

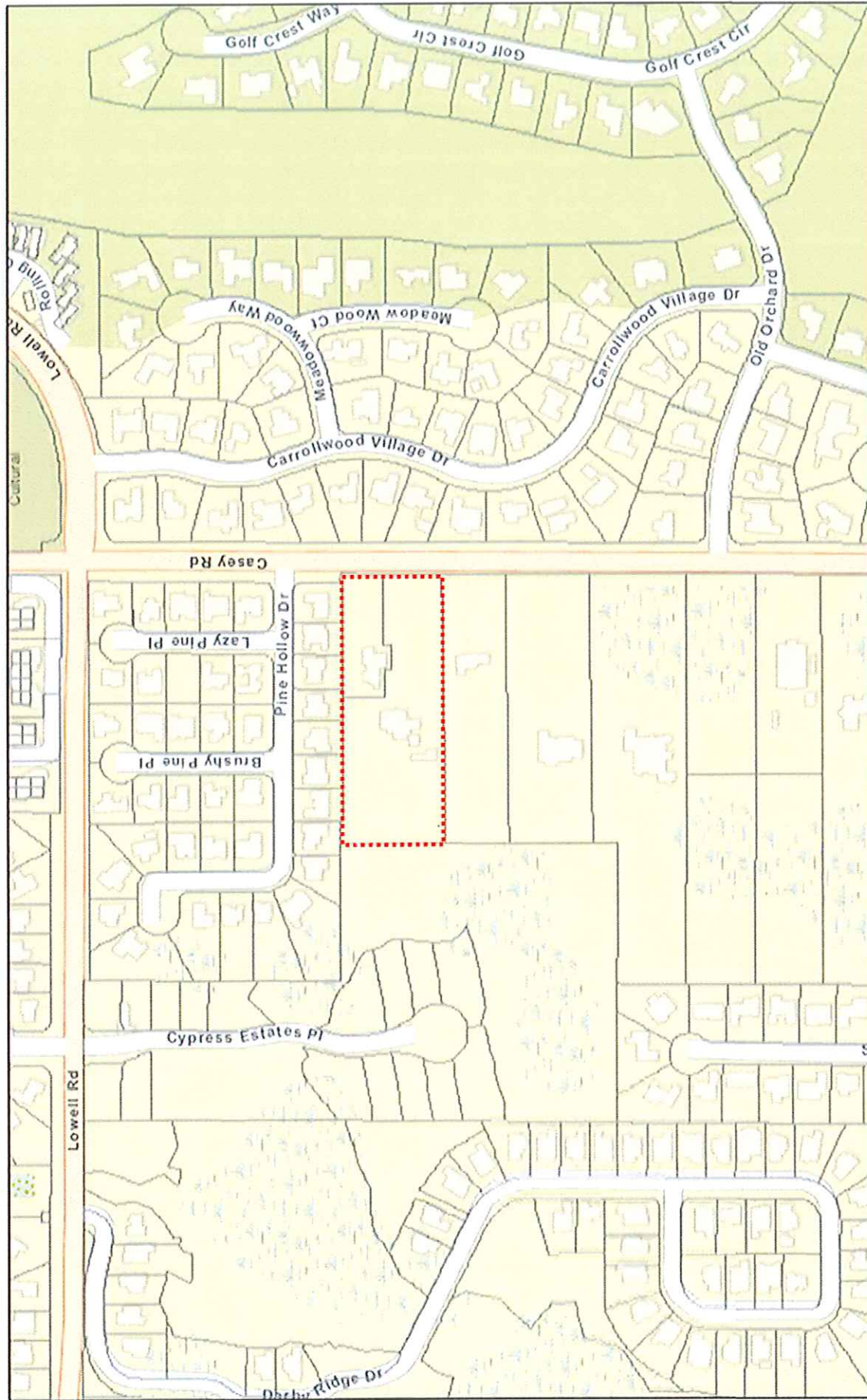
SUBJECT: Christopher Estates Subdivision fka Casey Subdivision
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: April 13, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Christopher Estates Subdivision fka Casey Subdivision, located in Section 08, Township 28, and Range 18. Accept a Performance Bond in the amount of \$308,117.50 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Lot corners are in place and placement has been certified by Edwin B. Keck, Professional Land Surveyor with Gateway Land Surveying.

BACKGROUND:

On October 5, 2020, Permission to Construct Prior to Platting was issued for Christopher Estates Subdivision fka Casey Subdivision. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Brian H. Christopher and the engineer is Beacon Civil Engineering.



3/17/2021, 2:11:50 PM

☐ Parcels



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

This Agreement is made and entered into this _____ day of _____, 2021, by and between Brian H. Christopher, Pauline Christopher, Marie Christopher, and Sean Patrick Christopher, 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 Christopher Estates; 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 required by the LDC will be installed; and

WHEREAS, the improvements required by the LDC in the subdivision known as Christopher Estates are to be installed after recordation of said plat under guarantees posted with the County; and

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

WHEREAS, the Subdivider agrees to build and construct the improvements as listed below and identified as applicable to this project:

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

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 Christopher Estates 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 3 below, any roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in 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, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, _____, with _____ by order of _____; or
 - b. Performance Bond, dated February 26, 2021 with Brian Christopher, Sean Patrick Christopher, and Marie Christopher as Principal, and Great Midwest Insurance Company as Surety; or
 - c. Escrow Agreement, dated _____, between _____ and the County or;
 - d. Cashier/Certified Check number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.
4. Copies of said letter of credit, performance bond, escrow agreement, or cashier/certified check are attached hereto and by reference made a part hereof.
5. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as 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.

7. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as Christopher Estates at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
8. 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.
9. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

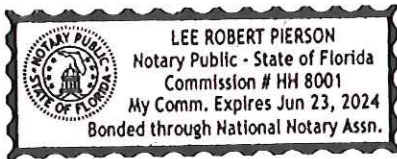
SUBDIVIDER:

Brian H. Christopher
BRIAN H. CHRISTOPHER

Date: Feb 26/21

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This document was acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of Feb, 2021, by Brian H. Christopher who is personally known to me or produced Valid FL DL as identification.



By: Lee Pierson
NOTARY PUBLIC

Lee Pierson
(Print notary's name)

First Subscribing Witness:

Second Subscribing Witness:

Lee Pierson
Lee Pierson

Debbra D Passeranti
Debbra D Passeranti

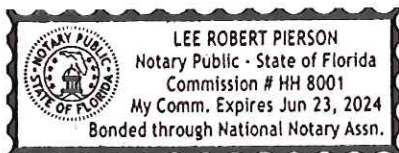
SUBDIVIDER:

Pauline Christopher
PAULINE CHRISTOPHER

Date: Feb 28/21

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

This document was acknowledged and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 26th day of Feb, 2021, by Pauline Christopher who is personally known to me or produced Valid FL DL as identification.



By: Lee Pierson
NOTARY PUBLIC

Lee Pierson
(Print notary's name)

First Subscribing Witness:

Second Subscribing Witness:

ATTEST:

HILLSBOROUGH COUNTY

CINDY STUART, CLERK OF THE CIRCUIT COURT BOARD OF COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, Brian Christopher and Sean Patrick Christopher and Marie Christopher called the Principal, and Great Midwest Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Three Hundred Eight Thousand One Hundred Seventeen and 50/100 (\$308,117.50) 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 Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, roads, drainage, water, wastewater and other necessary facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

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

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction 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.

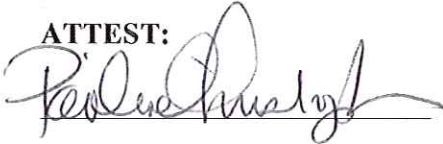
NOW THEREFORE, the conditions of this obligation are such, that:

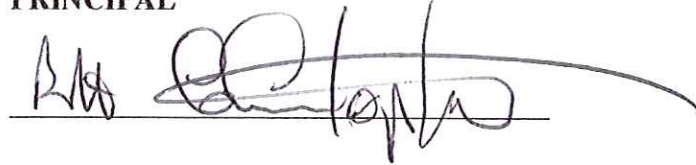
- A. If the Principal shall well and truly build, construct, and install in the platted area known as Christopher Estates subdivision all roads, drainage, water, wastewater and other necessary facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development 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 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 February 26, 2022.

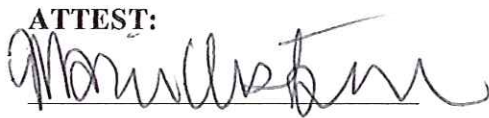
SIGNED, SEALED AND DATED this 26th day of February, 2021.

Brian Christopher
PRINCIPAL

ATTEST:




Sean Patrick Christopher
PRINCIPAL

ATTEST:




Marie Christopher
PRINCIPAL

ATTEST:




Great Midwest Insurance Company
SURETY (SEAL)

ATTEST:



ATTORNEY-IN-FACT
Mary M Langley
Florida Licensed Resident Agent

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

as amended



Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Frederic M. Archerd Jr., Dorene Ann Blake, Mary M. Langley, Richard P. Russo Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.



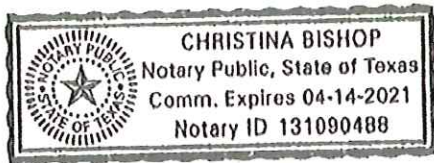
GREAT MIDWEST INSURANCE COMPANY

BY

Peter B. Smith
President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 26th Day of February, 2021.



BY

Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

CONSENT OF SURETY BOND RIDER

To be attached and made part of Bond:

Principals: **Brian Christopher and Sean Patrick Christopher and Marie Christopher**

Obligees: **Hillsborough County Board of County Commissioners**

Surety: **Great Midwest Insurance Company**

Bond Number: **GM 203354**

SUBJECT: **Christopher Estates**

KNOW ALL MEN BY THESE PRESENTS, that the Surety acknowledges and agrees to the following:

The aforesaid Bond shall be and it is hereby amended as follows:


Extending the expiration date of the bond from February 26, 2021 to May 13, 2022

The referenced bond shall be subject to all its agreements, limitations and conditions, except as herein modified, said Bond shall be and remain in full force and effect.

Effective, signed, sealed and dated this 10th day of March, 2021

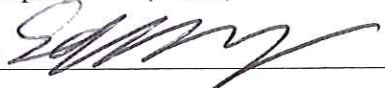
Brian Christopher

Principal (SEAL)

BY: 

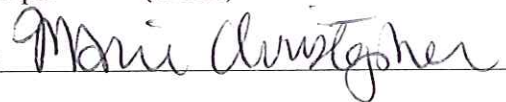
Sean Patrick Christopher

Principal (SEAL)

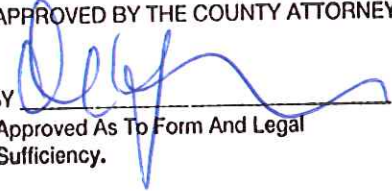
BY: 

Marie Christopher

Principal (SEAL)


BY: 

APPROVED BY THE COUNTY ATTORNEY

BY: 
Approved As To Form And Legal
Sufficiency.

Great Midwest Insurance Company

Surety (SEAL)

BY: 

Mary M. Langley, Attorney-in-fact
and Florida Licensed Resident Agent

POWER OF ATTORNEY

GM-203354

Great Midwest Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **GREAT MIDWEST INSURANCE COMPANY**, a Texas Corporation, with its principal office in Houston, TX, does hereby constitute and appoint:

Frederic M. Archerd Jr., Dorene Ann Blake, Mary M. Langley, Richard P. Russo Jr., Tanya L. Russo

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **GREAT MIDWEST INSURANCE COMPANY**, on the 1st day of October, 2018 as follows:

Resolved, that the President, or any officer, be and hereby is, authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed Ten Million dollars (\$10,000,000.00), which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed in the Company's sole discretion and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **GREAT MIDWEST INSURANCE COMPANY**, has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 15th day of October, 2018.



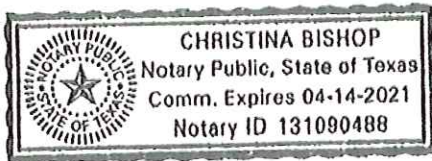
GREAT MIDWEST INSURANCE COMPANY

BY

Peter B. Smith
President

ACKNOWLEDGEMENT

On this 15th day of October, 2018, before me, personally came Peter B. Smith to me known, who being duly sworn, did depose and say that he is the President of **GREAT MIDWEST INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



BY

Christina Bishop
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **GREAT MIDWEST INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Houston, TX this 10th Day of March, 2021.



BY

Leslie K. Shaunty
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

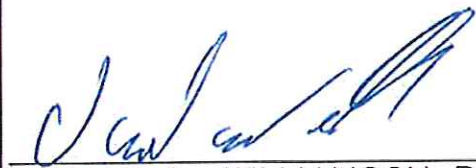
WILLIAMSON & ASSOCIATES, INC.

PROFESSIONAL SURVEYING & MAPPING

5020 GUNN HIGHWAY SUITE 220A, TAMPA, FLORIDA 33618
813-265-4795, FAX.=813-264-6062
WILLIAMSONSURVEYING@VERIZON.NET

CHRISTOPHER ESTATES SUBDIVISION

I, DONALD L. WILLIAMSON THE UNDERSIGNED SURVEYOR FOR CHRISTOPHER ESTATES SUBDIVISION, HEREBY CERTIFY THAT ALL OF THE LOT CORNERS AND PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET AT CHRISTOPHER ESTATES SUBDIVISIONS. ALL PERMANENT CONTROLS POINTS (PCPS) WILL BE SET WHEN CHRISTOPHER COURT IS COMPLETED.



DONALD L. WILLIAMSON RLS#5649

3-9-2021

DATE:



CHRISTOPHER ESTATES SUBDIVISION

PLAT BOOK _____ PAGE _____

SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

OWNER: MARIE CHRISTOPHER

BY _____

OWNER

WITNESS

WITNESS

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2020, by _____, who is personally known to me or produced Driver License as Identification.

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT:

TITLE:

SERIAL NUMBER:

COMMISSION EXPIRES:

OWNER: SEAN PATRICK CHRISTOPHER

WITNESS

WITNESS

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2020, by _____, who is personally known to me or produced Driver License as Identification.

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT:

TITLE:

SERIAL NUMBER:

COMMISSION EXPIRES:

Clerk of Circuit Court
County of Hillsborough
State of Florida

I hereby certify that this Subdivision Plat meets the requirements, in form, of Chapter 177 Part 1 of Florida Statutes, and has been filed for record in Plat Book Florida, Page _____ of the Public Records of Hillsborough County.

By _____ Clerk of Circuit Court

By _____ Deputy Clerk

This _____ day of _____, 2020, Time _____

Clerk File Number _____

PLAT APPROVAL:

BOARD OF COUNTY COMMISSIONERS
THIS PLAT HAS BEEN APPROVED FOR RECORDATION

CHAIRMAN

DATE:

DEDICATION:

The Undersigned, Brian H. Christopher, Pauline Christopher, Sean Patrick Christopher, and Marie Christopher, do hereby dedicate this Plat of Christopher Estates Subdivision For Record.

The private road and private right of way shown herein as Tract "A" (Christopher Court) are not dedicated to the public, but are private, and are hereby reserved by Owner(s) for convenience to a Homeowners' Association, Community Development District, or other similar entity. The dedication of this plat, for the benefit of the public, shall extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions. Said plat of record and copies will extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions.

The Private Road(s) and Utility Easement(s) shown herein are hereby reserved by Owner for the benefit of a Homeowners' Association, Community Development District, or other similar entity. The dedication of this plat, for the benefit of the public, shall extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions. Said plat of record and copies will extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions.

The Fee Interest in Tracts "A" & "B" is hereby reserved by the Owner for convenience to the lot owners within the subdivision, for use by providers of law enforcement, fire and rescue services, and other public and private utilities. The dedication of this plat, for the benefit of the public, shall extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions. Said plat of record and copies will extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions.

An access easement is hereby created over and across Tract "A" for the benefit of the lot owners within the subdivision, for use by providers of law enforcement, fire and rescue services, and other public and private utilities. The dedication of this plat, for the benefit of the public, shall extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions. Said plat of record and copies will extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions.

Private Driveway: Easement shown herein as Tract "B" is hereby reserved by Owner(s) for convenience to a Homeowners' Association, Community Development District, or other similar entity. The dedication of this plat, for the benefit of the public, shall extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions. Said plat of record and copies will extend to the entire area shown on the plat, and shall not be subject to any other restrictions or conditions.

Owner(s) hereby grants to the providers of telephone, electric, cable television, water and sewer, and other public and private utilities, the right to use and maintain the easement shown herein as Tract "A" and the area designated herein as utility easements, for ingress and egress and for the construction, installation, and maintenance of facilities and related purposes, for the benefit of the lot owners herein.

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

OWNER: BRIAN H. CHRISTOPHER

BY _____ OWNER

WITNESS

WITNESS

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this day of _____, 2020, by _____, who is personally known to me or produced Driver License as Identification.

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT:

TITLE:

SERIAL NUMBER:

COMMISSION EXPIRES:

SHEET 1 OF 3

DON WILLIAMSON
&

ASSOCIATES, INC.
PROFESSIONAL SURVEYORS

MAPPERS LB# 6945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624
(813) 552-4703

WASURVEYING@GMAIL.COM

Notice:
THIS PLAT IS RECORDED IN ITS GRAPHIC FORM IN THE OFFICIAL DEPOSITION OF THE SUBDIVISION 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 BOOK _____ PAGE _____

SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA

MORTGAGEE: CONSENT TO DEDICATION
THE UNDERSIGNED, B.C. TAMPA PROPERTIES, INC. AS HOLDER OF THAT CERTAIN
MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 26114, PAGE 1681 OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH ENCUMBERS THE
LANDS BEING SUBDIVIDED AND CHRISTOPHER ESTATES SUBDIVISION, AND FURTHER
HEREBY STATES AND DECLARES THE FOLLOWING:

FILE:

UNIT 1

UNIT 999

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

STATE OF FLORIDA
The foregoing instrument was acknowledged before me by _____
means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2020, by _____ who is personally
known to me or produced Driver License as identification."

NOTARY PUBLIC:

SIGN: _____ (SEAL)

PRINT:

ממל

151823

As a result, the following are the main findings of the study:

Figure 1

MORTGAGEE: CONSENT TO DEDICATION OF THE UNDERSIGNED, BANK OF TAMPA AS HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 26782, PAGE 1812 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH ENCUMBERS THE LANDS BEING SUBDIVIDED AND CHRISTOPHER ESTATES SUBDIVISION, AND FURTHER HEREBY STATES AND DECLARES THE FOLLOWING:

SSN

WITNESS:

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH
STATE OF FLORIDA

The foregoing instrument was acknowledged before me by _____
means of ☐ physical presence or ☐ online notarization, this
day of _____, 2020, by _____ who is personally
known to me or produced Driver License as identification.

NOTARY PUBLIC

SIGN- (SEAL)

PRINT

2002

CCNY

[illegible]

DATE: _____ BY: _____

DONALD L. WILLIAMSON, PS#5649
PROFESSIONAL SURVEYOR AND MAPPER
DON WILLIAMSON & ASSOCIATES, INC. LB#5945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624

Surveyor's Certification
I, the undersigned, being duly sworn, hereby certify that this Platted Subdivision is a correct and true representation of the land being subdivided; that this plat was prepared under my personal supervision and that this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code, and that permanent reference monuments (PRMs) were set on the 20 day of SEPTEMBER, 2020, as shown on the plat. The requirements of Florida Statute 177.03(2) and its amendments shall apply to all plat requirements of Florida Statute 177.03(2) and its amendments, with conditions of bonding.

Notice: THIS PLAN AS RECORDED IN ITS GRAPHIC FORM, TO THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS THEREIN, IS NOT A SUBSTITUTE FOR THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF THIS COUNTY. ANY REVISIONS, AMENDMENTS, CORRECTIONS, OR SUPPLEMENTS TO THIS PLAN SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY. ANY INSTRUMENTS, RECORDS, OR DOCUMENTS THAT ARE NOT RECORDED ON THIS PLAN MAY BE VOID OR VOIDABLE.

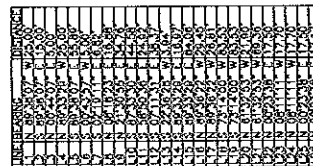
SHEET 2 OF 3
DON WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS

MAPPER LB # 6945
5020 GUNN HIGHWAY SUITE 220A
TAMPA, FL 33624

WASIRVYING@GMAIL.COM

PLAT BOOK PAGE-

SECTION 8, TOWNSHIP 28 SOUTH, RANGE 18 EAST
HILLSBOROUGH COUNTY, FLORIDA



WETLAND CONSERVATION AREA NOTE:

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

[illegible]

LEGEND:

F.C.M. FOUND CONCRETE MONUMENT

LB. - LICENSE BUSINESS

(N/R) = NON-RADIAL

U.R. = OFFICIAL RECORDS
(O/A) = OVER ALL

$\rho(r) = \rho_{\text{PLAT}}$

PLAY BOOK
PARKER KEM ON

PG. = PAGE

P.R.M. = (PERMANENT REFERENCE MONITORING) - NIGHT OF WAY

$$K/W = NIGM-UT-WAT$$

= SET 4"x4" CONCRETE MONUMENT A

DISK LB#6945
/OCCUPANT REFERENCE MONITOR

(FERNANDEZ, KATZ AND MONTAUDO)

- SET 5/8" IRON ROD & CAP LB#69

SHEET 3 OF 3

EDON WILLIAMSON
&

ASSOCIATES, INC.
PROFESSIONAL SURVEYORS

8
MAPPERS LB # 6945
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