

SUBJECT: Forest Brooke Subdivision Active Adult Phases 6A, 7 and the Collector Road 2nd Extension Phase 3
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: May 10, 2022
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road 2nd Extension Phase 3, located in Section 17, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$6,254,926.11, a Warranty Bond in the amount of \$128,131.63, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$28,906.25 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 29, 2020, Permission to Construct Prior to Platting was issued for Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road 2nd Extension Phase 3. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Southshore Bay Community Development District, Dune FB Debt, LLC and Dune FL Land I Sub, LLC and the engineer is Hamilton Engineering & Surveying, LLC.

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

This Agreement is made and entered into this _____ day of _____, 20____, by and between Southshore Bay Community Development District hereinafter referred to as "Subdivider", Dune FB Debt, LLC, a Delaware limited partnership and Dune FL Land I Sub, LLC, a Delaware limited partnership, hereinafter referred to as "Owners", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider and Owners have submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3; and

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

WHEREAS, the improvements required by the LDC in the subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

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

WHEREAS, the Owner agrees to cause to be built and constructed the aforementioned improvements in the platted area; and

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

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

and

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

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

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider and Owner 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, Owners and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3 Subdivision, within six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below water and wastewater to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all improvement facilities located in Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3 subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. Owners, as the owners of real property within the area to be platted as in Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3, agrees to cause to be built and constructed the aforementioned improvements in the platted area.
5. 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 (No. 024506), dated 03/31/2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety, and
A Warranty Bond (No. 0245408), dated 03/31/2022 with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

6. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development

Review Division of Development Services Department; and

- b. All applicable County regulations relating to the construction of improvement facilities. An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
- 7. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
- 8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 9. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
- 10. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 3 at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
- 11. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
- 12. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
- 13. In the event that the improvement facilities are completed prior to the end of the six (6) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two (2) years from the date of final inspection approval. Provided that

said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.

14. 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.
15. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

ATTEST:

Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Nicholas Solomon
Printed Name of Witness
Justin O'Brien
Printed Name of Witness

OWNER: Dune FL Land I Sub, LLC

By:
Authorized Corporate Officer or Individual
John Ryan
Name (typed, printed or stamped)
Manager
Title

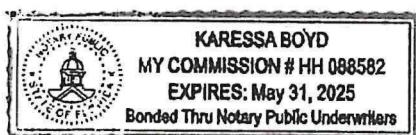
2502 North Rocky Point Drive, Ste 1050, Tampa, FL 33607
Address of Signer

(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022 by
John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is personally known to me
or has produced _____ as identification.

NOTARY PUBLIC
Karessa Boyd
Print Name

ATTEST:

M. Dune
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Nicholas Solomon
Printed Name of Witness

JRS
Witness' Signature

JUSTIN O'BRIEN
Printed Name of Witness

OWNER: Dune FB Debt, LLC

By: D. R.
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)

Manager
Title

2502 North Rocky Point Drive, Ste 1050, Tampa, FL 33607
Address of Signer

(813) 288-8078

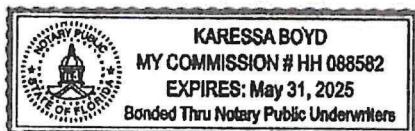
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022, by
John Ryan as Manager of Dune FB Debt, LLC. He/she is personally known to me or
has produced _____ as identification.

My Commission Expires: 5/31/2025
My Commission Number: HH 088582



ATTEST:
HILLSBOROUGH COUNTY
CINDY STUART, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

K
NOTARY PUBLIC

Karella Boyd
Print Name

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

Subdivider Agreement for Construction and Warranty of Required Improvements.doc

APPROVED BY THE COUNTY ATTORNEY

Olip
BY _____
Approved As To Form And Legal
Sufficiency.

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal, and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Six Million Two Hundred Fifty-Four Thousand and Nine Hundred Twenty-Six Dollars and 11/100 (\$6,254,926.11) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction of water, wastewater, streets, drainage and other necessary facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

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

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

Bond No. 0245406

improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 subdivision all, water, wastewater, streets, drainage and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 10, 2023.

Bond No. 0245406

SIGNED, SEALED AND DATED this 31st day of March, 2022.

ATTEST:


Nicholas Solomon

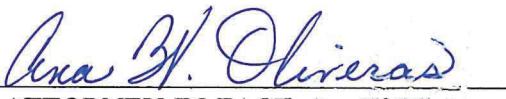
Southshore Bay Community Development District

BY: 
Michael Lawson, Chairman
PRINCIPAL (SEAL)

Berkley Insurance Company
SURETY (SEAL)

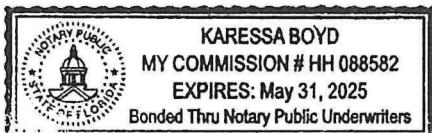
ATTEST:


Laura Stricker


Ana W. Oliveras
ATTORNEY-IN-FACT, Ana W Oliveras (SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022, by
Michael Lawson as Chairman of Southshore Bay Community Development
District. He/she is personally known to me or has produced _____ as identification.

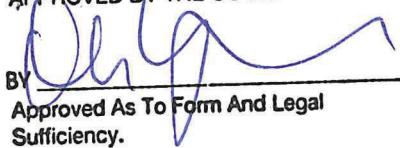


My Commission Expires: 5/31/2025
My Commission Number: HH 088582


NOTARY PUBLIC



APPROVED BY THE COUNTY ATTORNEY


Approved As To Form And Legal
Sufficiency.

State of Florida
County of Palm Beach} ss:

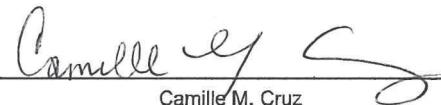
On March 31, 2022, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Ana W. Oliveras

known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires August 5, 2025


Camille M. Cruz Notary Public



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

WARNING – Any unauthorized reproduction or alteration of this document is prohibited. This power of attorney is void unless seals are readable and the certification seal at the bottom is embossed. The background imprint, warning and verification instructions (on reverse) must be in blue ink.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Ana W. Oliveras of Marsh USA, Inc. of Palm Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surely only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

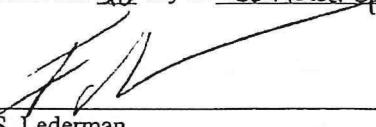
RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

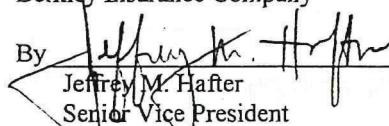
RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 20 day of January, 2020.

(Seal) Attest:
By 
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By 
Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

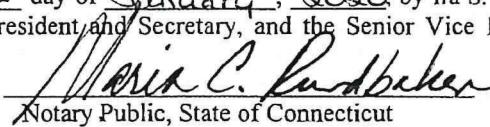
STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22nd day of January, 2020 by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

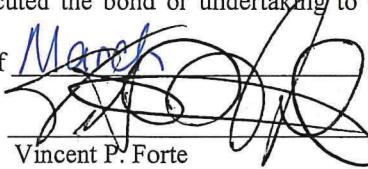

Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 31st day of March, 2022.

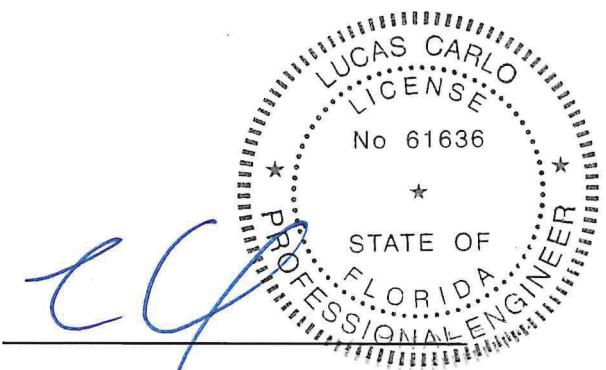
(Seal)


Vincent P. Forte

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

PERFORMANCE BOND ESTIMATE

EARTHWORK.....	\$	500,217.65
PAVING.....	\$	1,528,742.92
STORM DRAINAGE.....	\$	1,512,284.49
SANITARY SEWER COLLECTION SYSTEM:	\$	838,555.79
WATER DISTRIBUTION SYSTEM:	\$	624,140.04
TOTAL:	\$	5,003,940.89
125% PERFORMANCE BOND AMOUNT:	\$	6,254,926.11



Lucas Carlo, P.E.
Florida Registered Professional Engineer #61636

Hamilton Engineering and Surveying, LLC. LB# 8474

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

EARTHWORK

ACTIVE ADULT PHASE 6A

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
Bahia Sod		SY	7,629	\$2.60	\$19,835.40
Seed and Mulch		SY	73,640	\$0.40	\$29,456.00
Unclassified Excavation		LS	1	\$14,567.25	\$14,567.25

SUB TOTAL \$ 63,858.65

ACTIVE ADULT PHASE 7

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
On-site Fill (In Place-Compacted)		CY	55,823	\$2.55	\$142,348.65
Seed and Mulch		SY	62,811	\$0.36	\$22,611.96
Bahia Sod		SY	2,017	\$2.60	\$5,244.20
Unclassified Excavation		LS	1	\$57,100.00	\$57,100.00

SUB TOTAL \$ 142,348.65

COLLECTOR ROAD 2ND EXTENSION PHASE 3

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
Clearing and Grubbing		LS	1	\$16,509.32	\$16,509.32
Solid Sod (Side slopes steeper than 5:1)		LS	1	\$7,387.54	\$7,387.54
Grass and Mulch (Side slopes flatter than 5:1)		LS	1	\$1,984.20	\$1,984.20
On-site Fill (In Place-Compacted) (if required)		CY	3,425	\$4.24	\$14,522.00
Detention Pond "T" (complete)		LS	1	\$234,329.79	\$234,329.79
Swale/Ditch Construction (complete)		LF	1,375	\$14.02	\$19,277.50

SUB TOTAL \$ 294,010.35

TOTAL \$ 500,217.65

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

STORM DRAINAGE SYSTEM

COLLECTOR ROAD 2ND EXTENSION PHASE 3

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
6" Underdrain		LF	2670	\$14.14	\$37,753.80
6" Underdrain Cleanout		EA	14	\$186.81	\$2,615.34
18" RCP		LF	861	\$44.16	\$38,021.76
24" RCP		LF	124	\$57.62	\$7,144.88
36" RCP		LF	192	\$98.74	\$18,958.08
60" RCP		LF	196	\$259.88	\$50,936.48
Type 1 Curb Inlet (3'-6" x 4'-0")		EA	8	\$5,175.32	\$41,402.56
Control Structure "T" (Wall)		LS	1	\$24,291.60	\$24,291.60
Mitered End Section 18" RCP		EA	2	\$1,055.64	\$2,111.28
Mitered End Section 36" RCP		EA	2	\$3,000.85	\$6,001.70
Mitered End Section 60" RCP		EA	2	\$7,502.52	\$15,005.04
SUB TOTAL					\$ 244,242.52
TOTAL					\$ 1,512,284.49

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

SANITARY SEWAGE COLLECTION SYSTEM

ACTIVE ADULT PHASE 6A

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
8" PVC SDR 26 (0-6' Cut)	LF	49	\$33.51	\$	1,641.99
8" PVC SDR 26 (6'-8' Cut)	LF	241	\$44.71	\$	10,775.11
8" PVC SDR 26 (8'-10' Cut)	LF	310	\$45.55	\$	14,120.50
8" PVC SDR 26 (10'-12' Cut)	LF	580	\$52.25	\$	30,305.00
8" PVC SDR 26 (12'-14' Cut)	LF	785	\$57.27	\$	44,956.95
6" PVC SDR 26 (14'-16' Cut)	LF	635	\$86.12	\$	54,686.20
Manhole (6'-8' Cut)	EA	2	\$4,498.75	\$	8,997.50
Manhole (8'-10' Cut)	EA	1	\$5,836.55	\$	5,836.55
Manhole (10'-12' Cut)	EA	2	\$5,725.60	\$	11,451.20
Manhole (12'-14' Cut)	EA	7	\$5,958.77	\$	41,711.39
Manhole (14'-16' Cut)	EA	2	\$8,329.22	\$	16,658.44
Single Service Connection	EA	11	\$929.29	\$	10,222.19
Double Service Connection	EA	47	\$1,422.42	\$	66,853.74
				SUB TOTAL	\$ 318,216.76

ACTIVE ADULT PHASE 7

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
8" PVC SDR 26 (0-6' Cut)	LF	60	\$35.20	\$	2,112.00
8" PVC SDR 26 (6'-B' Cut)	LF	219	\$46.40	\$	10,161.60
8" PVC SDR 26 (8'-J 0' Cut)	LF	1,085	\$47.25	\$	51,266.25
8" PVC SDR 26 (10'-12' Cut)	LF	749	\$53.95	\$	40,408.55
8" PVC SDR 26 (12'-14' Cut)	LF	900	\$58.95	\$	53,055.00
8" PVC SDR 26 (14'-16' Cut)	LF	148	\$87.80	\$	12,994.40
Manhole (0-6' Cut)	EA	1	\$5,265.00	\$	5,265.00
Manhole (6'-8' Cut)	EA	1	\$5,815.00	\$	5,815.00
Manhole (8'-10' Cut)	EA	3	\$6,695.00	\$	20,085.00
Manhole (10'-12' Cut)	EA	3	\$7,740.00	\$	23,220.00
Manhole (12'-14' Cut)	EA	7	\$8,040.00	\$	56,280.00
Manhole (14'-16' Cut)	EA	1	\$9,440.00	\$	9,440.00
Single Service Connection	EA	11	\$683.00	\$	7,513.00
Double Service Connection	EA	48	\$1,480.00	\$	71,040.00
				SUB TOTAL	\$ 368,655.80

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

SANITARY SEWAGE COLLECTION SYSTEM

COLLECTOR ROAD 2ND EXTENSION PHASE 3

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	8" PVC (16' - 18' Cut)	LF	45	\$91.27	\$ 4,107.15
	8" PVC (18' - 20' Cut)	LF	352	\$105.11	\$ 36,998.72
	8" PVC (20' - 22' Cut)	LF	395	\$124.47	\$ 49,165.65
	8" PVC (24' - 26' Cut)	LF	192	\$138.36	\$ 26,565.12
	Standard Manhole (16' - 18' Cut)	EA	1	\$7,830.84	\$ 7,830.84
	Standard Manhole (18' - 20' Cut)	EA	2	\$8,520.63	\$ 17,041.26
	Standard Manhole (20' - 22' Cut)	EA	1	\$9,171.15	\$ 9,171.15
	8" Plug and Stub	EA	2	\$401.67	\$ 803.34
				SUB TOTAL	\$ 151,683.23
				TOTAL	\$ 838,555.79

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

WATER DISTRIBUTION SYSTEM

ACTIVE ADULT PHASE 6A

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
6" PVC SDR 18		LF	3,372	\$22.64	\$76,342.08
6" Gate Valve & Box		EA	20	\$1,629.45	\$32,589.00
6" x 6" MJ Tee		EA	4	\$488.81	\$1,955.24
6" -45° MJ Bend		EA	6	\$373.62	\$2,241.72
6" MJ Plug		EA	3	\$352.45	\$1,057.35
2" Temporary Blow-off Assembly		EA	3	\$490.28	\$1,470.84
6" Temporary Construction Meter		EA	1	\$11,263.92	\$11,263.92
Water Distribution Sample Point		EA	2	\$967.98	\$1,935.96
Fire Hydrant Assembly		EA	6	\$5,504.01	\$33,024.06
Single Service (Short)		EA	47	\$498.56	\$23,432.32
Single Service (Long)		EA	54	\$651.82	\$35,198.28
Remove & Connect to Existing 8" WM		EA	1	\$681.44	\$681.44
Chlorination & Testing		LS	1	\$8,767.20	\$8,767.20
SUB TOTAL					\$ 229,959.41

ACTIVE ADULT PHASE 7

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
Connect to Existing 6" WM		EA	3	\$809.00	\$2,427.00
6" PVC SDR 18		LF	3,448	\$25.55	\$88,096.40
6" Gate Valve & Box		EA	18	\$1,765.00	\$31,770.00
6" x 6" MJ Tee		EA	5	\$585.00	\$2,925.00
6" - 45° MJ Bend		EA	27	\$444.00	\$11,988.00
6" - 22 1/2" MJ Bend		EA	5	\$431.00	\$2,155.00
6" MJ Plug		EA	3	\$328.00	\$984.00
2" Temporary Blow-off Assembly		EA	3	\$569.00	\$1,707.00
Fire Hydrant Assembly		EA	6	\$6,145.00	\$36,870.00
Water Distribution Sample Point		EA	7	\$1,030.00	\$7,210.00
6" Temporary Construction Water Meter		EA	2	\$16,705.00	\$33,410.00
Restrained Joints		LS	1	\$8,825.00	\$8,825.00
Chlorine Injection Point		LS	1	\$432.00	\$432.00
Single Service (Short)		EA	48	\$526.00	\$25,248.00
Single Service (Long)		EA	54	\$689.00	\$37,206.00
Chlorination & Testing		LS	1	\$9,650.00	\$9,650.00
SUB TOTAL					\$ 300,903.40

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

WATER DISTRIBUTION SYSTEM

COLLECTOR ROAD 2ND EXTENSION PHASE 3

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
	Connect to Existing 12" Water Main	LS	1	\$1,186.22	\$ 1,186.22
	16" Steel Casing Pipe	LF	68	\$108.66	\$ 7,388.88
	6" DIP Water Main	LF	179	\$36.22	\$ 6,483.38
	12" DIP Water Main	LF	835	\$60.52	\$ 50,534.20
	6" Plug	EA	2	\$1,522.97	\$ 3,045.94
	6" Gate Valve	EA	1	\$927.85	\$ 927.85
	12" x 6" Tee	EA	1	\$2,042.95	\$ 2,042.95
	12" x 6" Reducer	EA	1	\$408.76	\$ 408.76
	Fire Hydrant Assembly	EA	1	\$4,558.45	\$ 4,558.45
	Blow-off Assembly	EA	2	\$1,009.87	\$ 2,019.74
	Testing	LS	1	\$1,723.40	\$ 1,723.40
				SUB TOTAL	\$ 93,277.23
				TOTAL	\$ 624,140.04

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal and Berkley Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of One Hundred Twenty-Eight Thousand One Hundred Thirty-One Dollars and 63/100 (\$128,131.63) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (water and wastewater) for maintenance in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting such improvements for a definite period of time in an amount as agreed to by the Board of County Commissioners of Hillsborough County and the Principal; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Construction and Warranty of Required Improvements", the terms

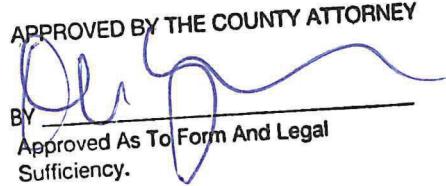
improvements; and

WHEREAS, the terms of said Subdivider's Agreement, which are by reference, incorporated into and made a part of this Warranty Bond, provide that the Principal shall warrant the above-described improvements for a period of two (2) years.

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

- A. If the Principal shall warrant for a period of two (2) years following the date of acceptance of the water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in connection with the approved platted subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3, against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 10, 2025.

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal
Sufficiency.

SIGNED, SEALED AND DATED this 31st day of March, 2022.

ATTEST:


Nicholas Solomon

Southshore Bay Community Development District

BY:  (Chairman)
PRINCIPAL (SEAL)

Berkley Insurance Company
SURETY (SEAL)

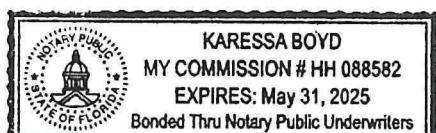
ATTEST:


Laura Stricker


Ana W. Oliveras, ATTORNEY-IN-FACT (SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April,
2022, by Michael Lawson as Chairman of Southshore Bay Community
Development District. He/she is personally known to me or has produced
as identification.



My Commission Expires: 5/31/2025
My Commission Number: HH 088582


NOTARY PUBLIC
Karella Boyd
Print Name

State of Florida
County of Palm Beach} ss:

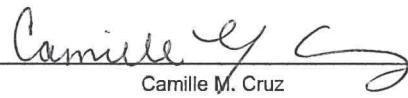
On March 31, 2022, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Ana W. Oliveras

known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires August 5, 2025


Camille M. Cruz

Notary Public



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Ana W. Oliveras of Marsh USA, Inc. of Palm Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 22 day of January, 2020.

(Seal) Attest:
By _____

Ira S. Lederman

Executive Vice President & Secretary

Berkley Insurance Company

By Jeffrey M. Hafer
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 22 day of January, 2020 by Ira S. Lederman and Jeffrey M. Hafer who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 31st day of March, 2022.

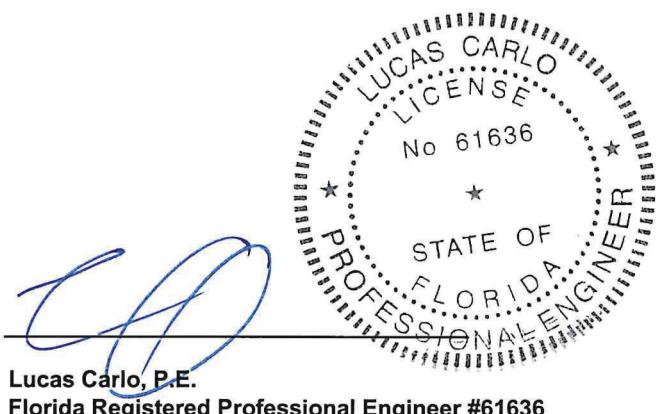
(Seal)

Vincent P. Forte

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

WARRANTY BOND ESTIMATE

PAVING.....	PRIVATE
STORM DRAINAGE.....	PRIVATE
SANITARY SEWER COLLECTION SYSTEM:	\$ 788,365.29
WATER DISTRIBUTION SYSTEM:	\$ 492,950.97
TOTAL:	\$ 1,281,316.26
10% PERFORMANCE BOND AMOUNT:	\$ 128,131.63



Hamilton Engineering and Surveying, LLC. LB# 8474

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

WARRANTY BOND ESTIMATE

ACTIVE ADULT PHASE 6A

Item		Estimated	Unit	Total
8" PVC SDR 26 (0-6' Cut)	LF	49	\$33.51	\$ 1,641.99
8" PVC SDR 26 (6'-8' Cut)	LF	241	\$44.71	\$ 10,775.11
8" PVC SDR 26 (8'-10' Cut)	LF	310	\$45.55	\$ 14,120.50
8" PVC SDR 26 (10'-12' Cut)	LF	580	\$52.25	\$ 30,305.00
8" PVC SDR 26 (12'-14' Cut)	LF	785	\$57.27	\$ 44,956.95
6" PVC SDR 26 (14'-16' Cut)	LF	635	\$86.12	\$ 4,495.70
Manhole (6'-8' Cut)	EA	2	\$4,498.75	\$ 8,997.50
Manhole (8'-10' Cut)	EA	1	\$5,836.55	\$ 5,836.55
Manhole (10'-12' Cut)	EA	2	\$5,725.60	\$ 11,451.20
Manhole (12'-14' Cut)	EA	7	\$5,958.77	\$ 41,711.39
Manhole (14'-16' Cut)	EA	2	\$8,329.22	\$ 16,658.44
Single Service Connection	EA	11	\$929.29	\$ 10,222.19
Double Service Connection	EA	47	\$1,422.42	\$ 66,853.74
<u>SUB TOTAL</u>				\$ 268,026.26

ACTIVE ADULT PHASE 7

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
8" PVC SDR 26 (0-6' Cut)	LF	60	\$35.20	\$ 2,112.00	
8" PVC SDR 26 (6'-8' Cut)	LF	219	\$46.40	\$ 10,161.60	
8" PVC SDR 26 (8'-J 0' Cut)	LF	1,085	\$47.25	\$ 51,266.25	
8" PVC SDR 26 (10'-12' Cut)	LF	749	\$53.95	\$ 40,408.55	
8" PVC SDR 26 (12'-14' Cut)	LF	900	\$58.95	\$ 53,055.00	
8" PVC SDR 26 (14'-16' Cut)	LF	148	\$87.80	\$ 12,994.40	
Manhole (0-6' Cut)	EA	1	\$5,265.00	\$ 5,265.00	
Manhole (6'-8' Cut)	EA	1	\$5,815.00	\$ 5,815.00	
Manhole (8'-10' Cut)	EA	3	\$6,695.00	\$ 20,085.00	
Manhole (10'-12' Cut)	EA	3	\$7,740.00	\$ 23,220.00	
Manhole (12'-14' Cut)	EA	7	\$8,040.00	\$ 56,280.00	
Manhole (14'-16' Cut)	EA	1	\$9,440.00	\$ 9,440.00	
Single Service Connection	EA	11	\$683.00	\$ 7,513.00	
Double Service Connection	EA	48	\$1,480.00	\$ 71,040.00	
<u>SUB TOTAL</u>				\$ 368,655.80	

COLLECTOR ROAD 2ND EXTENSION PHASE 3

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
8" PVC (16' - 18' Cut)		LF	45	\$91.27	\$ 4,107.15
8" PVC (18' - 20' Cut)		LF	352	\$105.11	\$ 36,998.72
8" PVC (20' - 22' Cut)		LF	395	\$124.47	\$ 49,165.65
8" PVC (24' - 26' Cut)		LF	192	\$138.36	\$ 26,565.12
Standard Manhole (16' - 18' Cut)		EA	1	\$7,830.84	\$ 7,830.84
Standard Manhole (18' - 20' Cut)		EA	2	\$8,520.63	\$ 17,041.26
Standard Manhole (20' - 22' Cut)		EA	1	\$9,171.15	\$ 9,171.15
8" Plug and Stub		EA	2	\$401.67	\$ 803.34
				SUB TOTAL	\$ 151,683.23
				TOTAL	\$ 788,365.29

**FOREST BROOKE SUBDIVISION
ACTIVE ADULT PHASES 6A, 7 AND
COLLECTOR ROAD 2ND EXTENSION PHASE 3**

WARRANTY BOND ESTIMATE

ACTIVE ADULT PHASE 6A

Item		Estimated	Unit	Total
6" PVC SDR 18	LF	3,372	\$22.64	\$76,342.08
6" Gate Valve & Box	EA	20	\$1,629.45	\$32,589.00
6" x 6" MJ Tee	EA	4	\$488.81	\$1,955.24
6" -45° MJ Bend	EA	6	\$373.62	\$2,241.72
Fire Hydrant Assembly	EA	6	\$5,504.01	\$33,024.06
Single Service (Short)	EA	47	\$498.56	\$23,432.32
Single Service (Long)	EA	54	\$651.82	\$35,198.28
			<u>SUB TOTAL</u>	\$ 204,782.70

ACTIVE ADULT PHASE 7

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
6" PVC SDR 18	LF	3,448	\$25.55	\$	88,096.40
6" Gate Valve & Box	EA	18	\$1,765.00	\$	31,770.00
6" x 6" MJ Tee	EA	5	\$585.00	\$	2,925.00
6" - 45° MJ Bend	EA	27	\$444.00	\$	11,988.00
6" - 22 1/2" MJ Bend	EA	5	\$431.00	\$	2,155.00
Chlorine Injection Point	LS	1	\$432.00	\$	432.00
Single Service (Short)	EA	48	\$526.00	\$	25,248.00
Single Service (Long)	EA	54	\$689.00	\$	37,206.00
			<u>SUB TOTAL</u>	\$	199,820.40

COLLECTOR ROAD 2ND EXTENSION PHASE 3

Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Amount
16" Steel Casing Pipe	LF	68	\$108.66	\$	7,388.88
6" DIP Water Main	LF	179	\$36.22	\$	6,483.38
12" DIP Water Main	LF	835	\$60.52	\$	50,534.20
6" Plug	EA	2	\$1,522.97	\$	3,045.94
6" Gate Valve	EA	1	\$927.85	\$	927.85
12" Gate Valve	EA	4	\$2,679.65	\$	10,718.60
12" x 6" Reducer	EA	1	\$408.76	\$	408.76
Fire Hydrant Assembly	EA	1	\$4,558.45	\$	4,558.45
			<u>SUB TOTAL</u>	\$	88,347.87
			<u>TOTAL</u>	\$	492,950.97

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

This Agreement is made and entered into this _____ day of _____, 20____, by and between Southshore Bay Community Development District hereinafter referred to as "Subdivider", Dune FB Debt, LLC, a Delaware limited partnership and Dune FL Land I Sub, LLC, a Delaware limited partnership, hereinafter referred to as "Owners", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider & Owners has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3; and

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS the Subdivider agrees to install the aforementioned lot corners in the platted area.

NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain approval of the County to record said plat, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider & Owners agrees to well and truly build, construct and install in the platted area known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 subdivision within Six (6) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____, by order of _____, or _____
 - b. A Performance Bond, dated 03/31/2022 (Bond No. 0245409), with Southshore Bay Community Development District as Principal, and Berkley Insurance Company as Surety, or
 - c. Escrow Agreement, dated _____, between _____ and the County, or
 - d. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest-bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

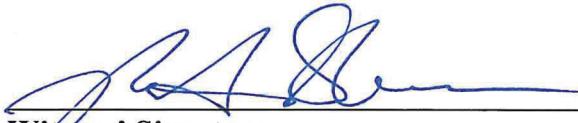
4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions

hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:



Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Nichols Solomon

Printed Name of Witness



Witness' Signature

JUSTIN O'BRIEN

Printed Name of Witness

SUBDIVIDER: Southshore Bay Community Development District

By: 
Authorized Corporate Officer or Individual

Michael Lawson

Name (typed, printed or stamped)

Chairman

Title

1540 International Parkway, Ste 2000, Lake Mary, FL 32746

Address of Signer

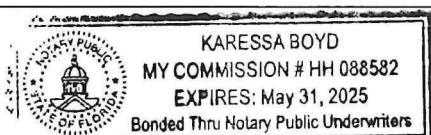
(813) 564-7847

Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022, by Michael Lawson as Chairman of Southshore Bay Community Development District. He/she is personally known to me or has produced as identification.



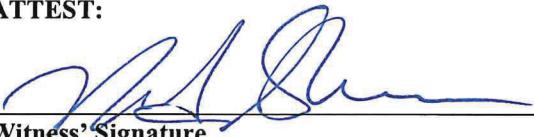
My Commission Expires: 5/31/2025
My Commission Number: HH 088582



NOTARY PUBLIC

Karella Boyd
Print Name

ATTEST:


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

Nicholas Solomon
Printed Name of Witness


Witness' Signature
JUSTIN O'BRIEN
Printed Name of Witness

OWNER: Dune FL Land I Sub, LLC


By: 
Authorized Corporate Officer or Individual

John Ryan
Name (typed, printed or stamped)
Manager
Title

2502 North Rocky Point Drive, Ste 1050, Tampa, FL 33607
Address of Signer

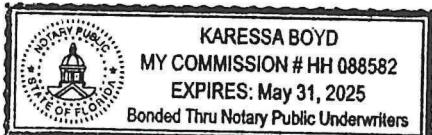
(813) 288-8078
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022 by
John Ryan as Manager of Dune FL Land I Sub, LLC. He/she is personally known to
me or has produced _____ as identification.


NOTARY PUBLIC
Karessa Boyd
Print Name



ATTEST:

Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Nicholas Solomon

Printed Name of Witness

Witness' Signature

JUSTIN O'BRIEN

Printed Name of Witness

OWNER: Dune FB Debt, LLC

By:

John Ryan

Name (typed, printed or stamped)

Manager

Title

2502 North Rocky Point Drive, Ste 1050, Tampa, FL 33607

Address of Signer

(813) 288-8078

Phone Number of Signer

CORPORATE SEAL (When Appropriate)

STATE OF FLORIDA

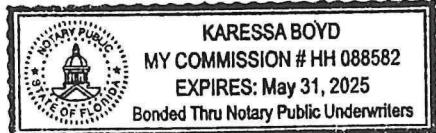
COUNTY OF HILLSBOROUGH

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022, by
John Ryan as Manager of Dune FB Debt, LLC. He/she is personally known to me
has produced _____ as identification.

NOTARY PUBLIC

Karessa Boyd

Print Name



ATTEST:

HILLSBOROUGH COUNTY

CINDY STUART, CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chair

Subdivider Agreement for Construction and Warranty of Required Improvements.doc

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal
Sufficiency.

SUBDIVISION PERFORMANCE BOND
FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Southshore Bay Community Development District called the Principal, and Berkley Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Twenty-Eight Thousand Nine Hundred Six Dollars and 25/100 (\$28,906.25) for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

Bond No. 0245409

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within six (6) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL JANUARY 10, 2023.

Bond No. 0245409

SIGNED, SEALED AND DATED this 31st day of March, 2022.

ATTEST:


Nicholas Solomon

Southshore Bay Community Development District

BY: , Chairman
PRINCIPAL (SEAL)

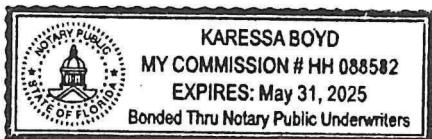
Berkley Insurance Company
SURETY (SEAL)

ATTEST:


Laura Stricker
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH


Ana W. Oliveras, ATTORNEY-IN-FACT (SEAL)

The foregoing instrument is hereby acknowledged before me this 1st day of April, 2022, by
Michael Lawson as Chairman of Southshore Bay Community Development
District. He/she is personally known to me or has produced _____ as identification.

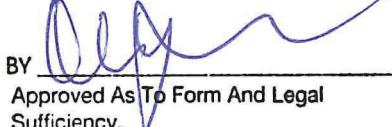


My Commission Expires: 5/31/2025
My Commission Number: HH 088582


NOTARY PUBLIC


Karella Boyd

APPROVED BY THE COUNTY ATTORNEY


Approved As To Form And Legal
Sufficiency.

State of Florida
County of Palm Beach} ss:

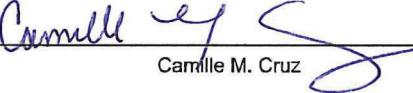
On March 31, 2022, before me, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared

Ana W. Oliveras

known to me to be Attorney-in-Fact of Berkley Insurance Company
the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires August 5, 2025



Camille M. Cruz

Notary Public



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: *Ana W. Oliveras of Marsh USA, Inc. of Palm Beach, FL* its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars** (U.S.\$50,000,000.00), to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

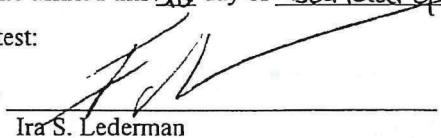
RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

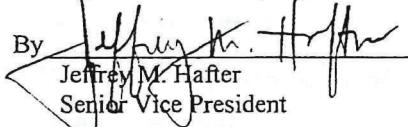
RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 20 day of January, 2020.

(Seal) Attest:
By 
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company
By 
Jeffrey M. Hafer
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

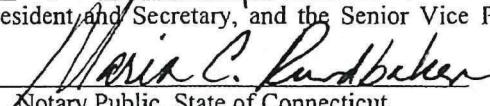
STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 20th day of January, 2020, by Ira S. Lederman and Jeffrey M. Hafer who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C RUNDBAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

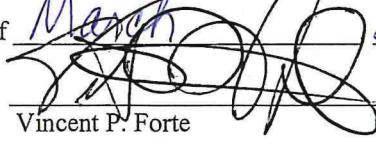

Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this 3rd day of March, 2022.

(Seal)


Vincent P. Forte



TAMPA OFFICE
3409 w. lemon street
tampa, fl 33609
813.250.3535

ORLANDO OFFICE
775 warner lane
orlando, fl 32803
407.362.5929

Forest Brooke Subdivision Active Adult Phases 6A, 7, and Collector Road Second Extension Phase 2

SURVEYOR'S COST ESTIMATE FOR PLACEMENT OF
LOT CORNERS AND PERMANENT CONTROL POINTS

Listed below is Hamilton Engineering and Surveying, LLC's certified estimate of cost for placement of Permanent Control Points and Lot Corners within the plat of Forest Brooke Subdivision Active Adult Phases 6A, 7 and Collector Road Second Extension Phase 3. This estimate is based on placement of this monumentation on a one-time bases and is issued for the purpose of bonding the monumentation.

185 @ \$125 each = \$23,125.00 X 125% = \$28,906.25

A handwritten signature in blue ink, appearing to read "Aaron J. Murphy".

Aaron J. Murphy, P.S.M.
Vice President

3-8-22

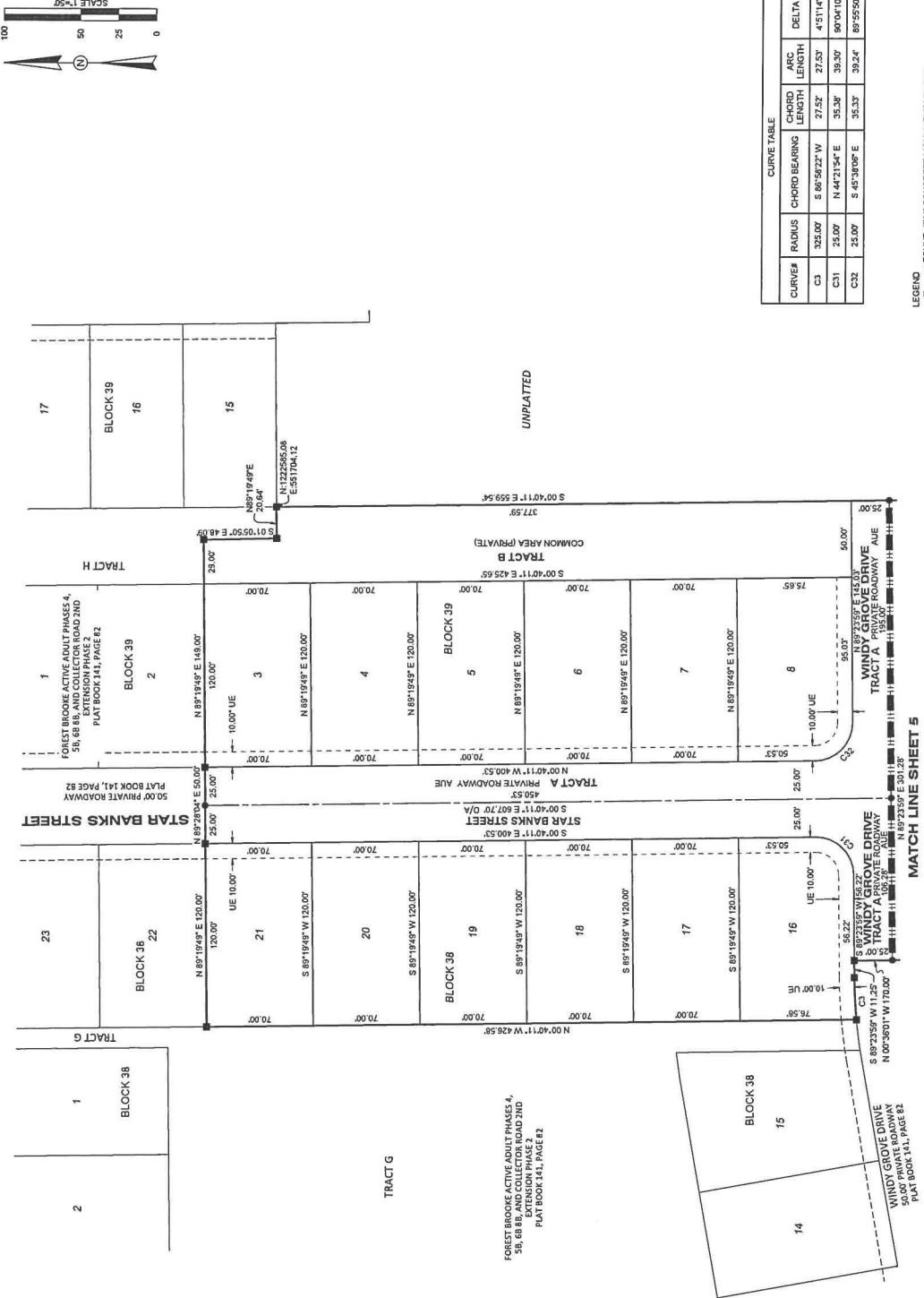
Date



**FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
SECOND EXTENSION PHASE 3**

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



SCALE 1"-50'
0 25 50 100

LEGEND:

- FOUND CONCRETE MONUMENT LB 7013
- SET PPM PERMANENT REFERENCE MONUMENT 4°14"
- ▲ CONCRETE MONUMENT LB 7013, UNLESS OTHERWISE NOTED
- PERMANENT CONTROL POINT LB 7013
- ◆ ICPC SITE
- ◆ BOUNDARY
- COMMON AREA (PRIVATE)
- △ DRAINAGE AREA (PRIVATE)
- ◆ DRAINAGE AREA (PUBLIC)
- ◆ DRAINED AREA
- ◆ ESTATE ELEMENT (PUBLIC)
- ◆ ENVIRONMENTAL PROTECTION COMMISSION
- ◆ INSTRUMENT NUMBER
- ◆ LICENSED BUSINESS
- ◆ NONRADIAL LINE
- ◆ OFFICIAL RECORDS
- ◆ RADIAL LINE
- TEMPORARY DRAINAGE EASEMENT
- UE UTILITY EASEMENT (PUBLIC)
- WCLB WETLAND CONSERVATION AREA SETBACK

FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
SECOND EXTENSION PHASE 3

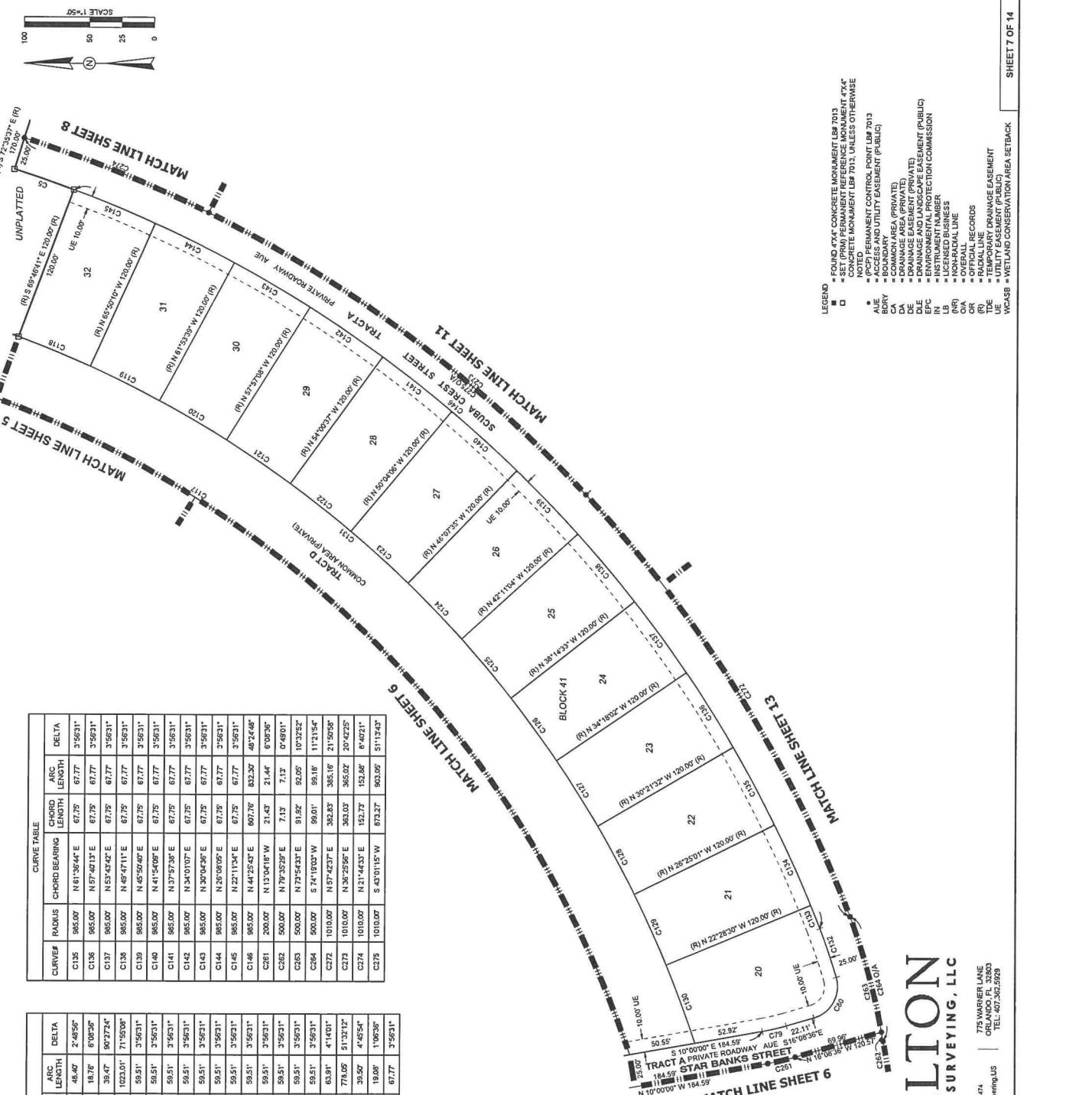
A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK — PAGE —

CURVE TABLE

CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C5	N 18°49'51" E	48.40'	2'48"56"	48.40'	3°56'31"
C79	175.00'	S 13°04'08" E	18.75'	18.75'	3°56'31"
C10	25.00'	S 61°22'18" E	35.50'	39.47'	3°56'31"
C117	61.50'	N 35°17'23" E	92.15'	102.01'	3°56'31"
C118	65.00'	N 22°11'34" E	59.50'	59.51'	3°56'31"
C119	65.00'	N 26°06'06" E	59.50'	59.51'	3°56'31"
C120	65.00'	N 30°04'36" E	59.50'	59.51'	3°56'31"
C121	65.00'	N 34°21'07" E	59.50'	59.51'	3°56'31"
C122	65.00'	N 37°57'38" E	59.50'	59.51'	3°56'31"
C123	65.00'	N 41°54'09" E	59.50'	59.51'	3°56'31"
C124	65.00'	N 45°50'40" E	59.50'	59.51'	3°56'31"
C125	65.00'	N 49°47'11" E	59.50'	59.51'	3°56'31"
C126	65.00'	N 53°43'42" E	59.50'	59.51'	3°56'31"
C127	65.00'	N 57°49'3" E	59.50'	59.51'	3°56'31"
C128	65.00'	N 61°26'44" E	59.50'	59.51'	3°56'31"
C129	65.00'	N 65°33'15" E	59.50'	59.51'	3°56'31"
C130	65.00'	N 69°29'31" E	63.90'	63.91'	4°45'01"
C131	65.00'	N 45°59'25" E	75.00'	77.05'	3°56'31"
C132	475.00'	N 17°01'03" E	39.48'	39.55'	4°45'41"
C133	95.00'	N 68°04'48" E	19.08'	19.08'	3°56'31"
C134	95.00'	N 65°33'15" E	67.75'	67.77'	3°56'31"

CURVE TABLE



LEGEND

- FOUND CONCRETE MONUMENT LBM 703
- SET OPEN PERMANENT REFERENCE MONUMENT "X"
- ◆ CONCRETE MONUMENT LBM 7013 UNLESS OTHERWISE NOTED
- ICP PERMANENT CONTROL POINT LBM 7013
- ▲ RADIAL LINE
- ◆ BOUNDARY
- CA COMMERCIAL AREA (PRIVATE)
- DA DRAINAGE AREA (PRIVATE)
- DE DRAINAGE AREA (PUBLIC)
- EPIC ENVIRONMENTAL PROTECTOR ELEMENT (PUBLIC)
- IN INSTRUMENT NUMBER
- LB LICENSED BUSINESS
- NR NON-RAIL LINE
- OA OFFICIAL RECORDS
- (R) RADIAL LINE
- TDE TEMPORARY DRAINAGE EASEMENT
- UE UTILITY EASEMENT (PUBLIC)
- WCASB WETLAND CONSERVATION AREA SETBACK

**FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
SECOND EXTENSION PHASE 3**

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK — PAGE —

CURVE TABLE						
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD LENGTH	DELTA
C6	1155.00'	S 18°38'12"E	29.44'	127.37'	29.44'	14.43'
C7	455.00'	N 12°44'21"E	209.86'	111.67'	209.86'	46.91'
C147	1035.00'	N 19°26'27"E	67.50'	37.23'	67.50'	14.43'
C148	1035.00'	N 22°07'16"E	45.31'	20.30'	45.31'	14.43'
C149	1035.00'	N 20°23'27"E	107.77'	107.77'	107.77'	14.43'
C150	25.00'	S 20°16'23"E	34.51'	38.09'	67.17'47"	14.43'
C151	25.00'	N 11°54'44"E	35.35'	39.27'	90.00'	14.43'
C152	575.00'	N 25°45'44"E	6.58'	07°39'19"	6.58'	14.43'
C153	575.00'	N 22°10'27"E	65.18'	65.21'	67.29'54"	14.43'
C154	575.00'	N 15°47'44"E	65.18'	65.21'	67.29'54"	14.43'
C155	575.00'	N 09°26'44"E	59.26'	59.29'	59.29'	14.43'
C156	575.00'	N 03°33'57"E	59.26'	59.29'	59.29'	14.43'
C157	575.00'	N 00°00'21"E	12.16'	12.16'	12.16'	14.43'
C158	575.00'	N 12°44'21"E	265.33'	267.74'	267.74'	14.43'
C159	455.00'	N 00°00'21"E	9.63'	9.63'	11'244"	14.43'



HAMILTON
ENGINEERING & SURVEYING, LLC



LBR#7013 C-A#474
TAMPA, FL 33609 | www.HamiltonEngineering.us
TEL: 407-362-5535

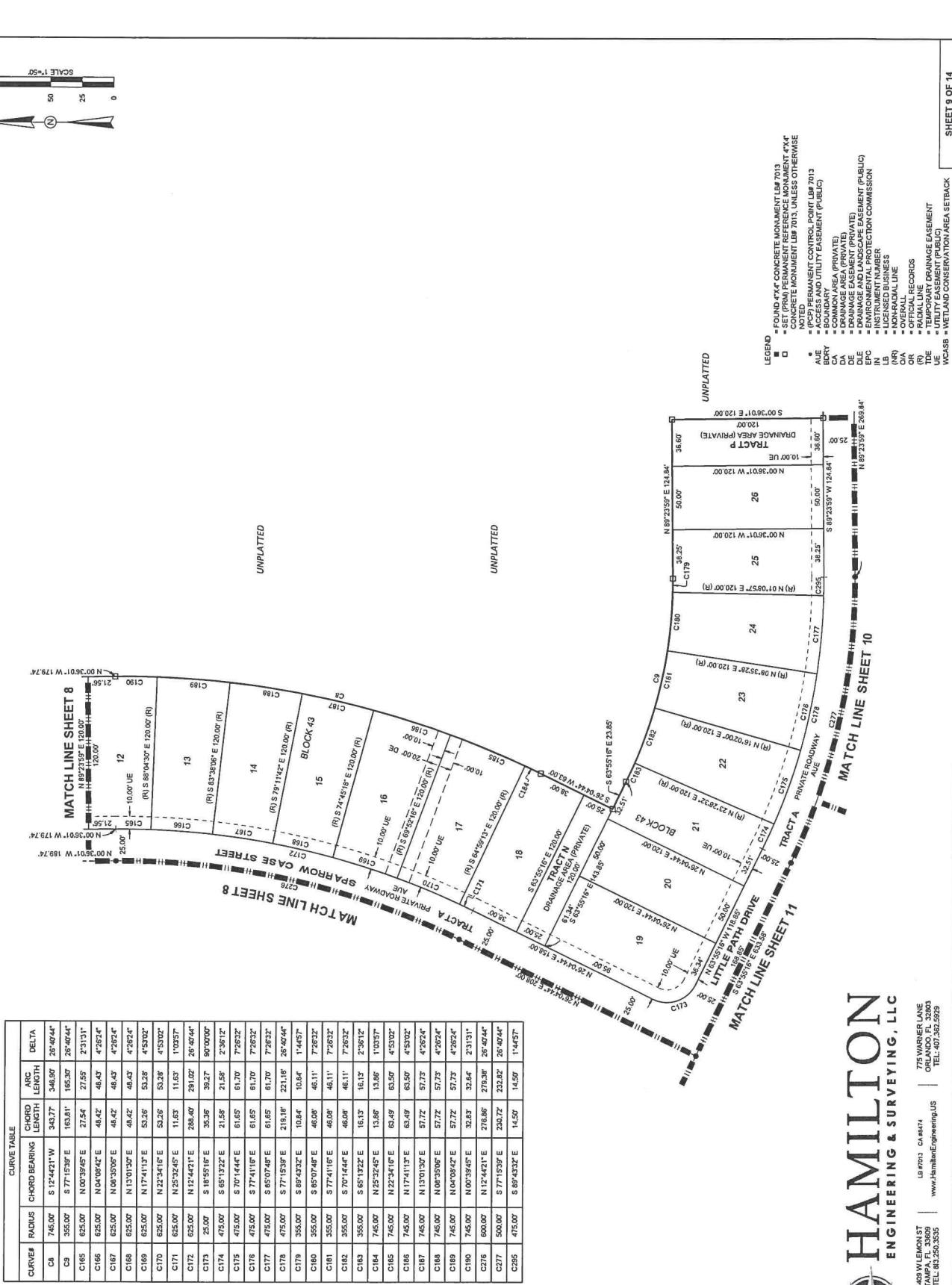
775 WARNER LANE
ORLANDO, FL 32803
TEL: 407-362-5529

**FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
SECOND EXTENSION PHASE 3**

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK — PAGE —

CURVE TABLE



HAMILTON
ENGINEERING & SURVEYING, LLC

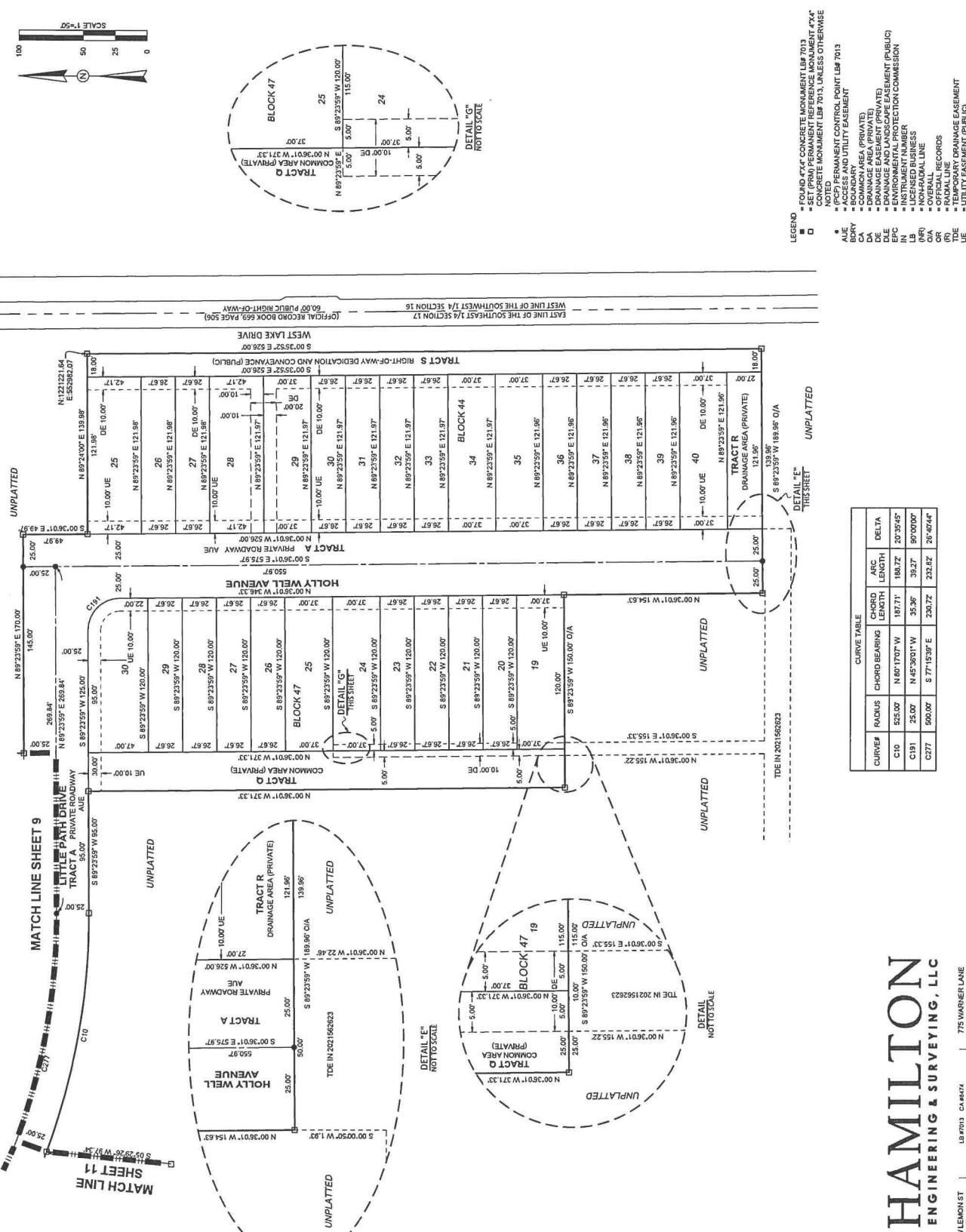


FOREST BROOK ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD

SECOND EXTENSION PHASE 3

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	525.00'	N 89°17'07" W	187.71'	188.77'
C191	25.00'	N 45°36'07" W	35.36'	39.27'
C277	500.00'	S 77°15'38" E	230.72"	232.82"

TAB IN 20215623

- = FOUND 4"X4" CONCRETE MONUMENT LBR 7013
- = SET (PRIM PERMANENT REFERENCE MONUMENT 4"X4") CONCRETE MONUMENT LBR 7013, UNLESS OTHERWISE INDICATED
- = ACCESSES AND UTILITY EASEMENT
- ▲ = INSTRUMENT NUMBER
- ◆ = SURVEYOR'S INITIALS
- = OVERALL LINE
- = RADIAL LINE
- (R) = TEMPORARY DRIVING EASEMENT
- = EASEMENT PUBLIC
- WCSB = WETLAND CONSERVATION AREA SETBACK

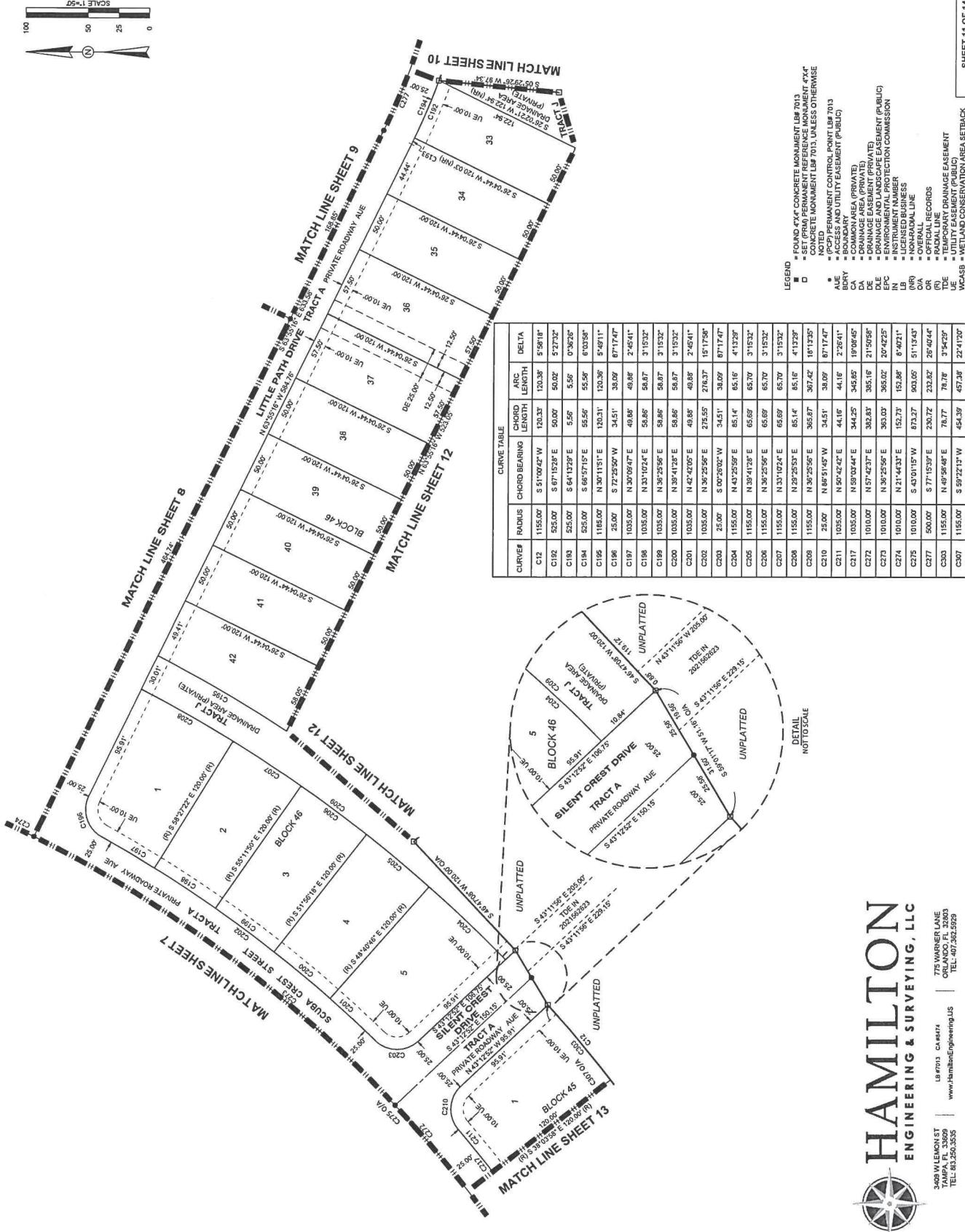
HAMILTON
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**FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
SECOND EXTENSION PHASE 3**

A SUBDIVISION LYING IN SECTION 17, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

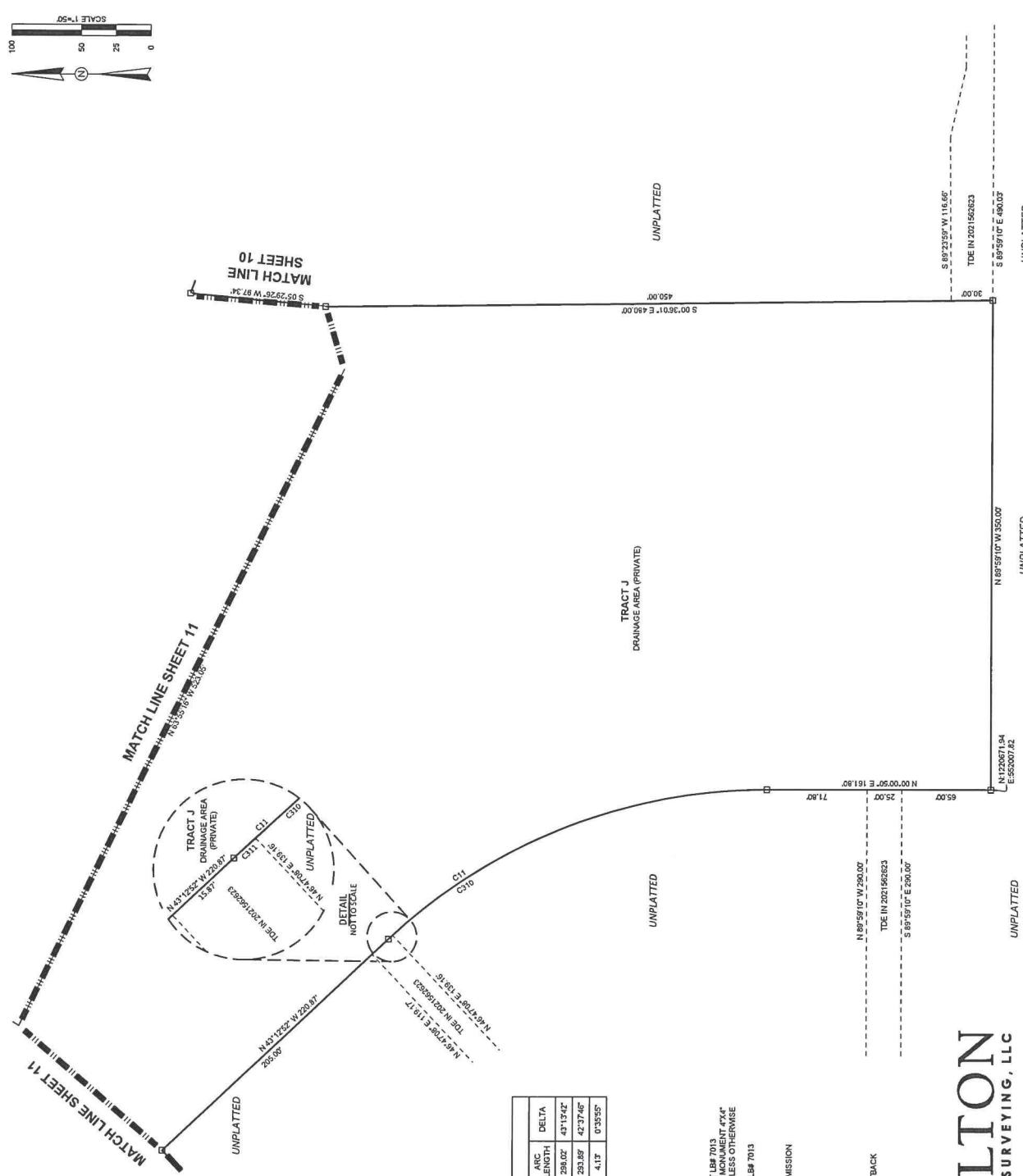
PLAT BOOK _____ PAGE _____



FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
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- LEGEND
- FOUND 4TH CONCRETE MONUMENT LBM 7013
 - SET (PRM) PERMANENT REFERENCE MONUMENT 4TH CONCRETE MONUMENT LBM 7013, UNLESS OTHERWISE NOTED
 - (PCP) PERMANENT CONTROL POINT LBM 7013
 - BURY
 - CA = COMMERCIAL AREA (PRIVATE)
 - DA = DRAINAGE AREA (PRIVATE)
 - EPC = ENGINEERING PROFESSIONAL PRACTICE COMMISSION
 - IN = INSTRUMENT IDENTIFICATION NUMBER
 - LB = LICENSED BUSINESS
 - (NR) = NONRADIAL LINE
 - OA = OVERALL AREA
 - OR = OTHER REFERENCED RECORDS
 - PD = RADIAL LINE
 - TDE = TEMPORARY DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT (PUBLIC)
 - WCASB = WETLAND CONSERVATION AREA SETBACK

HAMILTON
ENGINEERING & SURVEYING, LLC

1340 W LEMON ST | TAMPA, FL 33609 | TEL: 813-250-3535
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 775 WARNER LANE | ORLANDO, FL 32803
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SHEET 12 OF 14

**FOREST BROOKE ACTIVE ADULT PHASES 6A, 7, AND COLLECTOR ROAD
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