SUBJECT:

Southhaven Subdivision

**DEPARTMENT:** 

Development Review Division of Development Services Department

SECTION:

Project Review & Processing

BOARD DATE: CONTACT:

April 13, 2021 Lee Ann Kennedy

#### **RECOMMENDATION:**

Accept the plat for recording for Southhaven Subdivision, located in Section 4, Township 32, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads/streets, sanitary gravity sewer system, earthwork, water mains/services, sidewalks, stormwater drainage systems, and other) 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 \$3,657,078.16, a Warranty Bond in the amount of \$333,200.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$19,500.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

#### BACKGROUND:

On March 26, 2020, Permission to Construct Prior to Platting was issued for Southhaven Subdivision. 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.





## OTERO ENGINEERING

C | V | L | E | N | G | I | N | E | E | R | S | 13902 N. Dale Mabry Hwy., Suite 230 • Tampa, Fl. 33618 • (813) 936-3585

## SOUTH HAVEN SUBDIVISION

NE 11TH AVE & NE 24TH ST RUSKIN, FLORIDA LOCATION Map

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

This Agreement is made and entered into this	day of	ı	, by and between Starlight Homes Florida,
LLC hereinafter referred to as "Subdivider" and Hillsborou	gh County, a po	olitical :	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 Southhaven Subdivision; and

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

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

WHEREAS, the Subdivider has or will file with the Hillsborough County Development Review Division of 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 Southhaven 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
X Sanitary Gravity Sower System	Sanitary Sewer Distribution System	Bridges
Reclaimed Water Mains/Services		X Other:
X Earthwork 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 Southhaven 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 Southhaven 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	, dated	, and
	number	, dated	with
		<b>♦</b>	by order
	of	MARIA (11) (11) (11) (11) (11) (11) (11) (11	***************************************
<u>b</u> .	A Performance Bond, dated Novem and Lexon Insurance Company as S	ber 11, 2020 with Starlight Homes Flori urety, and	ida LLC as Principal,
	A Warranty Bond, dated November Lexon Insurance Company as Suret	11, 2020 with Starlight Homes Florida y.	LLC as Principal, and
	Cashier/Certified Checks, number_	, dated	an nd
c.	number	, dated o a non-interest bearing escrow account ler on funds received by the County pure	upon receipt. "Manich suant 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
  - b. All applicable County regulations relating to the construction of improvement facilities.

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

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.
- 12. In the event that the improvement facilities are completed prior to the end of the 12 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.

Witness' Signature (Signed before a Notary Public and 2 Witnesses)  ARCHARDSON Printed Name of Witness	By: Authorized Corporate Officer or Individual  PARALL COLWELL  Name (typed, printed or stamped)
91111	AUTHORISED REPRESENTATIVE
Witness' Signature	Title
Mike Lewis Printed Name of Witness	9720 PRINCESS PALM AVE STE 130 Address of Signer TAMPA, FL 33619
NOTARY PUBLIC Phone Number of Signer	
CORPORATE SEAL (When Appropriate)	
COM ONITE SEME (When ripproprime)	
ATTEST: HILLSBOROUGH COUNTY PAT FRANK, CLERK OF THE CIRCUIT COURT	BOARD OF COUNTY COMMISSIONERS
By:	By:
Deputy Clerk	Chair

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 17 th day of november, 20 20.

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

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal Sufficiency.

CORPORATE ACKNOWLEDGMENT:	
STATE OF Florida	
COUNTY OF _ HILLSOOVERSY	
The foregoing instrument was acknowledged before me this day of NOVE 20_20, by	and
respectively President and Humor near Representative of	
Inc., a corporation under the laws of the state of	on behalf of the
corporation. He and/or she is personally known to me or has produced	
as identification and did take an oath.	
NOTARY PUBLIC: Sign:	COLBIE L. GUDE
Print: COLOE GUGE  Title or Rank: NOTAY	Commission # GG 290659 Expires January 13, 2023 Bonded Thru Troy Fain Insurance 800-385-7019
Serial Number, if any: 66 20 01059	
My Commission Expires: 1132023	
INDIVIDUAL ACKNOWLEDGMENT:	
STATE OF	
COUNTY OF	
The foregoing instrument was acknowledged before me this day of who is personally known as identification and who did take an oath.	, 20, by, to me or who has produced
NOTARY PUBLIC:	
Sign:	_(seal)
Print:	=
Title or Rank:	<u>=</u>
Serial Number, if any:	<u>s</u>
My Commission Expires:	

#### SUBDIVISION PERFORMANCE BOND

#### Bond No. LICX1196222

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 Three Million Six Hundred Fifty Seven Thousand Seventy Eight Dollars and Sixteen Cents (\$3,657,078.16) 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, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water, 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.

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 <u>Southhaven Subdivision</u> all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, culverts, gutters, water, 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 Hillsborough County Development Review Division of Development Services Department 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 AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL June 30, 2022,

## SIGNED, SEALED AND DATED this 11th day of November, 2020.

ATTEST:

Starlight Homes Florida LIC

Principal

Manager

9720 PRINCESS PALM AVE STE 130 Address TAMPA, FL 33619

Address

ATTEST:

**Lexon Insurance Company** 

Surety

By: Dawn L. Morgan

Dawn L. Morgan, Attorney-in-Fact

License No. P011322

(SEAL)

APPROVED 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.

Richard Appel;

Endurance Assurance Corporation

By: CLASS / CASE
Richard Appel; SMB-8, Senior Counsel

SEAL 2002 2002

Endurance American Insurance Company

Richard Appel: SVP & Senior Counsel

SEAL 1996

ACKNOWLEDGEMENT

exon Insurance Company Sound Safeguard

Amy Taylor, Notary Public - My Commission Expires 5/

Insurance Compan

Richard Appel; SVP & Senior Count

SOUTH DAKOTA INSURANCE COMPANY

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 the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the by the said instrument on behalf of each Company by authority of his office under the bythe said instrument on the said instrument of the said instrument on the said instrument of the

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;
- 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 11th

day of November 1 20 20

Daniel S. Lurie, 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 – <a href="https://www.treasury.gov/resource-center/sanctions/SDN-List">https://www.treasury.gov/resource-center/sanctions/SDN-List</a>.

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 November 11, 2020, 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 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

### WARRANTY BOND

#### Bond No. LICX1196223

KNOW ALL MEN BY THESE PRESENTS, That we Starlight Homes Florida L.L.C., 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 Three Hundred Thirty

Three Thousand Two Hundred Dollars (\$333,200.00) 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, Ordinance 92-05, 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 (roads/streets, sanitary gravity sewer system, earthwork, water mains/services, sidewalks, stormwater drainage systems, and other) for maintenance in the approved platted subdivision known as Southhaven Subdivision and associated off-site improvements (roads/streets, sanitary gravity sewer system, earthwork, water mains/services, sidewalks, stormwater drainage systems, and other); and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the on-site and off-site improvement facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all roads/streets, sanitary gravity sewer system, earthwork, water mains/services, sidewalks, stormwater drainage systems, 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 Construction and Warranty of the Required 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:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the roads/streets, sanitary gravity sewer system, earthwork, water mains/services, sidewalks, stormwater drainage systems, and other improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision and all off-site improvements known as Southhaven Subdivision against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;
- C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID, OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL JUNE 30, 2024.

## SIGNED, SEALED AND DATED this 11th day of November, 2020.

ATTEST:

Starlight Homes Florida LLC

Principal

Manager

9720 PRINCESS PALM AVE STE 130 Address TAMPA, FL 33619

ATTEST:

Diane M. Rubright

Lexon Insurance Company

Surety

By: <u>Nawnh Moryan</u> Dawn L. Morgan, Attorney-in-Fact

License No. P011322

(SEAL)

APPROVED 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 15<sup>th</sup> 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: Kechard 11 Gyre

Richard Appel; SWA-8, Senior Counsel

SEAL 2002 DELAWARE OF

Endurance American

ichard Appel, SVP.& Senior Counsel

SEAL 1996

ACKNOWLEDGEMENT

Lexon Insurance Company

By: CL SOL Senior Counsel

Bond Safeguard

- My Commission Expires 5/

By: LCAss Senior Counse

A SOUTH DAKOTA INSURANCE COMPANY

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-favs of each Company.

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, 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 11th

day of November 1 20 20

Amy Taylor, Notary Public

#### 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 — <a href="https://www.treasury.gov/resource-center/sanctions/SDN-List">https://www.treasury.gov/resource-center/sanctions/SDN-List</a>.

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 November 11, 2020, 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 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

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

This Agreement made and entered into this 29th day of October, 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 South Haven 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 South Haven 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 South Haven subdivision within twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as: Letter of Credit, number \_\_\_\_\_, a. dated\_\_\_\_\_ with \_\_\_\_\_\_ by order of A Performance Bond, dated November 11, 2020, b. with Starlight Homes Florida LLC as Principal, and Lexon Insurance Company as Surety, or Escrow Agreement, dated\_\_\_\_\_\_, between ¢. and the County, or Cashier/Certified Check, number\_\_\_\_\_, which shall be deposited by d. the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

- 4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the "Subdivision Regulations," an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
- 5. In the event the Subdivider shall fail or neglect to fulfill his obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
- 6. The County agrees, pursuant to the terms contained in the LDC to record the plat of the subdivision known as South Haven 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 29<sup>th</sup> day of October, 2020.

ATTEST:  Witness Signature  Mile Lewis  Printed Name of Witness	By: Authorized Corporate Officer or Individual (Sign before a Notary Public)
Witness Signature  KNSHM Morgan  Printed Name of Witness	Printed Name of Signer  Authorized Representative  Title of Signer
CORPORATE SEAL (When Appropriate)	Address of Signer  813-324-8815  Phone Number of Signer
ATTEST: PAT FRANK CLERK OF CIRCUIT COURT By: Deputy Clerk	BOARD OF COUNTY COMMISSIONERS HILLSBOROUGH COUNTY, FLORIDA  By: Chair

Subdivider Agreement for Performance - Placement of Lot Corners.doc

APPROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.

3

## CORPORATE ACKNOWLEDGMENT:

### STATE OF FLORIDA

### COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of	of XX phys	sical presence or online
notarization, this 21 day of Decemper , 2020, by Da	rryl Cowell,	Authorized Representative of
Starlight Homes Florida LLC, a limited liability company under the laws of	the state of E	Delaware on behalf of the
company. He is personally known to me or has produced		as identification
and did take an oath.		
NOTARY PUBLIC:		OLDER OUT
Sign: Olbre Aude	(Seal)	COLBIE L. GUDE Commission # GG 290659 Expires January 13, 2023
Print: Colbie Gude	<del></del>	Bonded Thru Troy Fain Insurance 800-385-70
Title or Rank: Notary Public	**	
Serial Number, if any: 66 29 0059		
My Commission Expires: January 13, 2023		
INDIVIDUAL ACKNOWLEDGMENT:		
STATE OF		
COUNTY OF		
The foregoing instrument was acknowledged before me this	day of	
20, by, who is p	ersonally kno fication and	own to me or who has produced who did take an oath.
NOTARY PUBLIC:		
Sign:	_(seal)	
Print:		
Title or Rank:		
Serial Number, if any:		
My Commission Expires:		

## SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT Bond No. LICX1196221

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 Nineteen Thousand Five Hundred (\$19,500.00) 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 Southhaven Subdivision 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:

- If the Principal shall well and truly build, construct, and install in the platted area known as A. Southhaven 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
- If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the В. manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL June 30, 2023

SIGNED, SEALED AND DATED this 11th day of November, 2020.

1 Wholker

(SEAL)

Lexon Insurance Company (SEAL) SURETY

ATTEST:

Diane M. Rubright

Dawn L. Morgan, Attorney-in-Fact

License No. P011322

APRROVED BY THE COUNTY ATTORNEY

Approved As To Form And Legal

Sufficiency.



## POWER OF ATTORNEY

Amy Taylor, Notary Public - My Commission Expires 5/9/23

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 WTNESS 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: Jechard Appel; SMR& Senior Counsel

surance 2002 DELAWARE

Endurance American

Richard Appel, SVP-&

1996

ACKNOWLEDGEMENT

**Bond Safeguard** 

DAKOTA

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/state of each Company to subscitude the hydrogeneous transfer of each Company t 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.

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 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

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 11th

20 20

retary

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

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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>November 11, 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 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



## SOUTH HAVEN SUBDIVISION ENGINEERS ESTIMATE

## SCHEDULE Summary for Performance Bond

	9	Total	Complete	Amount Remaining
SCHEDULE A - DEMOLITION		\$65,126.00	\$0.00	\$65,126.00
SCHEDULE B - EARTHWORK		\$812,674.95	\$406,337.48	\$406,337.48
SCHEDULE C - PAVING - ONSITE		\$555,562.40	\$0.00	\$555,562.40
SCHEDULE D - PAVING - OFFSITE		\$68,616.00	\$0.00	\$68,616.00
SCHEDULE E - DRAINAGE		\$722,220.25	\$0.00	\$722,220.25
SCHEDULE F - POTABLE WATER		\$457,386.40	\$0.00	\$457,386.40
SCHEDULE G - WASTEWATER		\$650,414.00	\$0.00	\$650,414.00
	TOTAL:	62 200 000 55	TOTAL	
	TOTAL	\$3,332,000.00	REMAINING	\$2,925,662.53
				X 125%
			BOND AMOUNT	\$3,657,078.16

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

This item has been digitally signed and scaled by Charles A. 10/26/2020.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



## SOUTH HAVEN SUBDIVISION ENGINEERS ESTIMATE

## SCHEDULE Summary for Warranty Bond

SCHEDULE A - DEMOLITION		\$65,126.00
SCHEDULE B - EARTHWORK		\$812,674.95
SCHEDULE C - PAVING - ONSITE		\$555,562.40
SCHEDULE D - PAVING - OFFSITE		\$68,616.00
SCHEDULE E - DRAINAGE		\$722,220.25
SCHEDULE F - POTABLE WATER		\$457,386.40
SCHEDULE G - WASTEWATER		\$650,414.00
	TOTAL AMOUNT	\$3,332,000.00
		X 10%

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

This item has been digitally signed and sealed by Charles A. Otero, P.E. 10/12/2020.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

WARRANTY BOND AMOUNT (10% of Total)

\$333,200.00

## Engineers Estimate SCHEDULE A - Demolition

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Qty Comp	Amount Completed
A-	l	Clearing and Grubbing	l	LS	\$40,000.00	\$40,000.00	0%	0	\$0.00
Α-	2	Stripping	4524	CY	\$1.75	\$7,917.00	0%	0	\$0,00
А-	3	Remove Asphalt Pavement	100	SY	\$12.00	\$1,200.00	0%	0	\$0.00
A-	4	Remove Concrete Sidewalk	1500	SF	\$2.85	\$4,275.00	0%	0	\$0.00
Α-	5	Remove Curb	320	SF	\$12.60	\$4,032.00	0%	0	\$0.00
Α-	6	Remove Fence	3324	LF	\$1.75	\$5,817.00	0%	0	\$0.00
Α-	7	Remove 18" CMP	65	LF	\$29.00	\$1,885.00	0%	0	\$0.00

TOTAL A - Demolition

\$65,126.00

## Engineeers Estimate SCHEDULE B - Earthwork

	ltem#	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Qty Comp	Amount Completed
В-	1	Mobilization	1	I.S	\$44,982.95	\$44,982.95	50%	0.5	\$22,491.48
В-	2	NPDES Compliance		LS	\$4,700.00	\$4,700.00	50%	0.5	\$2,350.00
В-	3	Construction Entrance	2	EA	\$2,500.00	\$5,000.00	50%	1.0	\$2,500.00
В-	4	Silt Fence	6,720	LF	\$1.50	\$10,080.00	50%	3,360	\$5,040.00
В-	5	Pond Excavation	189,501	CY	<b>\$</b> 2 50	\$473,752.50	50%	94,751	\$236,876.25
В-	6	Final Grading	ı	LS	\$38,500.00	\$38,500,00	50%	1	\$19,250.00
B-	7	Construct Swales	3,647	LF	\$7.30	\$26,623.10	50%	1,824	\$13,311.55
B-	8	Sod	29,510	SY	\$2.85	\$84,103.50	50%	14,755	\$42,051.75
В-	9	Seed & Mulch (Lots & Open Areas)	152,455	SY	\$0.38	\$57,932.90	50%	76,228	\$28,966.45
В-	10	Construction Survey, Stakeout & As-builts		LS	\$67,000.00	\$67,000.00	50%	0.5	\$33,500.00

TOTAL B - Earthwork

S812,674.95

\$406,337.48

## **Engineeers Estimate SCHEDULE C - Paving - Onsite**

	Item#	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Qty Comp	Amount Completed
C-	1	0.75 SP - 9.5 Asphalt (1st Lift)	13,227	SY	\$4,13	\$54,561.38	0%	0	\$0.00
C-	2	0.75 SP - 9.5 Asphalt (2nd Lift)	13,227	SY	\$4.13	\$54,561.38	0%	0	\$0.00
C-	3	6" Crushed Concrete Base LBR 150	13,227	SY	\$10.65	\$140,867.55	0%	0	\$0.00
C-	4	12" Stablized Subgreade LBR 40	18,946	SY	\$7.30	\$138,305.80	0%	0	\$0.00
C٠	5	Miauni Curb	9,309	LF	\$9.00	\$83,781.00	0%	0	\$0,00
C-	6	Type 'F Curb	740	LF	\$16.50	\$12,210.00	0%	0	\$0,00
C-	7	Valley Gutter Curb	176	LF	\$18.50	\$3,256.00	0%	0	\$0.00
C-	8	Concrete Drop Curb	194	LF	\$17.00	\$3,298.00	0%	0	\$0.00
C-	9	Curb Transition	248	LF	\$17.00	\$4,216.00	0%	0	\$0.00
C-	10	6" Thick Concrete Sidewalk	6,467	SF	\$5.90	\$38,155.30	0%	0	\$0.00
C-	11	ADA Handicap	11	EA	\$1,000.00	\$11,000,00	0%	0	\$0.00
C-	12	Signage & Striping	1	LS	\$7,000.00	\$7,000.00	0%	0	\$0.00
C-	13	Connect to Existing Asphalt	3	ĒΑ	\$1,450.00	\$4,350.00	0%	0	\$0.00

TOTAL C - Paving - Onsite

\$555,562.40

\$0.00

## Engineeers Estimate SCHEDULE D - Paving - Offsite

	Item#	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Qty Comp	Amount Completed
D-	1	l" Milling	535	SY	\$17.00	\$9,095.00	0%	0	\$0.00
D-	2	1" FC - 9.5 Asphalt	890	SY	\$8.80	\$7,832.00	0%	0	\$0.00
D-	3	3" SP-9.5 Asphalt	355	SY	\$22.00	\$7,810.00	0%	0	\$0.00
D-	4	10" Crushed Concrete Base LBR 150	355	SY	\$20.00	\$7,100.00	0%	0	\$0.00
D-	5	12" Stablized Subgreade LBR 40	400	SY	\$12.00	\$4,800.00	0%	0	\$0,00
D٠	6	Type 'F' Curb	306	LF	\$17.00	\$5,202.00	0%	0	\$0.00
D-	7	Remove Curb	315	LF	\$12.90	\$4,063.50	0%	0	\$0.00
D-	8	Sawcut Exist, Pavement	305	LF	\$2.70	\$823.50	0%	0	\$0.00
D-	9	Sod Existing ROW	1,100	LF	\$2.90	\$3,190.00	0%	0	\$0.00
D-	10	Offsite Grading	Î	LS	\$2,600.00	\$2,600.00	0%	0	\$0.00
D-	11	Signage and Striping	1	LF	4500	\$4,500.00	0%	0	\$0.00
D-	12	Final Dress	1	t.s	\$2,600.00	\$2,600.00	0%	0	\$0.00
D-	13	Maintenance of Traffic	1	LS	\$9,000.00	\$9,000.00	0%	0	\$0.00

TOTAL D - Paving - Offsite

\$68,616.00

## Engineers Estimate SCHEDULE E - Drainage

			Estimated	]		T	Percent		
<u> </u>	ltem	# Description	Quantity	Unit	Unit Price	Item Amount	Completed	Qty Comp	Amount Completed
E-	1	12" HDPE	1,630	LF	\$19.00	\$30,970.00	0%	0	\$0.00
E-	2	18" RCP CL III	1,934	LF	\$38.00	\$73,492.00	0%	0	\$0.00
E-	3	24" RCP CL III	1,925	LF	\$50.00	\$96,250.00	0%	0	\$0.00
E-	4	30" RCP CL III	489	LF	\$70.00	\$34,230.00	0%	0	\$0.00
E-	5	36" RCP CL III	162	LF	\$92,00	\$14,904.00	0%	0	\$0.00
E-	6	42" RCP CL III	368	LF	\$116,00	\$42,688.00	0%	0	\$0,00
E-	7	24"x38" ERCP	291	LF	\$107.00	\$31,137.00	0%	0	\$0.00
E-	8	12" MES FDOT 272	1	EA	\$1,760.00	\$1,760.00	0%	0	\$0,00
E-	9	18' MES FDOT 272	4	EA	\$1,800.00	\$7,200.00	0%	0	\$0.00
E-	10	30° MES FDOT 272	2	EA	\$2,900,00	\$5,800.00	0%	0	\$0.00
E-	11	36" MES FDOT 272	1	EA	\$3,375.00	\$3,375.00	0%	0	\$0.00
E-	12	24" x 38" MES FDOT 272	1	ΕĄ	\$2,250.00	\$2,250,00	0%	0	\$0.00
Ę-	13	Type 'I' Curb Inlet	28	EA	\$3,350.00	\$93,800.00	0%	0	\$0.00
E-	14	Type '2' Curb Inlet	4	EA	\$3,300.00	\$13,200.00	0%	0	\$0,00
E-	15	Type '5' Curb Inlet	t	EA	\$4,800.00	\$4,800.00	0%	0	\$0.00
Е-	16	Туре 'C' Inlet	1	EA	\$2,100.00	\$2,100.00	0%	0	\$0.00
Ę-	17	Type 'G' Inlet	t	EA	\$4,400.00	\$4,400.00	0%	0	\$0.00
E.	18	Type 'D' Inlet	1	EΑ	\$3,400.00	\$3,400.00	0%	0	\$0.00
E-	19	Type 'P' Manhole	4	EA	\$3,350.00	\$13,400.00	0%	0	\$0.00
E-	20	Type 'J' Manhole	5	EA	\$3,700.00	\$18,500.00	0%	0	\$0.00
E-	21	Туре 'J' Manhole (ST-30)	ſ	EA	\$9,300.00	\$9,300.00	0%	0	\$0.00
E-	22	Yard Drains	34	EA	\$1,600.00	\$54,400.00	0%	0	\$0.00
E	23	Type 'C' Control Structure w/Skimmer	ı	EA	\$3,700.00	\$3,700.00	0%	0	\$0.00
E-	24	Type 'D' Control Structure w/Skimmer	2	EΑ	\$5,400.00	\$10,800.00	0%	0	\$0.00
E-	25	Type 'C' Bubbler Structure	1	EA	\$2,100.00	\$2,100.00	0%	0	\$0.00
Е-	26	Endwalls (Double 42" RCP)	4	EA	\$6,700.00	\$26,800.00	0%	0	\$0.00
E-	27	RipRap	235	SY	\$54.00	\$12,690.00	0%	0	\$0,00
E-	28	Remove Ex. Headwall	,	ЕЛ	\$2,800.00	\$2,800.00	0%	0	\$0.00
E-	29	Remove Ex. Inlet	1	EA	\$1,800,00	\$1,800.00	0%	0	
E-	30	6" Underdrain	3,219	LF	\$15.00	\$48,285.00	0%		\$0.00
E-		6" Underdrain Cleanout	27	EA	\$225,00	\$6,075.00	0%	-0	50.00
E-		Inlet Protection	70	EA	\$96,00	\$6,720.00		0	\$0.00
E-		Storm Sewer Inspection	6,799	LF			0%	0	\$0.00
	1	storm series inspection	0,737	13,	\$5.75	\$39,094.25	0%	0	\$0,00

## Engineeers Estimate SCHEDULE F - Potable Water

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Qty Comp	Amount Completed
F-	I	Connect to Existing Water Main	2	EA	\$1,450.00	\$2,900.00	0%	0	\$0.00
F-	2	12" x 8" Tapping Sleeve and Valve	<u> </u>	EA	\$4,500.00	\$4,500.00	0%	0	\$0.00
F-	3	10" x 8" Tapping Sleeve and Valve	] 1	EA	\$4,450.00	\$4,450.00	0%	0	\$0.00
F.	4	Temporary Meter Assembly	1	EA	\$11,500.00	\$11,500.00	0%	0	\$0.00
F-	5	8" CL350 DIP	247	LF	\$46.00	\$11,362.00	0%	0	\$0.00
ŗ.	6	8" C900 DR 18 PVC	5,474	LF	\$20.00	\$109,480.00	0%	0	\$0.00
F-	7	Jack & Bore 20" x 8"	122	LF	\$595.00	\$72,590.00	0%	0	\$0.00
F-	8	8" Gate Valve & Box	33	EA	\$1,540.00	\$50,820.00	0%	0	\$0,00
F-	9	8" x 8" MJ Tee	6	EA	\$470.00	\$2,820.00	0%	0	\$0.00
F-	10	8"- 90 Degree MJ Bend	20	EA	\$370.00	\$7,400.00	0%	0	\$0.00
F-	11	8" - 45 Degree MJ Bend	80	EA	\$355.00	\$28,400.00	0%	0	\$0,00
F-	12	8" - 22 1/2 Degree MJ Bend	18	EA	\$355.00	\$6,390.00	0%	0	\$0.00
F-	13	8" - 11.25 Degree MJ Bend	13	EΛ	\$345.00	\$4,485.00	0%	0	\$0.00
F-	14	Fire Hydrant & Assembly	11	EA	\$4,000.00	\$44,000.00	0%	0	\$0.00
F-	15	Chlorine Injection Point/sampling	9	EA	\$170.00	\$1,530.00	0%	0	\$0.00
F-	16	Pressure Test	5,721	LF	\$1.40	\$8,009.40	0%	0	\$0.00
F	17	Single Service Connection (Short)	94	EA	\$540.00	\$50,760.00	0%	0	\$0.00
F-	18	Single Service Connection (Long)	61	EA	\$590.00	\$35,990.00	0%	0	\$0.00

TOTAL E - Potable Water

\$457,386.40

## Engineeers Estimate SCHEDULE G - Wastewater

	Item #	Description	Estimated Quantity	Unit	Unit Price	Item Amount	Percent Completed	Oty Comp	Amount Completed
G-	l	8" PVC SDR 26 (0'-6' Cut)	950	LF	\$26.00	\$24,700.00	0%	0	\$0.00
G-	2	8" PVC SDR 26 (6'-8' Cut)	1,093	LF	\$32.50	\$35,522.50	0%	0	\$0.00
G-	3	8" PVC SDR 26 (8'-10' Cut)	395	EA	\$35.50	\$14,022.50	0%	0	\$0.00
G-	4	8" PVC SDR 26 (10'-12' Cut)	622	LF	\$37.00	\$23,014.00	0%	0	\$0.00
G-	5	8" PVC SDR 26 (12'-14' Cut)	551	LF	\$41.00	\$22,591.00	0%	0	\$0,00
G-	6	8" PVC SDR 26 (14'-16' Cut)	402	LF	\$54.00	\$21,708.00	0%	0	\$0.00
G-	7	8" PVC SDR 26 (16'-18' Cut)	316	LF	\$68.00	\$21,488.00	0%	0	\$0.00
G-	7	8" PVC SDR 26 (18'-20' Cut)	74	LF	\$112.00	\$8,288.00	0%	0	\$0.00
G-	8	8" PVC C-900 DR25 (18'-20')	42	LF	\$127.00	\$5,334.00	0%	0	\$0.00
G-	9	8" PVC C-900 DR25 (20'-22')	45	LF	\$141.00	\$6,345.00	0%	0	\$0.00
G-	10	Manhole (4' Dia) (0'-6' Cut)	6	EA	\$3,500.00	\$21,000.00	0%	0	\$0.00
G-	11	Manhole (4' Dia) (6'-8' Cut)	4	EA	\$4,010.00	\$16,040.00	0%	0	\$0.00
G-	12	Manhole (4' Dia) (8'-10' Cut)	2	EA	\$4,460.00	\$8,920.00	0%	0	\$0.00
G-	13	Manhole (4' Dia) (10'-12' Cut)	2	EΛ	<b>\$</b> 4,950.00	\$9,900.00	0%	0	\$0.00
G-	14	Manhole (4' Dia) (12'-14' Cut)	4	EA	\$5,600.00	\$22,400.00	0%	0	\$0.00
G-	15	Manhole (4' Dia) (14'-16' Cut)	2	EA	\$6,600.00	\$13,200.00	0%	0	\$0.00
G-	16	Manhole (4' Dia) (16'-18' Cut)	l	EA	\$7,900.00	\$7,900.00	0%	0	\$0.00
G-	17	Manhole (4' Dia) (18'-20' Cut)	l	EA	\$10,080.00	\$10,080.00	0%	0	\$0.00
G-	18	Single Service Connection	27	EA	\$435.00	\$11,745.00	0%	0	\$0.00
G-	19	Double Service Connection	64	EA	\$665.00	\$42,560.00	0%	0	\$0.00
G-	20	TV Sanitary Sewer System	l	LS	\$17,062.00	\$17,062.00	0%	0	\$0.00
G-	21	4"PVC SDR 18 Force Main	96	LF	\$24.00	\$2,304.00	0%	0	\$0.00
G-	22	4" Plug Valve & Box	3	EA	\$1,425.00	\$4,275.00	0%	0	\$0.00
G-	23	4" - MJ Fittings	5	EΛ	\$275.00	\$1,375.00	0%	0	\$0.00
G-	24	Air-Release Valve	1	EA	\$3,400.00	\$3,400.00	0%	0	\$0.00
G-	25	Pressure Test Force Main	ı	LS	\$240.00	\$240.00	0%	0	\$0.00
G-	26	Connect to Existing 8" Forcemain	1	LS	\$5,000.00	\$5,000.00	0%	0	\$0.00
G-	27 J	Lift Station (6' Dia)	ı	EΛ	\$270,000.00	\$270,000.00	0%	0	\$0.00

TOTAL F - Wastewater

\$650,414.00



## SOUTH HAVEN SUBDIVISION **ENGINEERS ESTIMATE**

## **SCHEDULE** Lot Corners Performance Bond

	Quantity	Unit Cost	<b>Total Cost</b>	
Setting of Lot Corners	Lump Sum	\$15,600.00	\$15,600.00	
		TOTAL		
		REMAINING	\$15,600.00	
			X 125%	
	E	BOND AMOUNT	\$19,500.00	

Charles Digitally signed by Charles A Otero

A Otero Date: 2020.10.26

13:18:35 -04'00'

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

This item has been digitally signed and scaled by Charles A. 10/26/2020.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



## SOUTH HAVEN SUBDIVISION ENGINEERS ESTIMATE

## SCHEDULE Summary for Warranty Bond

SCHEDULE A - DEMOLITION		\$65,126.00
SCHEDULE B - EARTHWORK		\$812,674.95
SCHEDULE C - PAVING - ONSITE		\$555,562.40
SCHEDULE D - PAVING - OFFSITE		\$68,616.00
SCHEDULE E - DRAINAGE		\$722,220.25
SCHEDULE F - POTABLE WATER		\$457,386.40
SCHEDULE G - WASTEWATER		<u>\$650,414.00</u>
	TOTAL AMOUNT	\$3,332,000.00
	Marine Control	X 10%
WARRANTY BOND AM	OUNT (10% of Total)	\$333,200.00

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

This item has been digitally signed and sealed by Charles A. Otero, P.E. 10/12/2020.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

## DEDICATION:

THE UNDERSIONED, CW-SOUTHHAVEN, I.C., A DELAWARE IMMED IMBUTY COMPANY COWNERS, HEREBY CENTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED FREEDONALD HEREBY DEDICATES THIS PLAT FLERIED "SOUTH HAVEN" FOR PEODED. THE UNDERSIONED FURTHER MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS:

OWNER DOES HEREBY DEDICATE TRACT "O" AS SHOWN HEREON TO HILISDORDUCH CONNTY, FLORIDA (THE "COUNTY"), FOR THE BENEFIT OF THE PUBLIC AS A LIFT STATION STE.

OWNER DOES HEREBY DEDICATE TRACTS "I" AND "J" AS SHOWN HEREON TO THE COUNT FOR PUBLIC RICHT-OF-WAY PURPOSES.

OWNER DOES MERBY DEDICATE THE PUBLIC UTILITY EASEMENTS. AS SHOWN HEFEON, TO THE COUNTY FOR THE BENSET OF THE PUBLIC FOR UTILITY PURPOSES AND OTHER PUBLIC FOR THE PUBLIC FOR UTILITY PURPOSES AND OTHER PUBLIC FOR THE PUBLIC FOR THE

OWNEX DOES HEREBY DEDICATE THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, TO THE COUNTY FOR THE BENEFIT OF THE PUBLIC FOR DRAINAGE PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

EE INTERES IN TRACES AN "BY "CO. "DY "E" "PY "A" "A" "A ND "A", AS SHOWN HEREON, IS NEREW PEERWISED BY OWNER FORM COUNTY-MAKED SEEPANE INSTRUMENT DOES HOMEDWINESS ASSOCIATION. COMMINITY DESIGNABLY DESIRED AN O'NHIS CUSTODIAN AND MANTENANCE BYITT, SUBSECUENT TO THE RECONDING OF "HIS PLAT, FOR THE BEHEFT OF THE COT OWNERS WITHIN 114 SUBDIVISION.

PRIVATE DRAINACE EASBACHTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY OWNER TOR CONNEYENCE BY SEPARATE INSTRUMENT TO A HOMEOWNESS ASSOCIATION, COMMUNITY DREADPHEND SERVEL, OR OTHER CUSTODAL AND MANIFEANCE ENTITY, CHAINED HEREOFT OF THE ENTER OF THE LOT OWNERS WITHIN THE SUBDIVISION, AND BASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

"RACCIS"A" "PI" "C" "P" "F" "F" "F" "F" "C" "L" AND "M" INCLUDING ALL AREAS WITHIN SUCH TRACTS, AND ALL PRIVATE EASEMENTS ARE SUBJECTTO ANY AND ALL EASEMENTS DEDICATED TO THE PUBLIC USE AS SHOWN ON THE 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, ITA ASSICHM, AND ITS SUCCESSORS IN ITILE.

PRINTED NAME
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PHYSICAL PRESENCE OF ONLINE NOTARIZATION, INS. DAY OF ILC., A DELAWARE LIMITED MAY LIFE COMEAN AS PRESENDENT OF CWATEN MANAGEMENT, ILC., A DELAWARE LIMITED LABLITY COMPANY, AS MANAGER OF CWASOUTHHAVEN, ILC. A DELAWARE LIMITED LABLITY COMPANY, ON BEALT OF THE COMPANY, WHO ILS PERSONALLY KNOWN TO ME OF HAS PRODUCED

AS IDENTIFICATION.

MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF FLORIDA

## MORTGAGEE CONSENT:

TREL CAPITAL (2015) CORPORATION, HEREN CERTINES HAT IT IS THE HOLDER OF HAT CERTAIN MONITORIC, LEN OR ENCLAMBANCE ON THE LAND DESCRIBED HEREON DATED 9/4/2002 AND RECORDED NO OFFICIAL RECORDS INSTRUMENT #202054-029 OF THE PUBLIC RECORDS OF HILLEGOROUGH COUNTY, FLORIDA, AND DOSS HEREEN CHARGASTO THE DESCRIPATION OF THE PUBLIC RECORDS OF HILLEGOROUGH COUNTY, FLORIDA, AND DOSS HEREEN CHARGASTO THE DESCRIPATION OF THE PUBLIC RECORDS OF THE P

	Y: TREZ CAPITAL FUNDINO II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS ADMINISTRATIVE ACENT	REZ CAPITAL (2015) CORPORATION BRITISK COLUMBIA CORPORATION
STATES.		WITNESS:
	PRINTED NAME	SIGNATURE

# SOUTH HAVEN

A REPLAT OF TRACTS 234 & 246 AND A PORTION OF TRACTS 233, 247, 248, 250 & 251 OF RUSKIN COLONY FARMS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA RECORDS OF HILLSBOROUGH COUNTY AND ALSO BEING IN SECTION 4,

HILLSBOROUGH S TAVIAU TRAIL SCALE OF TON HUNON SHELL POINT RD. COUNTY ROAD 674 PROJECT \* 11TH AVE. NE 19TH AVE NE SITE VICINITY MAP RUSKIN WITHSTAN S

## Legal Description:

A tract of land lying in Section 4, Township 33 South, Barge 19 East Hilborough County, Radda, being comprised of Tracts 334, 244s, portions of Tracts 333, 247, 244, 250, and 231, old Metro of Rushin Colomy Farms per the map or plat Thereof du secondad in Pati Stock 5, page 43, of the Public Rocards of Hilborough County, Radda, logather with Trace portions of Igalited Streets abuilting Thereon, the same naving been vacated (frough that certains resolution recordad in Official Racard Book 1440, page 453, of the Public Rocards of Hilborough County, Florida, being more particularly assurances as follows:

BECIN at the northwest convert tract 124 of Ruskin Colony, Farina, as por the plat thorod, as reacroded in Plat Becik. A Page 430 if the Public Records of Hilbscoruph County, Rivida; there a long the south right-slewery line of 11 th Anvenue NE, deplaced as a public representation of the plat thorod. As recorded in Plat Becords and supplied the plat thorod. As recorded in Plat Book 11.4 Page 136 in the Public Records. Plate 13, as a public right-slewery as read "I" of Hower Boat. Phace 13, as a public right-slewery of 124th Street 15t. declarated as a public right-slewer between the plat thorod. As recorded in Plat Book 11.4 Page 63th street 15t. declarated as a public right-slewery of 124th Street 15t. declarated as the Plate 14th street 15th street 1

Sald tract contains 1, 774,046 square feet or 40,7265 acres, more or less.

## ACKNOWLEDGMENT:

COUNTY OF

MOTARY PUBLIC, STATE OF FLORIDA

PRINTED NAME

PRINTED NAME

Plat Book

Page

STATE OF FLORIDA

CLERK OF OF THE CIRCUIT COURT

FLED FOR RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORMA, OF CHAPTER 177 PART LOF THE FLORIDA STATUTES, AND HAS BEEN ·

CLERK OF THE CIRCUIT COURT DEPUTY CLERK

2020

TIME

돐

# **BOARD OF COUNTY COMMISSIONERS:**

THIS PLAT HAS BEEN APPROVED FOR RECORDING.

PLAT APPROVAL: CHAIRMAN DATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES. SECTION 177,081 FOR CHAPTER CONFORMITY, THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

## REVIEWED BY:

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO.

GEOSPATIAL SERVICES, GEOSPATIAL & LAND ACQUISTION SERVICES
DEPAREMENT, HILLSBOROUGH COUNTY.

TRACT A - STORMWATER RETENTION/DRAINAGE;
PUBLIC DRAINAGE EASEMENT

TRACT B - STORMMATE RESULTION/DENINGE PRACT C - STORMMATE RESULTION/DENINGE PRACT C - STORMMATE RESULTION/DENINGE PRACT D - LANDSCAFE / OPEN SPACE TRACT F - LANDSCAFE / OPEN SPACE TRACT F - LANDSCAFE / OPEN SPACE TRACT F - LANDSCAFE / OPEN SPACE

TRACT F- DRAINAGE PUBLIC DRAINAGE EASEMENT TRACT G-LIFI STATION

TRACT H - DRAINAGE; PUBLIC DRAINAGE EASEMENT

TRACT I - PUBLIC RWO DEDICATED TO INTRACT I - PUBLIC RWO DEDICATED TO INACT I - PUBLIC RWO DEDICATED TO INACT I - OPEN SPACE THACT I - CORNIDOR PRESERVATION ITRACT IM - CORNIDOR PRESERVATION

NOTICE

THIS PLAT. AS RECORDED IN ITS
CRAMPIC FORM, IS THE OFFICIAL
DEPOTTON OF THE SUBDIVINGED
WILLIN MO CINCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY
ANY OTHER ORA-PHO ON DIGITAL
TORM OF THE PLAT. THERE MAY SE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PACK THAT MAY SE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEYOR'S CERTIFICATE:

I THE UNDERSIONED SURVEYOR, HEREBY CERTIFY HAT THE PLATTED SUBDIVISION IS A CORRECT. REPRESENTATION OF THE LIVAND BEING SUBDIVISION. THAT THIS PLAT WAS REPARED UNDER MY OPECT SUPERVISION; THAT THIS PLAT COMPIES WITH A LITTLE REQUIREMENTS OF CHAPTER 177. PART I, FLORIDA STATUTES, AND THE HILLISOPOICHE COUNTY LAND DEVLOCAPAIN LOGGE. THAT PERSANALIST REFERSICE AND UNIQUE OF THAT PERSANALIST REFERSICE AND ONLINE STATUTE OF A SHOWN HEREON, AND THAT PERMANENT CONTROL DOINTS (PECS) AND TO COOMERS HAVE BEEN SET OWN LILE SET SPER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDINGE WITH CONDITIONS OF

Eric M Presnell Sull state of the state of t

ERIO M. PRESMELL, PSM FLORIDA LICENSE #5568 BASEFOINT SURVEYING, INC. LICENSED BUSINESS #8112

DATE

SURVEYING, INC

PHONE: (862) 537-7413

MAILING: P.O., 603/253,

MAICHO: P.O., 603/253,

MAITOM: FL 3363

PHYSICAL: 135/3501H

PHOSIDIAWN AVENUE,

BARTOW: FL 33530

FLORIDA CEPTIFICATE OF

AUTHOREATION # LB 8112

Sheet 1 of 8

# SOUTH HAVEN

Plat Book

Page

A REPLAT OF TRACTS 234 & 246 AND A PORTION OF TRACTS 233, 247, 248, 250 & 251 OF RUSKIN COLONY FARMS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA RECORDS OF HILLSBOROUGH COUNTY AND ALSO BEING IN SECTION 4,

주 문 명상 당

DEFICIAL RECORDS BOOK
PERMANDIT CONTROL POINT

CRETE MONUMENT

ERMANENT REFERENCE MONUMENT

LEGEND:

SET N&O "PRM/PCP LD 8112"

SET 4"X4" DM & DISK "PRM/PCP LB 8112" (UNLESS NOTED OTHERWISE)

CENTRAL ANGLE CHORD DEARING CHORD

DRAINAGE CASEMENT PUBLIC UTILITY CASEMENT ARC LENGTH

TRACT A - STORMWATER RETENTION/DRAINAGE;
PUBLIC DRAINAGE CASEMENT

8

SCALE: 1" = 200" NORTH TH

WYNHMESE EAST PHASE 25
PRATIBOOK 108. 2
PAGES 115-122. 3 OVERALL PLAT / KEY MAP 640.70 PLAT BOOK 114, PAGES 109-175 OF DAY (IPACT M) PER PLAT OF 7 7 120 121 122 124 125 S89'Z0'ZZ'E (BEARING REFERENCE)
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TRACT C - STORMY PRIVATE TRACT B - STORMWATER RETENTION/ORAINAGE:
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TRACT C - STORMWATER RETENTION/DRAINAGE:
PRIVATE DRAINAGE ENERGENT
TRACT C - PRIVATE DRAINAGE ENERGENT TRACT J - PUBLIC R/W DEDICATED TO HILLSBOROLICH COUNTY TRACTI - DRAINAGE PUBLIC DRAINAGE EASEMENT
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PND 474" CM 18 847

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TRACTIC! J NAY COPNER

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--ANG=-008'34'21" CB=-S04'21'54"W CH=-425.57

## Surveyor's Notes:

1.) MORTH, THE COORDINATES AND THE BLARINGS SHOWN HEREON ARE REFERENCED TO THE WEST ZONE OF THE ROORD, ATAIRE PLANT COORDINATE SYSTEM RIAD BIS, 1999 AD JUSTIMENT, MATIONAL COODTIC SURVEY COMING! ROORD, ATAIRE PLANT COORDINATE SYSTEM RIAD BIS, 1999 AD JUSTIMENT, MATIONAL COODTIC SURVEY CANNO THE STATION THE REFERENCE.

SOUTH RIGHT OF WAY LINE OF 11th A MENUE HE IS HELD AS REFERENCE.

THE BUNCHMARK BLEVATIONS SHOWN HEREON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (KANDORS) AND ARE BASED ON HELISTOROUGH COUNTY BENCHMARKS VD-1-09 (BEEVATION 35.522) AND VD-1-08 (BLEVATION 17.039<sup>3</sup>).

2.) LANDS BEING PLATTED HEREIN ARE BENEFITED BY AND SUBJECT TO THE FOLLOWING:

A, ELZEMEN NE NORGE HAMA REGERIC COMPANY RECORDED NO FREAK RECORDE ROOK 7212. PAGE 831. AS PARTIALLY RELEASE BY OFFICIAN RECORDED NOTEMBER 1200000005, THE REMANINO FORTION OF EASTAINDING THE NOTEMBER 1200000005.

IN NOTICE OF ADOPTION OF THE AMERINDED AND RESTAILED DEVICEOPAIDH ORDER FOR THE SOUTH SHORE OPPOPAINED IN SECRETION OF THE AMERINDAN OF THE AMERINDA AND RESTAILED SHORE OF THE AMERINDA AND RESTAILED AND RESTAILED

C. PERMANENT SLOPE EASEMENT IN FAVOR OF WYNNIMERE EAST COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN OFFICIAL RECORDS BOOK 24033, PADE 253, THE EASEMENT ENCUMBERS THE PLATED PARCEL ALONG A PORTION OF

THE NORTHERLY BOUNDARY AS SHOWN AND LABELED.

5. JOHN HAVES SHEDWICK SCHOOL CONCURENCY PROPORTIONALE SHARE DOULD WHOS MITICATION ASSEMBLY RECORDS DONE ACREE, PAGE 1071. THE RATED LANDS ARE NOLLDED IN THE LANDS OF THE AGREEMENT.

E, ALMORANDIM OF OPITION I CREAMENT RECORDED 9/4/2021 IN OFFICIAL RECORDE INSTITUTIONS TEXTOSAMOZIA. LOCEMENT WITH FRAI SUDONDIMATION, NON-DETURBANCE AND A TROMHAUGH LOCEMENT RECORDED 9/4/2020, IN OFFICIAL RECORDS MATRIAMENT RESOLVANTY. AGREEMENTS ARE INCLUDING OF THE RAJITEO LANDS.

aj, the platto propert falls in flood done"? "Area dotemanto to be obtade the oly annial chance Roodylan actoronno to fram flood indurance bate aaps i 120/Torgan aan i 120/Torgat, both wen As hereting date of botz/flood.

A) JANOS IN THE VICINITY OF STORMMATER RETENTION/DETENTION POND, WATER RODIES, DECYGS OR SWATES MAY BE SIBLECT TO TEMPORARY STANDING WATER WHEN CONDETIONS DECREASE THE RATE OF FERCOLATION AND DRAINAGE BUIGHT.

5.) PRS FLORIDA STATUTE 177, 1911, ALL PATED DITITY LECKRATIS SHALL ALSO BE EXPENDED FOR THE CONSTRUCTION, METALLATION, MANIESANCE AND OPERATION OF CARLETEEPING UNITED ASSESSMENT INSTALLATION, MANIESANCE, AND OPERATION OF CARLETEEPING DESCRIPTION OF CARLETEEPING ASSESSMENT AND OPERATION OF CARLETEEPING AND SERVICES SHALL INTERFERE WITH THE FACULTES AND SERVICES OF AN ELECTRIC. TELEPHONE, OAS, OR OTHER PUBLIC PROPERTY OF THE PR

N, A 1/2" STEEL ROD & CAP STAMPED "LB 8112" HAS BEEN SET AT ALL LOT AND TRACT COPNIESS NOT ALREADY OCCUPIED WITH A PRIM.

Z DORANGE ESEMBNITS SHALL NOT CORTIAN PERMANERI IMPROVEMBITA INCLUDING BILI NOT LIMBED TO TIDENALLE RINNERAN, IMPROVIOUS BIERACES, HANDOS, DECKE, POOLS, AN CONDETIONIES, STRUCTURES, UITLIV SADD, POURS, FRACES, SPRINGER, SMERK, TREET, SHAIBS, HEDGES, AND LANDSCAPRIC E-ANTS GHER THAN CARCE, ECCEPT FOR LANDSCAPRIC OF SICHMMATER DETENTION AND RETOUTON PONCS AS REQUIRED BY THE HAND DYRECOMENT CODES.

SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL NOT FLOOD, LAND WITHIN THE BOUNDARES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE EDYLEDWIGHT REPUME PUZGON MAY NO FLOODING AND RESTRICTIONS ON DEVELOPMENT.

NOTE:

INS PAI, AS RECORDED IN 113 GRAPHIC
FORM, IS HE OFFICIAL DEPICTION OF HE
SIBDIVIDED JAINED, DESCREED HERBIN
AND WILL IN NO CIRCUMSTANCES BE
SUPPLANTED IN AUTHORITY BY ANY OTHER
CORPHIC OF DIGITAL FORM OF THE PLAI
THESE MAY BE ADDITIONAL DESTRECTIONS
WALT ARE NOT RECORDED ON THIS PLAI
THAT ARE NOT RECORDED ON THE PUBLIC
RECORDS OF THIS COUNT.



Sheet 2 of 8

PHONE, IBASI 537-74/3
MAILBACE P.O., BOX 523,
BARTOW, F.D. 2007
HAYSICAL I SD SOUTH
WOODLAWN AVENUE,
BARTOW, F. 2000
FLORIDA CERRIFICATE OF
AUTHORIZATION # LB B112

SCALE: 1" = 50"ଧି 8

# SOUTH HAVEN

Plat Book

Page

A REPLAT OF TRACTS 234 & 246 AND A PORTION OF TRACTS 233, 247, 248, 250 & 251 OF RUSKIN COLONY FARMS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA RECORDS OF HILLSBOROUGH COUNTY AND ALSO BEING IN SECTION 4,

11TH AVENUE NE
60 R/W [TRACT M] PER PLAT OF
HAWKS POINT PHASE 18
PLAT BOOK 114, PAGES 169-175

WYNNMERE EAST PHASE 2 PLAT BOOK 128, PAGES 115-122 2 40' PLATTED R/W PER RUSKIN COLONY FARMS PLAT BOOK 5, PAGE 63 N00'25'15"E 640.70 TRACT "J" - FUBLIC RIGHT OF WAY STORMWATER RETENTION / DRAINAGE PRIVATE DRAINAGE BASEMENT 10.00 致证 N8974'45"W\_103.50" 389'34'45 E 101.00 HAWK DRIVE **BROAD WINGED** PUBLIC R/W 3,07,4C.68 SB9'34'45"E 136.00" 79 8  $\stackrel{\triangleright}{}$ 13 23 2 25 628.35" (S LINE TRACT "L") 0.00 25.00 127.23 10.02'-26 KELLY FERN LOOP 25.00 ø 50.00 627,16 (N LINE TRACT "L") N88734'45"W 111.00' NB0 34 45 W 5 2 7.00 SABAC 0'C 5.00' PUBUC D.C. 10' x 570' 5109'E EASEMENT PER 0.9.8, 24023, PAGE 253 N LINE OF SE 1/4, SECTION 4 155 N00'23'34"E ଞ 5 :: 80 8 Y00'23'34"E Ξ 50.00° 200.00° 1800'25'15"E 50.00" 25'15'E 8' YECO DASEMENT REMAINING PER O.R.B. 7212, PAGE 631 E. INSTRUMBET #2020380205 12 MATCHLINE-A K00'37'37'E 111.00' 40.00 U.E.  $\bar{\omega}$ SOZOS TRACT "L"
CORRIDOR PRESERVATION -N00'37'37'E 111.00' 40.00" 40.00" NB8"22"23"W 447.80" TRACT "A"
STORMWATER RETENTION / DRAINAGE
PUBLIC DRAINAGE EASEMENT KELLY FERN LOOP - PUBLIC R/W 8 7 N00'23'34'E N00 37 37 E 111.00 & 100 N00'23'34"E 돐 N00'37'37"E 111.00' ω 2 ႘ N00'37'37"E 111.00" ά 7 N00'37'37'E 111.00 244'31'06'E 50.00" \_\_\_\_ ഒ 30.00' TRACT 'D' 855,00 WOULED OMI LIVE BOM 19 S89'20'22"E 1327.97 500.53.24.M. 128'00, bnBHC K/M. N00'37'37'E 111.00" MATCHLINE-B 50.00\* 120

3

KEY MAP: (NOT TO SCALE)

TRACTIC - STORMA TRACT D-LANDSCAPE / OPEN SPACE
TRACT E-LANDSCAPE / OPEN SPACE
TRACT F-DRAINAGE PUBLIC DRAINAGE EASEMENT
TRACT C-LET STATION
TRACT C-LET STATION TRACT A - STORMWATER RETENTION/DRAINAGE:
PUBLIC DRAINAGE EASEMENT
TRACT B - STORMWATER RETENTION/DRAINAGE:
PUBLIC DRAINAGE EASEMENT - STORMWATER RETENTION/DRAINAGE:
PRIVATE DRAINAGE EASEMENT
- CANDSCAPE / OPEN SPACE

PACI CONTONE PACIFICACION CONTONE PACIFICACION PROCEDOR PACIFICACION P TRACT H - DRAINAGE PUBLIC DRAINAGE EASEMENT TRACT I - PUBLIC R/W DEDICATED TO HILLSBORDUGH COUNTY

FOUND
STIEL ROO
NAIL AND DISK
CONCRETE MONUMENT
OFFICIAL RECORDS BOOK
PERMANENT CONTROL POINT

FIGURE FOUND
FIGURE
FIG IDENTIFYING #
DRAINAGE EASEMENT
PUBLIG UTILITY EASEMENT
ARE LENGTH RICHT OF WAY PERHANDIT REFERENCE MONUMENT

SET NAD "PRM/PCP LB 8112" SET 4"X4" ON & DISK "PRM/PCP 18 B112" (UNLESS NOTED OTHERWISE)

RADIUS CENTRAL ANGLE CHORD BEARING CHORD

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THEO DISCIDAN DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERBIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER CRAPHIC OR DICEAL FORM, OF HE PLAT. THER MAY BE ADDITIONAL RESTRICTIONS HAT, ARE NOT RECORDED ON THIS PLAT. THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



00072'22

185.21' 150.00'

92.68

555' 24' 33 W \$89° 50' 09"W

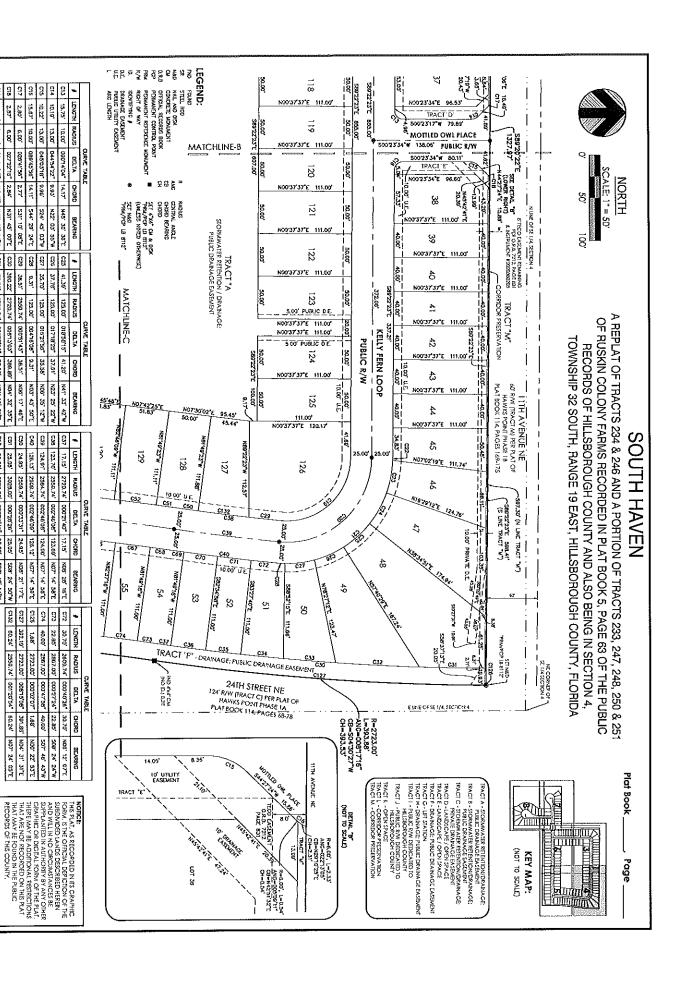
(NOT TO SCALE)

10.19' 35,34' 37.37'

090"14"04" 044"54"22" 045"03"18"

9.95' 9.96' 91.50

N45" 30" 36"E N22" 03" 55"W S24" 45" 03"W S44" 20" 24"E S31" 10" 08"E



S

100,00

005'14'17" | 147.74'

N41" 45" 14"W N41" 45" 14"W N31" 45" 00"E 3380 101 0878 544" 28" 24"E 524 45' 03 W

CJ2 S

90.36

2720.74" 002'05'34"

75.00' 09574'17"

110.60\* 284

> ç C29 C28 C27

390.22

2720,74 2720.74

00173756 00873'03" 000'51'43" 004"16"08" 9.31"

NOT: 15, 01, NO4" 32" 35" N03" 43" 50"E 35.70

125.00' 018721'56"

9,31

2559.74 123.00

36.51

NOS' 17' 46"E N00" 35" 12"#

24.95' 2559.74' 176.13

002'46'09" 126.12' N07' 14' 58"E

24.95

C128

1,58' 2723.00'

000'02'07" 000'47'58"

391.88' N04" 31' 31"E 50.24' 2559.74' 001"20"54" 50.24' N07' 24' 05"E

25.05' 3028.00' 000"28"26" 25.05'

302B.00°

125,00

184.67" N41" 45" 14"W

62.49" 2720,74' 00118'57"

62.48\*

ND4: 49' 01 NO.5" DE" 48"

> 087 ß

000'47"58" | 41.55" | 507" 46" 43"W 000"36"46" 30.00" 000:33'31

507" 42" 14"W ND8" 21" 17"E N07' 14' 58'E

508' 24' 50"W

ND6" GO' 25"C

C69 15,43°

15.43" NOB" 27" 53"E 24.57' SDB" 24' 52"W

N07' 51' 23"E

SURVEYING, INC

PHONE (842) 537-7413
AMILING: P.O. 802 223,
AMILING: P.O. 802 223,
BANTOW, PL 29831
PHYSICAL: 120 20UIH
PHYSICAL: 120 20UIH
WOODIA,WH AVENUE
BANTOW, PL 29830
FLORIDA CERTIFICATE OF

Sheet 4 of 8

N78' 58' 11"W

ş CL 19 13 2.80 15.07

> 10,00 5,00

6.00' 6.00' 027"22"16"

026'41'58 089'45'56

2.77 0.90

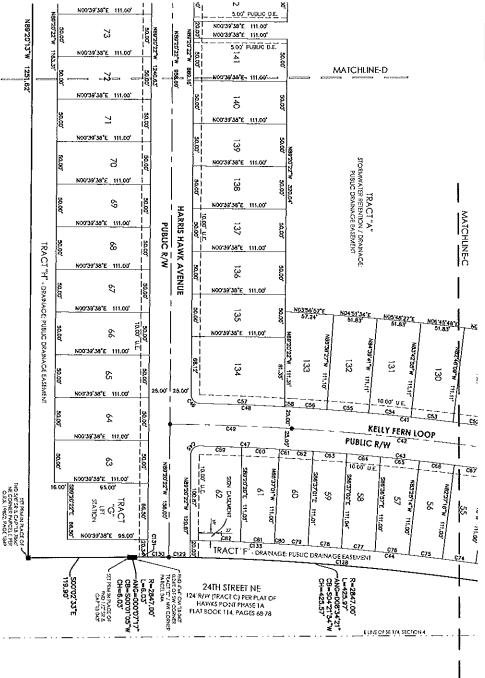
# SOUTH HAVEN

Plat Book

Page

SCALE: 1"= 50" 8 ğ

A REPLAT OF TRACTS 234 & 246 AND A PORTION OF TRACTS 233, 247, 248, 250 & 251 OF RUSKIN COLONY FARMS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA RECORDS OF HILLSBOROUGH COUNTY AND ALSO BEING IN SECTION 4,



311116 KEY MAP: (NOT TO SCALE)

TRACT D - IANDSCAFE / COEN SPACE FASSMENT RACT E - LANDSCAFE / OFFN SPACE FASSMENT RACT C - LENGTH STATION OF PRACT C - LENGTH STATION DEDICATED TO RACT I - LENGTH STATION DEDICATED TO RACT I - LENGTH STATION DEDICATED TO RACT I - LENGTH STATION DEDICATED TO RECOGNIZE AND DEDICATED TO RACT I - TRACT I - T TRACT C-TRACT B - STOR RACT K - OPEN SPACE
RACT L - CORRIDOR PRESERVATION
RACT M - CORRIDOR PRESERVATION FUBLIC DRAINA JUSTIC R/W DEDICATED TO LLSBOROUGH COUNTY EN SPACE RETENTION/DRAMAGE: NLIENTION/DRAINAGE; AGE EASEMENT N/DRAINACE: EMENT

LEGEND:

FOUND
NAIL AND DISK
CONCRETE MONUMENT
OFFICIAL RECORDS BOOK
PERMANENT CONTROL POINT PERMANENT REFERENCE MONUMENT RICHT OF WAY

DEMINING #
DRAINAGE CASEMENT
PUBLIC UTILITY CASEMENT
ARC LENGTH

RADIUS CENTRAL ANGLE CHORD BEARING CHORD

SCT NAO "PRM/PCP LB 8112" SCT 4"X4" CM & DISX
"PRW/POP 18 8112"
(UNLESS NOTED OTHERWISE)

NOTICE:

NISTRAIN, AS RECORDED IN TS CRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUPPLYIED AND YALL BY COLUMNIANCES HE SUPPLANTED IN AUTHORIET FOR ANY OTHER CRAPHIC OF DICHAL FORM OF THE PLAT.

THERE HAVE BE ADDICTIONAL RESTRICTIONS

THAT DATE MOT RECORDED ON THIS PLAT.

THAT HAVE THE DURNEN THE PUBLIC

RECORDS OF THIS COUNTY.

SURVEYING, INC C133 112.67' 2862.28' 00275'19" 112.66" 502" 30" 32"W

Sheet 5 of 8

RADIUS DELTA

CHORD

3028.00

005'00'57" 284.99' 005'00'57" 282.61'

208, 08, 32.A

8

00.00

3028.00' 000'36'46" 30.00' 508' 45' 28"W

8

40.00' 2978.00' 000'46'11" LENGTH RADIUS DELTA

000"56"46" 50.00" 305" 48" 42"W 000"56"46" 50.00" 304" 31" 58"W

CBS 46.10" ğ

40.00' 2978.00' 000'46'11" 40.00' 505' 18' 21"W C80 12.87' 2862.28' 000'15'13"

40.00° 504 32° 11°W C70 27.33° 2867.00° 00032°47° 27.33° 503° 54° 29°W 40.00° 505° 18° 21°W C80 12.87° 2862.28° 00015'13° 12.87° 503° 30° 33°W

C81 40.00' 2862.28' D00"48"03" 40.00' S02" 58' 57"W

C128 356.89' 2547.00' 00715'47'
C129 25.00' 2847.00' 000'30'11"
C130 25.00' 2847.00' 000'30'11' C131 15.07' 2847.00' 00018'12"

2847.00' 00715'47" 360.65" RADIUS DELTA

25.00' S01' 08' 12"W

S00" 36" 01"W 200, 12, 20, M

5.07 25.00 HENGTH

CURVE TABLE

CHORD

BEARING

2862.28' 00112'04" 80.00' 501' 56' 54"W

BEARING | LENGTH RADIUS DELTA CHORD BEARING

CB5 41.55"

2975.00" 000'47'55"

41.35°

507" 48" 43"W S06" 58" 45"W

8

BO.00°

2978.00' 000733'19" 48.18' S08' 08' 06"W

LENGTH RADIUS DELTA

8

004'59'59" 250.11" S06' 08' 06"W

C36 40.03° 50.00 50.00

302B.00\* 3025.00

3028,00' 000'45'27" 40.03' 504' 00' 50"W

2973.28

108.27 14,03" N45" D5" 42"E 14.25" S43" 50" 41"E 280.62" S08" 08" 35"# 282,81° 508° 08° 35\*W

> S. 87

101.21' 3023.28' 00135'05" 101.20' 502' 29' 18"W

502" 34" 50"W 502" 35" 36"W

8 653

49.85' 2973.28'

000'57'38" 49.85' 502' 01' 48"W

C75 40.00' 2857.00' 000"47"38" 40.00' S06" 36" 45"W

074 40.00" 2867.00" 000'47'58" 40.00" 507' 46" 43"W

C67 41.55' 2978.00' 000'47'58"

45.27

C76 40.00' 2867.00'

000'47'58" 40.00' S08' 10' 47"W

40,00

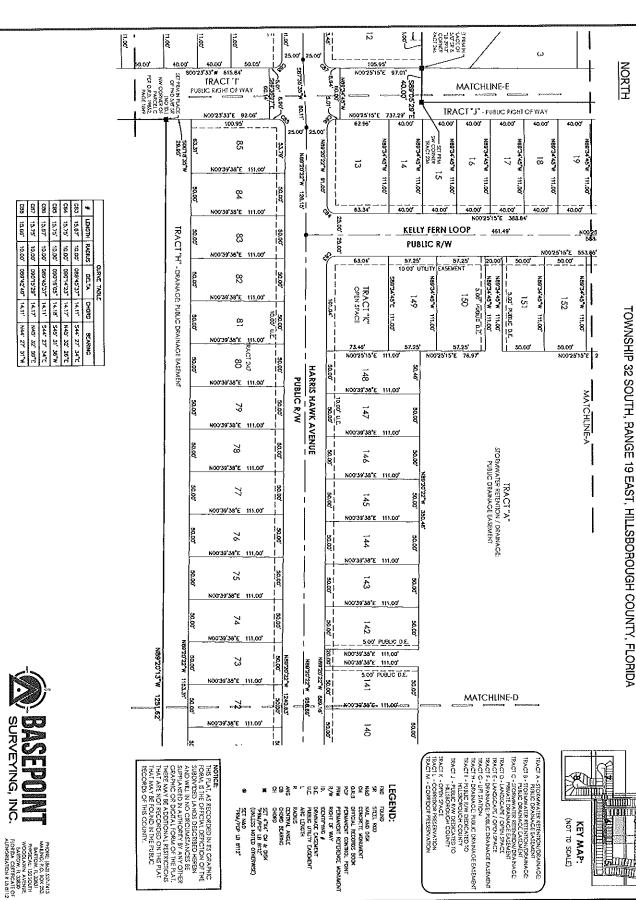
S05' 22' 49"W

13.16" S03" 30" 35"W

C77 40.00°

002"45"57"

PHONE IMAJ 537-7413
MAIINOC P.O. BOX 253,
IMATOW, F. 33831
PHYSICAL: ISOSOUTH
WOODLAWN AVENUE
BAFFOW, FI 33830
FLORIDA CIRVIPICATE OF
AUTHORIZATION # 15 8112



Plat Book

Page

SCALE: 1" = 50"

A REPLAT OF TRACTS 234 & 246 AND A PORTION OF TRACTS 233, 247, 248, 250 & 251 OF RUSKIN COLONY FARMS RECORDED IN PLAT BOOK 5, PAGE 63 OF THE PUBLIC

SOUTH HAVEN

RECORDS OF HILLSBOROUGH COUNTY AND ALSO BEING IN SECTION 4,

S

ğ

KEY MAP: (NOT TO SCALE)

STIEL ROD
NAIL AND DISK
COMORCITE MONUMENT
OFFICIAL RECORDS BOOK
PERMANENT CONTROL POINT

PERMANENT REFERENCE MONUMENT RIGHT OF WAY

DRAMAGE CASCMENT
PUBLIC UTILITY EASCMENT
ARC LENGTH

CENTRAL ANGLE CHORD BEARING CHORD SET 4"X4" CM & DISK "PRM/PCP LB 8112" (UNLESS NOTED OTHERWISE)

THIS PLAT, AS DECOMPBED IN ITS CRAPHIC FORM, IS THE CHECKAL DEPICTION OF THE SUBDIVIDED WHAT IS THE CHECKAL PROPICTION OF THE SUBPLANCED ME, IN NO CRECIMISTANCES BE SUPPLANCED IN AUTHORITY WANY OTHER CRAPHIC OR DICTAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THE PLAT. THAT MAY BE FOUND IN THE PLAT. THAT MAY BE FOUND IN THE PLAT.

Sheet 6 of 8

