

**SUBJECT:** Patterson Road Residential **PI#5549**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** December 12, 2023  
**CONTACT:** Lee Ann Kennedy

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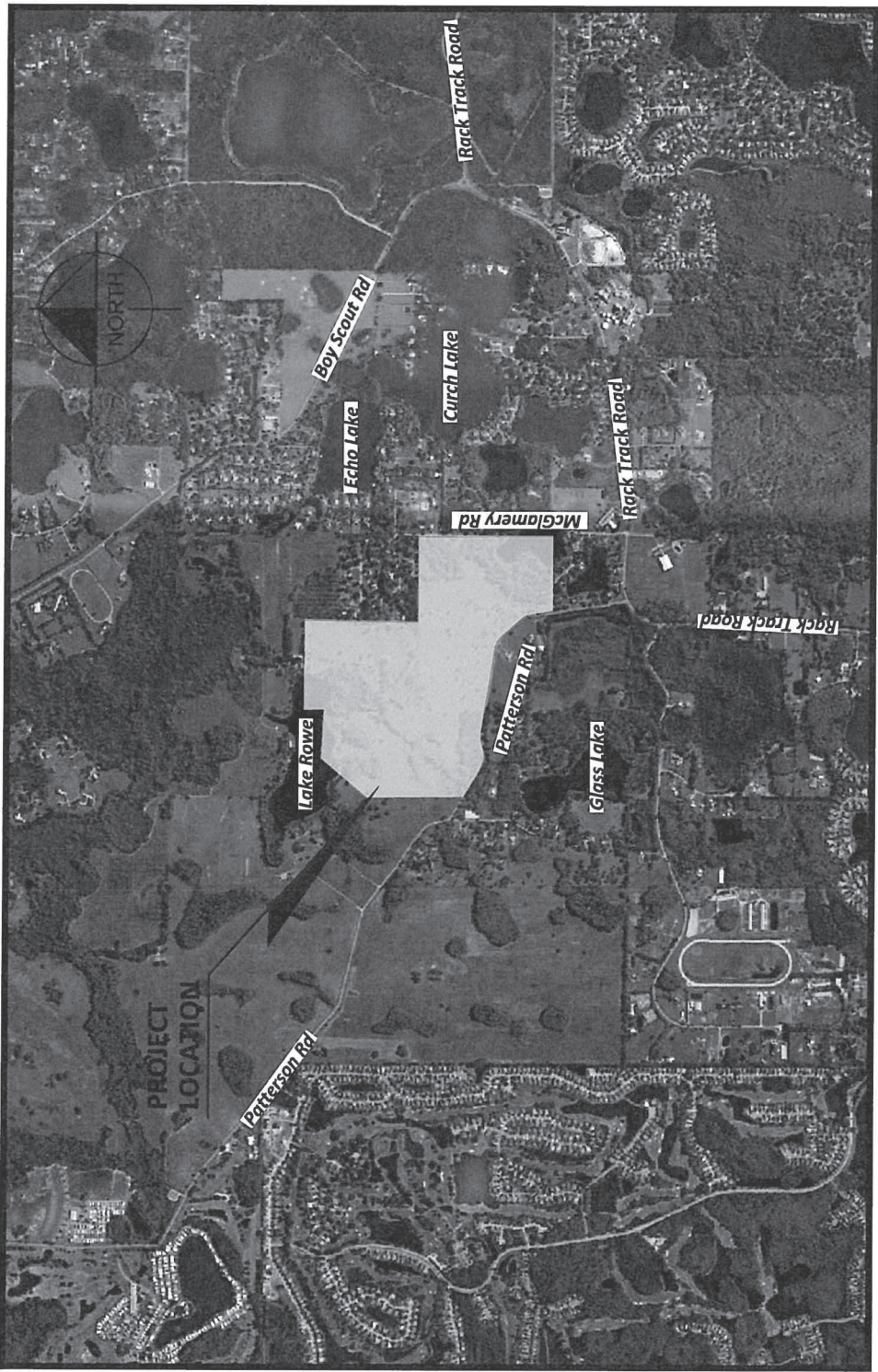
**RECOMMENDATION:**

Accept the plat for recording for Patterson Road Residential, located in Section 29, Township 27, and Range 17, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, and wastewater and off-site water extension) 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 \$26,611,539.00, a Warranty Bond in the amount of \$1,786,488.00 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 \$14,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved and there is existing capacity for the subdivision.

**BACKGROUND:**

On February 21, 2022, Permission to Construct Prior to Platting was issued for Patterson Road Residential. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Taylor Morrison of Florida, Inc. and the engineer is Water Resource Associates.



VICINITY MAP



# SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between  
Taylor Morrison of Florida, Inc., hereinafter referred to as the "Subdivider" and  
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

## Witnesseth

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Patterson Road Residential (hereafter, the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that the improvements within the platted area and the off-site improvements required as a condition of the approval of the Subdivision will be installed; and

**WHEREAS**, the off-site and on-site improvements required by the LDC in connection with the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

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

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Subdivision; and

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

Roads, Streets, Storm Drainage System, Sidewalks, Water Mains, Sanitary Gravity System and Sanitary Distribution System

(hereafter, the "County Improvements"); and

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

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

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with the Subdivision, within Twelve (12) months

from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty the County Improvements constructed in connection with the Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said County Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_ dated \_\_\_\_\_, with \_\_\_\_\_ by \_\_\_\_\_ order of \_\_\_\_\_,
  - b. A Performance Bond, number SU1196166 dated, 7/19/23 \_\_\_\_\_ with Taylor Morrison of Florida, Inc. \_\_\_\_\_ as Principal, and \_\_\_\_\_ Arch Insurance Company \_\_\_\_\_ as Surety, or  
A Warranty Bond, number SU1196165 dated, 7/19/23 \_\_\_\_\_ with Taylor Morrison of Florida, Inc. \_\_\_\_\_ as Principal, and \_\_\_\_\_ Arch Insurance Company \_\_\_\_\_ as Surety, or
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those on-site and off-site improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.



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



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

ATTEST:

MRL  
Witness Signature

Michael Rindel  
Printed Name of Witness

[Signature]  
Witness Signature

Josh Tepper  
Printed Name of Witness

Subdivider:

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

Douglas Miller  
Name (typed, printed or stamped)

Vice President  
Title

10210 HIGHLAND MANOR DR, SUITE 400A  
Tampa, FL 33610  
Address of Signer

727-647-0566  
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

CINDY STUART  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
19<sup>th</sup> day of July, 2020, by Douglas Miller as  
(day) (month) (year) (name of person acknowledging)  
Vice President for Taylor Morrison of Florida, Inc.  
(type of authority, ...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Kayleigh Slappey  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)  **Kayleigh Slappey**  
Notary Public  
State of Florida  
Comm# HH096213  
Expires 2/22/2025

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

## SUBDIVISION PERFORMANCE BOND

### On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we Taylor Morrison of Florida, Inc.  
 called the Principal, and Arch 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-Six Million Six Hundred Eleven Thousand Five Hundred Thirty-Nine and 00/100 (\$ 26,611,539.00) Dollars for the payment of which  
 sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
 severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in  
 its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which  
 regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

WHEREAS, these subdivision regulations require the construction of on-site and off-site improvements in  
 connection with the platting of the Patterson Road Residential subdivision; and

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

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered  
 into a Subdivider's Agreement, hereafter the "Agreement", the terms of which require the Principal to submit an instrument  
 ensuring completion of construction of required improvements; and

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



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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Patterson Road Residential subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 8, 2024.

SIGNED, SEALED AND DATED this 11th day of August, 2023.

ATTEST:



Taylor Morrison of Florida, Inc.

By

Principal

Seal

Arch Insurance Company

Surety

Seal

ATTEST:

  
Ellis Reid, Witness

By

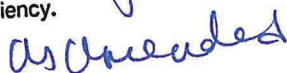
Attorney-In-Fact Michelle Anne McMahon Seal



APPROVED BY THE COUNTY ATTORNEY

BY

  
Approved As To Form And Legal Sufficiency.



*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

### POWER OF ATTORNEY

#### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Alexis Apostolidis, Amanda Pierina D'Angelo, Bethany Stevenson, Brendan Fletcher, Bryan M. Caneschi, Cassandra Baez, Donna M. Planeta, Eric Strba, Gentry Stewart, Jacqueline Rose Susco, Jennifer Gail Godere, Joshua Sanford, Kathryn Pryor, Kristopher Pisano, Melissa J. Stanton, Michelle Anne McMahon, Nicholas Turecamo and Rebecca M Josephson of Hartford, CT (EACH)

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds in order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

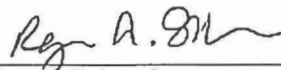
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

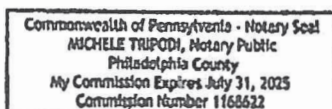
VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 18<sup>th</sup> day of May, 2023.

#### Attested and Certified


  
Regan A. Shulman, Secretary

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



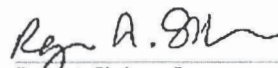
Arch Insurance Company

  
Stephen C. Ruschak, Executive Vice President

#### CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 18, 2023 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 11<sup>th</sup> day of August, 2023.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com)  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

### POWER OF ATTORNEY

#### Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Alexis Apostolidis, Amanda Pierina D'Angelo, Bethany Stevenson, Brendan Fletcher, Bryan M. Caneschi, Cassandra Baez, Donna M. Planeta, Eric Strba, Gentry Stewart, Jacqueline Rose Susco, Jennifer Gail Godere, Joshua Sanford, Kathryn Pryor, Kristopher Pisano, Melissa J. Stanton, Michelle Anne McMahon, Nicholas Turecamo and Rebecca M Josephson of Hartford, CT (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00).

This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

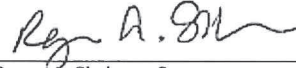
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 18<sup>th</sup> day of May, 2023.

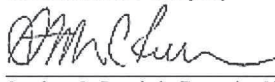
#### Attested and Certified

  
Regan A. Shulman, Secretary

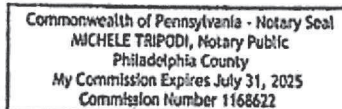
STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

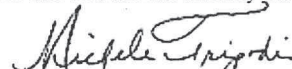


Arch Insurance Company

  
Stephen C. Ruschak, Executive Vice President

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.

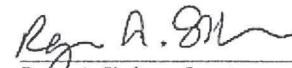


  
Michele Tripodi, Notary Public  
My commission expires 07/31/2025

#### CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached Power of Attorney dated May 18, 2023 on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 19<sup>th</sup> day of July, 2023.

  
Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance - Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com)  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.



## GENERAL SURETY RIDER

To be attached and form a part of

Bond No. SU 1196166

For Victoria Lakes aka Patterson Road Residential - Earthwork, Roads, Storm Drainage, Landscape & Irrigation, Sanitary Sewer, Water Distribution - Performance Bond

Dated effective 06/30/2023 (MONTH, DAY, YEAR)

Executed by Taylor Morrison of Florida, Inc., as Principal, (PRINCIPAL)

And by Arch Insurance Company, as Surety, (SURETY)

And in favor of Hillsborough County Board of County Commissioners (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	January 15, 2025	February 9, 2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

12/22/2023

(MONTH, DAY, YEAR)

Signed and Sealed

12/22/2023

(MONTH, DAY, YEAR)

Taylor Morrison of Florida, Inc.  
PRINCIPAL

BY

TITLE

Arch Insurance Company  
SURETY



BY

Michelle Anne McMahon, ATTORNEY-IN-FACT

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

# POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Michelle Anne McMahon**

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (\$150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: **SU 1196166**

Principal: **Taylor Morrison of Florida, Inc.**

Obligee: **Hillsborough County Board of County Commissioners**

This authority does not permit the same obligation to be split into two or more bonds. In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

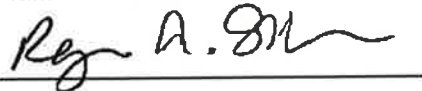
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 31<sup>st</sup> day of August, 2022

Attested and Certified



Regan A. Shulman, Secretary



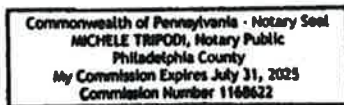
Arch Insurance Company

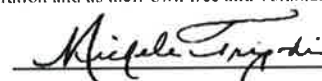


Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



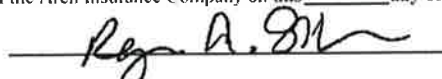


Michele Tripodi, Notary Public  
My commission expires 07/31/2025

## CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated August 31, 2022** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 22<sup>nd</sup> day of December, 2023.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com). Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

AICPOA08312022

Printed in U.S.A.



Telephone: +1 860-241-4444

Website: [wtwco.com](http://wtwco.com)

E-mail: [johnsondd@wtwco.com](mailto:johnsondd@wtwco.com)

December 22, 2023

Taylor Morrison  
Attn: Betsy Martinez-Bruce  
10210 Highland Manor Drive, Suite 400A  
Tampa Florida 33610

RE: **Bond Number: SU 1196166**  
**Obligee: Hillsborough County Board of County Commissioners**  
**Description: Victoria Lakes aka Patterson Road Residential - Earthwork, Roads, Storm Drainage, Landscape & Irrigation, Sanitary Sewer, Water Distribution - Performance Bond**

Attached is the completed document per your request. This was issued based upon the information you provided to our office and we urge you to check all of the information for accuracy (i.e. Power of Attorney, signatures, dates, amounts, description, etc.).

Please verify that the form attached is the form required and complete the execution with the proper signature(s) and seal, if applicable.

If a premium is charged, our invoice will follow under a separate cover. Please note the premium payment for this bond is due upon receipt.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact any member of your Willis Towers Watson Surety Team.

Sincerely,

Danielle Johnson

**Willis Towers Watson Southeast, Inc.**  
**10 State House Square Floor 11**  
**Hartford CT 06103**





Telephone: +1 860-241-4444

Website: [wtwco.com](http://wtwco.com)

E-mail: [johnsondd@wtwco.com](mailto:johnsondd@wtwco.com)

December 21, 2023

Taylor Morrison  
Attn: Betsy Martinez-Bruce  
10210 Highland Manor Drive, Suite 400A  
Tampa Florida 33610

RE: **Bond Number: SU 1196165**  
**Obligee: Hillsborough County Board of County Commissioners**  
**Description: Victoria Lakes aka Patterson Road Residential - On-site improvements:**  
**Infrastructure and off-site improvements: Utility extensions - 2 yr Maintenance Bond**

Attached is the completed document per your request. This was issued based upon the information you provided to our office and we urge you to check all of the information for accuracy (i.e. Power of Attorney, signatures, dates, amounts, description, etc.).

Please verify that the form attached is the form required and complete the execution with the proper signature(s) and seal, if applicable.

If a premium is charged, our invoice will follow under a separate cover. Please note the premium payment for this bond is due upon receipt.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact any member of your Willis Towers Watson Surety Team.

Sincerely,

Danielle Johnson

**Willis Towers Watson Southeast, Inc.**  
**10 State House Square Floor 11**  
**Hartford CT 06103**

## GENERAL SURETY RIDER

To be attached and form a part of

Bond No. SU 1196165

For Victoria Lakes aka Patterson Road Residential - On-site improvements: Infrastructure and off-site improvements: Utility extensions - 2 yr Maintenance Bond

Dated effective 06/30/2023 (MONTH, DAY, YEAR)

Executed by Taylor Morrison of Florida, Inc., as Principal, (PRINCIPAL)

And by Arch Insurance Company, as Surety, (SURETY)

And in favor of Hillsborough County Board of County Commissioners (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	January 15, 2027	February 9, 2027

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

12/21/2023

(MONTH, DAY, YEAR)

Signed and Sealed

12/21/2023

(MONTH, DAY, YEAR)

Taylor Morrison of Florida, Inc.

PRINCIPAL

BY

*Andrew "Drew" Miller* V.P. TITLE

Arch Insurance Company

SURETY



BY

*Michelle Anne McMahon* ATTORNEY-IN-FACT

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

# POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Michelle Anne McMahon**

its true and lawful Attorney(s) in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (\$150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: **SU 1196165**

Principal: **Taylor Morrison of Florida, Inc.**

Obligee: **Hillsborough County Board of County Commissioners**

This authority does not permit the same obligation to be split into two or more bonds. In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this **31<sup>st</sup> day of August, 2022**

Attested and Certified

*Regan A. Shulman*

Regan A. Shulman, Secretary



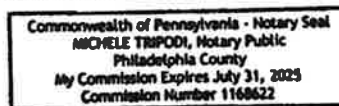
Arch Insurance Company

*Stephen C. Ruschak*

Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



*Michele Tripodi*

Michele Tripodi, Notary Public  
My commission expires 07/31/2025

## CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated August 31, 2022** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 21<sup>st</sup> day of December, 2023.

*Regan A. Shulman*

Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

**PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:**

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102

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Printed in U.S.A.

AICPOA08312022



# SUMMARY FOR PERFORMANCE BOND COST ESTIMATE

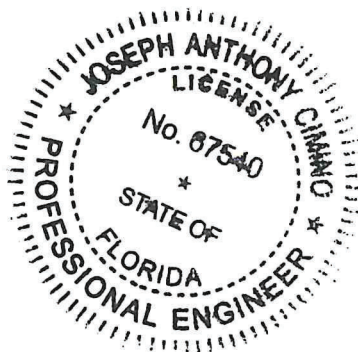
## Patterson Residential

Project ID #5549; Folio #2595.0000, 2599.0000, 2600.0000, 2643.0000, 2645.0000, 2646.0000, 2652.0000

Schedule I	Completed Improvements	Incomplete Improvements	Total
A Earthwork	\$0	\$2,238,034	\$2,238,034
B Road Construction	\$0	\$2,184,998	\$2,184,998
C Storm Drainage	\$0	\$2,586,004	\$2,586,004
D Miscellaneous Items	\$0	\$511,600	\$511,600
E Landscape & Irrigation	\$0	\$3,424,355	\$3,424,355
Subtotal	\$0	\$10,944,992	\$10,944,992
Schedule II			
A Sanitary Sewer (onsite)	\$0	\$1,541,842	\$1,541,842
Sanitary Sewer (offsite)		\$3,667,677	\$3,667,677
B Water Distribution (onsite)	\$5,134,721	\$854,565	\$5,989,286
Water Distribution (offsite)		\$4,280,155	\$4,280,155
Subtotal	\$5,134,721	\$10,344,239	\$10,344,239
Total	\$5,134,721	\$21,289,231	\$21,289,231
Contingency		125%	
<b>Bond Amount</b>		<b>\$26,611,539</b>	

Joseph Cimino, P.E.

Date Prepared: June 26, 2023



## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IA Earthwork

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
AC	30	CLEARING AND GRUBBING	\$ 5,660.00	\$ 169,800.00
LS	1	BMP'S SILT BARRIER NPDES	\$ 64,080.28	\$ 64,080.28
EA	1	CONSTRUCTION ENTRANCE	\$ 16,200.00	\$ 16,200.00
CY	322,000	SITE EXCAVATION	\$ 4.15	\$ 1,336,300.00
AC	124	DISC SITE	\$ 852.00	\$ 105,648.00
SY	34,436	SODDING POND BANKS	\$ 2.89	\$ 99,520.04
SY	21,892	SODDING ROW	\$ 2.89	\$ 63,267.88
AC	118	SEED AND MULCH	\$ 1,701.00	\$ 200,718.00
LS	1	FINISH GRADDING	\$ 182,500.00	\$ 182,500.00
		INCOMPLETE		
		SUBTOTAL - SCHEDULE IA		\$2,238,034

## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IB Road Construction

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SY	35,993	1.75" ASPHALTIC SURFACE TYPE SP-12.5	\$ 10.75	\$ 386,924.75
SY	35,993	6" THICK CRUSHED CONCRETE	\$ 14.50	\$ 521,898.50
SY	36,507	12" STABILIZED SUBGRADE	\$ 9.25	\$ 337,689.75
SY	514	2" FRICTION COURSE	\$ 31.05	\$ 15,959.70
SY	514	2" TYP SP ASPHALT	\$ 19.75	\$ 10,151.50
SY	514	10" CRUSHED CONCRETE	\$ 22.00	\$ 11,308.00
EA	34	HANICAPE RAMP	\$ 1,950.00	\$ 66,300.00
LF	3,832	TYPE D CURB	\$ 14.10	\$ 54,031.20
LF	3,253	TYPE F CURB	\$ 18.00	\$ 58,554.00
LF	11,278	5' SIDEWALK (COMMON AREA)	\$ 27.80	\$ 313,528.40
LF	25,973	MIAMI CURB	\$ 13.80	\$ 358,427.40
LF	250	TYPE E CURB	\$ 20.50	\$ 5,125.00
LS	1	SIGNAGE AND STRIPING	\$ 45,100.00	\$ 45,100.00
		INCOMPLETE		
		SUBTOTAL - SCHEDULE IB		\$2,184,998



## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IC Storm Drainage

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	8,286	18" CLASS III RCP STORM	\$ 50.50	\$ 418,443.00
LF	3,592	24" CLASS III RCP STORM	\$ 64.32	\$ 231,037.44
LF	3,692	36" CLASS III RCP STORM	\$ 115.43	\$ 426,167.56
LF	732	42" CLASS III RCP STORM	\$ 151.23	\$ 110,700.36
LF	1,142	48" CLASS III RCP STORM	\$ 176.00	\$ 200,992.00
LF	159	54" CLASS III RCP STORM	\$ 221.00	\$ 35,139.00
LF	351	60" CLASS III RCP STORM	\$ 273.00	\$ 95,823.00
EA	12	FES	\$ 4,821.00	\$ 57,852.00
EA	8	YARD DRAINS	\$ 1,156.00	\$ 9,248.00
EA	27	STORM MANHOLE	\$ 5,897.00	\$ 159,219.00
EA	10	TYPE 1 CURB INLET	\$ 4,850.00	\$ 48,500.00
EA	72	TYPE V INLET	\$ 5,612.00	\$ 404,064.00
EA	17	DBI TYPE C	\$ 2,889.00	\$ 49,113.00
EA	7	DBI TYPE D	\$ 3,750.00	\$ 26,250.00
EA	7	DBI TYPE H	\$ 4,800.00	\$ 33,600.00
EA	4	CONTROL STRUCTURE TYP D	\$ 6,123.00	\$ 24,492.00
EA	1	CONTROL STRUCTURE TYP H	\$ 6,990.00	\$ 6,990.00
LF	8,844	DEWATERING	\$ 21.50	\$ 190,146.00
LF	18,844	STORM SEWER TESTING	\$ 3.09	\$ 58,227.96
		INCOMPLETE		
		SUBTOTAL - SCHEDULE IC		\$2,586,004

## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: ID Miscellaneous

INCOMPLETE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	MAINTENANCE OF TRAFFIC	\$ 260,000.00	\$ 260,000.00
LS	1	CONSTRUCTION PERMITS	\$ 4,600.00	\$ 4,600.00
LS	1	SURVEY STAKEOUT	\$ 35,000.00	\$ 35,000.00
LS	1	DESIGN AND PERMITTING	\$ 150,000.00	\$ 150,000.00
LS	1	GEOTECH TESTING	\$ 21,000.00	\$ 21,000.00
LS	1	Engineer's Certification	\$ 6,500.00	\$ 6,500.00
LS	1	Record Drawings	\$ 34,500.00	\$ 34,500.00
		INCOMPLETE		
		SUBTOTAL - SCHEDULE ID		\$511,600

## ENGINEER'S ESTIMATE

**PROJECT:** Patterson Residential

**SCHEDULE:** IE Landscape & Irrigation

**INCOMPLETE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	Landscaping	\$ 1,231,829.98	\$ 1,231,829.98
LS	1	Irrigation	\$ 497,890.14	\$ 497,890.14
LS	1	Hardscape	\$ 1,694,634.82	\$ 1,694,634.82
		INCOMPLETE		
		SUBTOTAL - SCHEDULE ID		\$3,424,355



## ENGINEER'S ESTIMATE

**PROJECT:** Patterson Residential

**SCHEDULE:** IIA Sanitary Sewer

**INCOMPLETE**

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
<b>Onsite</b>				
LF	11,726	8" SDR-26	\$ 43.75	\$ 513,012.50
EA	65	DOUBLE SAN. SERVICE LATERAL	\$ 1,710.00	\$ 111,150.00
EA	63	SINGLE SAN. SERVICE LATERAL	\$ 1,275.00	\$ 80,325.00
EA	57	SAN. MANHOLE	\$ 9,350.00	\$ 532,950.00
LF	2,080	4" C-900 PVC FORCEMAIN	\$ 35.70	\$ 74,256.00
EA	5	4" GATE VALVE	\$ 1,120.00	\$ 5,600.00
EA	7	4" BENDS	\$ 410.00	\$ 2,870.00
LF	8,088	SANITARY TESTING - ONSITE	\$ 6.50	\$ 52,572.00
LF	7,196	DEWATERING - ONSITE	\$ 23.50	\$ 169,106.00
				\$ 1,541,841.50
<b>Offsite</b>				
EA	1	CONNECT TO EXISTING FM	\$ 3,285.00	\$ 3,285.00
LF	1,540	6" PVC FORCE MAIN (DR18)	\$ 61.58	\$ 94,833.20
EA	1	20" DIP FORCE MAIN (OFFSITE)	\$ 2,598,741.80	\$ 2,598,741.80
LS	2	LIFT STATION - PUBLIC	\$ 421,000.00	\$ 842,000.00
LF	3,900	DEWATERING - OFFSITE	\$ 23.50	\$ 91,650.00
LF	5,718	SANITARY TESTING - OFFSITE	\$ 6.50	\$ 37,167.00
				\$ 3,667,677.00
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$5,209,519</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Patterson Residential

**SCHEDULE:** IIB Water

**INCOMPLETE**

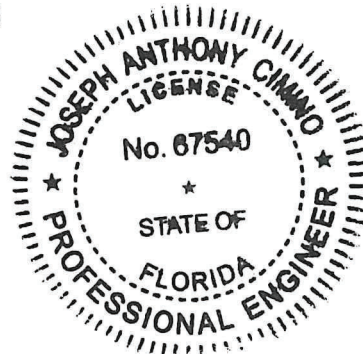
UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
<b>Onsite</b>				
LF	12,995	8" PVC WATER MAIN	\$ 38.75	\$ 503,556.25
EA	28	8" GATE VALVE	\$ 1,789.00	\$ 50,092.00
EA	12	8" TEE	\$ 794.00	\$ 9,528.00
EA	47	8" BENDS	\$ 475.00	\$ 22,325.00
EA	2	BLOW OFF ASSEMBLY	\$ 1,850.00	\$ 3,700.00
EA	26	FIRE HYDRANT ASSEMBLY	\$ 5,890.00	\$ 153,140.00
EA	194	SINGLE SERVICE	\$ 500.00	\$ 97,000.00
LF	4,325	DISINFECT, BACT-T, PRESSURE TEST	\$ 3.52	\$ 15,224.00
				\$ 854,565.25
<b>Offsite</b>				
EA	1	CONNECT TO EXISTING WM	\$ 3,489.00	\$ 3,489.00
EA	1	12" DIP WATER MAIN (OFFSITE)	\$ 4,237,202.00	\$ 4,237,202.00
LF	8,670	DISINFECT, BACT-T, PRESSURE TEST	\$ 3.52	\$ 30,518.40
EA	1	TEMP JUMPER METER	\$ 8,946.00	\$ 8,946.00
				\$ 4,280,155.40
		<b>INCOMPLETE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$5,134,721</b>

**SUMMARY FOR WARRANTY BOND COST ESTIMATE**  
**Patterson Residential**

**Project ID #5549; Folio #2595.0000, 2599.0000, 2600.0000,  
2643.0000, 2645.0000, 2646.0000, 2652.0000**

Schedule I	Total
A Earthwork	\$2,238,034
B Road Construction	\$2,184,998
C Storm Drainage	\$2,586,004
D Miscellaneous Items	\$511,600
Subtotal	\$7,520,637
 Schedule II	
A Sanitary Sewer (onsite)	\$1,541,842
Sanitary Sewer (offsite)	\$3,667,677
B Water Distribution (onsite)	\$854,565
Water Distribution (offsite)	\$4,280,155
Subtotal	\$10,344,239
 Total	 \$17,864,876
 Contingency	 10%
<b>Bond Amount</b>	<b>\$1,786,488</b>

Joseph Cimino, P.E.  
Date Prepared: June 26, 2023





## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IA Earthwork

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
AC	30	CLEARING AND GRUBBING	\$ 5,660.00	\$ 169,800.00
LS	1	BMP'S SILT BARRIER NPDES	\$ 64,080.28	\$ 64,080.28
EA	1	CONSTRUCTION ENTRANCE	\$ 16,200.00	\$ 16,200.00
CY	322,000	SITE EXCAVATION	\$ 4.15	\$ 1,336,300.00
AC	124	DISC SITE	\$ 852.00	\$ 105,648.00
SY	34,436	SODDING POND BANKS	\$ 2.89	\$ 99,520.04
SY	21,892	SODDING ROW	\$ 2.89	\$ 63,267.88
AC	118	SEED AND MULCH	\$ 1,701.00	\$ 200,718.00
LS	1	FINISH GRADDING	\$ 182,500.00	\$ 182,500.00
		MAINTENANCE		
		SUBTOTAL - SCHEDULE IA		\$2,238,034

## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IB Road Construction

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
SY	35,993	1.75" ASPHALTIC SURFACE TYPE SP-12.5	\$ 10.75	\$ 386,924.75
SY	35,993	6" THICK CRUSHED CONCRETE	\$ 14.50	\$ 521,898.50
SY	36,507	12" STABILIZED SUBGRADE	\$ 9.25	\$ 337,689.75
SY	514	2" FRICTION COURSE	\$ 31.05	\$ 15,959.70
SY	514	2" TYP SP ASPHALT	\$ 19.75	\$ 10,151.50
SY	514	10" CRUSHED CONCRETE	\$ 22.00	\$ 11,308.00
EA	34	HANICAPE RAMP	\$ 1,950.00	\$ 66,300.00
LF	3,832	TYPE D CURB	\$ 14.10	\$ 54,031.20
LF	3,253	TYPE F CURB	\$ 18.00	\$ 58,554.00
LF	11,278	5' SIDEWALK (COMMON AREA)	\$ 27.80	\$ 313,528.40
LF	25,973	MIAMI CURB	\$ 13.80	\$ 358,427.40
LF	250	TYPE E CURB	\$ 20.50	\$ 5,125.00
LS	1	SIGNAGE AND STRIPING	\$ 45,100.00	\$ 45,100.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE IB</b>		<b>\$2,184,998</b>

## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IC Storm Drainage

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LF	8,286	18" CLASS III RCP STORM	\$ 50.50	\$ 418,443.00
LF	3,592	24" CLASS III RCP STORM	\$ 64.32	\$ 231,037.44
LF	3,692	36" CLASS III RCP STORM	\$ 115.43	\$ 426,167.56
LF	732	42" CLASS III RCP STORM	\$ 151.23	\$ 110,700.36
LF	1,142	48" CLASS III RCP STORM	\$ 176.00	\$ 200,992.00
LF	159	54" CLASS III RCP STORM	\$ 221.00	\$ 35,139.00
LF	351	60" CLASS III RCP STORM	\$ 273.00	\$ 95,823.00
EA	12	FES	\$ 4,821.00	\$ 57,852.00
EA	8	YARD DRAINS	\$ 1,156.00	\$ 9,248.00
EA	27	STORM MANHOLE	\$ 5,897.00	\$ 159,219.00
EA	10	TYPE 1 CURB INLET	\$ 4,850.00	\$ 48,500.00
EA	72	TYPE V INLET	\$ 5,612.00	\$ 404,064.00
EA	17	DBI TYPE C	\$ 2,889.00	\$ 49,113.00
EA	7	DBI TYPE D	\$ 3,750.00	\$ 26,250.00
EA	7	DBI TYPE H	\$ 4,800.00	\$ 33,600.00
EA	4	CONTROL STRUCTURE TYP D	\$ 6,123.00	\$ 24,492.00
EA	1	CONTROL STRUCTURE TYP H	\$ 6,990.00	\$ 6,990.00
LF	8,844	DEWATERING	\$ 21.50	\$ 190,146.00
LF	18,844	STORM SEWER TESTING	\$ 3.09	\$ 58,227.96
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE IC</b>		<b>\$2,586,004</b>



## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: ID Miscellaneous

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	MAINTENANCE OF TRAFFIC	\$ 260,000.00	\$ 260,000.00
LS	1	CONSTRUCTION PERMITS	\$ 4,600.00	\$ 4,600.00
LS	1	SURVEY STAKEOUT	\$ 35,000.00	\$ 35,000.00
LS	1	DESIGN AND PERMITTING	\$ 150,000.00	\$ 150,000.00
LS	1	GEOTECH TESTING	\$ 21,000.00	\$ 21,000.00
LS	1	Engineer's Certification	\$ 6,500.00	\$ 6,500.00
LS	1	Record Drawings	\$ 34,500.00	\$ 34,500.00
		MAINTENANCE		
		SUBTOTAL - SCHEDULE ID		\$511,600

## ENGINEER'S ESTIMATE

**PROJECT:** Patterson Residential

**SCHEDULE:** IE Landscape & Irrigation

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
LS	1	Landscaping	\$ 1,231,829.98	\$ 1,231,829.98
LS	1	Irrigation	\$ 497,890.14	\$ 497,890.14
LS	1	Hardscape	\$ 1,694,634.82	\$ 1,694,634.82
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$3,424,355</b>

## ENGINEER'S ESTIMATE

**PROJECT:** Patterson Residential

**SCHEDULE:** IIA Sanitary Sewer

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
<b>Onsite</b>				
LF	11,726	8" SDR-26	\$ 43.75	\$ 513,012.50
EA	65	DOUBLE SAN. SERVICE LATERAL	\$ 1,710.00	\$ 111,150.00
EA	63	SINGLE SAN. SERVICE LATERAL	\$ 1,275.00	\$ 80,325.00
EA	57	SAN. MANHOLE	\$ 9,350.00	\$ 532,950.00
LF	2,080	4" C-900 PVC FORCEMAIN	\$ 35.70	\$ 74,256.00
EA	5	4" GATE VALVE	\$ 1,120.00	\$ 5,600.00
EA	7	4" BENDS	\$ 410.00	\$ 2,870.00
LF	8,088	SANITARY TESTING -ONSITE	\$ 6.50	\$ 52,572.00
LF	7,196	DEWATERING - ONSITE	\$ 23.50	\$ 169,106.00
				\$ 1,541,841.50
<b>Offsite</b>				
EA	1	CONNECT TO EXISTING FM	\$ 3,285.00	\$ 3,285.00
LF	1,540	6" PVC FORCE MAIN (DR18)	\$ 61.58	\$ 94,833.20
EA	1	20" DIP FORCE MAIN (OFFSITE)	\$ 2,598,741.80	\$ 2,598,741.80
LS	2	LIFT STATION - PUBLIC	\$ 421,000.00	\$ 842,000.00
LF	3,900	DEWATERING - OFFSITE	\$ 23.50	\$ 91,650.00
LF	5,718	SANITARY TESTING - OFFSITE	\$ 6.50	\$ 37,167.00
				\$ 3,667,677.00
		<b>MAINTENANCE</b>		
		<b>SUBTOTAL - SCHEDULE ID</b>		<b>\$5,209,519</b>



## ENGINEER'S ESTIMATE

PROJECT: Patterson Residential

SCHEDULE: IIB Water

### MAINTENANCE

UNIT	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL AMOUNT
Onsite				
LF	12,995	8" PVC WATER MAIN	\$ 38.75	\$ 503,556.25
EA	28	8" GATE VALVE	\$ 1,789.00	\$ 50,092.00
EA	12	8" TEE	\$ 794.00	\$ 9,528.00
EA	47	8" BENDS	\$ 475.00	\$ 22,325.00
EA	2	BLOW OFF ASSEMBLY	\$ 1,850.00	\$ 3,700.00
EA	26	FIRE HYDRANT ASSEMBLY	\$ 5,890.00	\$ 153,140.00
EA	194	SINGLE SERVICE	\$ 500.00	\$ 97,000.00
LF	4,325	DISINFECT, BACT-T, PRESSURE TEST	\$ 3.52	\$ 15,224.00
				\$ 854,565.25
Offsite				
EA	1	CONNECT TO EXISTING WM	\$ 3,489.00	\$ 3,489.00
EA	1	12" DIP WATER MAIN (OFFSITE)	\$ 4,237,202.00	\$ 4,237,202.00
LF	8,670	DISINFECT, BACT-T, PRESSURE TEST	\$ 3.52	\$ 30,518.40
EA	1	TEMP JUMPER METER	\$ 8,946.00	\$ 8,946.00
				\$ 4,280,155.40
		MAINTENANCE		
		SUBTOTAL - SCHEDULE ID		\$5,134,721

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

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between  
Taylor Morrison of Florida, Inc. \_\_\_\_\_, hereinafter referred to as the "Subdivider" and  
Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

## Witnesseth

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as  
Patterson Road Residential \_\_\_\_\_ (hereafter referred to as the "Subdivision"); and

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

**WHEREAS**, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

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

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within  
Twenty Four \_\_\_\_\_ (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number SU1196167 dated, 7/19/23 \_\_\_\_\_ with \_\_\_\_\_  
Taylor Morrison of Florida, Inc \_\_\_\_\_ as Principal, and \_\_\_\_\_  
Arch Insurance Company \_\_\_\_\_ as Surety, or
  - c. Escrow ageement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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



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

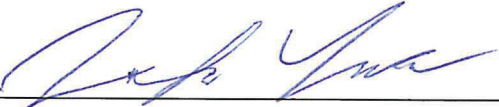
ATTEST:



Witness Signature



Printed Name of Witness

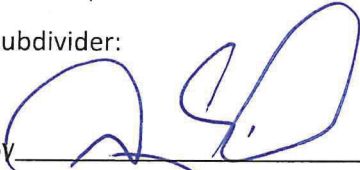


Witness Signature



Printed Name of Witness

Subdivider:

By 

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

Douglas Miller

Name (typed, printed or stamped)

Vice President

Title

10210 HIGHLAND MANOR DR, SUITE 400A

TAMPA, FL 33610

Address of Signer

727-647-0506

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

CINDY STUART

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

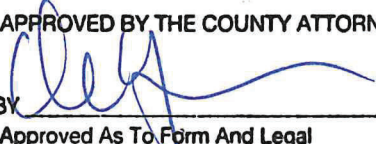
By: \_\_\_\_\_

Deputy Clerk

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

Chair

APPROVED BY THE COUNTY ATTORNEY

BY 

Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
19<sup>th</sup> day of July, 2023, by Douglas Miller as  
(day) (month) (year) (name of person acknowledging)  
V.P. for Taylor Morrison of Florida, Inc.  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Kayleigh Slappey  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)



**Kayleigh Slappey**  
Notary Public  
State of Florida  
Comm# HH096213  
Expires 2/22/2025

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

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

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we Taylor Morrison of Florida, Inc.

\_\_\_\_\_ called the Principal, and Arch Insurance Company  
 \_\_\_\_\_ called the Surety, are held and firmly bound unto the  
 BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of \_\_\_\_\_  
Fourteen Thousand Dollars (\$ 14,000.00) Dollars for the payment of which sum,  
 well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
 severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

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

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

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Patterson Road Residential subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twenty Four 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 September 08, 2025.

SIGNED, SEALED AND DATED this 19th day of July, 2023.

ATTEST:

[Signature]

Taylor Morrison of Florida, Inc.

BY:

PRINCIPAL

(SEAL)

Arch Insurance Company

SURETY

(SEAL)

ATTEST:

[Signature]

Ellis Reid, Witness

[Signature]  
ATTORNEY-IN-FACT  
Gentry Stewart

(SEAL)



APPROVED BY THE COUNTY ATTORNEY

BY

[Signature]  
Approved As To Form And Legal  
Sufficiency.

[Signature]



*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

# POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

Aimee R. Perondine, Alexis Apostolidis, Amanda Pierina D'Angelo, Bethany Stevenson, Brendan Fletcher, Bryan M. Caneschi, Cassandra Baez, Donna M. Planeta, Eric Strba, Gentry Stewart, Jacqueline Rose Susco, Jennifer Gail Godere, Joshua Sanford, Kathryn Pryor, Kristopher Pisano, Melissa J. Stanton, Michelle Anne McMahon, Nicholas Turecamo and Rebecca M Josephson of Hartford, CT (EACH)

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One Hundred Fifty Million Dollars (\$150,000,000.00). This authority does not permit the same obligation to be split into two or more bonds In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

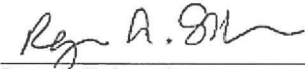
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"**VOTED**, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

**VOTED**, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. **In Testimony Whereof**, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 18<sup>th</sup> day of May, 2023.

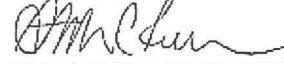
## Attested and Certified



Regan A. Shulman, Secretary



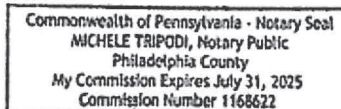
## Arch Insurance Company

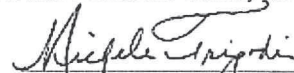


Stephen C. Ruschak, Executive Vice President

## STATE OF PENNSYLVANIA SS COUNTY OF PHILADELPHIA SS

I, Michele Tripodi, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



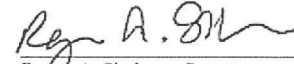


Michele Tripodi, Notary Public  
My commission expires 07/31/2025

## CERTIFICATION

I, Regan A. Shulman, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated May 18, 2023** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

**IN TESTIMONY WHEREOF**, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 19<sup>th</sup> day of July, 20 23.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

## PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



**To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com)  
Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.**

## GENERAL SURETY RIDER

To be attached and form a part of

Bond No. SU 1196166

For Victoria Lakes aka Patterson Road Residential - Earthwork, Roads, Storm Drainage, Landscape & Irrigation, Sanitary Sewer, Water Distribution - Performance Bond

Dated effective 06/30/2023 (MONTH, DAY, YEAR)

Executed by Taylor Morrison of Florida, Inc., as Principal, (PRINCIPAL)

And by Arch Insurance Company, as Surety, (SURETY)

And in favor of Hillsborough County Board of County Commissioners (OBLIGEE)

In consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

INFORMATION	FROM	TO
Term Expiration Date	January 15, 2025	February 9, 2025

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective

12/22/2023

(MONTH, DAY, YEAR)

Signed and Sealed

12/22/2023

(MONTH, DAY, YEAR)

Taylor Morrison of Florida, Inc.  
PRINCIPAL

BY

TITLE

Arch Insurance Company  
SURETY



BY

Michelle Anne McMahon, ATTORNEY-IN-FACT

*This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated. Not valid for Note, Loan, Letter of Credit, Currency Rate, Interest Rate or Residential Value Guarantees.*

# POWER OF ATTORNEY

## Know All Persons By These Presents:

That the Arch Insurance Company, a corporation organized and existing under the laws of the State of Missouri, having its principal administrative office in Jersey City, New Jersey (hereinafter referred to as the "Company") does hereby appoint:

**Michelle Anne McMahon**

its true and lawful Attorney(s)-in-Fact, to make, execute, seal, and deliver from the date of issuance of this power for and on its behalf as surety, and as its act and deed: Any and all bonds, undertakings, recognizances and other surety obligations, in the penal sum not exceeding One hundred and Fifty Million Dollars (\$150,000,000.00). Any and all bonds, undertakings, recognizances and other surety obligations.

Surety Bond Number: **SU 1196166**

Principal: **Taylor Morrison of Florida, Inc.**

Obligee: **Hillsborough County Board of County Commissioners**

This authority does not permit the same obligation to be split into two or more bonds. In order to bring each such bond within the dollar limit of authority as set forth herein.

The execution of such bonds, undertakings, recognizances and other surety obligations in pursuance of these presents shall be as binding upon the said Company as fully and amply to all intents and purposes, as if the same had been duly executed and acknowledged by its regularly elected officers at its principal administrative office in Jersey City, New Jersey.

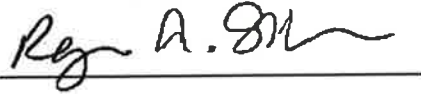
This Power of Attorney is executed by authority of resolutions adopted by unanimous consent of the Board of Directors of the Company on August 31, 2022, true and accurate copies of which are hereinafter set forth and are hereby certified to by the undersigned Secretary as being in full force and effect:

"VOTED, That the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, or the Secretary shall have the power and authority to appoint agents and attorneys-in-fact, and to authorize them subject to the limitations set forth in their respective powers of attorney, to execute on behalf of the Company, and attach the seal of the Company thereto, bonds, undertakings, recognizances and other surety obligations obligatory in the nature thereof, and any such officers of the Company may appoint agents for acceptance of process."

This Power of Attorney is signed, sealed and certified by facsimile under and by authority of the following resolution adopted by the unanimous consent of the Board of Directors of the Company on August 31, 2022:

VOTED, That the signature of the Chairman of the Board, the President, or the Executive Vice President, or any Senior Vice President, of the Surety Business Division, or their appointees designated in writing and filed with the Secretary, and the signature of the Secretary, the seal of the Company, and certifications by the Secretary, may be affixed by facsimile on any power of attorney or bond executed pursuant to the resolution adopted by the Board of Directors on August 31, 2022, and any such power so executed, sealed and certified with respect to any bond or undertaking to which it is attached, shall continue to be valid and binding upon the Company. In Testimony Whereof, the Company has caused this instrument to be signed and its corporate seal to be affixed by their authorized officers, this 31<sup>st</sup> day of August, 2022

Attested and Certified



Regan A. Shulman, Secretary



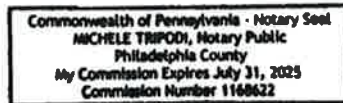
Arch Insurance Company



Stephen C. Ruschak, Executive Vice President

STATE OF PENNSYLVANIA SS  
COUNTY OF PHILADELPHIA SS

I, **Michele Tripodi**, a Notary Public, do hereby certify that Regan A. Shulman and Stephen C. Ruschak personally known to me to be the same persons whose names are respectively as Secretary and Executive Vice President of the Arch Insurance Company, a Corporation organized and existing under the laws of the State of Missouri, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they being thereunto duly authorized signed, sealed with the corporate seal and delivered the said instrument as the free and voluntary act of said corporation and as their own free and voluntary acts for the uses and purposes therein set forth.



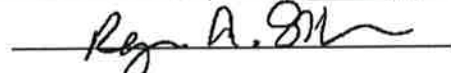


Michele Tripodi, Notary Public  
My commission expires 07/31/2025

## CERTIFICATION

I, **Regan A. Shulman**, Secretary of the Arch Insurance Company, do hereby certify that the attached **Power of Attorney dated August 31, 2022** on behalf of the person(s) as listed above is a true and correct copy and that the same has been in full force and effect since the date thereof and is in full force and effect on the date of this certificate; and I do further certify that the said Stephen C. Ruschak, who executed the Power of Attorney as Executive Vice President, was on the date of execution of the attached Power of Attorney the duly elected Executive Vice President of the Arch Insurance Company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Arch Insurance Company on this 22<sup>nd</sup> day of December, 2023.



Regan A. Shulman, Secretary

This Power of Attorney limits the acts of those named therein to the bonds and undertakings specifically named therein and they have no authority to bind the Company except in the manner and to the extent herein stated.

PLEASE SEND ALL CLAIM INQUIRIES RELATING TO THIS BOND TO THE FOLLOWING ADDRESS:

Arch Insurance – Surety Division  
3 Parkway, Suite 1500  
Philadelphia, PA 19102



To verify the authenticity of this Power of Attorney, please contact Arch Insurance Company at [SuretyAuthentic@archinsurance.com](mailto:SuretyAuthentic@archinsurance.com). Please refer to the above named Attorney-in-Fact and the details of the bond to which the power is attached.

AICPOA08312022

Printed in U.S.A.





Telephone: +1 860-241-4444

Website: [wtwco.com](http://wtwco.com)

E-mail: [johnsondd@wtwco.com](mailto:johnsondd@wtwco.com)

December 22, 2023

Taylor Morrison  
Attn: Betsy Martinez-Bruce  
10210 Highland Manor Drive, Suite 400A  
Tampa Florida 33610

RE: **Bond Number: SU 1196166**  
**Obligee: Hillsborough County Board of County Commissioners**  
**Description: Victoria Lakes aka Patterson Road Residential - Earthwork, Roads, Storm Drainage, Landscape & Irrigation, Sanitary Sewer, Water Distribution - Performance Bond**

Attached is the completed document per your request. This was issued based upon the information you provided to our office and we urge you to check all of the information for accuracy (i.e. Power of Attorney, signatures, dates, amounts, description, etc.).

Please verify that the form attached is the form required and complete the execution with the proper signature(s) and seal, if applicable.

If a premium is charged, our invoice will follow under a separate cover. Please note the premium payment for this bond is due upon receipt.

Thank you for the opportunity to service your surety needs. Should you have any questions, please do not hesitate to contact any member of your Willis Towers Watson Surety Team.

Sincerely,

Danielle Johnson

**Willis Towers Watson Southeast, Inc.**  
**10 State House Square Floor 11**  
**Hartford CT 06103**



**SUMMARY FOR PERFORMANCE BOND COST ESTIMATE  
LOT CORNER AND PCP PLACEMENT**

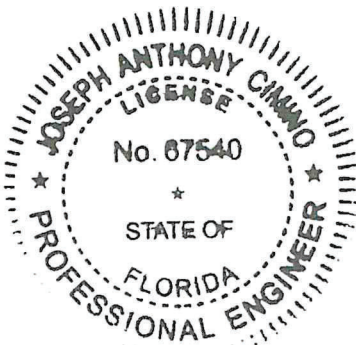
**Patterson Residential**

**Project ID #5549; Folio #2595.0000, 2599.0000, 2600.0000, 2643.0000, 2645.0000,  
2646.0000, 2652.0000**

Set All Lot Corners and PCP's	\$ 11,200.00
Total Amount	\$ 11,200.00
<b>Performance Bond Amount (125% of Total)</b>	<b>\$ 14,000.00</b>

  
\_\_\_\_\_  
Joseph Cimino, P.E.

Date Prepared: June 26, 2023



**Engineers Cost Breakdown**  
**Schedule: LOT CORNERS AND PCP'S**  
**Districts at Bloomingdale**  
**Project ID #3705; Folio #73153.0200**

ITEM	DESCRIPTION OF WORK	QTY	UNIT	UNIT PRICE	VALUE
1	Set All Lot Corners and PCP's	1.00	LS	\$4,680.00	\$11,200.00
<b>TOTAL LOT CORNERS AND PCP'S</b>					<b>\$ 11,200.00</b>





# PATTERSON ROAD RESIDENTIAL

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

N = 1372958.8515  
E = 456960.9894



## PLAT NOTES:

1. NOTHING AND EXISTING COORDINATES (PROVIDED IN KEY) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH FLORIDA ZONE, DATUM OF 1983 (AND 83 - 1980 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. HAVING BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY. COORDINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "COSME A".
2. BASE OF BEARINGS: SOUTHERLY BOUNDARY LINE OF SECTION 28, BEARS A 89°55'46" (GRD).
3. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, OPERATION OF CABLE TELEVISION SERVICES, OR OTHER PUBLIC UTILITY, IN THE EXISTING CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY THE RESPONSIBILITY OF THE CABLE TELEVISION COMPANY TO REPAIR AND MAINTAIN SUCH FACILITIES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND REPAIR SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER ANY OF THE PLATTED EASEMENTS OR EASEMENTS ARE NECESSARY. THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPER, OWNER OR OTHER HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
5. PRIMA FACIE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, OR OTHER PERMANENT IMPROVEMENTS. SUCH EASEMENTS SHALL BE EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION POUNDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
6. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE EXISTING AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT 2021647151.
7. NOTE: AREAS OF SETBACK FOR TRANSPORTATION CORRIDORS WILL CONTAIN NO PERMANENT STRUCTURES. SUCH AREAS MAY BE OCCUPIED ON AN INTERIM BASIS BY UNDERSTANDING UTILITIES (AS DESIGNATED AND PERMITTED BY INDIVIDUAL LOT UNDERSTANDING UTILITIES) OR OTHER PERMANENT IMPROVEMENTS. SUCH AREAS SHALL BE UNDEVELOPED OR APPROPRIATELY MANAGED (VEGETATION, APPROVED/PERMITTED DRIVEWAYS OR OTHER INTERIM USES AS PROVIDED IN PART 5.11.00 OF THE LAND DEVELOPMENT CODE).

K E Y M A P

**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
Tampa, Florida 33619  
(813) 621-7841 (813) 864-1832 (fax)  
www.lmesc.com LB. # 3913







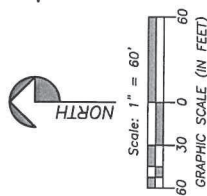




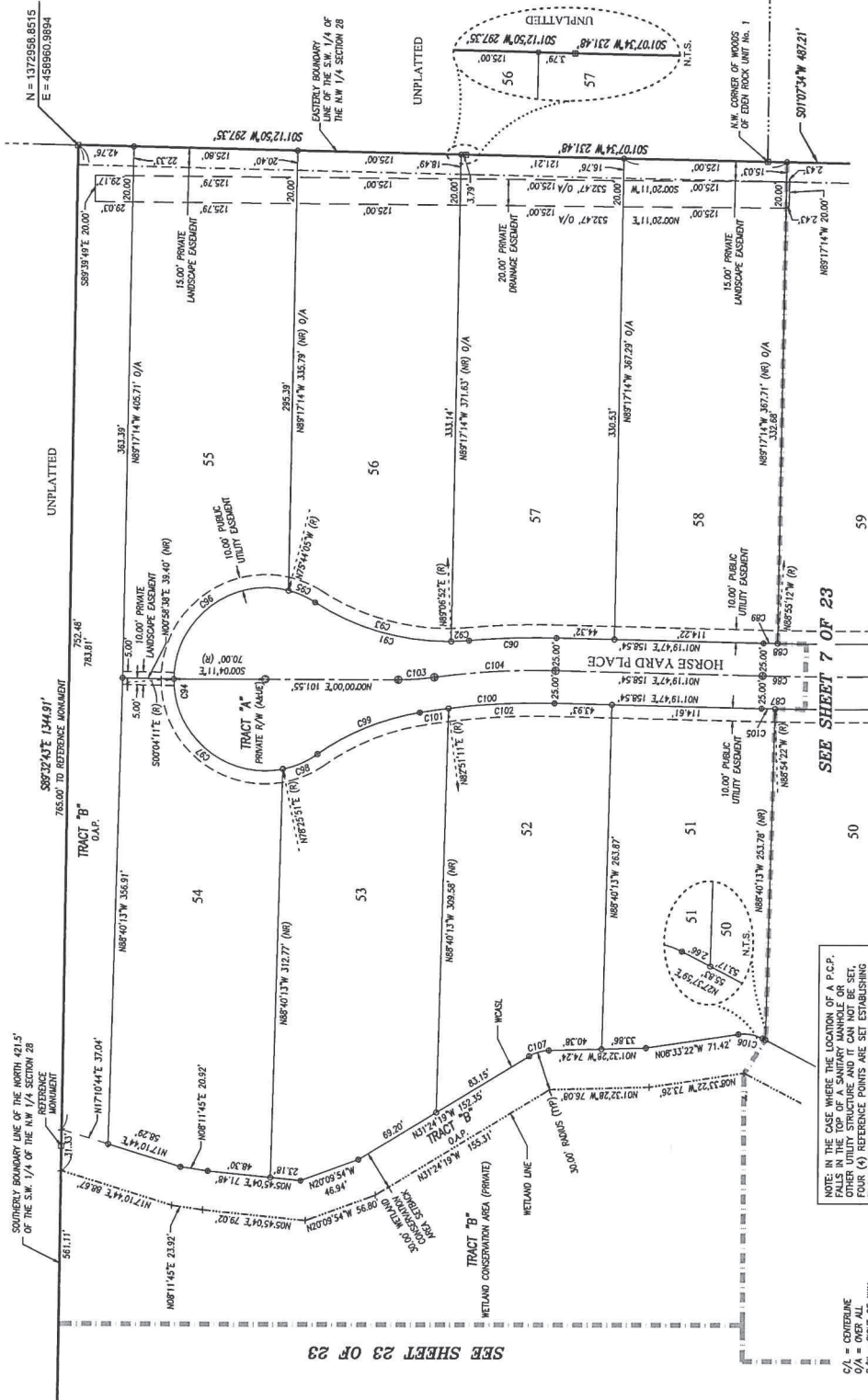


A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

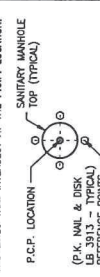
PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



SEE SHEET 23 OF 23



NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



REFERENCE POINTS →

PC = POINT OF CURVATURE

NOTE: PC IS PERPENDICULAR FROM THE END OF THE CORRESPONDING PARALLEL WETLAND LINE.

EXAMPLE:

90°

WETLAND LINE

WETLAND  
SETBACK LINE

WETLAND SETBACK LINE CURVE DETAIL  
NOT TO SCALE

NO/ TO SOURCE
---------------

☐ 1  
☐ 2  
☐ 3  
☐ 4  
☐ 5  
☐ 6  
☐ 7  
☐ 8  
☐ 9  
☐ 10  
☐ 11  
☐ 12

LEGEND  
FOUND 4"x4" CONCRETE MONUMENT

PRM LB 3913  
(UNLESS OTHERWISE NOTED)

SET 4"x4" CONCRETE MONUMENT  
PRM LB J913

SET PK NAIL & DISK  
PRM LB 3913

FOUND PK NAIL & DISK  
PRM LB 3913

SET 5/8" IRON ROD LB 3913

PERMANENT CONTROL POINT  
SET LB 3913 PK NAIL & DISK

POINT OF CURVATURE AND  
POINT OF TANGENCY ON CURVE

**0'00"E (R)**

— — — = UTILITY EASEMENT  
— — — = DRAINAGE EASEMENT

HEET 2 FOR PLAT NOTES  
Y MAP

NON-RADIAL

RECORDED PLAY INFORMATION

Curve #	Radius ft	Delta deg	Chord Length ft	Chord Bearing
C101	20.00	90.00	28.28	S29°50'50"E
C102	20.00	90.00	28.28	S59°50'50"E
C103	20.00	90.00	28.28	S89°50'50"E
C104	20.00	90.00	28.28	S119°50'50"E
C105	20.00	90.00	28.28	S49°50'50"E
C106	20.00	90.00	28.28	S19°50'50"E
C107	20.00	90.00	28.28	N19°50'50"E
C108	20.00	90.00	28.28	N49°50'50"E
C109	20.00	90.00	28.28	N79°50'50"E
C110	20.00	90.00	28.28	N109°50'50"E
C111	20.00	90.00	28.28	N139°50'50"E
C112	20.00	90.00	28.28	N169°50'50"E
C113	20.00	90.00	28.28	N199°50'50"E
C114	20.00	90.00	28.28	N229°50'50"E
C115	20.00	90.00	28.28	N259°50'50"E
C116	20.00	90.00	28.28	N289°50'50"E
C117	20.00	90.00	28.28	N319°50'50"E
C118	20.00	90.00	28.28	N349°50'50"E
C119	20.00	90.00	28.28	N379°50'50"E
C120	20.00	90.00	28.28	N409°50'50"E
C121	20.00	90.00	28.28	N439°50'50"E
C122	20.00	90.00	28.28	N469°50'50"E
C123	20.00	90.00	28.28	N499°50'50"E
C124	20.00	90.00	28.28	N529°50'50"E
C125	20.00	90.00	28.28	N559°50'50"E
C126	20.00	90.00	28.28	N589°50'50"E
C127	20.00	90.00	28.28	N619°50'50"E
C128	20.00	90.00	28.28	N649°50'50"E
C129	20.00	90.00	28.28	N679°50'50"E
C130	20.00	90.00	28.28	N709°50'50"E
C131	20.00	90.00	28.28	N739°50'50"E
C132	20.00	90.00	28.28	N769°50'50"E
C133	20.00	90.00	28.28	N799°50'50"E
C134	20.00	90.00	28.28	N829°50'50"E
C135	20.00	90.00	28.28	N859°50'50"E
C136	20.00	90.00	28.28	N889°50'50"E
C137	20.00	90.00	28.28	N919°50'50"E
C138	20.00	90.00	28.28	N949°50'50"E
C139	20.00	90.00	28.28	N979°50'50"E
C140	20.00	90.00	28.28	N1009°50'50"E
C141	20.00	90.00	28.28	N1039°50'50"E
C142	20.00	90.00	28.28	N1069°50'50"E
C143	20.00	90.00	28.28	N1099°50'50"E
C144	20.00	90.00	28.28	N1129°50'50"E
C145	20.00	90.00	28.28	N1159°50'50"E
C146	20.00	90.00	28.28	N1189°50'50"E
C147	20.00	90.00	28.28	N1219°50'50"E
C148	20.00	90.00	28.28	N1249°50'50"E
C149	20.00	90.00	28.28	N1279°50'50"E
C150	20.00	90.00	28.28	N1309°50'50"E
C151	20.00	90.00	28.28	N1339°50'50"E
C152	20.00	90.00	28.28	N1369°50'50"E
C153	20.00	90.00	28.28	N1399°50'50"E
C154	20.00	90.00	28.28	N1429°50'50"E
C155	20.00	90.00	28.28	N1459°50'50"E
C156	20.00	90.00	28.28	N1489°50'50"E
C157	20.00	90.00	28.28	N1519°50'50"E
C158	20.00	90.00	28.28	N1549°50'50"E
C159	20.00	90.00	28.28	N1579°50'50"E
C160	20.00	90.00	28.28	N1609°50'50"E
C161	20.00	90.00	28.28	N1639°50'50"E
C162	20.00	90.00	28.28	N1669°50'50"E
C163	20.00	90.00	28.28	N1699°50'50"E
C164	20.00	90.00	28.28	N1729°50'50"E
C165	20.00	90.00	28.28	N1759°50'50"E
C166	20.00	90.00	28.28	N1789°50'50"E
C167	20.00	90.00	28.28	N1819°50'50"E
C168	20.00	90.00	28.28	N1849°50'50"E
C169	20.00	90.00	28.28	N1879°50'50"E
C170	20.00	90.00	28.28	N1909°50'50"E
C171	20.00	90.00	28.28	N1939°50'50"E
C172	20.00	90.00	28.28	N1969°50'50"E
C173	20.00	90.00	28.28	N1999°50'50"E
C174	20.00	90.00	28.28	N2029°50'50"E
C175	20.00	90.00	28.28	N2059°50'50"E
C176	20.00	90.00	28.28	N2089°50'50"E
C177	20.00	90.00	28.28	N2119°50'50"E
C178	20.00	90.00	28.28	N2149°50'50"E
C179	20.00	90.00	28.28	N2179°50'50"E
C180	20.00	90.00	28.28	N2209°50'50"E
C181	20.00	90.00	28.28	N2239°50'50"E
C182	20.00	90.00	28.28	N2269°50'50"E
C183	20.00	90.00	28.28	N2299°50'50"E
C184	20.00	90.00	28.28	N2329°50'50"E
C185	20.00	90.00	28.28	N2359°50'50"E
C186	20.00	90.00	28.28	N2389°50'50"E
C187	20.00	90.00	28.28	N2419°50'50"E
C188	20.00	90.00	28.28	N2449°50'50"E
C189	20.00	90.00	28.28	N2479°50'50"E
C190	20.00	90.00	28.28	N2509°50'50"E
C191	20.00	90.00	28.28	N2539°50'50"E
C192	20.00	90.00	28.28	N2569°50'50"E
C193	20.00	90.00	28.28	N2599°50'50"E
C194	20.00	90.00	28.28	N2629°50'50"E
C195	20.00	90.00	28.28	N2659°50'50"E
C196	20.00	90.00	28.28	N2689°50'50"E
C197	20.00	90.00	28.28	N2719°50'50"E
C198	20.00	90.00	28.28	N2749°50'50"E
C199	20.00	90.00	28.28	N2779°50'50"E
C200	20.00	90.00	28.28	N2809°50'50"E

Cure	Reflex	Ortho	ATX/Allyl	Chord	Chord
				Swinging	Swinging
C56	2520.00	0419.78	190.58	190.53	190.53
C57	2520.00	0419.78	190.58	190.53	190.53
C58	2753.00	0419.78	186.60	186.76	5007.917
C59	2753.00	0419.78	186.60	186.76	5007.917
C60	6000.00	0674.78	10.78	10.71	5012.117
C61	6000.00	0674.78	10.78	10.71	5012.117
C62	189.50	3743.02	123.43	121.21	5013.450
C63	189.50	3743.02	123.43	121.21	5013.450
C64	189.50	3743.02	123.43	121.21	5013.450
C65	189.50	3743.02	123.43	121.21	5013.450
C66	189.50	3743.02	123.43	121.21	5013.450
C67	189.50	3743.02	123.43	121.21	5013.450
C68	189.50	3743.02	123.43	121.21	5013.450
C69	189.50	3743.02	123.43	121.21	5013.450
C70	189.50	3743.02	123.43	121.21	5013.450
C71	189.50	3743.02	123.43	121.21	5013.450
C72	189.50	3743.02	123.43	121.21	5013.450
C73	189.50	3743.02	123.43	121.21	5013.450
C74	189.50	3743.02	123.43	121.21	5013.450
C75	189.50	3743.02	123.43	121.21	5013.450
C76	189.50	3743.02	123.43	121.21	5013.450
C77	189.50	3743.02	123.43	121.21	5013.450
C78	189.50	3743.02	123.43	121.21	5013.450
C79	189.50	3743.02	123.43	121.21	5013.450
C80	189.50	3743.02	123.43	121.21	5013.450
C81	189.50	3743.02	123.43	121.21	5013.450
C82	189.50	3743.02	123.43	121.21	5013.450
C83	189.50	3743.02	123.43	121.21	5013.450
C84	189.50	3743.02	123.43	121.21	5013.450
C85	189.50	3743.02	123.43	121.21	5013.450
C86	189.50	3743.02	123.43	121.21	5013.450
C87	189.50	3743.02	123.43	121.21	5013.450
C88	189.50	3743.02	123.43	121.21	5013.450
C89	189.50	3743.02	123.43	121.21	5013.450
C90	189.50	3743.02	123.43	121.21	5013.450
C91	189.50	3743.02	123.43	121.21	5013.450
C92	189.50	3743.02	123.43	121.21	5013.450
C93	189.50	3743.02	123.43	121.21	5013.450
C94	189.50	3743.02	123.43	121.21	5013.450
C95	189.50	3743.02	123.43	121.21	5013.450
C96	189.50	3743.02	123.43	121.21	5013.450
C97	189.50	3743.02	123.43	121.21	5013.450
C98	189.50	3743.02	123.43	121.21	5013.450
C99	189.50	3743.02	123.43	121.21	5013.450
C100	189.50	3743.02	123.43	121.21	5013.450

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-466; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. (EPC) IN ADDITION, A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LDC, CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION, CHAPTER 1-11.11, SECTION 1-11.03(2)(C) AND 1-11.03(2)(D). THE WETLAND DELINEATIONS ARE SHOWN FOR THE PURPOSES OF THE EPC. IF THE RULES OF THE EPC WETLAND DELINEATIONS ARE SHOWN FOR THE PURPOSES OF THE EPC, THE PROPERTY DOES NOT CHANGE SO AS TO ALTER THE BOUNDARIES OF WETLANDS DURING THE TIME, AFTER 5 YEARS, THE BOUNDARIES OF A WETLAND CONSERVATION AREA ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT

WELAND SETBACK LINE CURVE DETAIL  
NOT TO SCALE

☐ 1  
☐ 2  
☐ 3  
☐ 4  
☐ 5  
☐ 6  
☐ 7  
☐ 8  
☐ 9  
☐ 10  
☐ 11  
☐ 12

# LANDMARK

**Engineering & Surveying Corporation**  
8515 Palm River Road  
(813) 621-7841  
Tampa, Florida 33619  
(813) 664-1832 (fax)

Sheet 6 of 23






















A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

Curve	Nodes	Curve Data			Chord Length	Chord Bearing
		Delta	Lat	Long		
C017	570.00	2078.54	20.31	202.62	559.22/0.4	
C018	570.00	2078.54	20.31	202.62	559.22/0.4	
C019	570.00	2078.54	20.31	202.62	559.22/0.4	
C020	570.00	2078.54	20.31	202.62	559.22/0.4	
C021	570.00	2078.54	20.31	202.62	559.22/0.4	
C022	570.00	2078.54	20.31	202.62	559.22/0.4	
C023	570.00	2078.54	20.31	202.62	559.22/0.4	
C024	570.00	2078.54	20.31	202.62	559.22/0.4	
C025	570.00	2078.54	20.31	202.62	559.22/0.4	
C026	570.00	2078.54	20.31	202.62	559.22/0.4	
C027	570.00	2078.54	20.31	202.62	559.22/0.4	
C028	570.00	2078.54	20.31	202.62	559.22/0.4	
C029	570.00	2078.54	20.31	202.62	559.22/0.4	
C030	570.00	2078.54	20.31	202.62	559.22/0.4	
C031	570.00	2078.54	20.31	202.62	559.22/0.4	
C032	570.00	2078.54	20.31	202.62	559.22/0.4	
C033	570.00	2078.54	20.31	202.62	559.22/0.4	
C034	570.00	2078.54	20.31	202.62	559.22/0.4	
C035	475.00	0954.02	68.07	65.95	555.35/48.4	
C036	400.00	2078.54	20.31	202.62	559.22/0.4	
C037	375.00	2078.54	20.31	202.62	559.22/0.4	
C038	350.00	2078.54	20.31	202.62	559.22/0.4	
C039	325.00	1412.52	21.04	131.76	581.59/55.4	
C040	525.00	1474.95	23.21	131.76	582.63/52.2	
C041	525.00	0725.13	23.71	23.70	586.18/45.2	
C042	525.00	0743.71	27.10	76.68	565.19/32.2	
C043	525.00	1474.95	23.21	131.76	582.63/52.2	
C044	500.00	1744.59	25.81	125.48	607.73/50.2	
C045	500.00	1474.95	23.21	131.76	582.63/52.2	
C046	475.00	0950.03	50.27	50.25	565.34/77.2	
C047	475.00	0971.11	63.25	63.19	567.27/58.2	
C048	475.00	0971.11	63.25	63.19	567.27/58.2	
C049	475.00	0971.11	63.25	63.19	567.27/58.2	
C050	475.00	0971.11	63.25	63.19	567.27/58.2	

LINE TABLE		
Line	Bearing	Distance
L92	N69°36'21"E	27.26'
L93	N69°36'21"E	27.26'
L94	N69°36'21"E	27.26'

Scale: 1" = 60'



GRAPHIC SCALE (IN FEET)

**LEGEND**  
 FOUND 4"x4" CONCRETE MONUMENT  
 FROM LB 3913  
 (UNLESS OTHERWISE NOTED)  
 SET 4"x4" CONCRETE MONUMENT

- ⊙ SET PK NAIL & DISK  
PRM LB 3913
- ⊙ FOUND PK NAIL & DISK

○ SET 5/8" IRON ROD LB 3513

POINT OF CURVATURE AND  
POINT OF TANGENCY ON CURVE

MATCH LINE

- \_\_\_\_\_ = RADIAL BEARING THE
- \_\_\_\_\_ = UTILITY EASEMENT
- \_\_\_\_\_ = DRAINAGE EASEMENT

**SHEET 2 FOR PLAT NOTES**  
**KEY MAP.**

NON-RADIAL  
RADIAL  
RECORDED PLAY INFORMATION

OVER ALL  
RIGHT-OF-WAY  
= ACCESS & UTILITY EASEMENT

DRAINAGE AREA (PRIVATE)  
 DRAINAGE EASEMENT  
 ENVIRONMENTAL PROTECTION  
 COMMISSION

FOUND IRON PIPE  
FOUND IRON ROD  
FOUND PK NAIL

LICENSED BUSINESS  
 HOMEOWNERS ASSOCIATION  
 = NORTH AMERICAN DATUM 1983  
 NOT TO SCALE

OFFICIAL RECORDS  
POINT OF BEGINNING  
POINT OF COMMENCEMENT

PERMANENT REFERENCE  
MONUMENT  
REFERENCE MONUMENT

■ SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
TYPICAL

— WETLAND CONSERVATION AREA  
SETBACK LINE

WHERE THE LOCATION OF A P.C.P. OF A SANITARY MANHOLE OR STRUCTURE AND IT CAN NOT BE SET, CE POINTS ARE SET ESTABLISHING INTERSECT AT THE P.C.P. LOCATION.

①  
SANITARY MANHOLE  
TOP (TYPICAL)

Q. 3.15

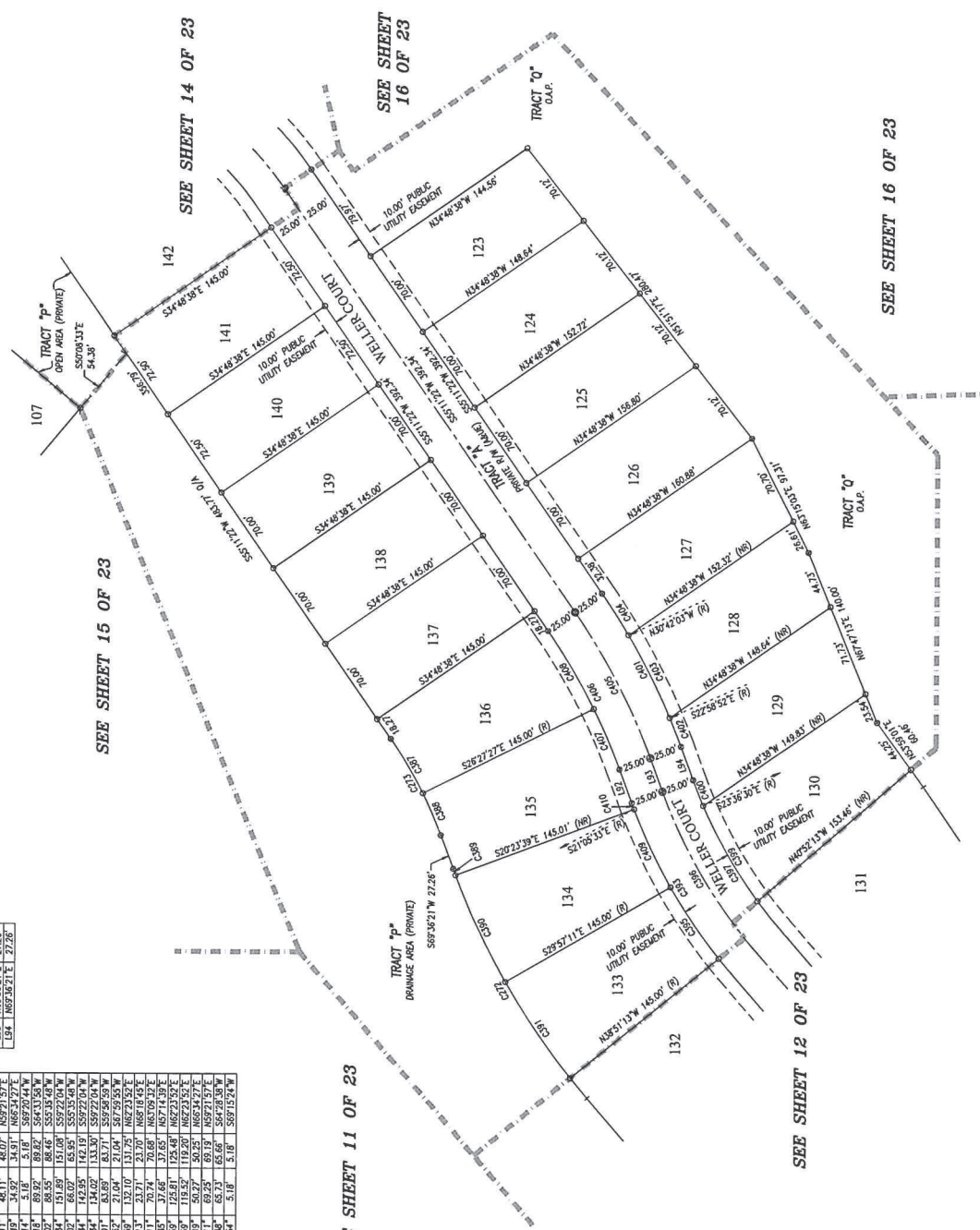
**REFERENCE DIAGRAM**  
**NOT TO SCALE**

# DMARK

Road  
7841

( )  
 ( )  
 ( )  
 ( )  
 ( )  
 ( )

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SEE SHEET 15 OF 23

SEE SHEET 14 OF 23

SEE SHEET  
16 OF 23

SEE SHEET 12 OF 23

SEE SHEET 16 OF 23

SEE SHEET 11 OF 23

**P.C.P. REFERENCE DIAGRAM**  
NOT TO SCALE

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SURVEY, THE LOCATION OF ANY OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET. FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

P.K. MAIL & DISK  
P.C.P. LOCATION  
TOP (TYPICAL)  
REFERENCE POINTS  
P.C.P. LOCATION

**LANDMARK**  
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Tampa, Florida 33619  
(813) 664-1832 (fax)  
L.B. # 3913

Sheet 13 of 23



A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

WOODS OF EDÉN ROCK UNIT No. 1  
PLAT BOOK 47, PAGE 33

Lot 3 |  
SOUTHERLY BOUNDARY LINE OF  
WOODS OF EDEN ROCK UNIT No.

EASTERLY EXTENSION OF THE  
NORTHERLY BOUNDARY LINE OF  
WOODS OF EDEN ROCK UNIT No.

25.00' R/W PER  
OFFICIAL RECORDS  
INSTRUMENT #: 2020558995

---

NORTH

Scale: 1" = 60'



GRAPHIC SCALE (IN FEET)

**LEGEND**  
FOUND 4"x4" CONCRETE MONUMENT  
PRM LB 3913  
(UNLESS OTHERWISE NOTED)

SET 4"x4" CONCRETE MONUMENT  
PRM LB 3913

FOUND PK NAIL & DISK  
PRM LB 3913

PERMANENT CONTROL POINT  
SET LB 3913 PK NAIL & DISK

POINT OF TANGENCY ON CURVE

--- = UTILITY EASEMENT  
--- = DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES  
AND KEY MAP.

$$\begin{aligned} (NR) &= \text{NON-RADIAL} \\ (R) &= \text{RADIAL} \end{aligned}$$

C/L = CENTERLINE  
O/A = OVER ALL

A&UE = ACCESS & UTILITY EASEMENT  
CCR = CERTIFIED CORNER RECORD  
D.A.P. = DRAINAGE AREA (PERMANENT)

D.E. = DRAINAGE EASEMENT  
EPC = ENVIRONMENTAL PROTECTION  
COMMISSION

FIP = FOUND IRON PIPE  
 FIR = FOUND IRON ROD  
 FPK = FOUND PK NAIL

LB = LICENSED BUSINESS  
HOA = HOMEOWNERS ASSOCIATION  
MAJORITY = NORTH AMERICAN DATA FOR

N.T.S. = NOT TO SCALE  
O.A.P. = OPEN AREA (PRIVATE)  
O.R. = OFFICIAL RECORDS

POC = POINT OF COMMENCEMENT  
PCP = PERMANENT CONTROL POINT  
PRM = PERMANENT REFERENCE

R.M. = REFERENCE MONUMENT  
SEC = SECTION

SWFWMD = SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
TYP = TYPICAL

WCSL = WESTERN SERVICE UNIT  
WCA5L = WETLAND CONSERVATION AREA  
SETBACK LINE

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

P.C.P. LOCATION ———

SANITARY MANHOLE TOP (TYPICAL)

(P.K. NAIL & DISK)

10 10-32  
NUTS

REFERENCE POINTS —

NOT TO SCALE

**ANDMARK**  
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Sheet 14 of 23

[illegible]

SEE SHEET 15 OF 23

TRACT "L"  
O.A.P.

108

SEE SHEET 13 OF 23

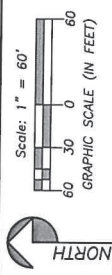
SEE SHEET 16 OF 23



# PATTERSON ROAD RESIDENTIAL

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: PAGE:

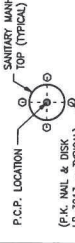


- LEGEND**
- CONCRETE MONUMENT (UNLESS OTHERWISE NOTED)
  - SET 4.14 CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - FOUND PK NAIL & DISK FROM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT
  - SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENT ON CURVE
  - MATCH LINE
  - RADIAL BEARING TO UTILITY EASEMENT
  - DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES AND REF MAP.

- (NR) = NON-RADIAL  
(R) = RADIAL  
(P) = RECORDED PLAT INFORMATION  
(O/A) = OVER ALL  
(R/W) = RIGHT-OF-WAY  
(A/E) = ACCESS & UTILITY EASEMENT  
(D.E.) = DRAINAGE EASEMENT  
(D.A.P.) = DRAINAGE AREA (PRIVATE)  
(E.P.) = ENVIRONMENTAL PROTECTION  
(F.E.M.) = FOUND CONCRETE MONUMENT  
(F.P.) = FOUND IRON PIPE  
(F.R.) = FOUND R/W NAIL  
(F.R.O.) = FOUND R/W NAIL & DISK  
(F.R.O.D.) = FOUND R/W NAIL & DISK  
(H.A.) = HILLSBOROUGH ASSOCIATION  
(M.A.B.) = NORTH AMERICAN BATHING 1983  
(N.A.S.) = NOT TO SCALE  
(O.A.) = OFFICIAL RECORD  
(P.B.) = POINT OF BEGINNING  
(P.C.P.) = POINT OF COMMENCEMENT  
(P.D.) = PERMANENT DISK  
(P.M.) = PERMANENT REFERENCE  
(S.E.) = SECTION  
(S.E.M.) = SECTION MONUMENT  
(S.H.O.) = SET NAIL & DISK LB 3913  
(S.H.O.D.) = SET NAIL & DISK LB 3913  
(T.P.) = TYPICAL  
(W.S.) = WESTERN SERVICE UNIT  
(W.S.A.) = WESTERN SERVICE AREA  
(W.S.A.) = WESTERN SERVICE AREA  
(W.S.A.) = WESTERN SERVICE AREA

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, THE P.C.P. WILL BE SET AT THE CENTER OF THE SANITARY MANHOLE OR OTHER UTILITY STRUCTURE. TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.



P.C.P. REFERENCE DIAGRAM

NOT TO SCALE

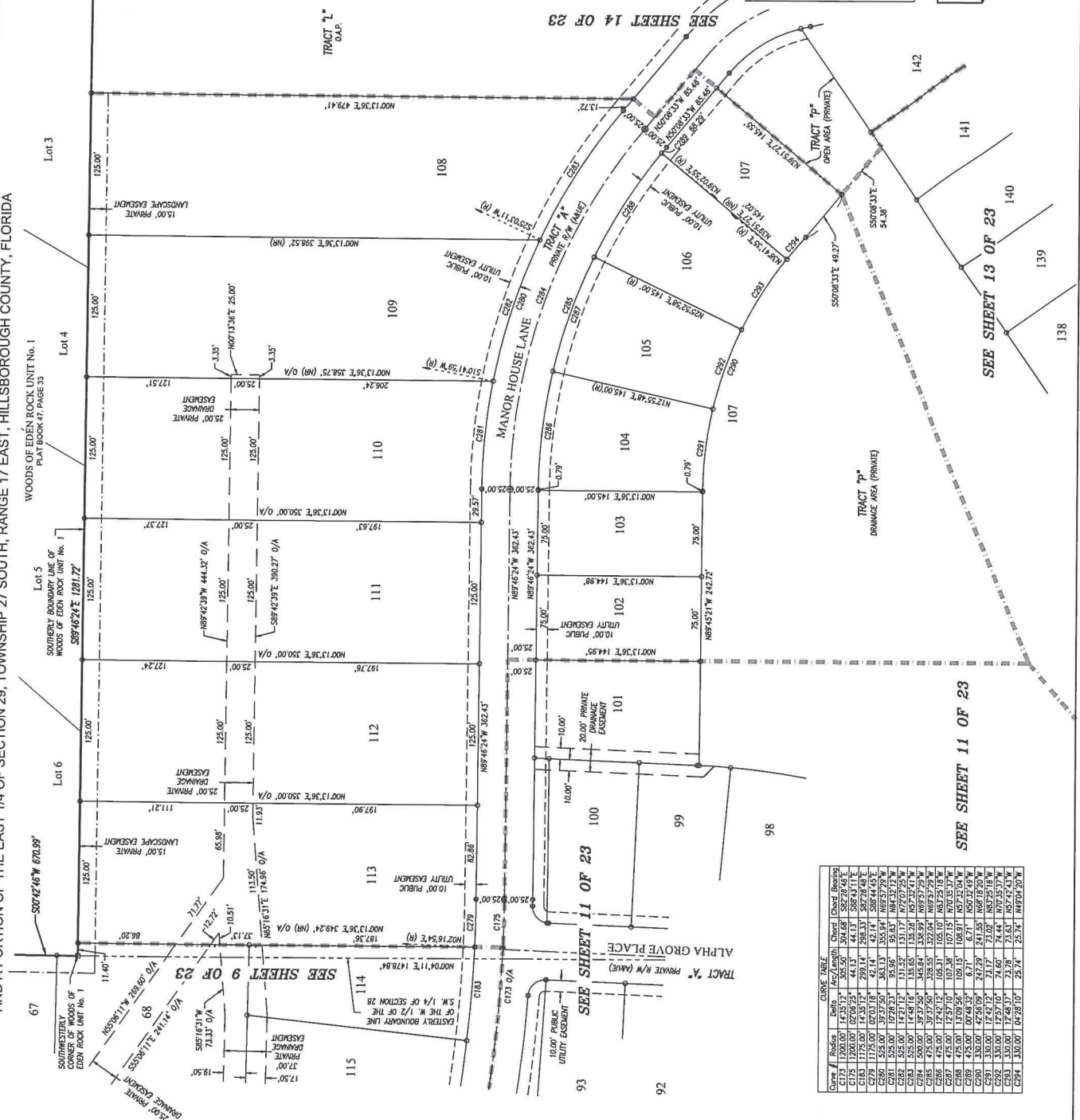
**LANDMARK**

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8515 Palm River Road  
Tampa, Florida 33619  
(813) 621-7841  
www.landmark.com

LB # 3913

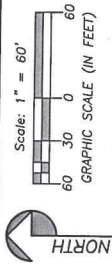
Sheet 15 of 23



Curve	Station	Curve Data			Chord Length	Chord Bearing
		Radius	Delta	Chord		
C173	1200.00'	14.3312'	305.50'	304.68'	587.7446'	
C175	1200.00'	14.3312'	305.50'	304.68'	587.7446'	
C183	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C185	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C187	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C189	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C191	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C193	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C195	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C197	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C199	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C201	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C203	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C205	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C207	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C209	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C211	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C213	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C215	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C217	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C219	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C221	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C223	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C225	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C227	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C229	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C231	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C233	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C235	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C237	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C239	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C241	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C243	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C245	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C247	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C249	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C251	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C253	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C255	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C257	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C259	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C261	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C263	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C265	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C267	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C269	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C271	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C273	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C275	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C277	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C279	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C281	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C283	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C285	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C287	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C289	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C291	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C293	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C295	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C297	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C299	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C301	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C303	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C305	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C307	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C309	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C311	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C313	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C315	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C317	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C319	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C321	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C323	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C325	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C327	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C329	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C331	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C333	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C335	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C337	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C339	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C341	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C343	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C345	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C347	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C349	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C351	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C353	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C355	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C357	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C359	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C361	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C363	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C365	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C367	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C369	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C371	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C373	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C375	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C377	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C379	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C381	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C383	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C385	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C387	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C389	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C391	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C393	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C395	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C397	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C399	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C401	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C403	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C405	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C407	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C409	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C411	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C413	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C415	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C417	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C419	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C421	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C423	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C425	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C427	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C429	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C431	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C433	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C435	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C437	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C439	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C441	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C443	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C445	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C447	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C449	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C451	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C453	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C455	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C457	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C459	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C461	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C463	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C465	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C467	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C469	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C471	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C473	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C475	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C477	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C479	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C481	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C483	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C485	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C487	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C489	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C491	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C493	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C495	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C497	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C499	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C501	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C503	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C505	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C507	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C509	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C511	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C513	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C515	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C517	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C519	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C521	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C523	1175.00'	14.3312'	293.14'	304.68'	587.7446'	
C525	1175.00'					

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK:



**LEGEND**  
 FOUND 4"x4" CONCRETE MONUMENT  
 PERM LB 3913  
 (UNLESS OTHERWISE NOTED)

- ☐ SET 4"x4" CONCRETE MONUMENT  
PRM LB 3913
- ☉ SET PK NAIL & DISK  
CONC LB 3914

© FOUND PK NAIL & DISK  
PRM LB 3913

PERMANENT CONTROL POINT  
SET LB 3913 PK NAIL & DISK  
POINT OF CURVATURE AND

 = MATCH LINE  
 = RADIAL BEARING TIE

— — — — — = DRAINAGE EASEMENT

SHEET 2 FOR PLAT NOTES

NON-RADIAL  
RADIAL  
RECORDED PLAT INFORMATION

OVER ALL  
RIGHT-OF-WAY  
= ACCESS & UTILITY EASEMENT  
CERTIFIED CORNER RECORD

DRAINAGE EASEMENT  
 ENVIRONMENTAL PROTECTION  
 COMMISSION  
 FOUND CONCRETE MONUMENT

FOUND IRON ROD  
FOUND PK NAIL  
• FOUND NAIL & DISK  
LICENSED BUSINESS  
HOMEOWNERS ASSOCIATION

\* NORTH AMERICAN DATUM 1983  
 \* NOT TO SCALE  
 \* OPEN AREA (PRIVATE)  
 \* OFFICIAL RECORDS  
 \* POINT OF BEGINNING

PERMANENT CONTROL POINT  
PERMANENT REFERENCE  
MONUMENT  
REFERENCE MONUMENT

SET NAIL & DISK LB 3913  
= SOUTHWEST FLORIDA WATER  
MANAGEMENT DISTRICT  
TYPICAL  
WESTERN SERVICE UNIT

WETLAND CONSERVATION AREA  
SETBACK LINE

OF A CONTINUING NARROWER OR  
STRUCTURE AND IT CAN NOT BE SET,  
CE POINTS ARE SET ESTABLISHING  
INTERSECT AT THE P.C.P. LOCATION.

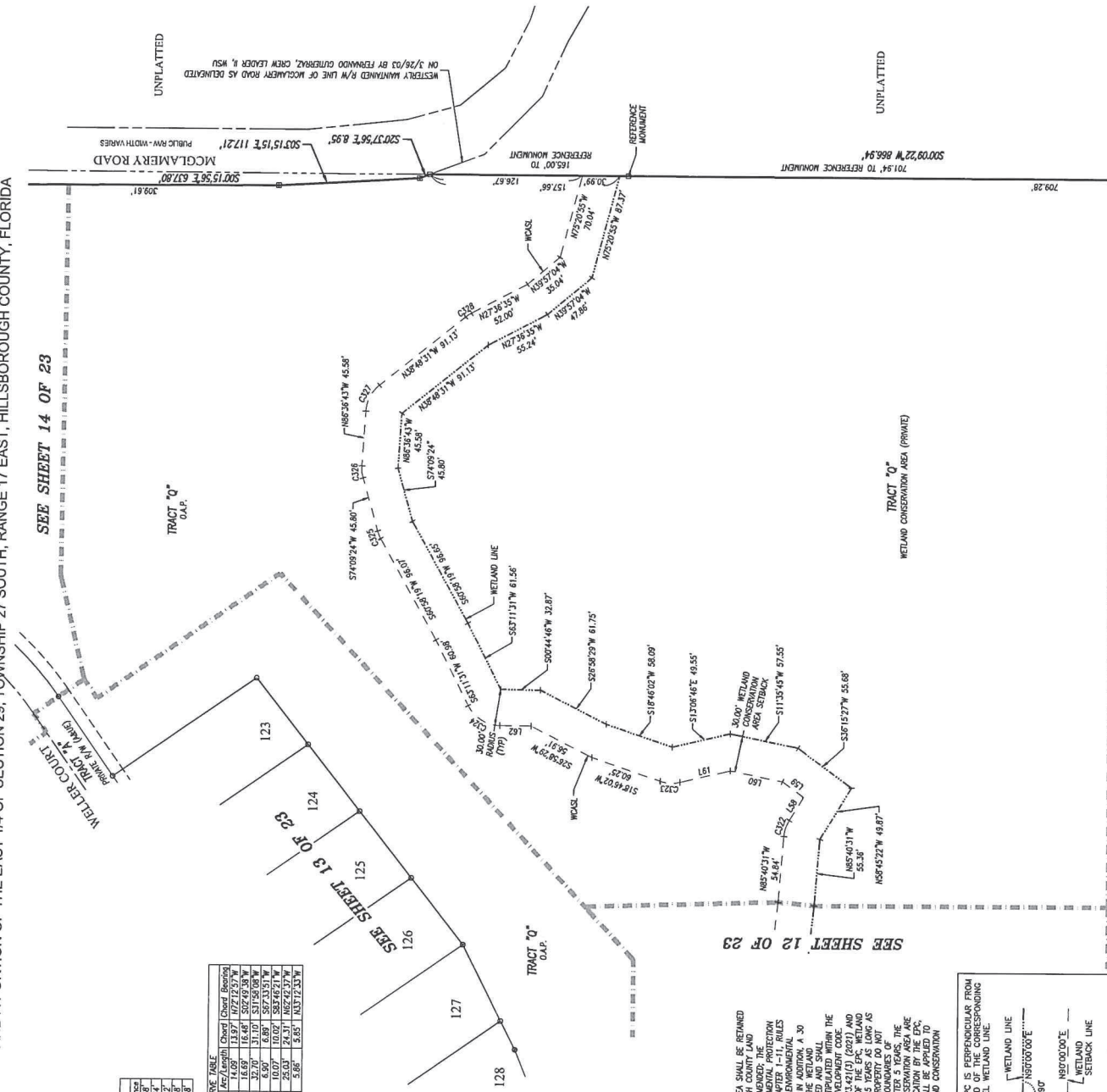
REFERENCE DIAGRAM

NOT TO SCALE

**DIVISION**  
**Engineering & Surveying Corporation**

7841 Tampa, Florida 33613  
(813) 664-1832 (fax)  
com L.B. # 3913

Page 16 of 23



LINE TABLE		
Line	Bearing	Distance
L58	N58°45'22"W	22.38'
L59	S36°15'27"W	21.64'
L60	S11°35'45"W	44.42'
L61	S13°06'46"E	42.98'
L62	S00°44'46"W	25.88'

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C322	30.00'	28°55'08"	14.09'	13.97'	N72°12'57"W
C323	30.00'	31°52'47"	16.69'	16.48'	S02°49'38"W
C324	30.00'	62°26'45"	32.70'	31.10'	S31°58'31"W
C325	30.00'	121°11'05"	6.90'	6.89'	S67°33'51"W
C326	30.00'	19°13'53"	10.07'	10.02'	S83°46'21"W
C327	30.00'	47°48'12"	25.03'	24.31'	N02°42'31"W
C328	30.00'	11°47'57"	5.96'	5.85'	N72°12'33"W

THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE WETLANDS/SHORELAND COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE WETLANDS/SHORELAND COUNTY LAND DEVELOPMENT CODE, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE WETLANDS/SHORELAND COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC) IN ADDITION, A 30 FOOT PROTECTION CORRIDOR SHALL BE REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE WETLANDS/SHORELAND COUNTY LAND DEVELOPMENT CODE, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE WETLANDS/SHORELAND COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC). THE WETLAND CONSERVATION AREA IS REQUIRED TO REMAIN IN THE WETLANDS/SHORELAND COUNTY LAND DEVELOPMENT CODE, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE WETLANDS/SHORELAND COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC) FOR THE NEXT 10 YEARS AS LONG AS PHYSICAL CONDITIONS ON THE SITE DO NOT REQUIRE CHANGE SO AS TO ALTER THE BOUNDARIES OF THE WETLANDS DURING THAT TIME PERIOD. IF 10 YEARS, THE WETLANDS SHALL BE RE-EVALUATED BY THE EPC. THE EPC IS SUBJECT TO REVIEW AND MODIFICATION BY THE EPC. THE 30 FOOT SETBACK SHALL BE APPLIED TO THE WETLAND CONSERVATION AREA, AS REVISED.




WETLAND SETBACK LINE CURVE DETAIL  
NOT TO SCALE



A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

SEE SHEET 16 OF 23

Scale: 1" = 60'



A horizontal graphic scale bar with a central zero point. To the left of zero, there are markings for 30 and 60 feet. To the right of zero, there are markings for 30 and 60 feet. The bar is divided into segments, with the outermost segments being shaded.

GRAPHIC SCALE (IN FEET)

709.28' 701.94' TO REFERENCE MONUMENT 500709.22 W 866.94' UNPLATTED

NO MONUMENT FOUND —  
OR SET — FALLS IN WETLANDS

NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

P.C.P. REFERENCE DIAGRAM  
NOT TO SCALE

# LANDMARK

8515 Palm River Road  
(813) 621-7841  
www.lesc.com

Sheet 17 of 23

Curve	Radius	Delta	Arc/Length	Chord	Chord Bearing
C129	30.00'	51°49'53"	27.14'	26.22'	S60°35'31"E
C130	30.00'	46°56'47"	24.58'	23.90'	S11°12'10"E
C131	30.00'	46°56'47"	24.58'	23.90'	S11°12'10"E

LINE TABLE		
Line	Bearing	Distance
L89	N27°20'38"W	183.50'
L90	N62°39'22"E	70.00'

LINE TABLE		
Line #	Bearing	Distance
163	S09°30'48"E	11.45'
164	S81°29'40"W	64.72'
165	S85°35'32"W	38.38'
166	N82°02'33"W	46.04'
167	N85°43'46"W	22.49'
168	N19°50'54"E	7.84'
169	N85°25'10"E	20.82'
170	S85°08'57"E	43.39'
171	S88°06'14"E	36.75'
172	N81°45'22"E	66.16'
173	S15°42'13"W	20.76'

[illegible]

PC = POINT OF CURVATURE

WETLAND SETBACK LINE CURVE DETAIL

**DO NOT SCALE**

C/L = CENTERLINE  
O/A = OVER ALL  
R/W = RIGHT-OF-WAY  
A/E = ACCESS & UTILITY EASEMENT  
CCR = CERTIFIED CORNER RECORD  
D.A.P. = DRAINAGE AREA (PRIVATE)  
D.E. = DRAINAGE EASEMENT  
EPC = ENVIRONMENTAL PROTECTION  
COMMISSION  
FCM = FOUND CONCRETE MONUMENT

**LEGEND**  
FOUND 4"x4" CONCRETE MONUMENT  
PRM LB 3913  
(UNLESS OTHERWISE NOTED)  
SET 4"x4" CONCRETE MONUMENT

PRW LB 3913

SET PK NAL & DISK  
PRW LB 3913

FOUND PK NAL & DISK  
PRW LB 3913

SET 5/8" IRON ROD LB 3913

PERMANENT CONTROL POINT

SET LB 3913 PK NAL & DISK

POINT OF CURVATURE AND  
POINT OF TANGENCY ON CURVE

--- MATCH LINE  
--- RADIAL BEARING TIE  
--- UTILITY EASEMENT  
--- DRAINAGE EASEMENT

SEE SHEET 2 FOR PLAT NOTES  
AND KEY MAP.

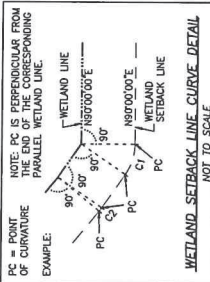
(NR) = NON-RADIAL  
(R) = RADIAL  
(P) = RECORDED PLAT INFORMATION



# PATTERSON ROAD RESIDENTIAL

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

THE WETLAND CONSERVATION AREA SHALL BE RETAINED  
PERSUANT TO THE HILLSBOROUGH COUNTY LAND  
DEVELOPMENT CODE (LDC) AS AMENDED; THE  
HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION  
COMMISSION (EPC) AND THE HILLSBOROUGH COUNTY  
PROTECTION COMMISSION (EPC), IN ADDITION, A 30  
FOOT WETLAND SETBACK FROM THE WETLAND  
BOUNDARIES SHALL BE MAINTAINED. THE  
HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE  
CHANGES TO THE PROVISIONS STIPULATED WITHIN THE  
LDC. THE EPC HAS REVIEWED THE PROPOSED  
DEVELOPMENT AND HAS DETERMINED THAT THE  
DEVELOPMENT IS IN ACCORDANCE WITH THE  
LDC. THE EPC HAS REVIEWED THE PROPOSED  
DEVELOPMENT AND HAS DETERMINED THAT THE  
DEVELOPMENT IS IN ACCORDANCE WITH THE  
LDC. THE EPC HAS REVIEWED THE PROPOSED  
DEVELOPMENT AND HAS DETERMINED THAT THE  
DEVELOPMENT IS IN ACCORDANCE WITH THE  
LDC.



Curve	Radius	Length	Area	Perimeter	Chord	Offset
C18	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C19	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C20	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C21	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C22	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C23	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C24	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C25	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C26	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C27	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C28	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C29	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C30	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C31	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C32	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C33	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C34	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C35	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C36	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C37	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C38	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C39	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C40	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C41	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C42	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C43	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C44	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C45	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C46	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C47	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C48	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C49	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'
C50	30.00'	175.54'	17.79'	17.79'	175.54'	17.79'



NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, THE P.C.P. SHALL BE SET AT THE CENTER OF THE TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

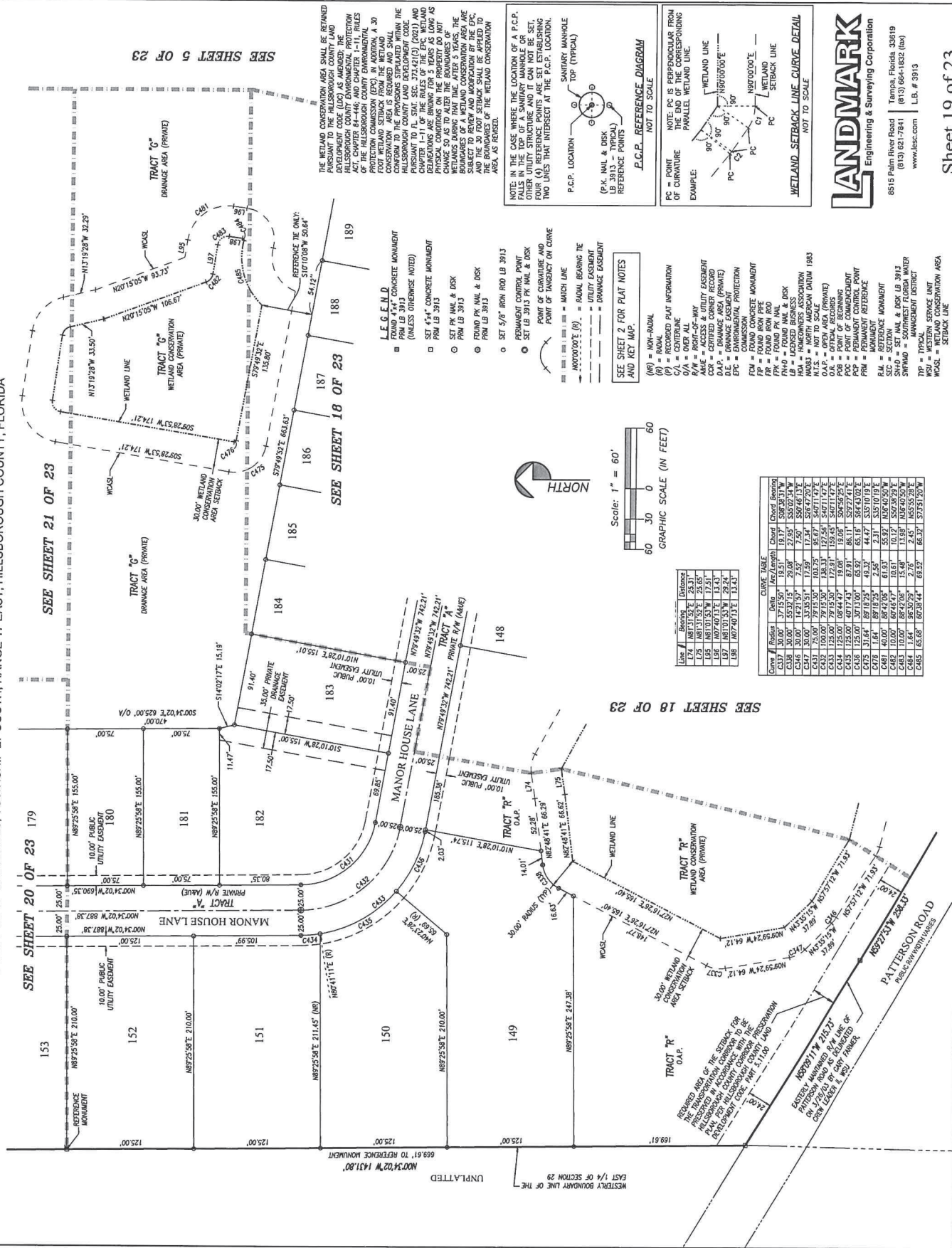
P.C.P. LOCATION  
TOP (TYPICAL)  
(P.C. NAL & DISK  
LB 3913 - TYPICAL)  
REFERENCE POINTS

P.C.P. REFERENCE DIAGRAM  
NOT TO SCALE

**LANDMARK**  
Engineering & Surveying Corporation  
8515 Palm River Road  
Tampa, Florida 33619  
(813) 621-7841  
www.landmark.com  
LB # 3913

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



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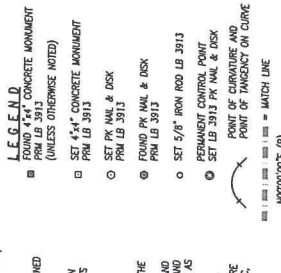






A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

**PLAT BOOK:**



THE WETLAND CONSERVATION AREA SHALL BE RETAINED AND PRESERVED TO THE MAXIMUM FEASIBLE EXTENT AND SUBSEQUENT TO THE WETLAND CONSERVATION AREA DEVELOPMENT CODE (LUC) AS MODIFIED THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION CODE, CHAPTER 16C-04-001 AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS, CHAPTER 16C-04-001, AS MODIFIED BY THE WETLAND CONSERVATION AREA PROTECTION COMMISSION (EPC). IN ADDITION, A 20 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL BE CONFORM TO THE WETLAND CONSERVATION AREA HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, PART 16C-04-001, L.S. 373.42(1) (2021) AND PARAGRAPH 1-11 OF THE RULES OF THE EPC. WETLAND CONSERVATION AREA DEVELOPMENT CODE, PART 16C-04-001, AS MODIFIED BY THE WETLAND CONSERVATION AREA PROTECTION COMMISSION (EPC) SHALL BE APPLIED TO THE WETLAND CONSERVATION AREA, AS REVISED.

UR) = NON-RADIAL  
R) = RADIAL  
P) = RECORDED PLAT INFORMATION  
C = CENTERLINE

UR) = NON-RADIAL  
R) = RADIAL  
P) = RECORDED PLAT INFORMATION  
C = CENTERLINE

1000

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**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
(813) 621-7841  
www.lpsc.com

Sheet 21 of 23

A PORTION OF THE WEST 1/2 OF SECTION 28, TOWNSHIP 27 SOUTH, RANGE 17 EAST  
AND A PORTION OF THE EAST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 17 EAST, HILLSBOROUGH COUNTY, FLORIDA

Scale: 1" = 60'

GRAPHIC SCALE (IN FEET)

60 30 0 60

NORTH

**LEGEND**

- FOUND 4" x 4" CONCRETE MONUMENT  
PMA LB 3913  
(UNLESS OTHERWISE NOTED)
- SET 4" x 4" CONCRETE MONUMENT  
PMA LB 3913
- SET PK NAIL & DISK  
PMA LB 3913
- FOUND PK NAIL & DISK  
PMA LB 3913
- SET 5/8" ROW ROD LB 3913
- PERMANENT CONTROL POINT  
SET LB 3913 PK NAIL & DISK

POINT OF CURVATURE AND  
POINT OF TANGENCY ON CURVE

— MATCH LINE

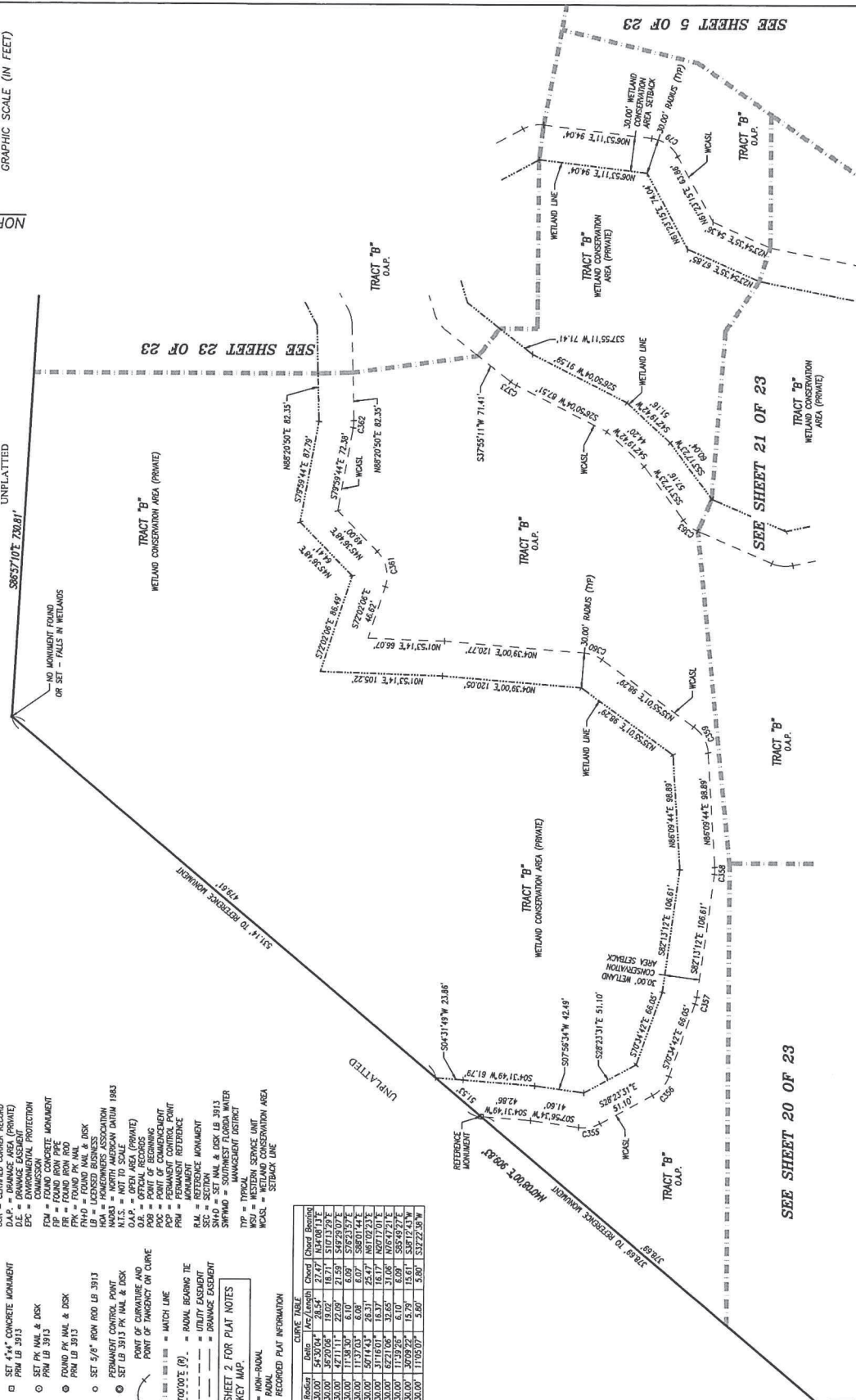
--- RADIAL BEARING THE  
--- UTILITY EASEMENT  
--- DRAINAGE DOCUMENT

SEE SHEET 2 FOR PLAT NOTES  
AND KEY MAP.

(WB) = NON-RADIAL  
— = RADIAL

CURVE TABLE				Chord	Chord Bending
Unes	Radius	Delta	Arc Length		
C79	30.00'	5°13'00"	28.54'	27.47'	134.00'±13"
C80	30.00'	5°20'08"	29.02'	27.95'	134.00'±13"
C81	30.00'	4°27'11"	22.09'	18.71'	101.50'±20"
C82	30.00'	11°38'30"	6.10'	6.09'	34.92±0.70'
C83	30.00'	11°37'03"	6.08'	6.07'	34.92±0.70'
C84	30.00'	30°14'43"	26.31'	6.07'	30.60±0.44'
C85	30.00'	30°14'43"	26.31'	25.47'	160.70±2.23'
C86	30.00'	31°16'01"	26.35'	16.17'	106.74±2.71'
C87	30.00'	6°22'16.00"	32.65'	6.09'	30.49±0.72'
C88	30.00'	11°39'26"	6.10'	6.09'	34.92±0.70'
C89	30.00'	30°09'22"	15.79'	5.81'	34.92±0.70'
C93	30.00'	11°05'07"	5.80'	5.80'	34.92±0.70'

W 59	3.27
M 61	3.12
W 62	3.10
M 63	3.23
W 64	3.44
M 65	3.57



**PC = POINT OF CURVATURE**  
**NOTE:** PC IS PERPENDICULAR FROM THE END OF THE CORRESPONDING PARALLEL WETLAND LINE.  
**EXAMPLE:**

The diagram illustrates the geometric relationship between a wetland line, a setback line, and a curve detail. It shows two parallel lines: the 'WETLAND LINE' and the 'SETBACK LINE'. A 'CURVE DETAIL' is shown as a dashed line connecting two points, C1 and C2. Point PC is the Point of Curvature, which is perpendicular to the wetland line. The diagram also shows the perpendicular distance from the setback line to the curve detail. Angles of 90 degrees are indicated at several points, including the intersection of the wetland line and the setback line, and the intersection of the curve detail and the setback line.

**WETLAND SETBACK LINE CURVE DETAIL**  
 NOT TO SCALE

[illegible]









# Hillsborough County

## PUBLIC SCHOOLS

Preparing Students for Life

### Certificate of School Concurrency

<b>Project Name</b>	Patterson Road Residential
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	PID# 5549
<b>HCPS Project ID Number</b>	SC-772
<b>Parcel / Folio Number(s)</b>	002595.0000, 002599.0000, 002600.0000, 002643.0000, 002652.0000, 002646.0000
<b>Project Location</b>	Patterson Rd, approximately 0.3 miles north of Race Track Rd
<b>Dwelling Units &amp; Type</b>	194, single-family detached
<b>Applicant</b>	Taylor Morrison of Florida

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	38	17	27		82

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  
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Growth Management Department  
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P: 813.272.4083

December 16, 2020  
Date Issued

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