SUBJECT: Gran Kaymen/Sadyne Sunrise Townhomes
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: June 8, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Gran Kaymen/Sadyne Sunrise Townhomes, located in Section 21, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (off-site water and sewer) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction 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 $20,000.00, a Warranty Bond in the amount of $20,000.00, and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements.

BACKGROUND:

On May 27, 2020, Permission to Construct Prior to Platting was issued for Gran Kaymen/Sadyne Sunrise Townhomes. The developer has submitted the required Bond, which the County Attorney's Office has reviewed and approved. The developer is Gran Kaymen Way Investment Properties, LLC and the engineer is Global Engineering Associates.

SADYNE SUNRISE TOWNHOMES - VICINITY MAP

A REPLAT OF LOTS 60, 61 AND 62, BLOCK 22, APOLLO BEACH UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PROJECT NO.: 20200160
PHASE: 1
LAST FIELD DATE: N/A

SURVTECH SOLUTIONS, INC. SURVEYORS AND MAPPERS
10220 U.S. Highway 92 East, Tampa, FL 33610
phone: (813)-621-4929, fax: (813)-621-7194, Licensed Business #7340
email: sbrown@survtechsolutions.com http://www.survtechsolutions.com

Drawing Name: 20200160_VIC

SHEET: 1 OF 1

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

This Agreement is made and entered into this 30th day of April, 2021, by and between Gran Kaymen Way Investment Properties, LLC hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

Witnesseth

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

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

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

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

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

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

WHEREAS, the Subdivider agrees to build and construct the aforementioned off-site and on-site improvements as required in connection with the Gran Kaymen / Sadyne Sunrise Townhomes Subdivision (hereafter, the off-site and on-site improvements are together referred to as the "Improvements"); and

WHEREAS, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the following off-site improvements for maintenance as listed below and identified as applicable to this project (hereafter, the "Off-Site Improvements"):

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

Offsite water and sanitary sewer forcemain and

WHEREAS, the County requires the Subdivider to warranty the aforementioned Off-Site 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 Off-Site 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 Improvements required within and in connection with Gran Kaymen / Sadyne Sunrise Townhomes Subdivision, within six (6) 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 all Off-Site Improvements constructed in connection with Gran Kaymen / Sadyne Sunrise Townhomes Subdivision (on-site improvements are to be private) 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 _____ by order of _____,

   b. A Performance Bond, dated March 5, 2021 with Gran Kaymen Way Investment Properties, LLC as Principal, and Great American Insurance Company as Surety, and

      A Warranty Bond, dated _____ with Gran Kaymen Way Investment Properties, LLC as Principal, and Great American Insurance Company as Surety, and

   c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said 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 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 Gran Kaymen / Sadyne Sunrise 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 off-site improvement facilities 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 six (6) month construction period described in paragraph 2, the Subdivider may request that the County accept the Off-Site Improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.

13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.

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

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 30TH day of April, 2021.

ATTEST:

Lori Ryan

Witness' Signature
(Signed before a Notary Public and 2 Witnesses)

Lori Ryan
Printed Name of Witness

John Agosto
Witness' Signature

John Agosto
Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

SUBDIVIDER:

By: _____
Authorized Corporate Officer or Individual

Nasr Abuoleim
Name (typed, printed or stamped)

Trustee
Title

6441 US Highway 301 S, Riverview, FL 33578
Address of Signer

(813) 625-8388
Phone Number of Signer

ATTEST:
HILLSBOROUGH COUNTY
Cindy Stuart, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

NCORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 30th day of April, 2021, by NASR ABUOLEIM and respectively President and _____ of Gran Kaymen Way Investment Properties, LLC Inc., a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Janice Orman (Seal)

Print: Janice Orman

Title or Rank: Bookkeeper

Serial Number, if any: GG110400

My Commission Expires: 05/31/2021

Janice Orman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110400
Expires 5/31/2021

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 30th day of April, 2021, by, Nasr AbuOleim who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: Janice Orman (seal)

Print: Janice Orman

Title or Rank: Bookkeeper

Serial Number, if any: GG110400

My Commission Expires: 05/31/2021

Janice Orman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110400
Expires 5/31/2021

NCORPORATE ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 30th day of April, 2021, by NASR ABUOLEIM and respectively President and _____ of Gran KAYMENWAY Investment Properties, LLC Inc., a corporation under the laws of the state of Florida on behalf of the corporation. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: Janice Orman (Seal)

Print: Janice Orman

Title or Rank: Bookkeeper

Serial Number, if any: GG110400

My Commission Expires: 05/31/2021

Janice Orman
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG110400
Expires 5/31/2021

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by, _____ who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

Bond No. E656192

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Gran Kaymen Way Investment Properties, LLC called the Principal, and Great American Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Twenty Thousand & 00/100 ($ 20,000.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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 Gran Kaymen / Sadyne Sunrise Townhomes subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL 03/04/2022.

SIGNED, SEALED AND DATED this 5th day of March, 20 21.

ATTEST:

Janice Orman

Gran Kaymen Way Investment Properties, LLC

BY: _____
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Valerie Aber
ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

As amended

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than one

Bond No. E656192

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Valerie Aber	13341 W Indian School Rd, Suite 305, Litchfield Park, AZ 85340	$20,000.00

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 5th day of March, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 5th day of March, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 5th day of March, 2021.

Assistant Secretary

S1194E (05/20)

GREAT AMERICAN.
INSURANCE COMPANIES

CHANGE RIDER

To be attached to and form a part of Bond No. E656192
dated March 5, 2021 , in the amount of $20,000.00

executed
by Gran Kaymen Way Investment Properties, LLC as Principal,
and **GREAT AMERICAN INSURANCE COMPANY**, as Surety, and in favor of
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA as Obligee.

It is agreed that the following changes be made in the attached bond:

Performance period stated in Page 2 Paragraph A has been amended from a period of 24 months to 6 months.

NO FURTHER CHANGES OTHER THAN ABOVE.

Effective: May 25, 2021

Provided, however, that the attached bond as changed by this Rider shall be subject to all its agreements, conditions and limitations, and that the liability of the Surety under the attached bond and under the attached bond as changed by this Rider shall not be cumulative.

SIGNED, SEALED, AND DELIVERED THIS 25TH DAY OF May, 2021.

GREAT AMERICAN INSURANCE COMPANY

By: Valerie Aber
VALERIE ABER Attorney-In-Fact

F9219G

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than one

Bond No. E656192

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Valerie Aber	13341 W Indian School Rd, Suite 305, Litchfield Park, AZ 85340	$20,000.00

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 25th day of May, 2021.

Attest

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 25th day of May, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 25th day of May, 2021.

Assistant Secretary

S1194E (05/20)

GREAT AMERICAN INSURANCE GROUP

Change Rider

To Be Attached and Form a Part of Bond Number E656192

Principal: Gran Kaymen Way Investment Properties, LLC

Obligee: BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA

Surety: GREAT AMERICAN INSURANCE COMPANY

IT IS HEREBY UNDERSTOOD AND AGREED that effective the 3rd day of May, 2021 the following bond information has been changed as below.

Provided, however, that the liability of the Principal and Surety hereon shall not be cumulative or in any event exceed the larger amount referred to herein.

The attached bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified.

FROM:	TO:
Effective Date: 03/05/2021	Effective Date: 03/05/2021
Expiration Date: 06/11/2023	Expiration Date: 01/08/2022
Penalty:	Penalty:
Organization Type [if applicable]:	Organization Type [if applicable]:

The above reflects a change in:
[X] Effective Date
[X] Expiration Date
[ ] Penalty Amount
[ ] Organization Type

Signed, sealed, and dated this 3rd day of May, 2021.

Gran Kaymen Way Investment Properties, LLC

BY: _____
(Principal)

GREAT AMERICAN INSURANCE COMPANY

BY: _____
VALERIE ABER, ATTORNEY-IN-FACT

ACCEPTED

BY: _____
(Obligee)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than one

Bond No. E656192

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Valerie Aber	13341 W Indian School Rd, Suite 305, Litchfield Park, AZ 85340	$20,000.00

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 3rd day of May, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 3rd day of May, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 3rd day of May, 2021.

Assistant Secretary

S1194E (05/20)

GREAT AMERICAN INSURANCE GROUP

Change Rider

To Be Attached and Form a Part of Bond Number E656192

Principal: Gran Kaymen Way Investment Properties, LLC

Obligee: BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA

Surety: GREAT AMERICAN INSURANCE COMPANY

IT IS HEREBY UNDERSTOOD AND AGREED that effective the 18th day of March, 2021 the following bond information has been changed as below.

Provided, however, that the liability of the Principal and Surety hereon shall not be cumulative or in any event exceed the larger amount referred to herein.

The attached bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified.

FROM:	TO:
Effective Date: 03/05/2021	Effective Date: 03/05/2021
Expiration Date: 03/04/2022	Expiration Date: 06/11/2023
Penalty:	Penalty:
Organization Type [if applicable]:	Organization Type [if applicable]:

The above reflects a change in:
[X] Effective Date
[X] Expiration Date
[ ] Penalty Amount
[ ] Organization Type

Signed, sealed, and dated this 18th day of March, 2021.

Gran Kaymen Way Investment Properties, LLC

BY: _____
(Principal)

GREAT AMERICAN INSURANCE COMPANY

BY: Valerie Aber
VALERIE ABER, ATTORNEY-IN-FACT

ACCEPTED

BY: _____
(Obligee)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than one

Bond No. E656192

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Valerie Aber	13341 W Indian School Rd, Suite 305, Litchfield Park, AZ 85340	$20,000.00

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 18th day of March, 2021.

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 18th day of March, 2021, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 18th day of March, 2021.

Assistant Secretary

S1194E (05/20)

Bond No. E656734

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we Gran Kaymen Way Investment Properties, LLC called the Principal and Great American Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA,** in the sum of Twenty Thousand & 00/100 ($20,000.00) 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, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

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

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

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

A. If the Principal shall warrant for a period of two years following the date of acceptance of the off-site improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in conjunctionwith the approved platted subdivision known as Gran Kaymen / Sadyne Sunrise Townhomes 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 01/08/2024 .

SIGNED, SEALED AND DATED this 8th day of January, 20 22 .

Gran Kaymen Way Investment Properties, LLC

ATTEST:

PRINCIPAL **(SEAL)**

Great American Insurance Company

SURETY **(SEAL)**

ATTEST:

ATTORNEY-IN-FACT **(SEAL)** Valerie Aber

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal Sufficiency.

GREAT AMERICAN INSURANCE COMPANY®

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by
this power of attorney is not more than one

Bond No. E656734

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, the specific bond, undertaking or contract of suretyship referenced herein; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below. The bond number on this Power of Attorney must match the bond number on the bond to which it is attached or it is invalid.

Name	Address	Limit of Power
Valerie Aber	13341 W Indian School Rd, Suite 305, Litchfield Park, AZ 85340	$20,000.00

IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 8th day of January, 2022.

Attest

GREAT AMERICAN INSURANCE COMPANY

Assistant Secretary

Divisional Senior Vice President

MARK VICARIO (877-377-2405)

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 8th day of January, 2022, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.

SUSAN A KOHORST
Notary Public
State of Ohio
My Comm. Expires
May 18, 2025

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

RESOLVED: That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisonal Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

RESOLVED FURTHER: That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

CERTIFICATION

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 8th day of January, 2022.

Assistant Secretary

S1194E (05/20)

WTS
WETHERINGTON TRACTOR SERVICE, INC.
P.O. Box 4199 • Plant City, FL 33563-0020 • (813) 752-4510 • Fax: (813) 759-6938
www.wetheringtontractorservice.com

Offsite Utility Cost Breakdown

Date: 4/7/2021

CLIENT:

Gran Kaymen Way Investments
Attn: Vic Abuoleim

SITE LOCATION:

Gran Kaymen Townhomes
Gran Kaymen Way
Apollo Beach, FL

Force Main:		
4" DR 18	125 LF	$1,900.00
4" Plug Valve	1 EA	$385.00
4" MJ 45	6 EA	$500.00
Sanitary Sewer:		
8" SDR 26	210 LF	$2,500.00
Manhole	2 EA	$3,150.00
Water Main Gran Kaymen Way:		
6" DIP CL 50	104 LF	$2,520.00
6" MJ 45	3 EA	$620.00
Hydrant Assembly	2 EA	$3,650.00
6" GV Assembly	3 EA	$920.00
Water Main @ Property ROW:		
4" DR 18	90 LF	$1,560.00
1" Tap Saddle	8 EA	$710.00
1" Corp Stop	8 EA	$660.00
Meter Box	8 EA	$775.00

Cost Materials ROW: $19,850.00

SurvTech Solutions, Inc.
10220 U.S. Highway 92 East
Tampa, Florida 33610
Florida Licensed Business No. 7340

Phone: 813-621-4929
Fax: 813-621-7194
Web: www.survtechsolutions.com

Wednesday, March 17, 2021,

Lot Corner Certification –Sadyne Sunrise Townhomes Plat

I, Stacy L. Brown, hereby certify that I am associated with the firm of SurvTech Solutions, Ins., and that I am the Surveyor of Record for the platting of SADYNE SUNRISE TOWNHOMES SUBDIVISION. I further certify that all permanent reference monuments (PRMs) were set on the 22nd day of September 2020, verified on the 4th day of February 2021 and that all lot corners have been set.

Respectfully submitted,
And Certified By:
SurvTech Solutions, Inc.

Stacy L. Brown, P.S.M. #6516
Vice President

SADYNE SUNRISE TOWNHOMES

PLAT BOOK _____ PAGE _____

A REPLAT OF LOTS 60, 61 AND 62, BLOCK 22, APOLLO BEACH UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA
SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND BEING A REPLAT OF LOTS 60, 61 AND 62, BLOCK 22, APOLLO BEACH UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT MARKING THE NORTHEAST CORNER OF LOT 63, BLOCK 22, APOLLO BEACH UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID LOT 63, S 57°57'51" W A DISTANCE OF 125.00 FEET TO A POINT MARKING THE NORTHWEST CORNER OF SAID LOT 63; THENCE DEPARTING SAID NORTHERLY BOUNDARY, N 32°02'09" W A DISTANCE OF 17.64 FEET TO A POINT COINCIDENT WITH A TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 167°54'33" AND BEING SUBTENDED BY A CHORD BEARING N 51°55'08" E, FOR A DISTANCE OF 348.05 FEET; THENCE COINCIDENT WITH THE ARC OF SAID CURVE A DISTANCE OF 512.85 FEET TO A POINT MARKING THE NORTHEAST CORNER OF LOT 59, BLOCK 22 OF THE AFORESAID APOLLO BEACH UNIT TWO; THENCE COINCIDENT WITH THE NORTHERLY BOUNDARY OF SAID LOT 59, S 45°52'22" W A DISTANCE OF 125.00 FEET TO A POINT COINCIDENT WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 167°54'40", AND BEING SUBTENDED BY A CHORD BEARING S 51°55'11" W, FOR A DISTANCE OF 99.44 FEET, SAID POINT ALSO BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF GRAN KAYMEN WAY; THENCE DEPARTING SAID NORTHERLY BOUNDARY COINCIDENT WITH SAID NORTHERLY RIGHT-OF-WAY BOUNDARY, FOR THE FOLLOWING TWO (2) COURSES: 1) COINCIDENT WITH THE ARC OF SAID CURVE A DISTANCE OF 146.53 FEET; 2) THENCE S 32°02'09" E A DISTANCE OF 17.64 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 43416 SQUARE FEET, 1.00 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S 57°57'51" W FOR THE NORTHERLY BOUNDARY OF 63, BLOCK 22, APOLLO BEACH UNIT TWO, PER PLAT BOOK 35, PAGE 41, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND ARE TIED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. N-E (NORTHING, EASTING) COORDINATES SHOWN HEREON ARE IN U.S. SURVEY FEET AND REFER TO SAID FLORIDA STATE PLANE COORDINATE SYSTEM. COORDINATES HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY AND ARE SUPPLEMENTAL DATA ONLY. SAID DATUM WAS ESTABLISHED BY UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND VERIFIED BY LOCATING NGS (NATIONAL GEODETIC SURVEY) HORIZONTAL CONTROL STATION "APOLLO B AZ MK".
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION OF WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT REVIEW DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY.
4. THIS SUBDIVISION IS SUBJECT TO:
   1) A UTILITY EASEMENT PER OFFICIAL RECORDS BOOK 3967, PAGE 831, TO A UTILITY EASEMENT PER OFFICIAL RECORDS BOOK 10268, PAGE 764
   2) A CANAL BANK EASEMENT PER APOLLO BEACH UNIT TWO, PER PLAT BOOK 35, PAGE 41
   3) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PER OFFICIAL RECORDS BOOK 791, PAGE 127
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
6. THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) 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 IS REQUIRED AND WILL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

PLAT APPROVAL:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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 & MAPPER LICENSE NUMBER: _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY

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 I OF THE FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK_____, PAGE_____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ CLERK OF CIRCUIT COURT

BY _____ DEPUTY CLERK

THIS _____ DAY OF _____, 2020

TIME: _____

CLERK FILE NUMBER _____

DEDICATION:

THE UNDERSIGNED, GRAND KAYMEN WAY INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS OWNER OF THE LANDS PLATTED HEREIN, DOES HEREBY DEDICATE THIS PLAT OF "SADYNE SUNRISE TOWNHOMES" FOR RECORD.

1. THE PRIVATE 5.00 FOOT BUFFER EASEMENT SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO A HOMEOWNERS ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF ALL THE LOT OWNERS WITHIN THE SUBDIVISION. SAID PRIVATE 5.00 FOOT BUFFER EASEMENT IS NOT DEDICATED TO THE PUBLIC AND WILL BE MAINTAINED BY THE LOT OWNERS.
2. IT IS THE INTENT OF THE UNDERSIGNED OWNERS THAT THE PRIVATE UTILITY EASEMENT SHOWN HEREON, LYING AND BEING A PART OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IS HEREBY CREATED FOR THE BENEFIT OF SAID LOTS. SAID EASEMENT IS FOR UTILITIES SERVICES AND WILL PASS IN TITLE WITH AFORESAID BENEFITED LOTS. SAID EASEMENT IS NOT DEDICATED TO THE PUBLIC, BUT IS PRIVATE, AND WILL BE MAINTAINED BY THE OWNERS OF THE AFORESAID BENEFITED LOTS.
3. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
4. THE UNDERSIGNED ALSO HEREBY CONFIRMS THE LIMITS OF THE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

OWNER:
GRAND KAYMEN WAY INVESTMENT PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

VIC ABUOLEIM, MANAGING MEMBER

WITNESS

WITNESS

ACKNOWLEDGMENT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____OF_____, 2020, BY VIC ABUOLEIM, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED PERSONAL IDENTIFICATION AND WHO DID TAKE AN OATH.

NOTARY PUBLIC:

SIGN _____ SEAL

PRINT _____

TITLE _____

SERIAL NUMBER _____

COMMISSION EXPIRES_____

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN

DATE

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; 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 22ND DAY OF SEPTEMBER, 2020, AS SHOWN HEREON; AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

CERTIFIED BY _____
STACY L. BROWN P.S.M. #6516

SURVTECH SOLUTIONS, INC. - LICENSED BUSINESS NUMBER 7340
10220 EAST HIGHWAY 92
TAMPA, FL 33610

SURVEYOR: STACY L. BROWN
PROFESSIONAL SURVEY AND MAPPER NUMBER 6516

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business Number 7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

SADYNE SUNRISE TOWNHOMES

PLAT BOOK _____ PAGE _____

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SECTION 21, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGEND

□	PERMANENT REFERENCE MONUMENT SET 4"X4" CONCRETE MONUMENT "L.B. #7340"
◎	SET PARKER KALON NAIL & DISK "L.B. #7340"
N:	NORTHING
E:	EASTING
SE	SOUTHEAST
SW	SOUTHWEST
NE	NORTHEAST
NW	NORTHWEST
LB	LICENSED BUSINESS
L	LINE
C	CURVE
P.S.M	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M	PERMANENT REFERENCE MONUMENT
PCP	PERMANENT CONTROL POINT
NO.	NUMBER
NGS	NATIONAL GEODETIC SURVEY
P.B.	PLAT BOOK
(R)	RADIAL
(NR)	NON-RADIAL
P.B.	PLAT BOOK
PG.	PAGE
OR.	OFFICIAL RECORDS

LINE INFORMATION:

LINE	BEARING	DISTANCE
L1	N 32°02'09" W	17.64'
L2	S 32°02'09" E	17.64'
L3	S 71°16'34" W	23.12'
L4	N 53°01'43" W	23.16'
L5	N 30°17'10" W	23.88'
L6	N 22°34'45" E	22.44'

CURVE INFORMATION:

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT
C1	175.00'	512.83'	N 51°55'08" E	348.05'	167°54'33"	1652.43'
C2	50.00'	146.53'	S 51°55'11" W	99.44'	167°54'40"	472.19'
C3	50.00'	26.33'	N 59°12'31" W	26.02'	30°10'05"	13.48'
C4	50.00'	17.44'	N 84°16'57" W	17.35'	19°58'46"	8.81'
C5	50.00'	15.82'	S 76°39'50" W	15.75'	18°07'41"	7.98'
C6	50.00'	18.00'	S 57°17'21" W	17.90'	20°37'17"	9.10'
C7	50.00'	18.83'	S 36°18'10" W	18.53'	21°21'06"	9.43'
C8	50.00'	14.87'	S 17°06'32" W	14.81'	17°02'10"	7.49'
C9	50.00'	17.46'	S 01°25'28" E	17.39'	20°01'50"	8.83'
C10	50.00'	17.97'	S 21°44'16" E	17.88'	20°35'46"	9.08'
C11	175.00'	90.08'	N 17°17'25" W	89.08'	29°29'28"	46.06'
C12	175.00'	26.74'	N 01°50'00" E	26.72'	8°45'22"	13.40'
C13	175.00'	26.81'	N 10°36'03" E	26.79'	8°46'43"	13.43'
C14	175.00'	97.47'	N 30°56'48" E	96.22'	31°54'48"	50.04'
C15	175.00'	96.12'	N 62°38'16" E	94.91'	31°28'08"	49.30'
C16	175.00'	26.80'	N 82°45'32" E	26.77'	8°46'23"	13.42'
C17	175.00'	26.76'	S 88°28'29" E	26.73'	8°45'35"	13.40'
C18	175.00'	122.08'	S 64°08'38" E	119.62'	39°58'06"	63.64'
C19	316.59'	81.57'	N 01°03'54" W	81.35'	14°45'48"	41.01'
C20	70.00'	73.30'	N 45°57'18" E	70.00'	60°00'00"	40.41'
C21	3640.09'	85.75'	S 89°06'12" E	85.75'	1°20'59"	42.88'

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOT SETBACK INFORMATION:

FRONT YARD	25 FEET
SIDE YARD	10 FEET
REAR YARD	20 FEET (WATERFRONT)

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