE 19 EAST & SECTION 4, TOWNSHIP 28 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



EXISTING TECO EASEMENT (INS#2021171386)
DETAIL SHEET (FROM SHEETS 14 & 15)



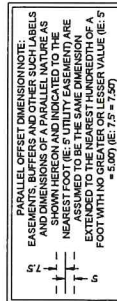
LINE TABLE		
LINE #	LENGTH	DIRECTION
L115	36.28'	S12°32'41"E
L563	80.80'	S01°50'19"E
L564	139.73'	S04°24'01"E
L566	47.88'	S48°15'40"E
L568	280.01'	N41°43'18"E
L569	15.00'	S48°16'42"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C131	2.80'	15.00'	010°42'22"	S07°11'30"E
C132	187.55'	245.00'	043°51'40"	S26°19'50"E
C133	27.02'	23.00'	087°19'05"	S81°55'12"E
				25.50'

- LEGEND:
- Sheet number
 - Indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB8325, unless otherwise noted.
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 - (TYP) --- Typical
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SEE NOTE ON SHEET 3 OF 20 FOR BASIS OF BEARINGS

SEE NOTE ON SHEET 2 OF 20 FOR W.C.A. & U.C.A. NOTE



701 S. Howard Avenue, Suite 106-320
Tampa, FL 33606
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Certificate of School Concurrency

Project Name	The Reserve at Grand Cypress
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	4281
HCPS Project Number	SC-739
Parcel ID Number(s)	034636.0000, 034755.0000, & 034784.5000
Project Location	Intersection of Bruce B Downs Blvd & N 42 nd Street
Dwelling Units & Type	488 Multi-Family
Applicant	Giunta Group Ltd et al

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	56	21	25		102

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
P: 813.272.4429

June 30, 2020
Date Issued

Partners Four
By:
The Giunta Group, LTD
JEM Investments, LTD
John-Mary Enterprises, LTD
Partners 3 & 4, LLC
Charles D. Hall, Trustee of Rena Janet Hall 1994 Trust
c/o John-Mary Enterprises, LTD
P.O. Box 17072
Tampa, FL 33682
813-906-6450
jshannon@jcshannonpa.com

December 1, 2021

VIA Hand Delivery

Nancy Takemori, Esq.
601 E. Kennedy Blvd.
27th Floor
Tampa, FL 33601

Ms. Leeann Kennedy
601 E. Kennedy Blvd.
27th Floor
Tampa, FL 33601

RE: Cypress Cay Preserve (the "Infrastructure Project")/The Giunta Group, Ltd, JEM Investments, Ltd., John-Mary Enterprises, Ltd., Partners 3 & 4, LLC, and Charles D. Haall, as Trustee of the Rena Hall 19914 Trust ("Developers") - Subdivider's Agreements and Cashier's Checks

Dear Nancy & Lee Ann:

Per our discussions, the below-listed documents and cashiers checks (in amounts to be confirmed under separate cover by the Developers' engineers) are being delivered to you in connection with the Cypress Cay Preserve plat submittal:

1. Original Subdivider's Agreement for Performance – Placement of Lot Corners signed by all Developers;
2. Original Subdivider's Agreement for Construction and Warranty of Required On-Site and Off-Site Improvements signed by all Developers;
3. Check No.: #5506399862 in the amount of \$1,875.00 as security for Subdivider's Agreement for Performance – Placement of Lot Corners;
4. Check No.: #5506399863 in the amount of \$1,517,011.10 as security for Subdivider's Agreement for **Construction** of Required On-Site and Off-Site Improvements; and
5. Check No.: #5506399864 in the amount of \$116,597.54 as security for Subdivider's Agreement for **Warranty** of Required On-Site and Off-site Improvements.

Upon (a) completion of construction of the Infrastructure Project and acceptance of the Infrastructure Project by Hillsborough County; and (b) the expiration of the required warranty period after completion of the Infrastructure Project; please return all applicable funds to Partners Four, c/o John-Mary Enterprises, LTD., at P.O. Box 17072, Tampa, FL 33682.

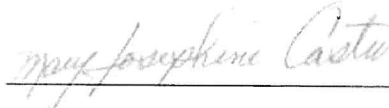
Please call Jeff Shannon (690-3212) if you have any further questions. Thank you.

Sincerely,

THE GIUNTA GROUP, LTD




JOHN MARY ENTERPRISES, LTD.



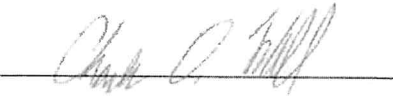
JEM INVESTMENTS, LTD.



PARTNERS 3 & 4, L.L.C.



Charles D. Hall, as Trustee of the Rena Janet
Hall 1994 Trust



JCS/ed

Enclosures

CC: Jeffrey C. Shannon, Esq. (via email)(w/o attmts)