SUBJECT:

The Arbours Townhomes

DEPARTMENT:

Development Review Division of Development Services Department

SECTION:

Project Review & Processing

BOARD DATE:

March 9, 2021

CONTACT:

Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for The Arbours Townhomes, located in Section 10, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site roads, drainage and water) 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 \$53,945.68, a Warranty Bond in the amount of \$16,333.20, 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 \$24,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On March 16, 2020, Permission to Construct Prior to Platting was issued for The Arbours Townhomes. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Starlight Homes Florida, LLC. and the engineer is Otero Engineering.

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

This Agreement is made and entered into this 11th day of December, 2020, by and between Starlight Homes Florida LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

Witnesseth

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

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

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

WHEREAS, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that 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 known as The Arbours Townhomes are to be installed after recordation of said plat under guarantees posted with the County; and

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat 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 The Arbours Townhomes 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 (hereafter, the "Improvements"):

X Roads/Streets	X Water Mains/Services	X Stormwater Drainage Systems
Sanitary Gravity Sewer Systen	Sanitary Sewer Distribution System	Bridges
Reclaimed Water Mains/Service	es X Sidewalks	Other:
		and

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

WHEREAS, the County 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 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 Arbours Townhomes 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 Improvements constructed in connection with The Arbours Townhomes Subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said Improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the Improvements so that said Improvements thereafter comply with the technical specifications contained in the LDC established by the County.
- 4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:

a.	Letters of Credit, number			
	number	, dated		with
				by order
	of			
<u>b.</u>	A Performance Bond, dated 10, Lexon Insurance Company as S		nt Homes Florida LLC as P	rincipal, and
	A Warranty Bond, dated 10/29/ Insurance Company as Surety,		Iomes Florida LLC as Princ	cipal, and Lexon
c.	Cashier/Certified Checks, num	ber	, dated	and
	number shall be deposited by the Count interest shall be paid to the Sub Agreement.	, dated ty into a non-interest to divider on funds rece	pearing escrow account upo ived by the County pursuar	, which on receipt. No nt to this

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

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

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 11th day of December, 2020.

ATTEST	SUBDIVIDER: By:
Witness' Signature	Authorized Corporate Officer or Individual
(Signed before a Notary Public and 2 Witnesses)	
ANDY RICHARDSON	Darryl Colwell
Printed Name of Witness	Name (typed, printed or stamped)
Without City	Authorized Representative
Witness' Signature	Title
MIKE LEWIS	9720 Princess Palm Ave Ste 130 Tampa, FL 33619
Printed Name of Witness	Address of Signer
NOTARY PUBLIC Phone Number of Signer	
CORPORATE SEAL (When Appropriate)	
ATTEST: HILLSBOROUGH COUNTY PAT FRANK, CLERK OF THE CIRCUIT COURT	BOARD OF COUNTY COMMISSIONERS
By:	D
Deputy Clerk	By:Chairman
	APPROVED BY THE COUNTY ATTORNEY BY Approved As To Form And Legal Sufficiency.

Subdivider Agreement for Construction and Warranty of On and Off Site Improvements.doc

CORPORATE ACKNOWLEDGMENT:	
STATE OF Florida	
COUNTY OF HISberough	
The foregoing instrument was acknowledged before me this day of	and
respectively President and Aumorized Representative of Sta	rlight Homes,
Inc., a corporation under the laws of the state of Florida	on behalf of the
corporation. He and/or she is personally known to me or has produced	
as identification and did take an oath.	
NOTARY PUBLIC:	
Sign: Colbre Sude	_(Seal)
Print: Colpie Gude	_
Title or Rank:	COLBIE L. GUDE
Serial Number, if any:	
My Commission Expires: 1/3/2023	Bonded Thru Troy Fain Insurance 800-385-701
INDIVIDUAL ACKNOWLEDGMENT:	
STATE OF	
COUNTY OF	
The foregoing instrument was acknowledged before me this day of who is personally as identification and who did take a	, 20, by, who has produced to me or who has produced to oath.
NOTARY PUBLIC:	
Sign:	(seal)
Print:	
Title or Rank:	
Serial Number, if any:	
My Commission Expires:	

SUBDIVISION PERFORMANCE BOND On-site and Off-site

Bond No. LICX1196170

KNOW ALL MEN BY THESE PRESENTS, That we, Starlight Homes Florida LLC called the Principal and Lexon Insurance Company, called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Fifty Three Thousand Nine Hundred Forty Five Dollars and Sixty Eight Cents (\$53,945.68) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, 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 for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as The Arbours Townhomes 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 Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) 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 AN	D VOID; OTHERWISE, TO REMAIN IN FULI
FORCE AND EFFECT UNTIL May 31, 2022.	APPROVED BY THE COUNTY ATTORNEY
	00
	Approved As To Form And Legal

SIGNED, SEALED AND DATED this 29th day of October, 2020.

ATTEST:

BY: PRINCIPAL (SEAL)

Lexon Insurance Company
SURETY (SEAL)

ATTEST:

Dine Rubught

Dawn L. Morgan, Attorney-in-Fact (SEAL)



POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

Richard Appel SVB & Senior Counsel

2002

Endurance American

Lexon Insurance Company

Richard Appel

Bond Safeguard

Richard Appel; SVP & Senior Counsel

1996

ACKNOWLEDGEMENT

DAKOTA INSURANCE

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/thay is all of each Company of of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by Aws of each Company.

Taylor, Notary Public - My Commission

OAVIDSON COM

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- 1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
- 2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARÍANNE L. WÍLBERT

: and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company.'

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 29th

day of October

20 2020

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

Any reproductions are void.

STATE OF ILLINOIS COUNTY OF DU PAGE}

On <u>October 29, 2020</u>, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, <u>Dawn L. Morgan</u>, known to me to be Attorney-in-Fact of <u>Lexon Insurance Company</u>, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires November 19, 2023

Alexa Costello, Notary Public Commission No. 904586

> OFFICIAL SEAL Alexa Costello NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov 19, 2023

WARRANTY BOND

Bond No. LICX1196169

KNOW ALL MEN BY THESE PRESENTS, That we Starlight Homes Florida called the Principal and

Lexon Insurance Company, called the Surety, are held and firmly bound unto the BOARD OF COUNTY

COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Sixteen Thousand

Three Hundred Thirty Three Dollars and twenty Cents (\$16,333,20) for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (Off-Site roads, drainage and water) for maintenance constructed in conjunction with the platted subdivision known as The Arbours Townhomes; and WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (off-site roads, drainage and water) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the off-site and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

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

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

- If the Principal shall warrant for a period of two years following the date of acceptance of the off-site roads, drainage and water improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as The Arbours townhomes against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- 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 5/31/2024

SIGNED, SEALED AND DATED this 29th day of October, 2020.

ATTEST:

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

Lexon Insurance Company

Starlight Homes Florida, LLC

SURETY

PRINCIPAL

(SEAL)

Stione Rubight

ATTORNEY-IN-FACT

(SEAL)

Dawn L. Morgan



POWER OF ATTORNEY

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

SVR & Senior

2002

Endurance American

Richard Appel:

1996

DELAWARE

Lexon Insurance Company

Richard Appel

Bond Safeguard Insurance Company

DAKOTA INSURANCE

COMPANY

ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/they is all officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by we of each Company.

My Commission Expires 5/9 Taylor, Notary Public

20 2020

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

1. That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof:

2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds. undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARÍANNE L. WILBERT

and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company.

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof. day of October

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 29th

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcolics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website - https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

STATE OF ILLINOIS COUNTY OF DU PAGE}

On <u>October 29, 2020</u>, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, <u>Dawn L. Morgan</u>, known to me to be Attorney-in-Fact of <u>Lexon Insurance Company</u>, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires November 19, 2023

Alexa Costello, Notary Public Commission No. 904586

> OFFICIAL SEAL Alexa Costello NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov 19, 2023

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this 5th day of November, 2020, by and between Starlight Homes Florida LLC, hereinafter referred to as "Subdivider," and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County."

Witnesseth

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

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

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

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

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

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

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

- 1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.
- 2. The Subdivider agrees to well and truly build, construct and install in the platted area known as The Arbours Townhomes 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.	here	Subdivider agrees to, and in accordance with the requirements of the LDC does by deliver to the County an instrument ensuring the performance of the obligations ribed in paragraph 2, above, specifically identified as:
	a.	Letter of Credit, number, dated,
		with, by order of
		, or
	b.	A Performance Bond, dated October 29, 2020, with Starlight Homes Florida LLC as Principal, and Lexon Insurance Company as Surety, or
	c.	Escrow Agreement, dated, between and the County, or
	d.	Cashier/Certified Check, number, 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 sa are/is attache	id letter ed heret	s of credit, performance bonds, escrow agreements, or cashier/certified checks o and by reference made a part hereof.
4.	"Subo of lot instru in the	Id the Subdivider seek and the County grant, pursuant to the terms contained in the division Regulations," an extension of the time period established for installation corners described in paragraph 2, the Subdivider shall provide the County with an ament ensuring the completion within the extended period. The instrument shall be form of a letter of credit, performance bond, escrow agreement, or extentified check as required by the LDC.

- In the event the Subdivider shall fail or neglect to fulfill his obligations under this 5. agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as The Arbours Townhomes at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
- 7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

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

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 5th day of November, 2020.

ATTEST: Witness Signature Andy Richardson Printed Name of Witness	SUBDIVIDER: By: Authorized Corporate Officer or Individual (Sign before a Notary Public)
Witness Signature Barbara Buluy Printed Name of Witness	Darryl Colwell Printed Name of Signer Authorized Representative Title of Signer
CORPORATE SEAL (When Appropriate)	9720 Princess Palm Ave Ste 130 Tampa, FL33619 Address of Signer 813-535-7928 Phone Number of Signer
ATTEST: PAT FRANK CLERK OF CIRCUIT COURT	BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA
By: Deputy Clerk	By:
Subdivider Agreement for Performance - Placement of Lot Corners.doc	APPROVED BY THE COUNTY ATTORNEY BY Approved As To Form And Legal Sufficiency.

My Commission Expires:		
Serial Number, if any:		
Title or Rank:		
Print:		
Sign:	(seal)	
NOTARY PUBLIC:		
20, by	!d:!6': 1 1 1	
The foregoing instrument was acknowledged before m		
COUNTY OF		
STATE OF		
INDIVIDUAL ACKNOWLEDGMENT:		
Serial Number, if any: 66 398 My Commission Expires: 10 (6 2023	<u> </u>	OFFICE GOUNDS
Title or Rank: Closing Courtin	natur	BANDY # GG 3401 Commission # GG 3401 Expires October 16, 2023 Expires October 16, 2023 Expires October 16, 2023
Print: Babad Baler		BARBARA BAKER BARBARA BAKER GARA FURK Commission # GG 348797 Commission # GG 2023
Sign: The sign of	(Seal)	76
NOTARY PUBLIC:		
as identification and did take an oath.		
corporation. He and/or she is personally known to me or has pr		
Inc., a corporation under the laws of the state of		
respectively President and Auth Rep	and of Star	light Plorida, U
The foregoing instrument was acknowledged before meaning, by	ne this day of) /
COUNTY OF BILLS borough		
STATE OF Plovida		
CORPORATE ACKNOWLEDGMENT:		

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT Bond No. LICX1196171

KNOW ALL MEN BY THESE PRESENTS, That we Starlight Homes Florida LLC called the Principal, and Lexon 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 Four Thousand Three Hundred Seventy Five (\$24,375.00) 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

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

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

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement require

the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as The Arbours Townhomes subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 31, 2023.

SIGNED, SEALED AND DATED this 29th day of October, 2020.

ATTEST:

on Wally

Diane Rubing It

BY.

DEINICIDAL

(SEAL)

Lexon Insurance Company

SURETY

(SEAL)

ATTEST:

_

Dawn L. Mor

, *I*

ATTORNEY-IN-FACT

(SEAL)

APRROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.



POWER OF ATTORNEY

1079

KNOW ALL BY THESE PRESENTS, that Endurance Assurance Corporation, a Delaware corporation, Endurance American Insurance Company, a Delaware corporation, Lexon Insurance Company, a Texas corporation, and/or Bond Safeguard Insurance Company, a South Dakota corporation, each, a "Company" and collectively, "Sompo International," do hereby constitute and appoint: James I. Moore, Stephen T. Kazmer, Dawn L. Morgan, Kelly A. Gardner, Jennifer J. McComb, Melissa Schmidt, Tariese M. Pisciotto, Diane Rubright, Amy Wickett, Martin Moss as true and lawful Attorney(s)-In-Fact to make, execute, seal, and deliver for, and on its behalf as surety or co-surety; bonds and undertakings given for any and all purposes, also to execute and deliver on its behalf as aforesaid renewals, extensions, agreements, waivers, consents or stipulations relating to such bonds or undertakings provided, however, that no single bond or undertaking so made, executed and delivered shall obligate the Company for any portion of the penal sum thereof in excess of the sum of FIFTEEN MILLION Dollars (\$15,000,000.00).

Such bonds and undertakings for said purposes, when duly executed by said attorney(s)-in-fact, shall be binding upon the Company as fully and to the same extent as if signed by the President of the Company under its corporate seal attested by its Corporate Secretary.

This appointment is made under and by authority of certain resolutions adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019, a copy of which appears below under the heading entitled "Certificate".

This Power of Attorney is signed and sealed by facsimile under and by authority of the following resolution adopted by the sole shareholder of each Company by unanimous written consent effective the 15th day of June, 2019 and said resolution has not since been revoked, amended or repealed:

RESOLVED, that the signature of an individual named above and the seal of the Company may be affixed to any such power of attorney or any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signature or seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, each Company has caused this instrument to be signed by the following officers, and its corporate seal to be affixed this 15th day of June, 2019.

Endurance Assurance Corporation

By: ALCAST | GARE

SEAL 2002

Endurance American Insurance Company

Richard Appel; SVP-& Senior Couns

Lexon Insurance Company

Richard Appel; SVP & Senior Counsel

Bond Safeguard
7) Insurance Compan

By: ILCLard Sylve Senior Course

SOUTH DAKOTA INSURANCE COMPANY

SEAL 1996 DELAWARE

ACKNOWLEDGEMENT

On this 15th day of June, 2019, before me, personally came the above signatories known to me, who being duly sworn, did depose and say that he/hay 15 all officer of each of the Companies; and that he executed said instrument on behalf of each Company by authority of his office under the by aws of each Company.

By: Amy Taylor, Notary Public My Commission

STATE

TE-MESSEE

MOTHRY
PUBLIC

XDITION 5/9/23

CERTIFICATE

I, the undersigned Officer of each Company, DO HEREBY CERTIFY that:

- That the original power of attorney of which the foregoing is a copy was duly executed on behalf of each Company and has not since been revoked, amended or modified; that the undersigned has compared the foregoing copy thereof with the original power of attorney, and that the same is a true and correct copy of the original power of attorney and of the whole thereof;
- 2. The following are resolutions which were adopted by the sole shareholder of each Company by unanimous written consent effective June 15, 2019 and said resolutions have not since been revoked, amended or modified:

"RESOLVED, that each of the individuals named below is authorized to make, execute, seal and deliver for and on behalf of the Company any and all bonds, undertakings or obligations in surety or co-surety with others: RICHARD M. APPEL, BRIAN J. BEGGS, CHRISTOPHER DONELAN, SHARON L. SIMS, CHRISTOPHER L. SPARRO, MARIANNE L. WILBERT

: and be it further

RESOLVED, that each of the individuals named above is authorized to appoint attorneys-in-fact for the purpose of making, executing, sealing and delivering bonds, undertakings or obligations in surety or co-surety for and on behalf of the Company."

3. The undersigned further certifies that the above resolutions are true and correct copies of the resolutions as so recorded and of the whole thereof,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal this 29th

13/2

20 2020

Daniel S. Lorie, Secretary

NOTICE: U. S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL (OFAC)

No coverage is provided by this Notice nor can it be construed to replace any provisions of any surety bond or other surety coverage provided. This Notice provides information concerning possible impact on your surety coverage due to directives issued by OFAC. Please read this Notice carefully.

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous foreign agents, front organizations, terrorists, terrorist organizations, and narcotics traffickers as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's website — https://www.treasury.gov/resource-center/sanctions/SDN-List.

In accordance with OFAC regulations, if it is determined that you or any other person or entity claiming the benefits of any coverage has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, any coverage will be considered a blocked or frozen contract and all provisions of any coverage provided are immediately subject to OFAC. When a surety bond or other form of surety coverage is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments may also apply.

STATE OF ILLINOIS } COUNTY OF DU PAGE}

On October 29, 2020, before me, Alexa Costello, a Notary Public in and for said County and State, duly commissioned and sworn, personally appeared, Dawn L. Morgan, known to me to be Attorney-in-Fact of Lexon Insurance Company, the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument on behalf of the said corporation, and he duly acknowledged to me that such corporation executed the same.

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

My Commission Expires November 19, 2023

Alexa Costello, Notary Public Commission No. 904586

OFFICIAL SEAL Alexa Costello NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Nov 19, 2023



THE ARBOURS TOWNHOMES ENGINEERS ESTIMATE

SCHEDULE

Summary

Amount Per Schedule

SCHEDULE A - OFFSITE EARTHWORK

\$10,532.76

SCHEDULE B - OFFSITE PAVING

\$28,493.99

SCHEDULE C - OFFSITE POTABLE WATER

\$81,896.28

TOTAL AMOUNT

\$120,923.03

X 10%

BOND AMOUNT

\$12,092.30

Charles A. Otero, State of Florida, Professional Engineer,
License No. 18259.

This is the professional Engineer,
Digitally Signed

Otero

Printed covids of this do umental, not considered signed and leaded and the signature fault be wither a my electrome 23 copies.

14.45.10 -04.00'

Charles A. Otero, P.E. License No. 18259

Engineeers Estimate SCHEDULE A - Offsite Earthwork

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount
A	1	Silt Fence	300	LF	\$1.50	\$450.00
A	2	Ditch Excavation	1953	CY	\$2.50	\$4,882.50
A	3	Sod	2301	SY	\$2.26	\$5,200.26

TOTAL A - Offsite Earthwork

\$10,532.76

Engineeers Estimate SCHEDULE B - Offsite Paving

	Item#	Description	Estimated Quantity	Unit	Unit Price	Item Amount
В	1	1.5" FC - 9.5 Asphalt	153	SY	\$20.70	\$3,167.10
В	2	6" Crushed Concrete Base LBR 100	153	SY	\$17.95	\$2,746.35
В	3	12" Stablized Subgreade LBR 40	153	SY	\$9.43	\$1,442.79
В	4	Type 'F' Curb	165	LF	\$20.97	\$3,460.05
В	5	Remove Curb	315	LF	\$12.90	\$4,063.50
В	6	12" Stablized Subgreade LBR 40 (Offsite Path)	1380	SY	\$6.09	\$8,404.20
В	7	Sod Existing ROW	900	LF	\$2.90	\$2,610.00
В	8	Offsite Grading	1	LS	\$2,600.00	\$2,600.00
В	9	Concrete Sidewalk	490	SF	\$5.03	\$2,464.70
В	10	MES	. 2	EA	\$1,203.00	\$2,406.00
В	11	Rip Rap	10	TON	\$64.68	\$646.80

TOTAL B - Offsite Paving

\$28,493.99

Engineeers Estimate SCHEDULE C - Offsite Potable Water

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount
С	1	12" x 8" Tapping Sleeve and Valve	1	EA	\$4,511.72	\$4,511.72
С	2	12" CL350 DIP	140	LF	\$60.51	\$8,471.40
С	3	24" Steel Casing Jack & Bore	133	LF	\$506.52	\$67,367.16
С	4	12"- 90 Degree MJ Bend	3	EA	\$450.00	\$1,350.00
С	7	Pressure Test	140	LF	\$1.40	\$196.00

TOTAL C - Publicly Owned Potable Water \$81.

\$81,896.28



THE ARBOURS **ENGINEERS ESTIMATE** PERFORMANCE BOND

Summary

Item#	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Precent Completed	Qty Comp	Amount Incomplete
1	Sidewalk	8320	SF	55.03	\$41,849.60	50%	4,169	\$20,924.80
2	Signing and Striping	1	LS	\$7,150.89	\$7,150.89	50%	1	\$3,575.45
3	Sodding Bahia	16510	SY	\$2.26	\$37,312.60	50%	8,255	\$18,656.30
							TOTAL	\$43,156,55

TOTAL AMOUNT REMAINING TO

COMPLETE

\$43,156.55

X 125%

PERFORMANCE BOND AMOUNT

\$53,945.68

Charles A. Otero, 5 case of Florida Professional Engineer. License No. 18255

by Charles A titally signed and sealed by Charles A. Otero, P.E. on J.2. 2020.

elettror e copies.

14:15:40 -04'00'

Charles A. Otero, P.E. License No. 18259

THE ARBOURS TOWNHOMES PERFORMANCE ESTIMATE - LOT CORNERS

Lot Corners

Item	Quantity	Description	Unit Cost	Total Cost
1	132	Lot Corners	\$147.73	\$19,500

TOTAL LOT CORNERS \$19,500.00

125% PERFORMANCE BONDING \$24,375.00

Charles A. Otero, State of Florida, Professional Engineer, License No. 18:59 Digitally signed by This item has been digitally signed and scaled by Charles A. Otero, P.E. c. William les A Otero

Charles A Dictor, P.E. c. William les A Otero

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15:26:31 -04'00'

Charles A. Otero License No. 18259

PLAT BOOK

PAGE

SHEET 1 OF 12 SHEETS

A SUBDIVISION LYING AND BEING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 19 EAST. HILLSBOROUGH COUNTY, FLORIDA

DEDICATION

COUNTY OF HILLSBOROUGH

THE UNDERSIONED, STARLIGHT HOMES FLORIDA LL.C., A DELAWARE LYMITED LIABILITY COMPANY (TOWNERS), HERBY CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HERFON AND HEREEY DEDICATES THIS PART SHITTLEY "ARRIQUES TOWNEDWES" FOR RECORD. THE UNDERSIGNED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

OWNER DOES HEREBY DEDICATE ALL OF THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON, TO HILLSBORDUGH COUNTY, FLORIDA (THE "COUNTY") FOR THE BENEFIT OF THE PUBLIC FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

FEE INTEREST IN TRACTS "100", "101", "200", "201", "500", "501", "502", "600", AND "ROW-1" AS SHOWN HEREON, IS HEREDY RESERVED BY OWNER FOR CONVEYANCE BY SEPANATE INSTRUMENT TO A HOMEOWNERS ASSOCIATION, COMMUNITY DEPELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE HOTTY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENIETT OF THE LOY OWNERS WITHIN THE SUBDIVISION, SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE REVEREY WAINTAINED.

THE PRIVATE DEALWACE EASEMENTS SHOWN HEREON ARE HREISE RESERVED BY OWNER FOR CONVEYANCE BY SEMANTE INSTALLMENT TO A HOMEOWHERE ASSOCIATION, COMMUNITY DESIGNMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE SMITTY SUBSEQUENT TO THE RECORDING OF THIS PACE, FOR BENETT OF THE COMMUNITY SMERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT FROW.1" ARE NOT THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY SHOWN HEREON SEPARATED BY OWNERGY, DON CONTROLLED TO THE PRIVATE, AND THE REPRESENCE OF THE SPATE OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT CONTROLL AND MAINTENANCE WITH SHATT SHOPPING THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE BENEFIT OF THE RECORDING OF THIS PAIT. FOR THE PAIT. OWNER HEREN CRAMTS TO HILLSDORUGH COUNTY GOVERNMENT AND PROVIDES OF LAW ENFORCEMENT, FIRE EMBRIGHCY, EMBRIGHCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTEVSANITATION, AND OTHER SIMILIA GOVERNMENTAL AND QUAST-GOVERNMENTAL SERVICES, A MON-EXCLUSIVE ACCESS SESEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT TROM-1." ASSESSION OF REFORM THE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT TROM-1." ASSESSION FOR THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT TROM-1." ASSESSION FOR THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT TROM-1." ASSESSION FOR THE PRIVATE ROADS AND PRIV

OWNER HERBBY GRANTS TO PROVIDERS OF TELEMONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER MUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS ESCHENT OVER AND ACCESS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACCESS AND UNDER THE ESCHENT OVER, ACCESS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT "ADW-1" AND THE AREAS DESIGNATED HERCON AS UTILITY EASEMENT, FOR INGRESS AND EGRIESS AND FOR THE CONSTRUCTION, MISTALLATION, AND MAINTENANCE OF UTILITIES* AND REATED PURPOSES, FOR THE BENEFIT OF THE LOT CHARGE REST. THEIR OFFICIAL DUTIES

SAID TRACTS "100", "101", "200", "201", "500", "601", "502", "600", AND "60W-1", INCLIDING ALL AREAS WITHIN SUCH TRACTS, AND ALL PRIVATE BASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS DEDICATED TO THE PUBLIC USE AS SHOWN ON THIS PLAT.

THE MAINTENANCE OF OWNER RESERVED TRACTS, AREAS, AND/OR EASEMENTS RESERVED BY THE OWNER AS "PRIVATE" (IF ANY) WILL BE THE RESPONSIBILITY OF THE OWNER, ITS ASSIGNS AND ITS SUCCESSORS

OWNER: STARLIGHT HOMES FLORIDA L.L.C., A DELAWARE LIMITED LIABILITY COMPANY

BY: DARRYL COLWELL, AUTHORIZED REPRESENTATIVE

WITNESS:

STATE OF FLORIDA COUNTY OF HILLSBOROUGH ACKNOWLEDGMENT

PRINT NAME:

PRINT NAME: WITNESS:

BEFORE BY, THE UNDESCIGNED NOTARY PUBLIC, BY MEANS OF (__) PHYSICAL RESENCE, OR (__) ONLINE
DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF KNOWN ITO BE THE INDIVIDUAL
MITHORIZED ON AND WHO EXECUTED THE FOREGOING CERTIFICATE OF OWNESSHIP AND DEDOCATION AS
AUTHORIZED DE AFFRESENTITIE OF STANDART HOMES FLORIDALLOT DE DELAWARE LIMITED LIABILITY
COMPANY, AND WHO ACKNOWNESCED BEFORE HE THAT HE EXECUTED SUCH CENTIFICATE ON BEHALF OF

NOTARY PUBLIC, STATE OF WITNESS MY HAD AND OFFICIAL SEAL THIS , AT LARGE DAY OF MY COMMISSION EXPIRES

GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT LAND ACQUISTION SERVICES DIVISION SURVEY SECTION

LORIDA PROFESSIONAL SURVEYOR & MAPPER,

HILLSBOROUGH COUNTY, FLORIDA

WorkingFolds/20102 Arbours\FLAT\20102 ArboursTown

Dec 03, 2020 - 2134:50PM, Stave

SHEET INDEX

- BOUNDARY DETAIL
- LEGAL DESCRIPTION/NOTES
 SUBDIVISION DETAIL SHEET
 SUBDIVISION DETAIL SHEET

BOARD OF COUNTY COMMISSIONERS

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDATION

CHAIRMAN DATE

SITE VICINITY MAP RUSKIN FLORIDA

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH
1 HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF
CHAPTER 177 PART 1 OF THE FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT

BOOK PAGE COUNTY, FLORIDA. OF THE PUBLIC RECORDS OF HILLSBOROUGH

CLERK OF CIRCUIT COURT

DEPUTY CLERK OF CIRCUIT COURT

2021. TIME:

SIE

CLERK FILE NUMBER:

NOTICE:

THIS PUT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OPTICALA, DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PLAT APPROVAL

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVISION; THAT THIS PLAT CONFIDENCE WAS PREPARED UNDER MY DIRECTION AND SUPERCISON; THAT THIS PLAT CONFIDENCE WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRISS) WERE SET ON THE DAY OF 2021, AS SHOWN HEREON; AND THAT THE PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE BEING THE THE PROPERTY OF THE PRO SHOWN HEREON; AND THAT THE PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTES OR IN ACCORDANCE WITH CONDITIONS OF BONDING

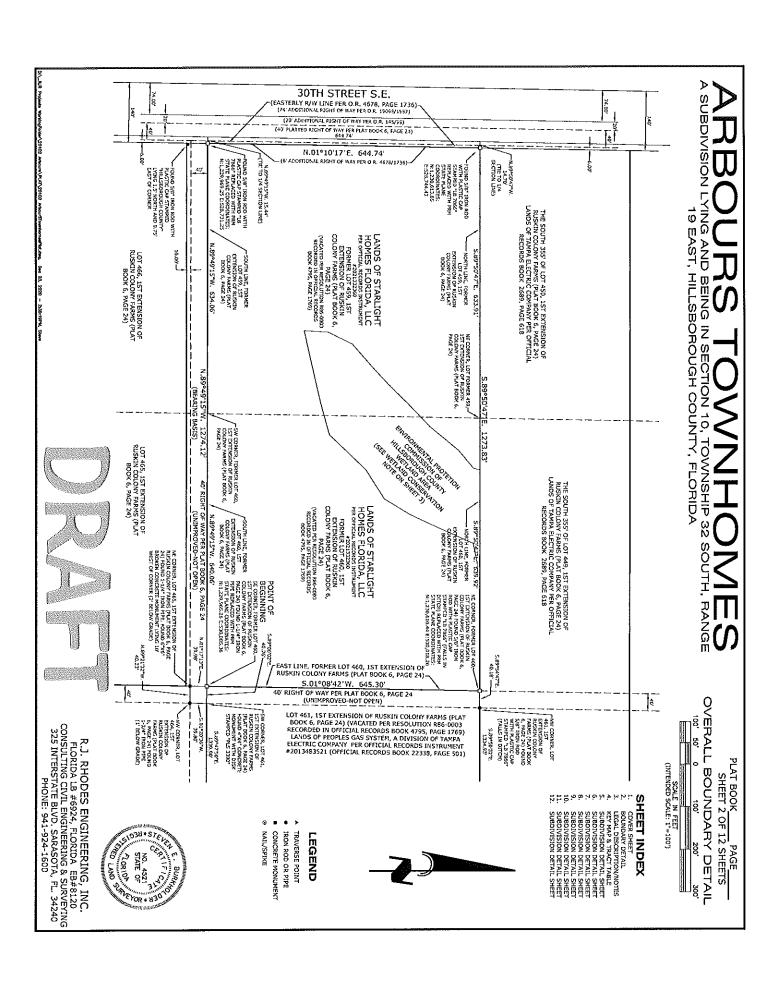
R.J. RHODES ENGINEERING, INC. LB NO. 6924

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

STREME I. BURKHOLDER, P.L.S., VICE PRESIDENT
ROBESSOM, LAND SURRYS
FORD CERTIFICATE (452)
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FLORIDA LB #6924, FLORIDA EB#8120 CONSULTING CIVIL ENGINEERING & SURVEYING 325 INTERSTATE BLVD. SARASOTA, FL. 34240 R.J. RHODES ENGINEERING, INC. PHONE: 941-924-1600



SUBDIVISION LYING AND BEING IN SECTION 10, 19 EAST, HILLSBOROUGH COUNTY, FLORIDA TOWNSHIP 32 RANGE

LEGAL DESCRIPTION & NOTES SHEET 3 OF 12 SHEETS PAGE

PLAT NOTES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

outce: Subdynsion hats by no means represent a determination on whether properties will or will not rood. Land within the Boundaries of this plat may or may not be subject to slodding. The Hillsordorough county Develdment review dynsion has information regarding flooding and restrictions on Development.

ERRANGES, SHOWN HERSON ARE BASED ON GRID MORTH OF THE FLORIDA STATE PLANE COORDINATE SYSTEM (TRANSVERSE MERCHOR), MEST ZONE (1902), MORTH AMERICAN DATUM OF 1982 (2011 ADJUSTMENT). A BEADMANT SYSTEM (1984/91) TSW. FOR THE SOUTH LINE OF FORMER LOTS 459 AND 469, 153T EXTENSION OF RUSSION COLONY FARMS (FLAT BOOK 6, FAGE 24), AS SHOWN

COORDINATES SHOWN HEREON WERE ESTABLISHED USING RTX (REAL TIME KINEMATIC) OFS (GLOBAL POSITIONING SYSTEM), AND ARE BASED ON HITE DADID A STATE PANIE COORDINATE SYTEM (FAMALVERSE MERCANDR), WEST COORDINATE SYSTEM (FAMALVERSE MERCANDR), WEST COMET (1902), NORTH HE DADID A STATE PANIE COORDINATE SYSTEM (FAMALVERSE MERCANDR), WEST COMET (1902), NORTH (FORDIN FEMALVERSE MERCANDR), WEST COORDINATE SYSTEM (FAMALVERSE MERCANDR) SYSTEM (FAMALVERSE SYSTEM) SYSTEM (FAMALVERSE SYSTEM)

ALL PLATTED UTILITY EASEMENTS SHALL PROMIDE THAT SUCH EASEMENTS SHALL ASSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TILENSIANS EXPECTS; PROMIDED, HOWEVER, NO SUCH CONSTRUCTION, OPERATION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

DRAIMAGE EASEMENTS SHALL NOT CONTAIN ANY PERMANENT IMPROVEMENTS, JUCLUDING, BLIT NOT LIMITED TO, SIDEWALKS, DRAIMAGE EASEMENTS SHENCES, PATIOS, DECKS, POOLS, AIR COMOTIONERS, STRUCTURES, UTILITY SHEDS, POLES, BORDEWAKES, PATIOS, PECCES, POOLS, AIR COMOTIONERS, STRUCTURES, UTILITY SHEDS, POLES, FERNCES, SPRINKLER, SYSTEMS, FERES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

SIDE OR REAR YARD SWALES AS SHOWN HEREON ABELED AS PRIVATE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCONDING TO THE APPROVED OF GRADING PLAN ON FILE IN THE HILLSBOROUGH COUNTY DEPICLOPMENT SERVICLES DEPARTMENT, THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.

THIS PLAT IS SUBJECT TO THE FOLLOWING EASEMENTS AND/OR ENCUMBRANCES:

HILLSBOROUGH COUNTY RESOLUTION NO. R86-0003, RECORDED IN OFFICIAL RECORDS BOOK 4795, PAGE 1769.

NOTICE OF ADDITION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK (ORI #249) RECORDED IN OFFICIAL RECORDS SOOK 14942, PAGE 63, AMBNDED MOTICE OF ADDITION OF THE AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE RAFK (ORI #249) RECORDS DO FOR SOOK 15702, AMBNDED AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK (DRI # 749) RECORDED IN OFFICIAL RECORDS BOOK 17702, DOWNED 1123; NOTICE OF ADDITION OF AMENDED AND RESTATED DEVELOPMENT ORDER TO ADDITION OF AMENDED AND RESTATED DEVELOPMENT ORDER TO THE SOUTH SHORE CORPORATE PARK (DRI # 749) RECORDED IN OFFICIAL RECORDS BOOK 17702, DOWNED # 1729, NOTICE OF ADDITION OF AMENDED AND RESTATED DEVELOPMENT ORDER FOR THE SOUTH SHORE CORPORATE PARK (DRI # 749), RECORDED IN OFFICIAL RECORDS BOOK 26560, PAGE 1415; ASSIGNMENT OF ENTITLEMENTS RECORDED IN INSTRUMENT NUMBER 2021332251.

NOTICE OF ESTABLISHMENT OF THE SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 18536, PAGE 869;

SOUTH SHORE CORPORATE PARK INDUSTRIAL COMMUNITY DEVELOPMENT DISTRICT NOTICE OF IMPOSITION OF SPECIAL ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 18784, PAGE 1275, AS AFFECTED BY SOUTH SHORE CORPORATE PARK INDUSTRIAL COMPUNITY DEPELOPMENT DISTRICT NOTICE OF RELEASE OF LIEN FOR SPECIAL ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 25446, PAGE 15;

DECLARATION OF RESTRICTIVE COVENANTS, RECORDED IN OFFICIAL RECORDS BOOK 22197, PAGE 860;

THE ARBOURS TOWNHOMES SCHOOL CONCURRENCY PROPORTIONATE SHARE DEVELOPMENT MITIGATION AGREEMENT RECORDED DECEMBER 12, 2019 IN OFFICIAL RECORDS BOOK 27187, PAGE 366;

WETLAND CONSERVATION NOTE:

THE WETLAND (CONSERVATION) PRESERVATION) (TRACT "800") AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEPELOPMENT CODE (LOC) AS AMENDES; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION PROTECTION ACT, CHAPTER M-446; AND CHAPTER 1-11, RULES OF "THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION A 50-EACH, AND CHAPTER 1-11, RULES OF "THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION A 50-EACH FROM THE WETLAND COUNTY ON A SECURIFIED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

LEGAL DESCRIPTION

(PREPARED BY THE UNDERSIGNED)

FORMER, LOTS 459 AND 460, LST EXTENSION OF RUSKIN COLOW FARMS, A SUBDIVISION RECORDED IN NACH TED COLOR FACE OF A PUBLIC RECORDS OF HULLSBORGUET COUNTY, FLORIDA, SAID LOTS HAVING BEEN VACATED THROUGH HULLSBORGUET COUNTY RESOLUTION NO. RECORDS AS RECORDS IN OFFICIAL RECORDS BOOK 4759, PARET 1759, PUBLIC RECORDS OF HULSBORGUET COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 4759, PARET 1759, PUBLIC RECORDS OF HULSBORGUET COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 4678, PAGE 1756, PUBLIC RECORDS OF HULSBORGUET COUNTY, FLORIDA, ALL OF WHICH BEZING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHEAST CONNER OF FORMER LOT 460, 1ST EXTENSION OF RUSKIN COLOMY FRANS, A SUBDIVISION RECORDED IN PAIT BOOK 6, PAGE 24, PUBLIC RECORDS OF HILLSBOKOUGH COUNTY, FLORIDA, SAID LOT FAVING BEEN VACATED THROUGH HILLSBOKOUGH COUNTY RESOLUTION NO. R66-0002, A SRECORDED IN OFFICIAL RECORDS BOOK 4795, PAGE 1765, PUBLIC RECORDS OF HILLSBOKOUGH COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SAID FORMER LOT 460, M 878-9715*W, 640.06 FEET TO THE SW CORNIER OF SAID FORMER LOT 460, PRINCE ALONG THE SOUTH LINE OF FORMER LOT 459 OF SAID 15T EXTENSION OF RUSKIN COLOMY FRANS, N, 898-9715*W, 3-4,06 FEET TO THE WEET SEED OF SAID TO THE SEED OF THE SEED

ALL OF THE ABOVE CONTAINING 18.86 ACRES (821,613 SQUARE FEET), MORE OR LESS.

SHEET INDEX

BOUNDARY DETAIL LEGAL DESCRIPTION/NOTES KEY MAP & TRACT TABLE

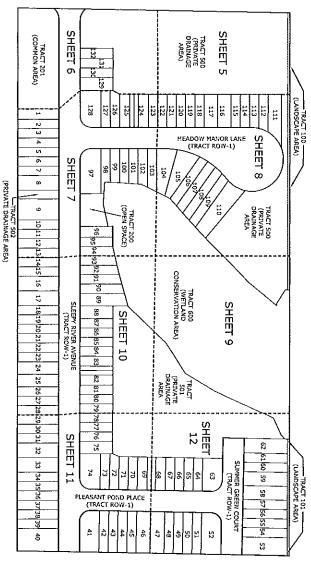
SUBDIVISION DETAIL SHEET

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R.J. RHODES ENGINEERING, INC.
FLORIDA LB #6924, FLORIDA EB#8120
CONSULTING CIVIL ENGINEERING & SURVEYING
325 INTERSTATE BLVD. SARASOTA, FL. 34240

A SUBDIVISION LYING AND BEING IN SECTION 10, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



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DRAINAGE AREA/PRIVATE DRAINAGE EASEMENT
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SHEET 4 OF 12 SHEETS

KEY MAP & TRACT TABLE

(INTENDED SCALE: 1"=100") SCALE IN FEET

LEGEND

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 D PRM LD 6924 CONCRETE MONUMENT
 IRON ROD OR PIPE FOUND AS NOTED
- FOUND CONCRETE MONUMENT AS NOTED © PCP LB 6924
- IRON ROD SET AS NOTED
- ABBREVIATIONS

AWARDET OF WAY

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BH-LICERED BUSINESS

PL-PROFESSIONAL INNO SURVEYOR

PL-PROFESSIONAL INNO SURVEYOR

PL-PROFE FIRST

PL-POINT OF CAMER RECORDED

OCH-CENTIFIC COMPANY

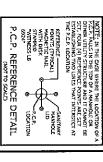
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R.J. RHODES ENGINEERING, INC. FLORIDA IB #6924, FLORIDA EB#8120 CONSULTING CIVIL ENGINEERING & SURVEYING 325 INTERSTATE BLUD. SARASOTA, FL. 34240 PHONE: 941-924-1600

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19. SU SUBDIVISION LYING AND BEING IN SECTION 10, TOWNSHIP 32
19 EAST, HILLSBOROUGH COUNTY, FLORIDA IGONDARY DETAIL

GEAL DESCRIPTION/MOTES

ER MAP & TRACT TABLE

URBDVZSON DETAIL SHEET

URBDVZSON DETAIL SHEET ı 1 (74' ADDITIONAL RIGHT OF WAY PER O.R. 19098/1987) 30TH STREET S.E. (140' PUBLIC RIGHT OF WAY) (20' ADDITIONAL RIGHT OF WAY PER O.R. 145/98) MATCH LINE SEE SHEET 6 OF 12 (40' PLATTED RIGHT OF WAY PER PLAT BOOK 5, PAGE 24) N.01°10'17'E. 644.74' N.01°10'17'E. 479.14' (6' ADDITIONAL RIGHT OF WAY PER O.R. 4678/1736) ~ N.89°50'47"W. 14.70' (TIE TO 1/4 SECTION LINE) (DRAINAGE AREA/PRIVATE DRAINAGE EASEMENT) 1ST EXTENSION OF RUSKIN COLONY FARMS (PLAT BOOK 6, PAGE 24) (5' LANDSCAPE AREA) S.89°50'47"E. 649.81" 1.89°50'47"E. 1273.83' (OVER ALL) SOUTH, RANGE N.00°11'46'E. 383.65 MATCH LINE SEE SHEET 8 OF 12 SUBDIVISION DETAIL SHEET R.J. RHODES ENGINEERING, INC. FLORIDA LB #6924, FLORIDA EB#8120 CONSULTING CIVIL ENGINEERING & SURVEYING 325 INTERSTATE BLVD. SARASOTA, FL 34240 PHONE: 941-924-1600 PLAT BOOK PAGE
SHEET 5 OF 12 SHEETS (INTENDED SCALE: 1"=30") SCALE IN FEET NOTE: IN THE CASE WHERE THE LOCATION OF EC.E. FALLS IN THE TOP OF A MANAGUE OR OTHER UTILITY STRUCTURE AND IT CANNOT BE SET, FOUR (4) REPERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE REAL LYCENTED P.C.P. REFERENCE DETAIL ABBREVIATIONS PCP LB G924
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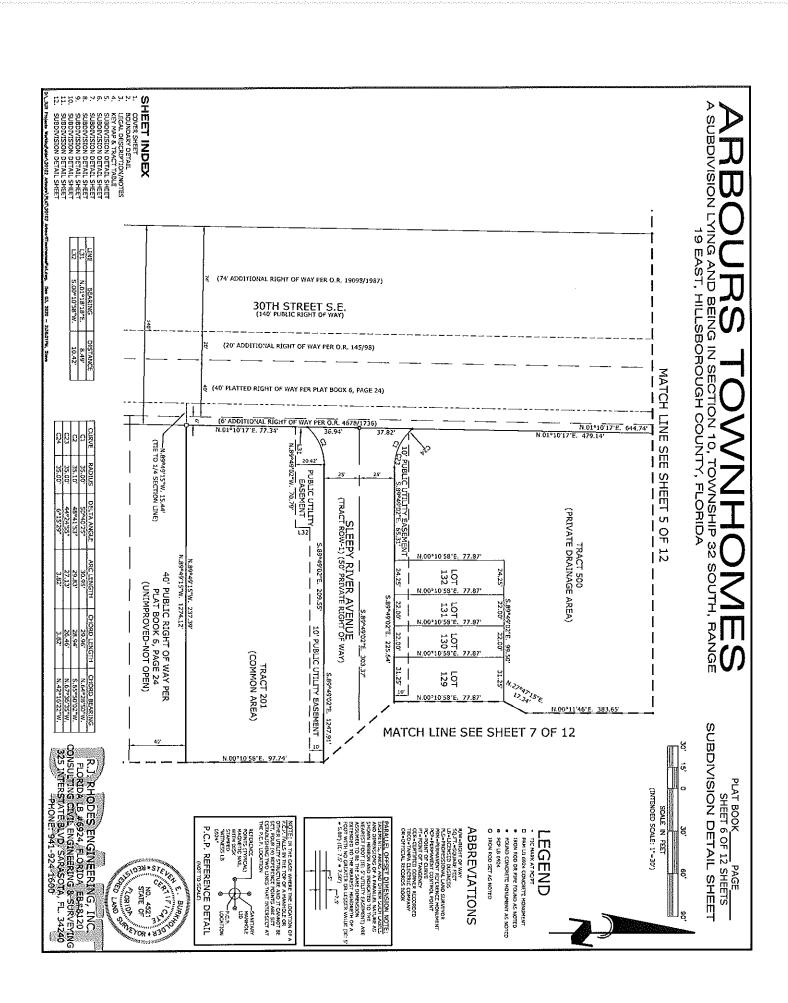
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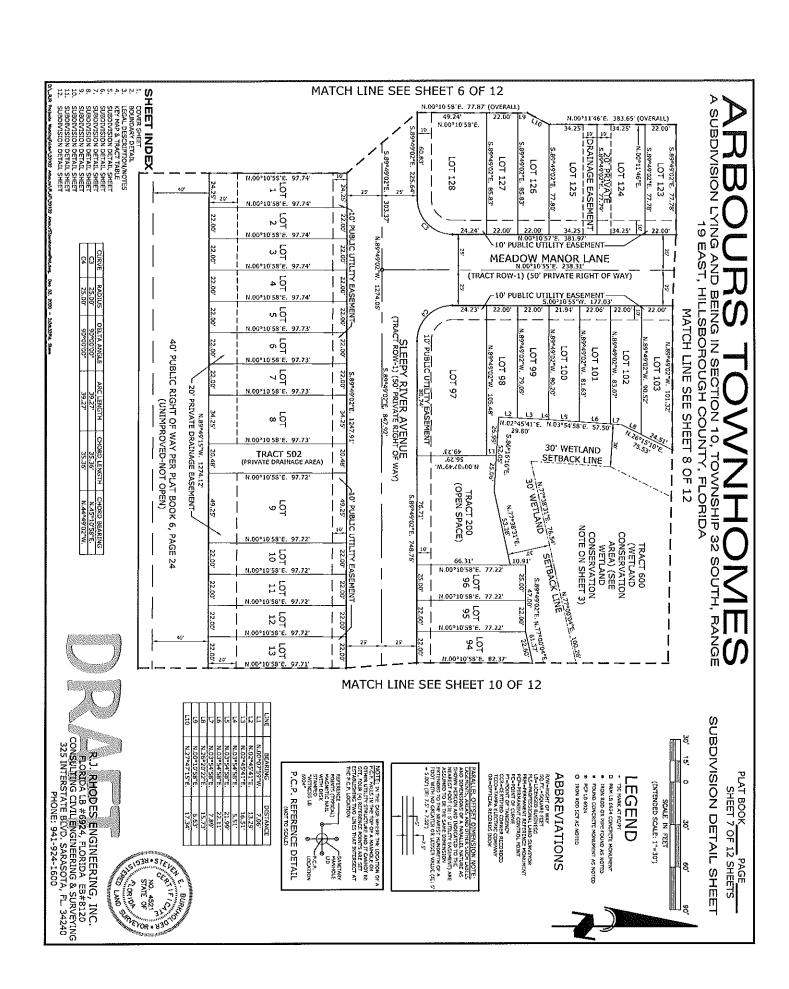
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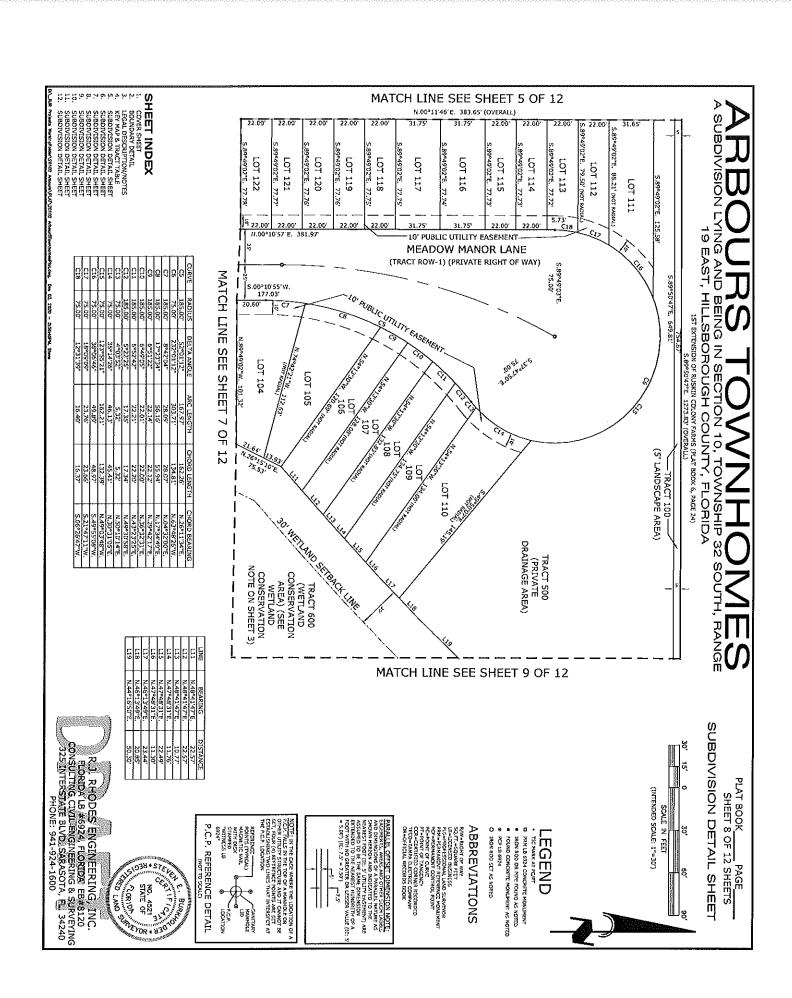
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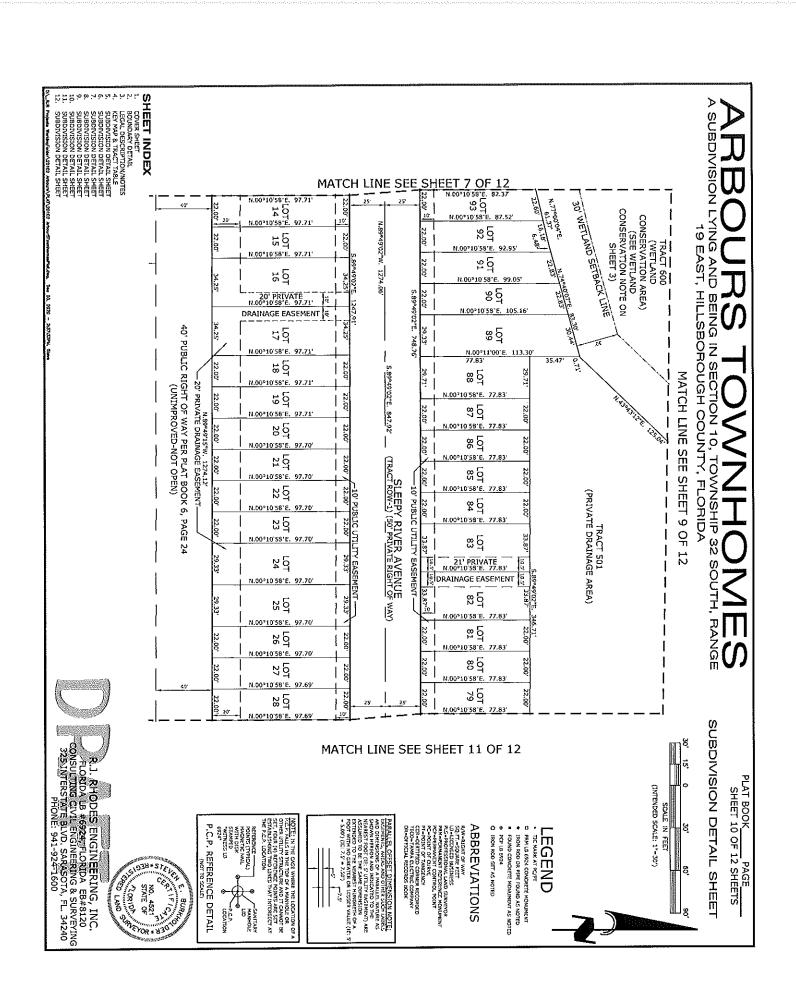
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(WETLAND
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NOTE ON SHEET 3) TOWNSHIP 32 H.10°00'50'E 1ST EXTENSION OF RUSKIN COLONY FARMS (PLAT BOOK 6, PAGE 24) SOUTH, RANGE 30' WETLAND SETBACK LINE TRACT 501 (PRIVATE DRAINAGE AREA) 11.25°02'47'E N.78°30'43"E. SUBDIVISION DETAIL SHEET R.J. RHODES ENGINEERING, INC.
FLORIDA LB #6924, FLORIDA EB#8120
CONSULTING CHEERING A SURVEYING
325 NITENSTATE BLVD. SARASOTA, FL 34240
PHONE: 941-924-1600 MATCH LINE SEE SHEET 12 OF 12 PLAT BOOK PAGE
SHEET 9 OF 12 SHEETS (INTENDED SCALE; 1"=30') NOTE; IN THE CASE WHERE THE LOCATION OF P.C.F. PALLS IN THE TOP OF A MANHOLE OR OTHER UTILITY STRUCTURE AND IT CANNOT HE SET, FOUR (4) REFERENCE POINTS ARE SET CETABLISHING TWO LINES THAT INTERSECT AT THE P. C. INCESTION TIC MARK AT PC/PT
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5. SUBDAVISION DETAIL 5. COVER SHEET
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SUBDIVISION DETAIL SHEET
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SUBDIVISION DETAIL SHEET SUBDIVISION MATCH LINE SEE SHEET 10 OF 12 LYING AND BEING IN SECTION TY, FLORIDA 19 EAST, HILLSBOROUGH COUNTY, FLORIDA N.00°10'58'E. 77.83 양달 .00°10'58°E. AND BEING IN SECTION 75 85 TRACT 501 (PRIVATE DRAINAGE N.00°10'58'E. N.00°10'58'E. 97.69 2⁶ ដ្ឋ N.00°10'58'E. N.00°10'59'E. SLEEPY RIVER AVENUE (TRACT ROW-1) (50' PRIVATE RIGHT OF WAY) 75 40' PUBLIC RIGHT OF WAY PER PLAT BOOK 6, PAGE 24
(UNIMPROVED-NOT OPEN) 2.53°04.23.W ងគ N.00°10'58'E. 77.83' 49.52' 22.00' 20' PRIVATE N.00°10'58'E, 97.69' DRAINAGE EASEMENT N.01°09'14'E. 34.25 22.00 22.00 N.89°49'15"W. 1274.12'
20' PRIVATE DRAINAGE EASEMENT: 16.91 22.00 22.00 33.23 -10' PUBLIC UTILITY EASEMENT 5.89°49'02"E, 1247.91' DRAINAGE EASEMENT ឌូទ្ន LOT 73 LOT 72 **LOT 70** ក្ន MATCH LINE SEE SHEET 12 OF 12 N.00°10'58'E. 97.68 22 11.00°10'58'E. 용덕 OWNSHIP 32 N.00°10'58'E. 97.6 10' PUBLIC UTILITY EASEMENT PLEASANT POND PLACE N.01°09'14'E. 387.16'
(TRACT ROW-1) (50' PRIVATE RIGHT OF WAY) 잃덛 N.00°10'58'E. 97.68 375 25 21.83' 22.00' 22.00' 22.00' N.00°10'58'E. 97.6 22,00 8 5 5.89°49'02"E. 122.77" N.00°10'58'E. 97.68 85 N.00°10'58"£. 97.68 10T LOT 43 LOT 46 LOT 42 LOT 45 "49.46 D2.F" RANGE 24 8 20' PRIVATE DRAINAGE EASEMENT 97.69' 5.01°08'42"\Y, 645.30" 40' PUBLIC RIGHT OF WAY PER PLAT BOOK 6, PAGE 24 SUBDIVISION DETAIL SHEET (UNIMPROVED-NOT OPEN) R.J. RHODES ENGINEERING, INC.
EURIDAEB#6924, FLORIDAEB#8120
CONSULTING CIVIL ENGINEERING & SURVEYING
225 INTERSTATE-BEVOL SARASOTA, FL. 34240
PHONE: 941-924-1600 PLAT BOOK PAGE
SHEET 11 OF 12 SHEETS NOTE: IN THE CASE WHERE PLACE. FALLS IN THE TOP OF A LEGEND

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