SUBJECT:

Hawk Townhomes PI#5719

DEPARTMENT:

Development Review Division of Development Services Department

SECTION:

Project Review & Processing

BOARD DATE:

October 11, 2022

CONTACT:

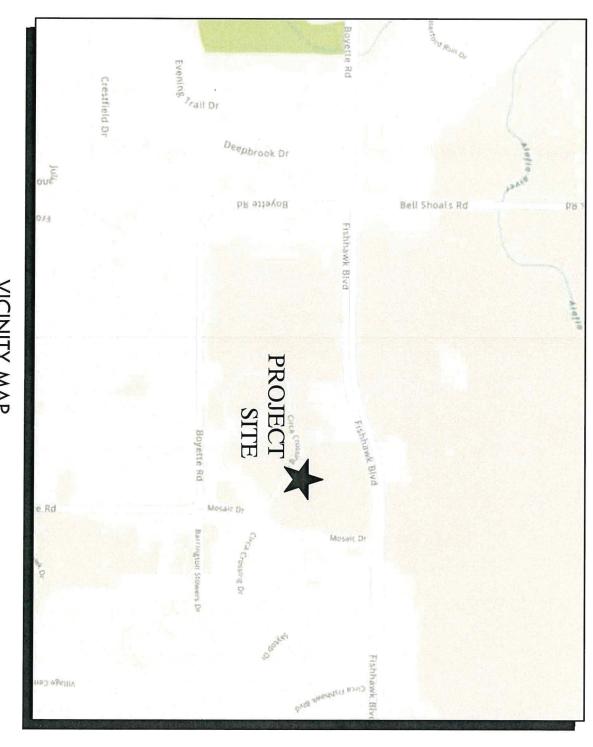
Lee Ann Kennedy

RECOMMENDATION:

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

BACKGROUND:

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



VICINITY MAP
HILLSBOROUGH COUNTY, FLORIDA
SECTION 24, TOWNSHIP 30 SOUTH, RANGE 20 EAST

SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED IMPROVEMENTS

This Agreement is made and entered into thisday of, 20, by and between J2C3P, LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"			
Witnesseth			
WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to authority contained in Chapters 125,163, and 177, Florida Statutes; and			
WHEREAS, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and			
WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Hawk Townhomes; and			
WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that such improvements will be installed; and			
WHEREAS, the improvements required by the LDC in the subdivision known as Hawk Townhomes are to be installed after recordation of said plat under guarantees posted with the County; and			
WHEREAS, the Subdivider has or will file with the Hillsborough County Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and			
WHEREAS, the Subdivider agrees to build and construct the aforementioned improvements in the platted area; and			
WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the improvements for maintenance as listed below and identified as applicable to this project:			
Roads/Streets X Water Mains/Services Drainage System Sanitary Gravity Sewer Connection Sanitary Sewer Distribution System Reclaimed Water Mains/Services Sidewalks Other:			
WHEREAS, the County required the Subdivider to warranty the aforementioned improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and			
WHEREAS, the County required the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.			
NOW, THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned improvements, the Subdivider and County agree as follows:			

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

1.

- 2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Hawk Townhomes subdivision, within seven (7) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
- 3. The Subdivider agrees to warrant water meter assembly at Hawk Townhomes subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
- 4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:

a.	Letters of Credit,, and
	, dated with
	by order
	of
b.	A Performance Bond, dated with
	as Principal, and Insurance Company as Surety, and
	A Warranty Bond, dated with
	as Principal, and Insurance Company_as Surety, and
c.	Cashier/Certified Checks, number 30501673, dated 8 05 2022 and
	number 30507672 , dated 8 (05 202) , which
	shall be deposited by the County into an escrow account upon receipt. No interest shall be paid to
	the Subdivider on funds received by the County pursuant to this Agreement.

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

- 5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.

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

- extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
- 7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
- 9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Hawk Townhomes at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
- 10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
- 11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
- 12. In the event that the improvement facilities are completed prior to the end of the seven (7) month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
- 13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
- 14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have exec	tuted these presents, this day of, 20
Witness' Signature (Signed before a Notary Public and 2 Witnesses) Printed Name of Witness Witness' Signature Witness' Signature Printed Name of Witness	SUBDIVIDER: By: Authorized Corporate Officer or Individual Judah Rubin Name (typed, printed or stamped) Manager Title 1715 W. Cleveland Street Tampa, Fl 33606 Address of Signer (813) 205-6986 Phone Number of Signer
CORPORATE SEAL (When Appropriate)	
ATTEST: HILLSBOROUGH COUNTY CLERK OF THE CIRCUIT COURT By: Deputy Clerk	BOARD OF COUNTY COMMISSIONERS By: Chair
	APPROVED BY THE COUNTY ATTORNEY

Subdivider Agreement for Construction and Warranty of Required Improvements.doc

Approved As To Form And Legal Sufficiency.

CORPORATE ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF HUSBOROUGH
The foregoing instrument was acknowledged before me this 5 th day of AUGUST, and and
respectively Managing Member and of
Inc., a corporation under the laws of the state of on behalf of the
corporation. He and/or she is personally known to me or has produced
as identification and did take an oath.
NOTARY PUBLIC:
Sign:(Seal)
Print: JOSE BUZMAN
Title or Rank: JOSE GUZMAN Commission # HH 226983
Serial Number, if any: Expires February 27, 2026
My Commission Expires: $2/27/26$

HIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND - ADDITIONAL FEATURES DETAILED ON BACK

VOID AFTER 90 DAYS

30507673

00305

21-131/830

REMITTER J2C3P LLC

DATE 8/05/2022

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

\$*****4,375.00

TO THE Hillsborough County BOCC ORDER OF

For Performance

CASHIER'S CHECK

AUTHORIZED SIGNATURES SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

00305

30507673# #OB3001314#

5303432511

REPUBLIC

VOID AFTER 90 DAYS

21-131/830

30507673

REMITTER J2C3P LLC www.republicbank.com

8/05/2022 DATE

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

TO THE Hillsborough County BOCC ORDER OF

\$*****4,375.00

For Performance

CASHIER'S CHECK

CLIENT COPY

NOT NEGOTIABLE

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

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

Hawk Townhomes

ENGINEERS CONSTRUCTION COST ESTIMATE FOR PERFORMANCE

Signing and Pavement Markings

\$3,500

Performance Guarantee Amount

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

David Digitally signed by David Fuxan Date:

Fuxan 2022.08.11
16:09:26 -04'00'

David G. Fuxan, P.E.

Florida Registration #33133

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

HIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND - ADDITIONAL FEATURES DETAILED ON BAC

www.republicbank.com

REPUBLIC

www.republicbank.com

30507672

VOID AFTER 90 DAYS

21-131/830

DATE

00305

8/05/2022

THREE HUNDRED AND 00/100

TO THE Hillsborough County BOCC ORDER OF

\$******300.00

For Warranty

J2C3P LLC

REMITTER

CASHIER'S CHECK

AUTHORIZED SIGNATURES

"30507672" LOB3001314L

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING 5303432511

00305

30507672

VOID AFTER 90 DAYS

21-131/830

DATE

8/05/2022

REMITTER J2C3P LLC

PAY *** THREE HUNDRED AND 00/100

TO THE Hillsborough County BOCC ORDER OF

\$******300.00

For Warranty

CASHIER'S CHECK

CLIENT COPY

NOT NEGOTIABLE

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

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

Hawk Townhomes

ENGINEERS CONSTRUCTION COST ESTIMATE FOR WARRANTY

Water Main Connection

4 LF 8" PVC Water Main

\$2,500

2 LF 2" PE

\$500

TOTAL

\$3,000

Warranty Guarantee Amount

 $3,000 \times 10\% = 300$

David Digitally signed by David Fuxan Date:

2022.08.11
16:20:22 -04'00'

David G. Fuxan, P.E.

Florida Registration #33133

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this	day of	20	, by
and between J2C3P, LLC hereinafter referred to as	"Subdivider," and Hillsborough County,	a po	litical
subdivision of the State of Florida, hereinafter refer	rred to as "County."	-	

Witnesseth

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

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

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

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

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

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

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

- 1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
- 2. The Subdivider agrees to well and truly build, construct and install in the platted area known as Hawk Townhomes subdivision within seven (7) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance guarantee rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

The Subdivider agrees to, and in accordance with the requirements of the LDC does

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.

3.

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

IN WITNESS WHEREOF, the parties hereto have day of, 20	re executed these presents, this
Witness Signature Perez Printed Name of Witness Witness Signature Warta Perez Coan	SUBDIVIDER: By: Authorized Corporate Officer or Individual (Sign before a Notary Public) Judah Rubin Printed Name of Signer
Printed Name of Witness	Manager Title of Signer
CORPORATE SEAL (When Appropriate)	1715 Cleveland Street Tampa, FL 33606 Address of Signer (813) 205-6986 Phone Number of Signer
ATTEST: CLERK OF CIRCUIT COURT	BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA
By: Deputy Clerk	By:
Subdivider Agreement for Performance - Placement of Lot Corners.doc	APPROVED BY THE COUNTY ATTORNEY BY Approved As To Form And Legal Sufficiency.

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

8.

CORPORATE ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF HUSBOROLGH
The foregoing instrument was acknowledged before me this
respectively Manager and of of
Inc., a corporation under the laws of the state of FLORIDA on behalf of the
corporation. He and/or she is personally known to me or has produced
as identification and did take an oath.
NOTARY PUBDIC:
Sign:(Seal)
Print: JOSE GUZMAN JOSE GUZMAN
Title or Rank: Commission # HH 226963 Expires February 27, 2026
Serial Number, if any:
My Commission Expires: 2/27/26

S CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND - ADDITIONAL FEATURES DETAILED ON BACK

VOID AFTER 90 DAYS

00305

30507674

21-131/830

SIGNATURES

www.republicbank.com

Member FDIC

8/05/2022

THREE THOUSAND SEVEN HUNDRED FIFTY AND 00/100

\$*****3,750.00

TO THE

REMITTER

Hillsborough County BOCC

ORDER OF

REMITTER

lot corners

J2C3P LLC

CASHIER'S CHECK

SIGNATURE HAS A COLORED BACKGROUND . BORDER CONTAINS MICROPRINTING

"30507674" CB3001314"

5303432511

00305

30507674

VOID AFTER 90 DAYS

21-131/830

DATE 8/05/2022

REPUBLIC

www.republicbank.com

J2C3P LLC

lot corners

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

TO THE Hillsborough County BOCC ORDER OF

\$*****3,750.00

CLIENT COPY

CASHIER'S CHECK

NOT NEGOTIABLE

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

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

Hawk Townhomes Engineers Cost Estimate Performance Guarantee Amount for Lot Corners and PCP's

The fee to set the Lot Corners and Permanent Control Points (PCP's) as required on the plat is \$3,000.

Performance Guarantee Amount \$3,000 x 125% = \$3,750

Fuxa Date:

David Digitally signed by David Fuxan

David G. Fuxan Florida Registered Engineer #331 3 2022.08.11 16:19:20 -04'00'

David G. Fuxan, State of Florida Professional Engineer, License No. 33133. This item has been digitally signed and sealed by David G. Fuxan PE on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

llaborough County, Florida and being more particularly Range 20 described East,

Subdivision plats 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 Restriction on Development.

Coordinates shown hereon are based on the Florida State Plane Coordinate System, MiD63 Datum (1990 adjustment), FL-Fest Projection. The Coordinates are intended for informational purposes only and are based on direct ties to Hillsborough County Traverse Station Bit-T.

Bearings Shown hereon are based on the Florida State Plane Coordinate System, FL-West projection, with the Northerly right-of-way line of Circuit Drive (allocant Lois 2-6, Block 3 and Tract C3 of this plat) having a grid bearing of N82'30'00'W.

Lands within this plat are subject to the following:

-Approval & Mildelton Agreement Recorded in Official Records book 6610,
page 1475 of the Public Records of Millaborough Comby, Florida,
Public Drainage Beammant as recorded in Official Records Book 18165,
Public Drainage Beammant as recorded in Official Records Book 18165,
Public Station of Restrictions & Commission of Comby, Florida,
Destartation of Restrictions & Commants recorded in Official Records Book
25449, Page 1894 of the Public Records of Millsborough Comby, Florida,
Beamornation of Understanding Recorded in Instrument No. 2021278911 of
Beamornation of Understanding Recorded in Instrument No. 2021278911 of

NOTCE. This plat, as recorded in its graphic form, is the official depiction of the analysized tands described herein and will under no circumstance be supplimated in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not interested on this plat that may be found in Public Records of

DERMAGE EXERIPY NOTE: Declarge essentents shall not contain permanent impervements, including but not belimbled to adventile determine theretays, impervious surfaces, patlos, decks, pools, air conditioners, structures, utility sheds, points clares than grass, except for indesping of derimenter determine points are required by the Land between the determined determines and exception to the surface patron. PRIVATE EASEAUNYS NOTE: This private Subdivision contains rights—of—way, easements, and other common areas which are neither owned nor maintained by Hillsborough County.

CABLE TELEVISION SERVICE NOTE. All platted utility excenents will provide that each examinate will also be examenate for the construction, notification, maintenance and operation of cable television services; provided, however, no each construction, installation, maintenance, and operation of cable television services will interfere with the facilities and services of an electric, telephone, gas, or other public utility.

HA 8 N. TOW NHOMES

PLAT BOOK PAGE SHEET 1 OI

1 OF

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

DEDICATION

The

undersigned, as Owner(s) of the lands platted herein do hereby dedicate this plat of HAWK TOWNHOMES record.

The undersigned also hereby grants to Hillsborough County, Florida (the "County") public utility easements in those areas shown and identified hereon for such purposes.

Master Water Meter Easement as shown hereon is hereby dedicated to Hilsborough County for benefit of the

The private roads, streats, and rights-of-way shown and depleted hereon as "Tack? A' are not dedicated to the public or to the County but her reserved by JCCGP, LIC for conveyance by separate instrument to a formerowers Association and/or other custodial and maintenance sailty subsequent to the Hilling of this Plat, for the benefit of the lot romers within this Plat, are an access treat for ingress and spray of such lot owners and their guests and invites. The maintenance of said Tract A shall be the responsibility of JCCSP, and/or its assigns and successor in title.

Owner(s) hereby grant(s) to Hillsborough County government and providers of law enforcement, fire energency, energency medical, mail, package delivery, solid waste/santistion, and other similar governmental aurices, a non-carbitative access easument over and across the private roads and pulsar-governmental services, a non-carbitative access easument over and across the private roads and private rights of way within fract A as shown harvon for ingress and agress for the performance of their official duties.

Omnife) hereby grant(e) to providers of telephone, electric, cable television and cable data, water and sever, and other with the contract of the contraction, installation, and maintenance of utilities and related purposes, for the benefit of the contraction.

Private Prainage Basements shown hereon are hereby reserved by Owner(s) for conveyance to a Homeowners baseclation and/or toher custodial and maintenance satily subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Private Sidewalk Easements shown hereon are hereby reserved by Owner(s) for conveyance to a Homoowners' Association and/or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the tol owners within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Private Landespe Easements shown hereon are hereby reserved by Owner(s) for conveyance to a Homoowners Association and/or other curvoid and maintenance entity subsequent to the recording of this pist, for the found to the following the former within the subdivision. Said easements are not dedicated to the public and will be privately maintained.

Fee interest in TMCTS 'Cl', 'C2', 'C3', 'C4', & 'C5' is reserved by J2C3P, ILC, for conveyance by separate instrument to a Homeowners Association and/or other custodial and ministrance callty subsequent to the filling of this Plat. The maintenance of said fracts shall be the responsibility of J2C3P, ILC, and/or its assigns and successors in title

Said TRACTS "CI", "C2", "C3", "C4", & "C5" and private Drainage and Sidewalk Easement are subject to any and all easements, rights-of-way, and tracts dedicated to public use as shown on this plat.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner(s) will responsibility of the Owner(s), its(their) assigns and its(their) successors in title.

The undersigned also hereby confirms the limits of the public right of way as shown hereon

CERTIFICATE OF OWNERSHIP

J2C3P, LLC, a Delaware limited liability company

Name	Witness	By:
Name	Witness	Name
		Title

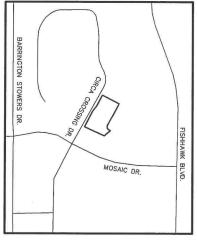
ACKNOWLEDGMENT

Personally appeared before me, by means of physical presence, the undersigned authority,

as the person described in and who executed the foregoing instrument and who extended that/hersett to me thereof to be their free act and deed as a duly authorized agent, for the uses and purpose herein expressions.

Witness my hand and official seal on this day of

Notary Public, State of Florida at Large



BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Chairman
Date

CLERK OF THE CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA

Clerk of Circuit Court

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

Deputy Clerk day of 20 Time:

PLAT APPROVAL:

Clerk File Number:

This Plat has been Section 177.081 for verified. Chapter Conformity. The with the Florida Statutes geometric data has not been

Florida Professional Surreyor and Mapper, License j Surrey Section, Geospatial & Land Acquisition Services Department Hillaborough County Reviewed By:

SURVEYOR'S CERTIFICATION

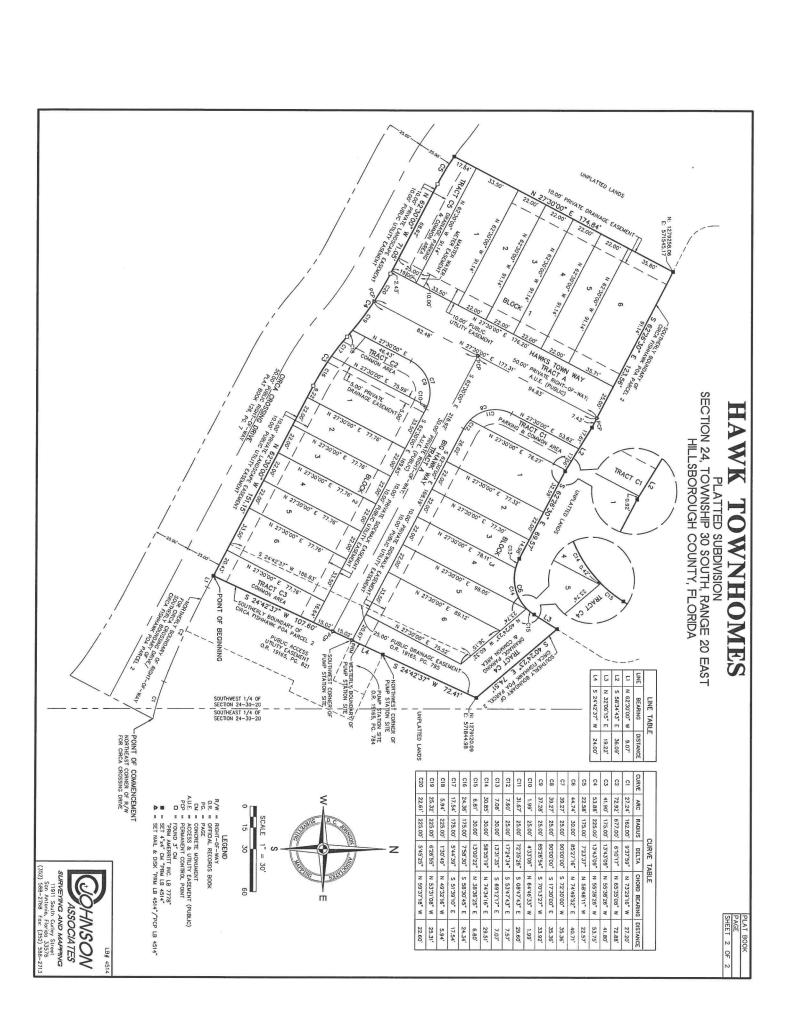
I. the undersigned surwyer, hereby certify that this Platical Subdivision is a correct representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat comes with all the survey requirements of Chapter 177, Part 1, Portale Schulers, and the Hillsborough County Land Development Code; and ot hat permanent references the survey requirements of the survey requirements of the day of that permanent survey above, hereon; and that permanent control points (2079) and lot corners above here set or will be set per requirements of Florida Statute or in accordance with conditions Signed and Sealed this _ day of 20

Daniel C. Johnson
K. Frofessional Land Surveyor No. 3653
K. Frofessional Land Surveyor No. 3653
D.C. Johnson & Associates, Inc.
Florida Licensed Business No. 4514
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LB# 451

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Certificate of School Concurrency

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

School Concurrency Analysis

School Type	Elementary	Middle	High	Total Capacity Reserved
Students Generated	3	1	2	6

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Renée M. Kamen, AICP

Date 9/21/2021

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