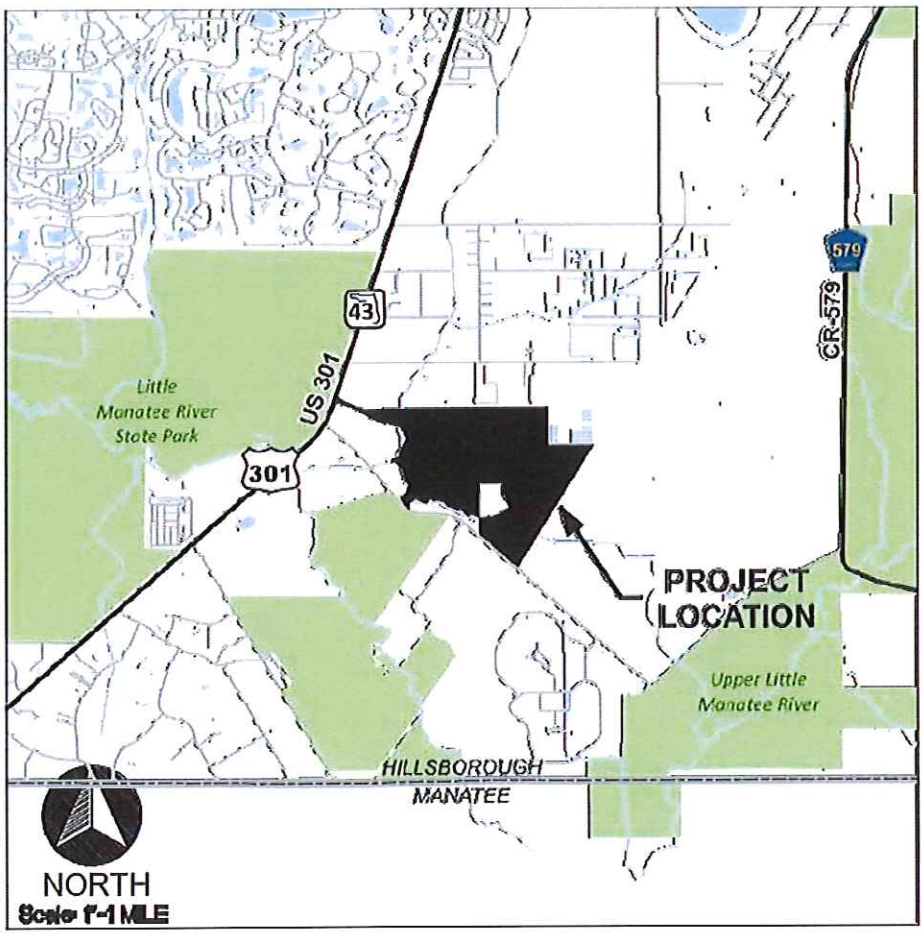
SUBJECT: Berry Bay Villages E, G & L
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: October 12, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Berry Bay Villages E, G & L, located in Section 29, Township 32, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the On-Site & Off-Site Improvement Facilities (roads, drainage, water and wastewater) 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 $253,966.00, a Warranty Bond in the amount of $1,065,315.00, 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 $31,403.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On December 23, 2020, Permission to Construct Prior to Platting was issued for Berry Bay Villages E, G & L. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Berry Bay Development, LLC and the engineer is Halff.



SECTION 19, 20, 29, & 30 TOWNSHIP 32S RANGE 20E

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 August, 2021, by and Berry Bay Development, 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L**; 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 Sewer System	_X_ Sanitary Sewer Distribution System	___ Bridges
___ Reclaimed Water Mains/Services	_X_ Sidewalks	___ Other:

_____ and

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.

2. The Subdivider agrees to well and truly build, construct and install the on-site and off-site improvements required within and in connection with **BERRY BAY SUBDIVISION VILLAGES E, G & L** Subdivision, within **FOUR** (**4**) 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 _____ by order of _____,

   b. A Performance Bond CS3804531 $253,966.00, dated 18th of August 2021 with Berry Bay Development, LLC as Principal, and Great American Insurance Company as Surety, and

      A Warranty Bond CS3804530 1,065,315.00, dated 18th day of August 2021 with Berry Bay Development, 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 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 **FOUR (4)** month construction period described in paragraph 2, the Subdivider may request that the County accept the Improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.

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

portions of this Agreement, which shall remain in full force and effect.

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

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 20th day of August 2021.

ATTEST:

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

Alberto Vina

Printed Name of Witness

Witness' Signature

Kelley Cato Juneau

Printed Name of Witness

NOTARY PUBLIC

CORPORATE SEAL (When Appropriate)

SUBDIVIDER:

By: _____
Authorized Corporate Officer or Individual

Jeffery S. Hills

Name (typed, printed or stamped)

Manager

Title

111 S. Armenia Avenue, Suite 201, Tampa, FL 33609

Address of Signer

(813) 443-0809

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.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 20th day of August 2021, by Jeffery S. Hills as Manager for Berry Bay Development, LLC.

☑ Personally Known ☐ Produced Identification
OR

Type of Identification Produced

(Signature of Notary Public - State of Florida)

Kelley Cato Juneau
(Print, Type, or Stamp Commissioned Name of Notary Public)

GG951166 May 21, 2024
(Commission Number) (Expiration Date

(Notary Seal)

KELLEY CATO JUNEAU
Notary Public - State of Florida
Commission # GG 951166
My Comm. Expires May 21, 2024
Bonded through National Notary Assn.

Bond No. CS3804531

SUBDIVISION PERFORMANCE BOND On-site and Off-site

KNOW ALL MEN BY THESE PRESENTS, That we, Berry Bay Development, 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 **TWO HUNDRED FIFTY-THREE THOUSAND NINE HUNDRED SIXTY-SIX AND NO/100 ($253,966.00)** 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 associated off-site area; and

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

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement for Construction and Warranty of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

A. If the Principal shall well and truly build, construct, and install in the platted area known as **BERRY BAY SUBDIVISION VILLAGES E, G & L** subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area and all off-site improvements in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within **four (4) 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 **MARCH 12, 2022**.

Bond No. CS3804531

SIGNED, SEALED AND DATED this 18th day of August, 2021.

ATTEST:

Berry Bay Development, LLC

BY: _____
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Mary Martha Langley, ATTORNEY-IN-FACT and
Florida Licensed Resident Agent (SEAL)

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 FOUR

No. 0 21328

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, each individually if more than one is named, 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, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; 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.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

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 JUNE, 2019.

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 JUNE, 2019, 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 August, 2021.

Assistant Secretary

Bond No. CS3804530

WARRANTY BOND On-Site and Off-Site

KNOW ALL MEN BY THESE PRESENTS, That we Berry Bay Development, 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 **ONE MILLION SIXTY-FIVE THOUSAND THREE HUNDRED FIFTEEN AND NO/100 ($1,065,315.00)** Dollars 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, drainage, water and wastewater) for maintenance in the approved platted subdivision known as **BERRY BAY SUBDIVISION VILLAGES E, G & L** and associated off-site improvements (roads, drainage, water and wastewater); 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 grading, paving and curbing of streets, roads and other rights-of-way, bridges, culverts, gutters, storm sewers, sanitary sewers, water mains 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, drainage, water and wastewater) 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, **BERRY BAY SUBDIVISION VILLAGES E, G & L**, 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 MARCH 12, 2024.

Bond No. CS3804530

SIGNED, SEALED AND DATED this 18th day of August, 2021.

ATTEST:

Berry Bay Development, LLC

BY: _____
PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Jenni Kellen

Mary Martha Langley, ATTORNEY-IN-FACT and
Florida Licensed Resident Agent (SEAL)

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 FOUR

No. 0 21328

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, each individually if more than one is named, 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, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; 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.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

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 JUNE, 2019.

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 JUNE, 2019, 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 August, 2021.

Assistant Secretary

BERRY BAY VILLAGES E,G, & L
PERFORMANCE
Hillsborough County, FL
Engineer's Opinion of Probable Construction Cost - Public Improvements
ONSITE&OFFSITE
AUGUST 16, 2021

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	MASTER PAVING				
1.01	SIGNAGE & STRIPING - LS	1.00	LS	$120,000.00	$120,000.00
	MASTER PAVING TOTAL				$120,000.00
2.00	MASTER STORM				
2.01	TV STORM DRAINAGE	9,190.00	LF	$2.90	$26,651.00
	MASTER STORM TOTAL				$26,651.00
3.00	MASTER SEWER				
3.01	TV INSPECTION SEWER	7,531.00	LF	$5.24	$39,462.44
3.02	INFILTRATION / EXFILTRATION TESTING	7,531.00	LF	$1.45	$10,919.95
	MASTER SEWER TOTAL				$50,382.39
4.00	MASTER WATER				
4.01	POTABLE WATER TESTING & CHLORINATION	8,832.00	LF	$2.55	$22,521.60
	MASTER WATER TOTAL				$22,521.60
	Onsite Subtotal				**$169,173**
5.00	SAFFOLD IMPROVEMENTS				
5.01	SIGNAGE & STRIPING - LS	1.00	LS	$34,000.00	$34,000.00
	SAFFOLD IMPROVEMENTS TOTAL				$34,000.00
	Offsite Subtotal				**$34,000**
	Grand Total				**$203,173**
		PERFORMANCE BOND		125%	$253,966

HALFF

8/16/21

KYLE L. THORNTON, PE #60279

KYLE L. THORNTON
LICENSE
No 60279
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BERRY BAY SUBDIVISION VILLAGES E,G, & L
WARRANTY
Hillsborough County, FL
Engineer's Opinion of Probable Construction Cost - Public Improvements
ONSITE&OFFSITE
AUGUST 16, 2021

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	**MASTER PAVING**				
1.01	PAVE 2" TYPE SP-12.5 ASPHALT - EAST WEST COLLECTOR ROAD	42,070.00	SY	$11.00	$462,770.00
1.02	PAVE 1" TYPE SP-9.5 ASPHALT - EAST WEST COLLECTOR ROAD	42,070.00	SY	$8.00	$336,560.00
1.03	PAVE 1 1/2" SP-12.5 ASPHALT - INTERNAL COLLECTOR ROADS	4,460.00	SY	$9.70	$43,262.00
1.04	ROAD BASE CRUSHED CONCRETE 08"	46,530.00	SY	$11.20	$521,136.00
1.05	SUBGRADE STABILIZED 12"	46,530.00	SY	$4.60	$214,038.00
1.06	BRICK PAVERS	2,635.00	SF	$11.00	$28,985.00
1.07	CONCRETE CURB TYPE D	701.00	LF	$18.50	$12,968.50
1.08	CONCRETE CURB TYPE E	14,461.00	LF	$13.00	$187,993.00
1.09	CONCRETE CURB TYPE F	14,438.00	LF	$12.00	$173,256.00
1.10	CONCRETE CURB MIAMI	4,335.00	LF	$12.00	$52,020.00
1.11	CONCRETE CURB TYPE RA	300.00	LF	$23.00	$6,900.00
1.12	CONCRETE SIDEWALK 6"-SF (NON-REINFORCED)	97,244.00	SF	$6.00	$583,464.00
1.13	ADA CONCRETE ACCESS RAMPS W/DOMES	67.00	EA	$1,400.00	$93,800.00
1.14	SODDING BAHIA BOC	10,633.00	SY	$2.20	$23,392.60
1.15	SIGNAGE & STRIPING - LS	1.00	LS	$120,000.00	$120,000.00
1.16	CAST IN PLACE RETAINING WALL	1,017.00	LF	$420.00	$427,140.00
1.17	RETAINING WALL ANCHOR BLOCK - PHASE D ADDED	210.00	LF	$200.00	$42,000.00
1.18	DOT HANDRAIL	1,236.00	LF	$120.00	$148,320.00
	MASTER PAVING TOTAL				**$3,478,005.10**
2.00	**MASTER STORM**				
2.01	UNDERDRAIN - CPP PERF PIPE WITH SOCK 06"	237.00	LF	$13.70	$3,246.90
2.02	UNDERDRAIN CLEANOUT 6"	2.00	EA	$180.00	$360.00
2.03	HDPE HP 15"	1,608.00	LF	$30.00	$48,240.00
2.04	HDPE HP 18"	2,040.00	LF	$35.00	$71,400.00
2.05	HDPE HP 24"	2,188.00	LF	$48.50	$106,118.00
2.06	HDPE HP 30"	138.00	LF	$67.00	$9,246.00
2.07	HDPE HP 36"	1,218.00	LF	$79.00	$96,222.00
2.08	HDPE HP 42"	168.00	LF	$100.00	$16,800.00
2.09	HDPE HP 48"	1,113.00	LF	$113.50	$126,325.50
2.10	HDPE HP 60"	643.00	LF	$150.00	$96,450.00
2.11	RCP 72"	84.00	LF	$360.00	$30,240.00
2.12	ERCP (60") 48"X76"	111.00	LF	$360.00	$39,960.00
2.13	TYPE 1 CURB INLET	18.00	EA	$4,300.00	$77,400.00
2.14	TYPE 3 CURB INLET	2.00	EA	$5,600.00	$11,200.00
2.15	TYPE 4 CURB INLET	39.00	EA	$5,000.00	$195,000.00
2.16	TYPE E INLET	4.00	EA	$4,300.00	$17,200.00
2.17	TYPE C INLET	1.00	EA	$3,300.00	$3,300.00
2.18	MANHOLE	4.00	EA	$3,800.00	$15,200.00
2.19	WEIR WALL CONTROL STRUCTURE CS-K1	1.00	EA	$19,000.00	$19,000.00
2.20	HDPE LINER IN LIEU OF CLAY LINER	200.00	LF	$50.00	$10,000.00
2.21	ERCP HEADWALL 48" X 76"	2.00	EA	$15,000.00	$30,000.00
2.22	RCP HEADWALL - 24"	1.00	EA	$2,000.00	$2,000.00
2.23	96" HEADWALL AND WINGWALLS	429.00	LF	$1,425.00	$611,325.00
2.24	RCP 96" 7 RUNS	784.00	LF	$850.00	$666,400.00
2.25	CONTROL STRUCTURE TYPE E	4.00	EA	$10,400.00	$41,600.00
2.26	RCP MES 36"	2.00	EA	$3,330.00	$6,660.00
2.27	RCP MES 60"	4.00	EA	$9,700.00	$38,800.00
2.28	RCP FES PRECAST 15"	1.00	EA	$1,600.00	$1,600.00
2.29	RCP FES PRECAST 18"	9.00	EA	$1,900.00	$17,100.00
2.30	RCP FES PRECAST 24"	2.00	EA	$2,000.00	$4,000.00

BERRY BAY SUBDIVISION VILLAGES E,G, & L
WARRANTY
Hillsborough County, FL
Engineer's Opinion of Probable Construction Cost - Public Improvements
ONSITE&OFFSITE
AUGUST 16, 2021

2.31	RCP FES PRECAST 42"	1.00	EA	$3,750.00	$3,750.00
2.32	RCP FES PRECAST 48"	2.00	EA	$4,600.00	$9,200.00
2.33	RCP FES PRECAST 72"	1.00	EA	$12,000.00	$12,000.00
2.34	BRICK & MORTAR PLUG RCP	1.00	EA	$1,250.00	$1,250.00
	MASTER STORM TOTAL				**$2,438,593.40**
3.00	**MASTER SEWER**				
3.01	SS PVC (SDR-26) 8" 00-06'	964.00	LF	$18.40	$17,737.60
3.02	SS PVC (SDR-26) 8" 06-08"	217.00	LF	$19.00	$4,123.00
3.03	SS PVC (SDR-26) 8" 08-10'	322.00	LF	$19.70	$6,343.40
3.04	SS PVC (SDR-26) 8" 10-12'	535.00	LF	$21.30	$11,395.50
3.05	SS PVC (SDR-26) 8" 12-14'	313.00	LF	$23.40	$7,324.20
3.06	SS PVC (SDR-26) 8" 14-16'	408.00	LF	$51.00	$20,808.00
3.07	SS PVC (SDR-26) 8" 16-18'	335.00	LF	$61.00	$20,435.00
3.08	SS PVC (C-900) 8" 16-18'	201.00	LF	$133.00	$26,733.00
3.09	SS PVC (SDR-26) 8" 18-20'	97.00	LF	$73.00	$7,081.00
3.10	SS PVC (SDR-26) 8" 20-22'	79.00	LF	$84.00	$6,636.00
3.11	SS PVC (SDR-26) 8" 22-24'	890.00	LF	$102.00	$90,780.00
3.12	SS PVC (SDR-26) 6" 24-26'	588.00	LF	$110.00	$64,680.00
3.13	SS PVC (SDR-26) 8" 26-28'	550.00	LF	$115.00	$63,250.00
3.14	SS PVC (SDR-26) 8" 28-30'	618.00	LF	$122.00	$75,396.00
3.15	SS PVC (SDR-26) 8" 30-32'	1,414.00	LF	$132.70	$187,637.80
3.16	SS MANHOLE 4' DIA 00-06' (UNLINED)	4.00	EA	$2,800.00	$11,200.00
3.17	SS MANHOLE 4' DIA 06-08' (UNLINED)	2.00	EA	$3,000.00	$6,000.00
3.18	SS MANHOLE 4' DIA 10-12' (UNLINED)	1.00	EA	$3,800.00	$3,800.00
3.19	SS MANHOLE 4' DIA 12-14' (UNLINED)	5.00	EA	$4,160.00	$20,800.00
3.20	SS MANHOLE 5' DIA 15-16' (UNLINED)	1.00	EA	$7,200.00	$7,200.00
3.21	SS MANHOLE 5' DIA 16-18' (UNLINED)	2.00	EA	$6,000.00	$12,000.00
3.22	SS MANHOLE 5' DIA 18-20' (UNLINED)	1.00	EA	$6,700.00	$6,700.00
3.23	SS MANHOLE 5' DIA 20-22' (UNLINED)	2.00	EA	$7,150.00	$14,300.00
3.24	SS MANHOLE 5' DIA 22-24' (UNLINED)	2.00	EA	$7,600.00	$15,200.00
3.25	SS MANHOLE 5' DIA 24-26' (UNLINED)	1.00	EA	$8,000.00	$8,000.00
3.26	SS MANHOLE 5' DIA 26-28' (UNLINED)	2.00	EA	$8,400.00	$16,800.00
3.27	SS MANHOLE 5' DIA 28-30' (UNLINED)	2.00	EA	$8,500.00	$17,000.00
3.28	SS MANHOLE 5' DIA 30-32' (UNLINED)	3.00	EA	$8,900.00	$26,700.00
3.29	SS OUTSIDE DROP MANHOLE 5' 18-20'	1.00	EA	$8,500.00	$8,500.00
3.30	SS OUTSIDE DROP MANHOLE 5' 22-24'	1.00	EA	$10,000.00	$10,000.00
3.31	SS OUTSIDE DROP MANHOLE 5' 24-26'	2.00	EA	$10,600.00	$21,200.00
3.32	SS OUTSIDE DROP MANHOLE 5' 26-28'	1.00	EA	$11,250.00	$11,250.00
3.33	SEWER SERVICES SINGLE (8"X6")	1.00	EA	$800.00	$800.00
3.34	SEWER SERVICES DOUBLE (8"X6")	4.00	EA	$1,000.00	$4,000.00
3.35	LIFTSTATION W/LINER 24-26'	1.00	EA	$546,000.00	$546,000.00
3.36	FM PVC PIPE 8"	7,507.00	LF	$18.80	$141,131.60
3.37	FM PLUG VALVE 8"	12.00	EA	$1,835.00	$22,020.00
3.38	FM FITTINGS 8"	2.00	LS	$3,460.00	$6,920.00
3.39	FORCE MAIN AIR RELEASE	3.00	EA	$11,000.00	$33,000.00
3.40	FM OPEN CUT STEEL CASING 18"	407.00	LF	$114.00	$46,398.00
	MASTER SEWER TOTAL				**$1,627,280.10**
4.00	**MASTER WATER**				
4.01	PW 12" DUCTILE IRON PIPE	7,561.00	LF	$53.80	$406,781.80
4.02	PW 8" DUCTILE IRON PIPE	675.00	LF	$35.00	$23,625.00
4.03	PW PVC (DR-18) 6"	25.00	LF	$36.00	$900.00
4.04	PW PVC (DR-18) 8"	395.00	LF	$19.50	$7,702.50

BERRY BAY SUBDIVISION VILLAGES E,G, & L
WARRANTY
Hillsborough County, FL
Engineer's Opinion of Probable Construction Cost - Public Improvements
ONSITE&OFFSITE
AUGUST 16, 2021

4.05	POTABLE WATER GATE VALVES 6"	2.00	EA	$970.00	$1,940.00
4.06	POTABLE WATER GATE VALVES 8"	16.00	EA	$1,240.00	$19,840.00
4.07	POTABLE WATER GATE VALVES 12"	32.00	EA	$2,450.00	$78,400.00
4.08	POTABLE WATER FITTINGS 6"	1.00	LS	$205.00	$205.00
4.09	POTABLE WATER FITTINGS 8"	1.00	LS	$10,000.00	$10,000.00
4.10	POTABLE WATER FITTINGS 12"	1.00	LS	$54,000.00	$54,000.00
4.11	PW STEEL CASING PIPE 20' 4 RUNS	346.00	LF	$128.50	$44,461.00
4.12	PW STEEL CASIG PIPE 24" 6 RUNS	670.00	LF	$128.50	$86,095.00
4.13	FIRE HYDRANT ASSEMBLY	18.00	EA	$4,400.00	$79,200.00
4.14	LIFTSTATION WATER SERVICE 2"	1.00	LS	$1,600.00	$1,600.00
	MASTER WATER TOTAL				**$814,750.30**
	Onsite Subtotal				**$8,358,629**
5.00	**WEST LAKE RD SIDEWALK**				
5.01	CONCRETE SIDEWALK 6" WESTLAKE	1,065.00	SF	$6.00	$6,390.00
5.02	SODDING BAHIA	470.00	SY	$2.20	$1,034.00
	WEST LAKE RD SIDEWALK TOTAL				**$7,424.00**
6.00	**SAFFOLD IMPROVEMENTS**				
6.01	PAVE 1" TYPE SP-12.5 ASPHALT - WIDENING	2,370.00	SY	$9.80	$23,226.00
6.02	PAVE 1" SP-ASPHALT - OVERLAY WIDENING & MILLING	11,070.00	SY	$9.50	$105,165.00
6.03	PAVE LEVELING COURSE	205.00	TON	$150.00	$30,750.00
6.04	OPTIONAL BASE GROUP 5 - WIDENING	2,370.00	SY	$14.00	$33,180.00
6.05	SUBGRADE STABILIZED 12"	2,370.00	SY	$7.70	$18,249.00
6.06	SHOULDER STABILIZED 6'	9,526.00	SY	$7.70	$73,350.20
6.07	PAVE 1 1/4" SP-12.5 ASPHALT - MULTIUSE PATH	8,104.00	SY	$8.20	$66,452.80
6.08	ROAD BASE LIMEROCK 04" MULTIUSE PATH	4,420.00	SY	$7.40	$32,708.00
6.09	SUBGRADE STABILIZED 12" MULTIUSE PATH	4,420.00	SY	$13.50	$59,670.00
6.10	ADA ACCESS RAMPS W/DOMES	2.00	EA	$600.00	$1,200.00
6.11	ERCP (18") 14"X23"	228.00	LF	$82.00	$18,696.00
6.12	TYPE C INLET	10.00	EA	$3,000.00	$30,000.00
6.13	TYPE E INLET	12.00	EA	$4,125.00	$49,500.00
6.14	SODDING BAHIA	31,000.00	SY	$2.20	$68,200.00
6.15	SIGNAGE & STRIPING - LS	1.00	LS	$34,000.00	$34,000.00
6.16	RCP 18"	1517.00	LF	$53.27	$80,810.59
6.17	RCP 24"	1108.00	LF	$69.00	$76,452.00
6.18	RCP MES 18"	1.00	EA	$1,600.00	$1,600.00
6.19	RCP MES 24"	1.00	EA	$1,300.00	$1,300.00
6.20	RIP RAP RUBBLE BANK & SHORE	10.00	TON	$215.00	$2,150.00
	SAFFOLD IMPROVEMENTS TOTAL				**$644,347.00**
7.00	**OFFSITE FORCE MAIN US 301**				
7.01	FM PVC PIPE 12"	11260.00	LF	$39.74	$447,472.40
7.02	FM PVC PIPE 8"	18.00	LF	$33.00	$594.00
7.03	FM PLUG VALVE 12"	20.00	EA	$3,660.00	$73,200.00
7.04	FM PLUG VALVE 8"	1.00	EA	$1,800.00	$1,800.00
7.05	FM FITTINGS 12"	1.00	LS	$36,000.00	$36,000.00
7.06	FORCE MAIN AIR RELEASE	3.00	EA	$6,400.00	$19,200.00
7.07	FM JACK & BORE 24"	565.00	LF	$710.00	$401,150.00
7.08	FM OPEN CUT STEEL CASING 24"	127.00	LF	$130.00	$16,510.00
	OFFSITE FORCE MAIN US 301 TOTAL				**$995,926.40**

BERRY BAY SUBDIVISION VILLAGES E,G, & L
WARRANTY
Hillsborough County, FL
Engineer's Opinion of Probable Construction Cost - Public Improvements
ONSITE&OFFSITE
AUGUST 16, 2021

8.00	**OFFSITE WATER US 301**				
8.01	MAINTENANCE OF TRAFFIC	1.00	LS	$23,000.00	$23,000.00
8.02	DEMOLITION	1.00	LS	$4,000.00	$4,000.00
8.03	PW CUT IN TEE 12"	1.00	EA	$4,000.00	$4,000.00
8.04	PW 12" DUCTILE IRON PIPE	5,963.00	LF	$60.85	$362,848.55
8.05	PW 8" DUCTILE IRON PIPE	33.00	LF	$60.00	$1,980.00
8.06	POTABLE WATER GATE VALVES 12"	20.00	EA	$2,500.00	$50,000.00
8.07	POTABLE WATER GATE VALVES 8"	2.00	EA	$1,200.00	$2,400.00
8.08	POTABLE WATER FITTINGS 12"	1.00	LS	$21,000.00	$21,000.00
8.09	FIRE HYDRANT ASSEMBLY	10.00	EA	$4,400.00	$44,000.00
8.10	POTABLE WATER BLOWOFFS (TEMPORARY)	4.00	EA	$600.00	$2,400.00
8.11	PW JACK & BORE 24"	160.00	LF	$750.00	$120,000.00
8.12	PW STEEL CASING PIPE 24"	80.00	LF	$140.00	$11,200.00
	OFFSITE WATER US 301 TOTAL				**$646,828.55**

Offsite Subtotal	**$2,294,526**
Grand Total	**$10,653,155**

WARRANTY BOND	10%	$1,065,315

HALFF

KYLE L. THORNTON, PE #60279 8/16/21

KYLE L. THORNTON
LICENSE
No 60279
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
PLACEMENT OF LOT CORNERS

This Agreement made and entered into this ____ day of August 2021, by and between Berry Bay Development, 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** subdivision within **FOUR (4)** months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:

a. Letter of Credit, number _____,
dated_____,
with_____,
_____ by order of
_____, or

b. A Performance Bond CS3804532 $31,403.00, 18th of August 2021 with Berry Bay Development, LLC as Principal, and Great American Insurance Company as Surety, or

c. Escrow Agreement, dated_____
_____, between
and the County, or

d. Cashier/Certified Check, number_____
_____, dated_____, which shall be deposited by the County into an 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 20th day of August, 2021.

ATTEST:

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

Printed Name of Witness

Witness' Signature

Kelley Cato Juneau

Printed Name of Witness

NOTARY PUBLIC

SUBDIVIDER:

By: _____
Authorized Corporate Officer or Individual

Jeffery S. Hills

Name (typed, printed or stamped)

Manager

Title

111 S. Armenia Avenue, Suite 201, Tampa, FL 33609

Address of Signer

(813) 443-0809

Phone Number of Signer

ATTEST:
CLERK OF CIRCUIT COURT

By:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By:_____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☑ physical presence ☐ online notarization, this 20th day of August 2021, by Jeffery S. Hills as Manager for Berry Bay Development, LLC a limited liability company under the laws of the state of Florida on behalf of the company. He and/or she is personally known to me or has produced _____ as identification and did take an oath.

NOTARY PUBLIC:

Sign: _____(Seal)

Print: Kelley Cato Juneau

Title or Rank: Florida Notary Public

Serial Number, if any: GG951166

My Commission Expires: May 21, 2024

KELLEY CATO JUNEAU
Notary Public - State of Florida
Commission # GG 951166
My Comm. Expires May 21, 2024
Bonded through National Notary Assn.

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. CS3804532

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Berry Bay Development, 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 **THIRTY ONE THOUSAND FOUR HUNDRED THREE and 00/100 ($31,403.00)** 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 **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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

Bond No. CS3804532

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

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

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

A. If the Principal shall well and truly build, construct, and install in the platted area known as **BERRY BAY SUBDIVISION VILLAGES E, G & L** 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 **Four** (**4**) 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 MARCH 12, 2022 .

SIGNED, SEALED AND DATED this 18th day of August, 2021.

ATTEST:

Berry Bay Development, LLC

PRINCIPAL (SEAL)

Great American Insurance Company
SURETY (SEAL)

ATTEST:

Jenni Keller

Mary Martha Langley, ATTORNEY-IN-FACT and
Florida Licensed Resident Agent (SEAL)

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 FOUR

No. 0 21328

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, each individually if more than one is named, 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, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; 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.

Name	Address	Limit of Power
FREDERIC M. ARCHERD, JR.	ALL OF	ALL
TANYA L. RUSSO	TAMPA, FLORIDA	$100,000,000
RICHARD P. RUSSO, JR.		
MARY MARTHA LANGLEY		

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.

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 JUNE , 2019 .

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 JUNE , 2019 , 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 August , 2021 .

Assistant Secretary

BERRY BAY VILLAGES E,G, & L
PERFORMANCE
Hillsborough County, FL
LOT CORNERS
AUGUST 16, 2021

1.00	LOT CORNER MONUMENTATION				
1.01	Monuments Installed	286.00	Per Lot	$82.00	$23,452.00
1.02	Monuments - Misc Tracts	9.00	Per Tract	$70.00	$630.00
1.03	Verification by PLS	8.00	Hours	$130.00	$1,040.00
	TOTAL				$25,122.00
	GRAND TOTAL				$25,122
		PERFORMANCE BOND		125%	$31,403

HALFF

KYLE L. THORNTON LICENSE No 60279 STATE OF FLORIDA PROFESSIONAL ENGINEER

KYLE L. THORNTON, PE #60279

8/16/21

BERRY BAY SUBDIVISION VILLAGES E, G, AND L

BEING A PORTION OF SECTIONS 19, 29 & 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

DESCRIPTION:

SEE SHEET 2 OF 37

DEDICATION:

THE UNDERSIGNED, AS THE OWNERS OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF THE BERRY BAY SUBDIVISION VILLAGES E, G, AND L FOR RECORD. FURTHER, THE OWNERS DO HEREBY STATE, DECLARE AND MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS, EACH AS THEIR INTERESTS APPEAR:

OWNERS HEREBY DEDICATE TO HILLSBOROUGH COUNTY, FLORIDA ("THE COUNTY") AND THE PUBLIC IN GENERAL FOR PUBLIC USE ALL STREETS, ROADS, RIGHTS OF WAY, AND EASEMENTS DESIGNATED ON THE PLAT AS "PUBLIC".

THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ("CDD") HEREBY RESERVES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, ACROSS AND UNDER ALL AREAS DESIGNATED AS "PUBLIC DRAINAGE EASEMENTS" AS SHOWN HEREON FOR THE PURPOSE OF INGRESS AND EGRESS AND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING AND REPLACING DRAINAGE LINES, SWALES, RETENTION AND DETENTION, AND OTHER DRAINAGE FACILITIES. ALL SUCH EASEMENTS SHALL BE SUBJECT TO ALL PUBLIC EASEMENTS SHOWN HEREON.

OWNERS HEREBY DEDICATE TO HILLSBOROUGH COUNTY FEE TITLE TO TRACT LS TO BE OWNED AND MAINTAINED BY HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC AS A SANITARY SEWER LIFT STATION SITE.

OWNERS HEREBY DEDICATE TO THE PUBLIC USE ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES AND OTHER PURPOSES INCIDENTAL THERETO.

FEE INTEREST IN PARCELS 401, 403, 404, 405, 406, 407, 408 AND 409 IS HEREBY RESERVED BY THE OWNERS, THEIR ASSIGNS AND/OR THEIR SUCCESSORS IN TITLE. SAID PARCELS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE INDEPENDENTLY MAINTAINED BY THE OWNERS, THE CDD, AND/OR THE ASSOCIATION, AND THEIR RESPECTIVE ASSIGNS AND SUCCESSORS IN TITLE.

FEE INTEREST IN TRACTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 301, 303, 304, 306, 307, 308, 309, 501, 502, 503, 701, 702, 703, AND 704 IS HEREBY RESERVED BY THE CDD FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID TRACTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

SAID TRACTS 101, 102, 103, 104, 105, 106, 107, 108, 109, 301, 303, 304, 306, 307, 308, 309, 501, 502, 503, 701, 702, 703, AND 704, AND PRIVATE DRAINAGE EASEMENTS ARE SUBJECT TO ANY AND ALL EASEMENTS, RIGHT-OF-WAY AND TRACTS DEDICATE TO PUBLIC USE AS SHOWN HEREON.

THE MAINTENANCE OF ALL TRACTS, AREAS AND PRIVATE EASEMENTS RESERVED BY OWNERS WILL BE THE RESPONSIBILITY OF OWNERS, THE CD, AND THEIR RESPECTIVE ASSIGNS AND SUCCESSORS IN TITLE.

PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY THE OWNERS FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED, BY THE APPLICABLE OWNER, ITS ASSIGNS, AND SUCCESSORS IN TITLE. ALL SUCH EASEMENTS ARE SUBJECT TO ANY AND ALL PUBLIC EASEMENTS SHOWN HEREON.

OWNER:

EPG1, LLC, A FLORIDA LIMITED LIABILITY COMPANY

NICHOLAS J. DISTER-AUTHORIZED REPRESENTATIVE | WITNESS | WITNESS

(PRINT NAME) | (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY NICHOLAS J. DISTER, ON BEHALF OF THE COMPANY, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

OWNER:

BERRY BAY DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

NICHOLAS J. DISTER-AUTHORIZED REPRESENTATIVE | WITNESS | WITNESS

(PRINT NAME) | (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY NICHOLAS J. DISTER, ON BEHALF OF THE COMPANY, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

OWNER:

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

NICHOLAS J. DISTER-VICE CHAIRMAN | WITNESS | WITNESS

(PRINT NAME) | (PRINT NAME)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021, BY JENICHOLAS J. DISTER, ON BEHALF OF DISTRICT, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

CLERK OF CIRCUIT COURT, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ THIS ____ DAY OF _____, 2021. TIME: _____
CLERK OF CIRCUIT COURT

BY _____ CLERK FILE NUMBER _____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

CHAIRMAN | DATE

PLAT APPROVAL:

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

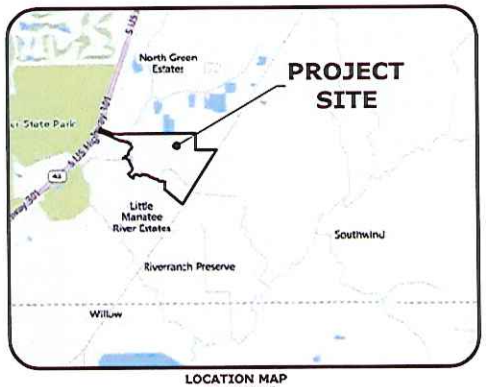
REVIEWED BY: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, GEOSPATIAL & LAND ACQUISITION SERVICES DEPARTMENT, HILLSBOROUGH COUNTY, FLORIDA

SURVEY CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND BEING SURVEYED AND SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) WERE SET ON THE ____ DAY OF _____, 2021, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCP(S)) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER THE REQUIREMENTS OF FLORIDA STATUTES OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

GREG BAKSIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, LS 6956
CERTIFICATE OF AUTHORIZATION LB 2610
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634



LOCATION MAP
NOT TO SCALE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

BERRY BAY SUBDIVISION VILLAGES E, G, AND L

BEING A PORTION OF SECTIONS 19, 29 & 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 19, 29 AND 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°55'05" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 29, A DISTANCE OF 1,979.38 FEET; THENCE SOUTH 00°05'40" EAST, A DISTANCE OF 1,050.69 FEET; THENCE SOUTH 88°56'47" EAST, A DISTANCE OF 1,325.95 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5289, PAGE 660, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 32°10'01" WEST, ALONG SAID WEST LINE,A DISTANCE OF 634.64 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "A"; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 32°10'01" WEST A DISTANCE OF 3,519.47 FEET TO THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF SAFFOLD ROAD; THENCE NORTH 55°47'49" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.64 FEET; THENCE NORTH 49°03'12" WEST, A DISTANCE OF 1,261.90 FEET TO THE WEST BOUNDARY OF SAID SECTION 29; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 00°22'43" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 485.09 FEET TO POINT HEREINAFTER DESIGNATED AS POINT "B", SAME BEING THE CENTERLINE OF AN EXISTING CREEK; THENCE ALONG THE CENTERLINE OF SAID EXISTING CREEK THE FOLLOWING TWENTY-ONE (21) COURSES: 1) NORTH 71°49'58" WEST, A DISTANCE OF 111.12 FEET; 2) NORTH 79°21'50" WEST, A DISTANCE OF 154.07 FEET; 3) SOUTH 72°16'36" WEST, A DISTANCE OF 79.75 FEET; 4) NORTH 48°28'53" WEST, A DISTANCE OF 100.66 FEET; 5) NORTH 51°16'33" WEST, A DISTANCE OF 99.97 FEET; 6) NORTH 64°24'08" WEST, A DISTANCE OF 92.10 FEET; 7) SOUTH 89°07'11" WEST, A DISTANCE OF 87.67 FEET; 8) NORTH 56°04'50" WEST, A DISTANCE OF 109.62 FEET; 9) NORTH 65°15'10" WEST, A DISTANCE OF 103.68 FEET; 10) NORTH 87°23'56" WEST, A DISTANCE OF 96.93 FEET; 11) NORTH 40°50'03" WEST, A DISTANCE OF 149.63 FEET; 12) NORTH 65°11'31" WEST, A DISTANCE OF 109.43 FEET; 13) NORTH 84°41'38" WEST, A DISTANCE OF 101.73 FEET; 14) SOUTH 87°13'30" WEST, A DISTANCE OF 100.15 FEET; 15) NORTH 63°17'24" WEST, A DISTANCE OF 111.58 FEET; 16) SOUTH 38°55'28" WEST, A DISTANCE OF 160.48 FEET; 17) NORTH 73°11'24" WEST, A DISTANCE OF 104.26 FEET; 18) NORTH 66°39'45" WEST, A DISTANCE OF 108.50 FEET; 19) NORTH 56°04'33" WEST, A DISTANCE OF 118.40 FEET; 20) SOUTH 57°25'23" WEST, A DISTANCE OF 114.36 FEET; 21) SOUTH 56°50'16" WEST, A DISTANCE OF 107.26 FEET; THENCE, DEPARTING SAID CREEK, SOUTH 00°22'43" WEST, A DISTANCE OF 174.00 FEET TO THE SAID MONUMENTED NORTH RIGHT-OF-WAY LINE OF SAFFOLD ROAD, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTHWESTERLY 218.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 637.11 FEET, A CENTRAL ANGLE OF 19°41'35", AND A CHORD BEARING AND DISTANCE OF NORTH 59°13'31" WEST 217.90 FEET; THENCE NORTH 40°24'48" WEST, A DISTANCE OF 219.00 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 49°35'12" EAST, A DISTANCE OF 254.78 FEET TO THE CENTERLINE OF SAID EXISTING CREEK; THENCE ALONG THE CENTERLINE OF SAID EXISTING CREEK THE FOLLOWING THIRTY-THREE (33) COURSES: 1) NORTH 19°00'36" EAST, A DISTANCE OF 230.00 FEET; 2) NORTH 42°21'34" WEST, A DISTANCE OF 108.06 FEET; 3) NORTH 16°25'27" WEST, A DISTANCE OF 118.21 FEET; 4) NORTH 22°41'16" WEST, A DISTANCE OF 113.38 FEET; 5) NORTH 18°00'39" WEST, A DISTANCE OF 116.82 FEET; 6) NORTH 26°15'44" WEST, A DISTANCE OF 111.38 FEET; 7) NORTH 43°51'27" WEST, A DISTANCE OF 108.20 FEET; 8) NORTH 46°53'35" WEST, A DISTANCE OF 108.70 FEET; 9) SOUTH 82°51'06" WEST, A DISTANCE OF 196.89 FEET; 10) NORTH 71°03'06" EAST, A DISTANCE OF 88.53 FEET; 11) NORTH 24°57'12" EAST, A DISTANCE OF 34.89 FEET; 12) NORTH 14°46'38" EAST, A DISTANCE OF 62.00 FEET; 13) NORTH 72°06'49" EAST, A DISTANCE OF 55.51 FEET; 14) NORTH 43°10'16" EAST, A DISTANCE OF 31.52 FEET; 15) SOUTH 89°30'12" EAST, A DISTANCE OF 43.79 FEET; 16) NORTH 74°46'38" EAST, A DISTANCE OF 45.55 FEET; 17) NORTH 51°46'38" EAST, A DISTANCE OF 34.89 FEET; 18) NORTH 10°05'57" WEST, A DISTANCE OF 50.05 FEET; 19) NORTH 44°38'59" EAST, A DISTANCE OF 41.07 FEET; 20) NORTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 21) NORTH 06°14'11" EAST, A DISTANCE OF 39.62 FEET; 22) NORTH 21°14'11" EAST, A DISTANCE OF 63.40 FEET; 23) NORTH 20°05'49" EAST, A DISTANCE OF 32.83 FEET; 24) NORTH 37°17'05" EAST, A DISTANCE OF 60.87 FEET; 25) NORTH 30°06'48" EAST, A DISTANCE OF 55.43 FEET; 26) NORTH 59°36'42" EAST, A DISTANCE OF 61.85 FEET; 27) NORTH 14°31'56" EAST, A DISTANCE OF 67.65 FEET; 28) NORTH 04°14'11" EAST, A DISTANCE OF 79.25 FEET; 29) NORTH 44°22'41" WEST, A DISTANCE OF 40.26 FEET; 30) NORTH 20°53'14" WEST, A DISTANCE OF 89.33 FEET; 31) NORTH 02°15'37" EAST, A DISTANCE OF 45.45 FEET; 32) NORTH 68°14'41" WEST, A DISTANCE OF 60.61 FEET; 33) NORTH 30°32'54" WEST, A DISTANCE OF 89.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, DEPARTING CENTERLINE OF SAID EXISTING CREEK, WESTERLY 486.85 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,103.00 FEET, A CENTRAL ANGLE OF 12°46'41", AND A CHORD BEARING AND DISTANCE OF NORTH 74°54'31" WEST 485.84 FEET; THENCE SOUTH 21°44'24" WEST, A DISTANCE OF 38.10 FEET; THENCE NORTH 64°37'57" WEST, A DISTANCE OF 996.94 FEET; THENCE NORTH 67°51'40" WEST, A DISTANCE OF 442.57 FEET; THENCE SOUTH 63°14'37" WEST, A DISTANCE OF 37.45 FEET; THENCE SOUTH 18°14'37" WEST, A DISTANCE OF 21.72 FEET; THENCE NORTH 71°45'23" WEST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 162.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65; THENCE NORTH 18°14'37" EAST, A DISTANCE OF 299.71 FEET; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY LINE, SOUTH 26°45'23" EAST, A DISTANCE OF 113.56 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 496.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,900.00 FEET, A CENTRAL ANGLE OF 05°48'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°31'57" EAST 495.84 FEET; THENCE SOUTH 64°37'57" EAST, A DISTANCE OF 272.77 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST; THENCE SOUTH 00°25'15" EAST, ALONG SAID EAST LINE, A DISTANCE OF 11.11 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 89°37'02" EAST, A DISTANCE OF 666.48 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 19, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST; THENCE, ALONG THE NORTH BOUNDARY OF SAID SECTION 30, NORTH 89°25'38" EAST, A DISTANCE OF 2,170.26 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "C"; THENCE CONTINUE ALONG SAID LINE, NORTH 89°25'38" EAST A DISTANCE OF 519.65 FEET TO THE POINT OF BEGINNING.

LESS:

PARCEL A

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 57°49'59" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 1,475.90 FEET; THENCE SOUTH 39°43'58" WEST, A DISTANCE OF 73.31 FEET; THENCE SOUTH 54°51'24" WEST, A DISTANCE OF 74.62 FEET; THENCE SOUTH 79°33'15" WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 470.57 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 13.17 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 669.50 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "D"; THENCE CONTINUE ALONG SAID LINE, NORTH 00°03'13" EAST A DISTANCE OF 529.09 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 5.03 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°32'13", AND A CHORD BEARING AND DISTANCE OF NORTH 84°17'07" EAST 5.03 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°56'47" EAST, A DISTANCE OF 418.08 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°03'13" EAST 35.36 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 330.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHERLY 15.50 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 25°22'37", AND A CHORD BEARING AND DISTANCE OF NORTH 12°38'05" WEST 15.38 FEET; THENCE SOUTH 89°56'47" EAST, A DISTANCE OF 976.99 FEET; THENCE SOUTH 37°41'40" EAST, A DISTANCE OF 238.37 FEET; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 222.46 FEET TO THE POINT OF BEGINNING.

LESS:

PARCEL B

COMMENCING AT AFORESAID POINT "D"; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 27°52'53" WEST, A DISTANCE OF 69.90 FEET; THENCE SOUTH 39°32'56" WEST, A DISTANCE OF 291.79 FEET; THENCE SOUTH 73°42'10" WEST, A DISTANCE OF 129.60 FEET; THENCE NORTH 67°53'00" WEST, A DISTANCE OF 132.38 FEET; THENCE NORTH 29°28'09" WEST, A DISTANCE OF 98.34 FEET; THENCE NORTH 19°15'44" WEST, A DISTANCE OF 64.30 FEET; THENCE NORTH 08°50'41" EAST, A DISTANCE OF 64.30 FEET; THENCE NORTH 28°09'06" EAST, A DISTANCE OF 66.81 FEET; THENCE NORTH 48°49'45" EAST, A DISTANCE OF 151.27 FEET; THENCE NORTH 79°31'52" EAST, A DISTANCE OF 64.56 FEET; THENCE NORTH 11°46'09" EAST, A DISTANCE OF 95.44 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 370.00 FEET; THENCE NORTH 01°22'10" WEST, A DISTANCE OF 66.02 FEET; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 244.10 FEET; THENCE NORTH 67°18'53" WEST, A DISTANCE OF 164.47 FEET; THENCE NORTH 28°54'03" WEST, A DISTANCE OF 132.35 FEET; THENCE NORTH 09°30'48" EAST, A DISTANCE OF

132.38 FEET; THENCE NORTH 47°55'38" EAST, A DISTANCE OF 140.43 FEET; THENCE NORTH 86°20'29" EAST, A DISTANCE OF 78.67 FEET; THENCE SOUTH 71°04'57" EAST, A DISTANCE OF 202.85 FEET; THENCE SOUTH 78°21'54" EAST, A DISTANCE OF 131.06 FEET; THENCE SOUTH 85°25'10" EAST, A DISTANCE OF 61.93 FEET; THENCE SOUTH 69°55'06" EAST, A DISTANCE OF 94.00 FEET; THENCE SOUTH 57°14'32" EAST, A DISTANCE OF 79.36 FEET; THENCE SOUTH 09°47'48" EAST, A DISTANCE OF 58.60 FEET; THENCE SOUTH 00°03'13" WEST, A DISTANCE OF 827.58 FEET TO THE POINT OF BEGINNING.

LESS:

PARCEL C

COMMENCING AT AFORESAID POINT "B"; THENCE NORTH 00°22'43" EAST, A DISTANCE OF 469.72 FEET; THENCE NORTH 00°19'20" EAST, A DISTANCE OF 498.49 FEET; THENCE SOUTH 89°35'24" EAST, A DISTANCE OF 658.03 FEET; THENCE SOUTH 00°26'56" EAST, A DISTANCE OF 329.48 FEET; THENCE SOUTH 89°38'18" EAST, A DISTANCE OF 35.51 FEET; THENCE SOUTH 23°46'27" EAST, A DISTANCE OF 376.27 FEET; THENCE SOUTH 58°52'36" WEST, A DISTANCE OF 353.16 FEET; THENCE SOUTH 69°26'38" WEST, A DISTANCE OF 169.65 FEET; THENCE SOUTH 83°08'26" WEST, A DISTANCE OF 366.27 FEET TO THE POINT OF BEGINNING.

LESS:

PARCEL D

COMMENCING AT AFORESAID POINT "C"; THENCE SOUTH 00°19'20" WEST, A DISTANCE OF 630.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 00°19'20" WEST A DISTANCE OF 1,128.43 FEET; THENCE SOUTH 87°58'32" WEST, A DISTANCE OF 44.95 FEET; THENCE SOUTH 28°19'20" WEST, A DISTANCE OF 777.27 FEET; THENCE SOUTH 64°20'33" WEST, A DISTANCE OF 139.16 FEET; THENCE NORTH 62°30'04" WEST, A DISTANCE OF 93.42 FEET; THENCE NORTH 61°40'40" WEST, A DISTANCE OF 119.58 FEET; THENCE NORTH 76°56'04" WEST, A DISTANCE OF 110.05 FEET; THENCE NORTH 89°40'40" WEST, A DISTANCE OF 467.91 FEET; THENCE NORTH 85°09'47" WEST, A DISTANCE OF 61.23 FEET; THENCE NORTH 49°50'27" WEST, A DISTANCE OF 125.22 FEET; THENCE NORTH 14°31'07" WEST, A DISTANCE OF 87.48 FEET; THENCE NORTH 00°19'20" EAST, A DISTANCE OF 120.40 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "E"; THENCE CONTINUE ALONG SAID LINE, NORTH 00°19'20" EAST A DISTANCE OF 860.00 FEET; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°19'20" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 1,060.00 FEET; THENCE NORTH 00°19'20" EAST, A DISTANCE OF 860.20 FEET; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 119.71 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 4.55 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 07°26'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°23'56" EAST 4.54 FEET; THENCE SOUTH 00°19'20" WEST, A DISTANCE OF 7.75 FEET; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE PORTIONS OF PARCEL A AND PARCEL D BEING FURTHER DESCRIBED AS FOLLOWS:

TRACT 701 (BEING A PORTION OF PARCEL D)

COMMENCING AT AFORESAID POINT "E"; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°19'20" EAST, A DISTANCE OF 580.00 FEET; THENCE SOUTH 89°40'40" EAST, A DISTANCE OF 890.00 FEET; THENCE SOUTH 00°41'45" WEST, A DISTANCE OF 111.56 FEET; THENCE SOUTH 28°19'20" WEST, A DISTANCE OF 355.73 FEET; THENCE SOUTH 61°40'40" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 28°19'20" WEST, A DISTANCE OF 80.00 FEET; THENCE NORTH 61°40'40" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 28°19'20" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 61°40'40" WEST, A DISTANCE OF 65.74 FEET; THENCE NORTH 74°05'10" WEST, A DISTANCE OF 66.44 FEET; THENCE NORTH 89°40'40" WEST, A DISTANCE OF 492.25 FEET TO THE POINT OF BEGINNING.

AND

TRACT 702 (BEING A PORTION OF PARCEL A)

COMMENCING AT AFORESAID POINT "A"; THENCE NORTH 57°49'59" WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 75.47 FEET; THENCE NORTH 57°49'59" WEST, A DISTANCE OF 80.93 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 12.66 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "F"; THENCE CONTINUE ALONG SAID LINE, NORTH 00°03'13" EAST A DISTANCE OF 120.00 FEET; THENCE SOUTH 89°56'47" EAST, A DISTANCE OF 117.10 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 85.25 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 48.00 FEET, A CENTRAL ANGLE OF 122°06'47", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°53'23" EAST 70.01 FEET; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 65.26 FEET TO THE POINT OF BEGINNING.

AND

TRACT 703 (BEING A PORTION OF PARCEL A)

COMMENCING AT AFORESAID POINT "F"; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°03'48" WEST, A DISTANCE OF 39.08 FEET; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 402.00 FEET TO A POINT HEREINAFTER DESIGNATED AS POINT "G"; THENCE NORTH 57°49'59" WEST, A DISTANCE OF 162.41 FEET; THENCE NORTH 70°07'08" WEST, A DISTANCE OF 62.95 FEET; THENCE NORTH 75°45'14" WEST, A DISTANCE OF 62.81 FEET; THENCE NORTH 84°03'44" WEST, A DISTANCE OF 62.75 FEET; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 78.24 FEET; THENCE NORTH 43°33'46" EAST, A DISTANCE OF 135.11 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 152.06 FEET; THENCE SOUTH 89°56'47" EAST, A DISTANCE OF 521.00 FEET TO THE POINT OF BEGINNING.

AND

TRACT 704 (BEING A PORTION OF PARCEL A)

COMMENCING AT AFORESAID POINT "G"; THENCE SOUTH 32°10'01" WEST, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 32°10'01" WEST A DISTANCE OF 606.00 FEET; THENCE SOUTH 59°40'28" WEST, A DISTANCE OF 42.84 FEET; THENCE NORTH 89°56'47" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00°03'13" EAST, A DISTANCE OF 620.00 FEET; THENCE SOUTH 89°56'47" EAST, A DISTANCE OF 240.00 FEET; THENCE SOUTH 87°33'30" EAST, A DISTANCE OF 40.40 FEET; THENCE SOUTH 85°31'29" EAST, A DISTANCE OF 21.60 FEET; THENCE SOUTH 71°15'38" EAST, A DISTANCE OF 88.23 FEET; THENCE SOUTH 57°49'59" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 192.375 ACRES, MORE OR LESS

PLAT NOTES:

1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON 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.
2. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (2011) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH BOUNDARY OF SECTION 29, AS BEING SOUTH 89°55'05" EAST.
4. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS"BROWNING" NAD 83(2011).
5. 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.
6. 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. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THE WETLAND CONSERVATION AREA/OTHER SURFACE WATERS 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 (50)50-FOOT SETBACK FROM THE WETLAND (CONSERVATION/ PRESERVATION)OTHER SURFACE WATERS AREA IS REQUIRED AS SHOWN ON THE SUBSEQUENT PLAT MAPPING SHEETS AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
8. WETLAND BUFFERS SHALL REMAIN IN AN UNDISTURBED CONDITION EXCEPT FOR APPROVED DRAINAGE FACILITY CONSTRUCTION/MAINTENANCE. NO OWNER OF PROPERTY WITHIN THE SUBDIVISION MAY PERFORM ANY WORK, CONSTRUCTION, MAINTENANCE, CLEARING, FILLING OR ANY OTHER TYPE OF ACTIVITIES WITHIN THE WETLANDS OR WETLAND BUFFERS UNLESS PRIOR APPROVAL IS RECEIVED FROM THE ENVIRONMENTAL PROTECTION COMMISSION AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.
9. THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
11. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
12. BOUNDARY LINE IS CENTERLINE OF EXISTING CREEK AS SHOWN HEREON, DELINEATION BASED UPON FIELD MEASUREMENTS MADE OCTOBER 22, 2019.
13. LANDS PLATTED HEREON ARE SUBJECT TO AND BENEFITED BY (A) INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 3747, PAGE 1412 AND OFFICIAL RECORD BOOK 5105, PAGE 743 (B) INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 4194, PAGE 330 (C) DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 13599, PAGE 1930 (D) ESTABLISHMENT OF BERRY BAY COMMUNITY DELVELOPMENT DISTRICT, INSTRUMENT NUMBER 2020108922 (E) NON-EXCLUSIVE CONSERVATION EASEMENT, INSTRUMENT NUMBER 2020303574 (F) COMMUNITY DECLARATION FOR BERRY BAY VILLAGE, INSTRUMENT NUMBER 2021192246, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

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SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

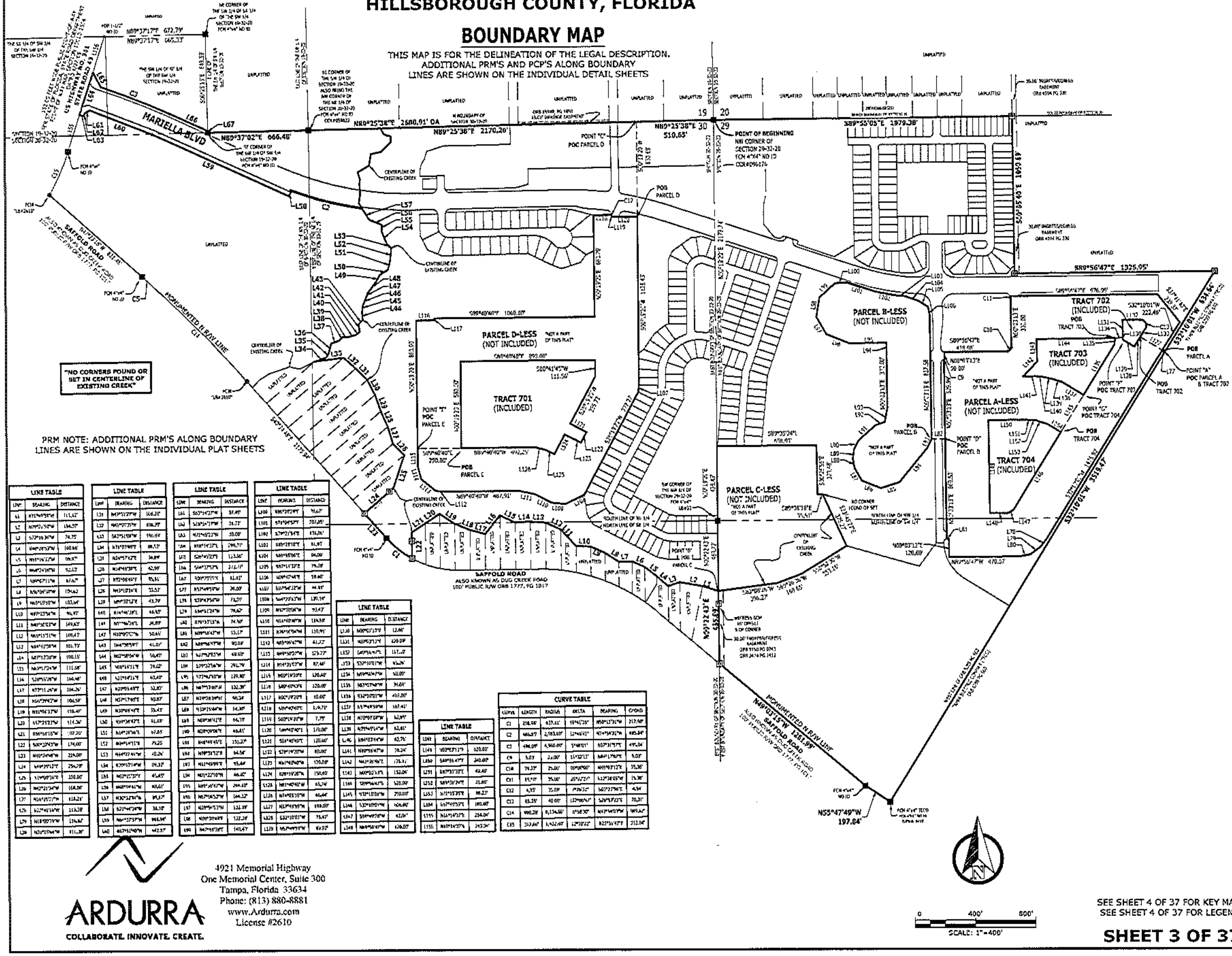
BERRY BAY SUBDIVISION VILLAGES E, G, AND L

BEING A PORTION OF SECTIONS 19, 29 & 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

BOUNDARY MAP

THIS MAP IS FOR THE DELINEATION OF THE LEGAL DESCRIPTION. ADDITIONAL PRM'S AND PCP'S ALONG BOUNDARY LINES ARE SHOWN ON THE INDIVIDUAL DETAIL SHEETS



PRM NOTE: ADDITIONAL PRM'S ALONG BOUNDARY LINES ARE SHOWN ON THE INDIVIDUAL PLAT SHEETS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N71°49'38"W	111.62'
L2	N79°02'50"W	194.07'
L3	S72°16'36"W	78.75'
L4	N49°28'53"W	100.66'
L5	N51°16'33"W	99.97'
L6	N64°24'08"W	92.13'
L7	S89°07'15"W	87.67'
L8	N56°04'50"W	194.62
L9	N65°15'10"W	103.64'
L10	N87°12'54"W	90.93'
L11	N40°50'03"W	149.63'
L12	N65°15'11"W	109.43'
L13	N84°41'28"W	101.73'
L14	S27°13'30"W	100.15'
L15	N63°17'24"W	111.58'
L16	S38°55'28"W	160.48'
L17	N73°11'26"W	104.26'
L18	N65°29'45"W	106.58'
L19	N10°44'37"W	118.40'
L20	S57°25'23"W	114.36'
L21	S56°55'16"W	107.30'
L22	S06°12'45"W	174.00'
L23	N10°24'48"W	219.00'
L24	N49°25'12"E	254.78'
L25	S14°40'36"E	230.00'
L26	N42°23'34"W	164.06'
L27	N36°45'27"W	118.21'
L28	N22°41'16"W	103.38'
L29	N18°00'39"W	136.62'
L30	N20°15'44"W	111.38'

LINE TABLE

LINE	BEARING	DISTANCE
L31	N42°51'37"W	168.30'
L32	N40°57'35"W	118.39'
L33	S62°51'08"W	196.88'
L34	N71°07'45"E	88.53'
L35	N24°57'42"E	34.89'
L36	N04°46'38"E	62.99'
L37	N72°08'49"E	55.51'
L38	N43°10'36"E	33.53'
L39	S89°30'12"E	43.79'
L40	N04°46'38"E	46.65'
L41	N71°46'38"E	34.89'
L42	N10°02'57"W	50.46'
L43	S64°38'59"E	41.07'
L44	N02°58'54"W	50.43'
L45	N08°14'31"E	39.62'
L46	S21°54'16"E	63.40'
L47	N20°05'49"E	32.80'
L48	N07°17'40"E	90.87'
L49	N30°48'45"E	55.43'
L50	N59°36'42"E	61.69'
L51	N14°31'56"E	67.85'
L52	N04°14'11"E	79.25
L53	N44°22'46"W	40.26'
L54	N70°57'14"W	19.37'
L55	N02°15'35"E	45.45'
L56	N68°54'46"W	48.61'
L57	N30°12'34"W	99.17'
L58	S21°44'34"W	34.10'
L59	N64°37'57"W	998.94'
L60	N67°31'40"W	447.57'

LINE TABLE

LINE	BEARING	DISTANCE
L61	S63°54'37"W	37.45'
L62	S16°14'37"W	20.73'
L63	N71°46'23"W	30.00'
L64	N18°14'37"E	299.71'
L65	S26°45'23"E	113.56'
L66	S64°37'57"E	372.78'
L67	S00°25'15"E	11.01'
L77	N57°49'59"W	24.00'
L78	S39°42'56"W	73.31'
L79	S54°51'24"W	74.67'
L80	S79°57'15"W	74.50'
L81	N89°56'47"W	13.17'
L82	N89°56'47"W	90.09'
L83	N27°52'53"W	48.50'
L84	S79°22'56"W	294.79'
L85	S77°46'10"W	129.80'
L86	N87°53'01"W	132.38'
L87	N19°28'04"W	48.34'
L88	N10°15'44"W	64.30'
L89	N08°56'41"E	64.75'
L90	N08°09'06"E	40.41'
L91	N48°49'45"E	151.37'
L92	N89°31'52"E	64.56'
L93	N61°46'09"E	95.44'
L94	N01°22'10"W	66.60'
L95	N89°36'41"W	244.60'
L96	N67°16'53"W	164.12'
L97	N08°56'53"W	531.30'
L98	N05°37'48"E	137.38'
L99	N67°55'18"E	140.47'

LINE TABLE

LINE	BEARING	DISTANCE
L100	N86°20'29"E	70.67'
L101	S71°04'53"E	202.85'
L102	S79°23'54"E	136.06'
L103	S89°35'10"E	61.01'
L104	S89°55'06"E	04.09'
L105	S57°14'32"E	79.18'
L106	S09°47'44"E	58.40'
L107	S07°54'12"W	44.93'
L108	S64°23'43"W	120.16'
L109	N67°31'04"W	93.43'
L110	N61°40'40"W	134.58'
L111	N76°05'54"W	130.95'
L112	N85°09'47"W	41.27'
L113	N49°50'27"W	175.77'
L114	N14°35'03"W	87.40'
L115	N00°19'20"E	120.40'
L116	S89°40'40"E	320.00'
L117	N00°19'20"E	30.00'
L118	S89°40'40"E	1,069.71'
L119	S00°19'20"W	7.75'
L120	S89°40'40"E	170.00'
L121	S01°40'40"E	120.00'
L122	S29°19'20"W	80.00'
L123	N61°40'40"W	120.00'
L124	S78°19'20"W	150.00'
L125	N81°40'40"W	65.74'
L126	N74°05'30"W	40.44'
L127	N57°49'59"W	190.00'
L128	S32°10'01"W	75.47'
L129	N57°49'59"W	69.93'

LINE TABLE

LINE	BEARING	DISTANCE
L130	N00°03'13"E	12.66'
L131	N00°03'13"E	120.00'
L132	S89°56'47"E	117.20'
L133	S32°10'01"W	65.26'
L134	N89°56'47"W	50.00'
L135	S63°07'48"W	34.08'
L136	S32°10'01"W	407.00'
L137	N57°49'59"W	587.45'
L138	N70°07'07"W	62.99'
L139	N79°45'14"W	62.81'
L140	N84°05'44"W	62.76'
L141	N89°56'47"W	78.24'
L142	N43°16'46"E	175.17'
L143	N00°03'13"E	152.06'
L144	S89°56'47"E	525.09'
L145	S32°10'01"W	290.00'
L146	S32°10'01"W	606.90'
L147	S59°49'28"W	47.06'
L148	N89°58'47"W	120.07'

LINE TABLE

LINE	BEARING	DISTANCE
L149	N00°03'13"E	020.00'
L150	S89°56'47"E	240.00'
L151	S87°31'30"E	48.40'
L152	S89°31'24"E	21.60'
L153	S71°35'35"E	88.23'
L154	S57°49'59"E	140.00'
L155	N16°14'37"E	254.04'
L156	N01°54'37"E	242.04'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	218.96'	637.61'	19°41'35"	N50°13'31"W	217.90'
C2	486.57'	2,183.00'	12°46'41"	N74°54'36"W	485.54'
C3	494.09'	4,960.00'	5°48'01"	S67°31'57"E	494.04'
C9	5.03'	21.00'	11°32'13"	N44°17'07"E	5.03'
C10	39.29'	25.00'	90°00'00"	N45°03'13"E	35.36'
C11	15.50'	35.00'	25°22'27"	S32°38'05"W	15.38'
C12	4.35'	75.00'	3°26'12"	S03°27'56"E	4.34'
C13	83.35'	40.00'	122°08'47"	S28°57'23"E	70.31'
C14	990.28'	8,134.56'	6°58'30"	N43°54'07"W	989.67'
C15	317.66'	1,432.40'	12°42'22"	N23°56'43"E	312.04'

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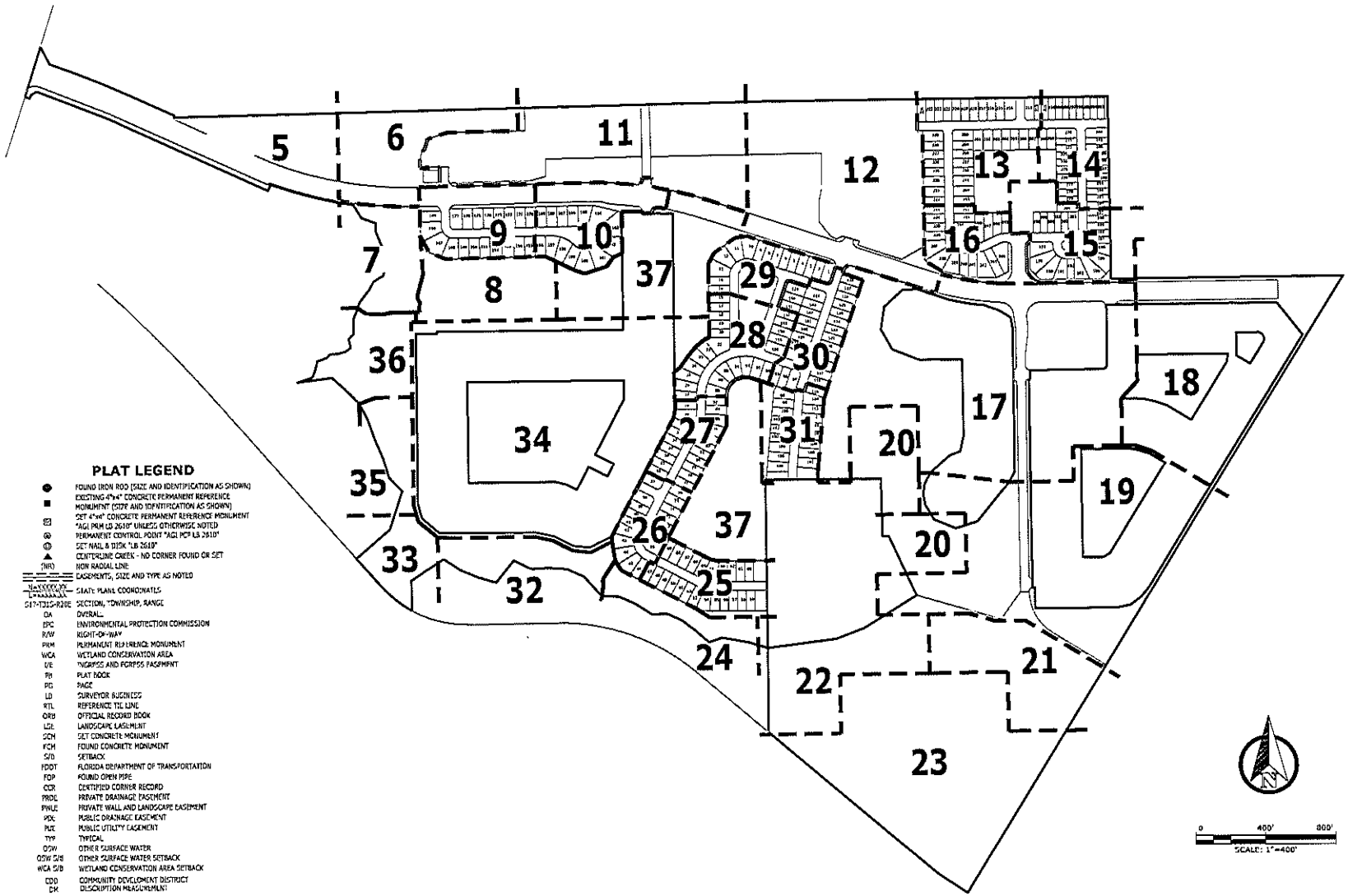
PLAT BOOK	PAGE

KEY MAP



PLAT LEGEND

●	FOUND IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
⊠	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊗	PERMANENT CONTROL POINT "AGI PCP LB 2610"
⊙	SET NAIL & DISK "LB 2610"
▲	CENTERLINE CREEK - NO CORNER FOUND OR SET
(NR)	NON RADIAL LINE
	EASEMENTS, SIZE AND TYPE AS NOTED
	STATE PLANE COORDINATES
S17-T31S-R20E	SECTION, TOWNSHIP, RANGE
OA	OVERALL
EPC	ENVIRONMENTAL PROTECTION COMMISSION
R/W	RIGHT-OF-WAY
PRM	PERMANENT REFERENCE MONUMENT
WCA	WETLAND CONSERVATION AREA
U/E	INGRESS AND EGRESS EASEMENT
PB	PLAT BOOK
PG	PAGE
LB	SURVEYOR BUSINESS
RTL	REFERENCE TIE LINE
ORB	OFFICIAL RECORD BOOK
LSE	LANDSCAPE EASEMENT
SCM	SET CONCRETE MONUMENT
FCM	FOUND CONCRETE MONUMENT
S/B	SETBACK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FOP	FOUND OPEN PIPE
CCR	CERTIFIED CORNER RECORD
PRDE	PRIVATE DRAINAGE EASEMENT
PWLE	PRIVATE WALL AND LANDSCAPE EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
TYP	TYPICAL
OSW	OTHER SURFACE WATER
OSW S/B	OTHER SURFACE WATER SETBACK
WCA S/B	WETLAND CONSERVATION AREA SETBACK
CDD	COMMUNITY DEVELOPMENT DISTRICT
DM	DESCRIPTION MEASUREMENT

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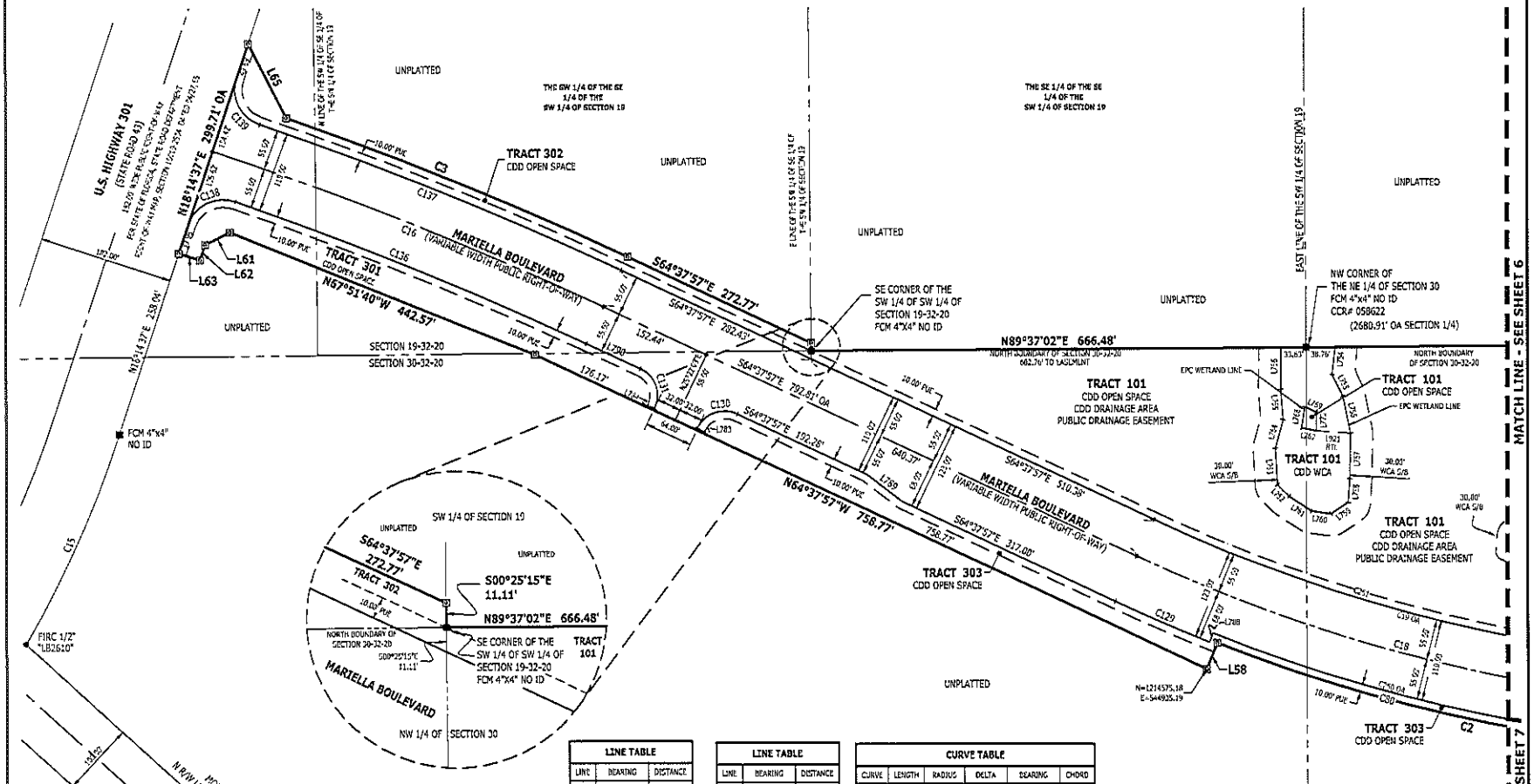
PLAT BOOK PAGE



LINE TABLE		
LINE	BEARING	DISTANCE
L58	N21°44'34"E	38.10'
L61	N63°14'37"E	37.45'
L62	N18°14'37"E	21.72'
L63	S71°45'23"E	38.00'
L65	S26°45'23"E	113.56'
L754	N09°41'56"E	37.25'
L755	N25°54'34"W	32.81'
L756	N11°24'11"W	51.45'
L757	N01°04'01"E	61.55'
L758	N03°51'12"E	32.73'
L759	N56°03'50"E	27.62'
L760	S80°50'14"E	26.80'
L761	S56°36'12"E	36.01'
L762	S45°11'03"E	22.87'

LINE TABLE		
LINE	BEARING	DISTANCE
L763	S82°55'08"E	50.25'
L764	S14°53'54"W	39.83'
L765	S04°22'30"E	41.89'
L766	S60°47'26"W	56.38'
L767	N28°59'31"W	20.54'
L768	N09°25'12"E	28.98'
L769	S65°17'58"E	16.77'
L770	S00°29'36"E	25.52'
L783	N25°22'03"E	3.00'
L784	N25°22'03"E	3.00'
L788	N21°44'34"E	13.00'
L789	S52°13'38"E	60.50'
L790	S64°37'57"E	80.44'
L921	S85°52'53"E	45.92'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	486.85'	2,103.00'	12°46'41"	N74°54'31"W	485.84'
C3	496.05'	4,000.00'	5°48'01"	S67°21'57"E	495.84'
C14	990.20'	8,134.68'	6°58'30"	N43°54'27"W	989.67'
C15	312.66'	1,432.40'	12°30'23"	N23°51'47"E	312.04'
C16	567.83'	4,825.00'	6°44'04"	N67°39'57"W	566.71'
C18	958.91'	2,118.00'	25°56'25"	S77°36'09"E	950.74'
C19	934.01'	2,063.00'	25°56'25"	S77°36'09"E	926.05'
C80	486.39'	2,173.00'	12°49'29"	S74°48'10"E	485.28'
C129	138.29'	2,186.60'	3°37'29"	S66°26'41"E	138.27'
C130	62.83'	40.00'	90°00'00"	S70°22'03"W	56.57'
C131	62.83'	40.00'	90°00'00"	N19°37'57"W	56.57'
C136	509.31'	4,770.00'	6°07'04"	S67°41'20"E	509.07'
C137	524.71'	4,885.00'	6°09'30"	N67°42'46"W	524.46'
C138	79.42'	50.00'	91°00'21"	S63°44'40"W	71.33'
C139	77.70'	50.00'	89°02'11"	S26°16'29"E	70.11'
C250	646.34'	2,173.00'	22°18'56"	S70°24'54"E	641.08'
C251	553.28'	2,063.00'	15°21'59"	S72°18'56"E	551.62'

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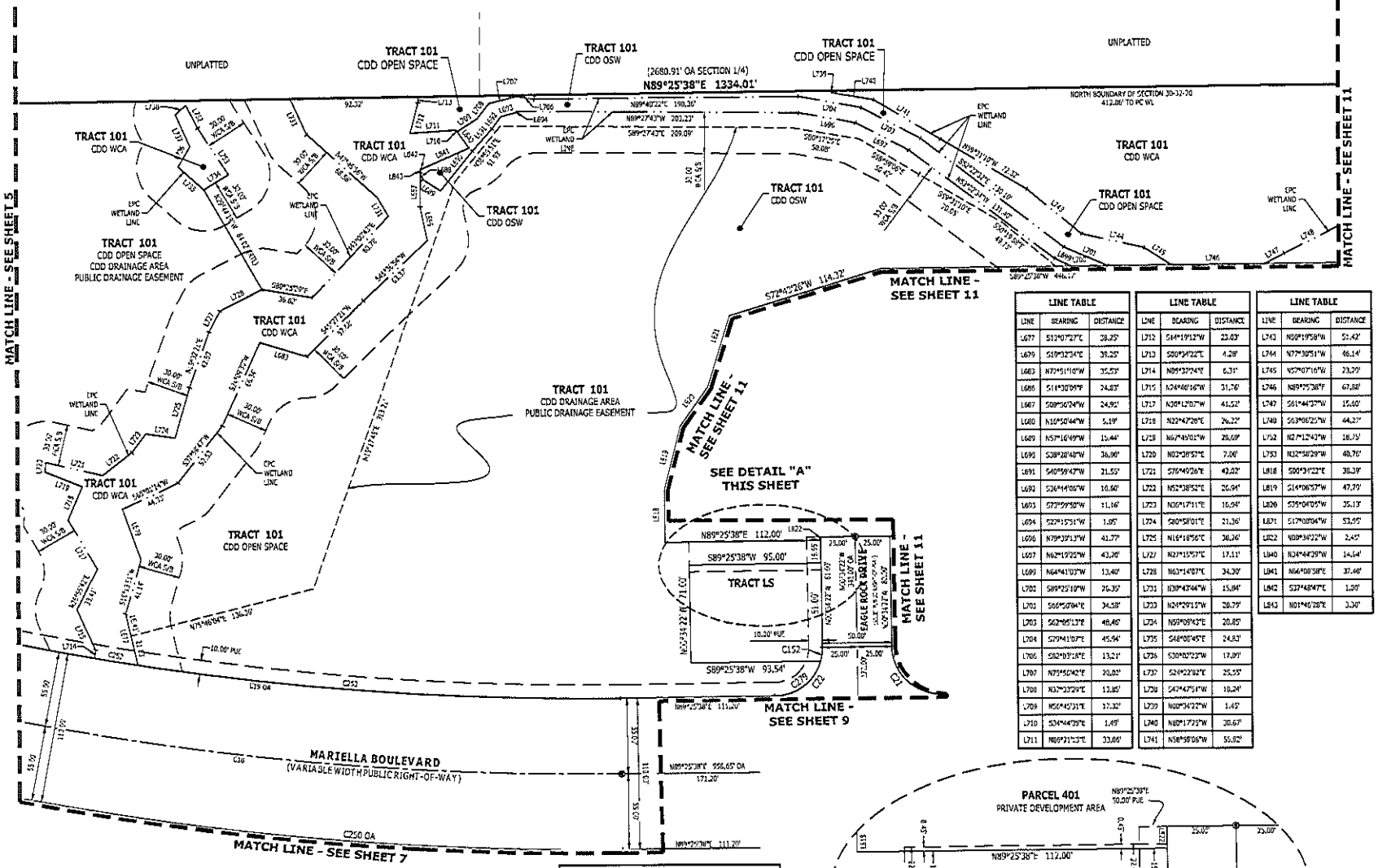
SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

BERRY BAY SUBDIVISION VILLAGES E, G, AND L

BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

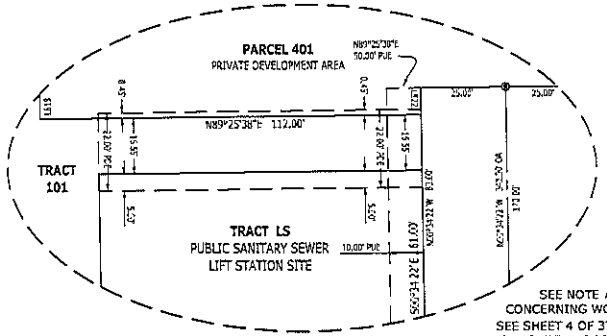


LINE TABLE		
LINE	BEARING	DISTANCE
L677	S13°07'27"E	38.25'
L679	S19°32'34"E	38.25'
L683	N72°51'10"W	35.53'
L686	S14°30'09"E	24.83'
L687	S09°50'24"W	24.92'
L688	N10°50'44"W	5.19'
L689	N57°10'49"W	15.44'
L690	S38°20'48"W	36.90'
L691	S40°59'47"W	21.55'
L692	S26°41'06"W	10.60'
L693	S73°59'50"W	11.16'
L694	S22°15'51"W	1.95'
L696	N79°39'13"W	41.77'
L697	N62°19'25"W	43.20'
L699	N64°41'03"W	13.40'
L700	S89°25'18"W	26.35'
L701	S66°50'04"E	34.58'
L703	S62°05'13"E	48.40'
L704	S79°41'07"E	45.94'
L706	S82°03'18"E	13.21'
L707	N75°50'42"E	23.02'
L708	N32°33'29"E	12.85'
L709	N56°45'31"E	17.32'
L710	S34°44'29"E	1.49'
L711	N88°21'53"E	33.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L712	S14°19'12"W	23.03'
L713	S80°54'22"E	4.28'
L714	N89°37'24"E	6.31'
L715	N24°40'16"W	31.76'
L717	N30°12'07"W	41.52'
L718	N22°47'26"E	26.22'
L719	N67°45'01"W	20.69'
L720	N02°58'57"E	7.00'
L721	S76°49'26"E	42.02'
L722	N52°38'52"E	20.94'
L723	N36°17'11"E	16.94'
L724	S80°58'01"E	21.36'
L725	N16°18'56"E	38.26'
L727	N27°15'57"E	17.11'
L728	N63°14'07"E	34.20'
L731	N30°43'44"W	15.84'
L733	N24°29'12"W	28.79'
L734	N59°09'42"E	20.85'
L735	S48°00'45"E	24.83'
L736	S30°07'23"W	17.09'
L737	S24°22'02"E	25.55'
L738	S42°47'51"W	10.24'
L739	N00°34'22"W	1.49'
L740	N80°17'25"W	30.67'
L741	N58°59'06"W	55.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L742	N60°19'58"W	51.42'
L744	N77°30'51"W	46.14'
L745	N57°07'16"W	23.20'
L746	N89°25'38"E	67.88'
L747	S61°44'37"W	15.60'
L748	S63°06'25"W	44.27'
L752	N27°12'43"W	18.75'
L753	N32°58'29"W	40.76'
L818	S00°34'22"E	38.39'
L819	S14°06'57"W	47.79'
L820	S35°04'05"W	35.13'
L821	S17°00'04"W	53.95'
L822	N00°34'22"W	2.45'
L840	N24°44'29"W	14.64'
L841	N64°08'38"E	37.40'
L842	S37°48'47"E	1.00'
L843	N01°46'28"E	3.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C18	958.01'	2,118.00'	25°56'25"	S77°36'09"E	950.74'
C19	934.01'	2,063.00'	25°56'25"	S77°36'09"E	926.05'
C21	54.90'	35.00'	90°00'00"	S45°34'22"E	49.50'
C22	54.98'	35.00'	90°00'00"	N44°25'38"E	49.50'
C152	10.14'	35.00'	16°36'06"	N67°43'41"E	10.11'
C250	846.34'	2,173.00'	22°18'56"	S79°24'54"E	841.00'
C252	31.70'	2,063.00'	0°52'50"	S80°26'21"E	31.70'
C253	349.02'	2,063.00'	9°41'16"	S85°43'34"E	348.61'
C279	44.84'	35.00'	73°23'54"	N52°43'41"E	41.83'



DETAIL "A"
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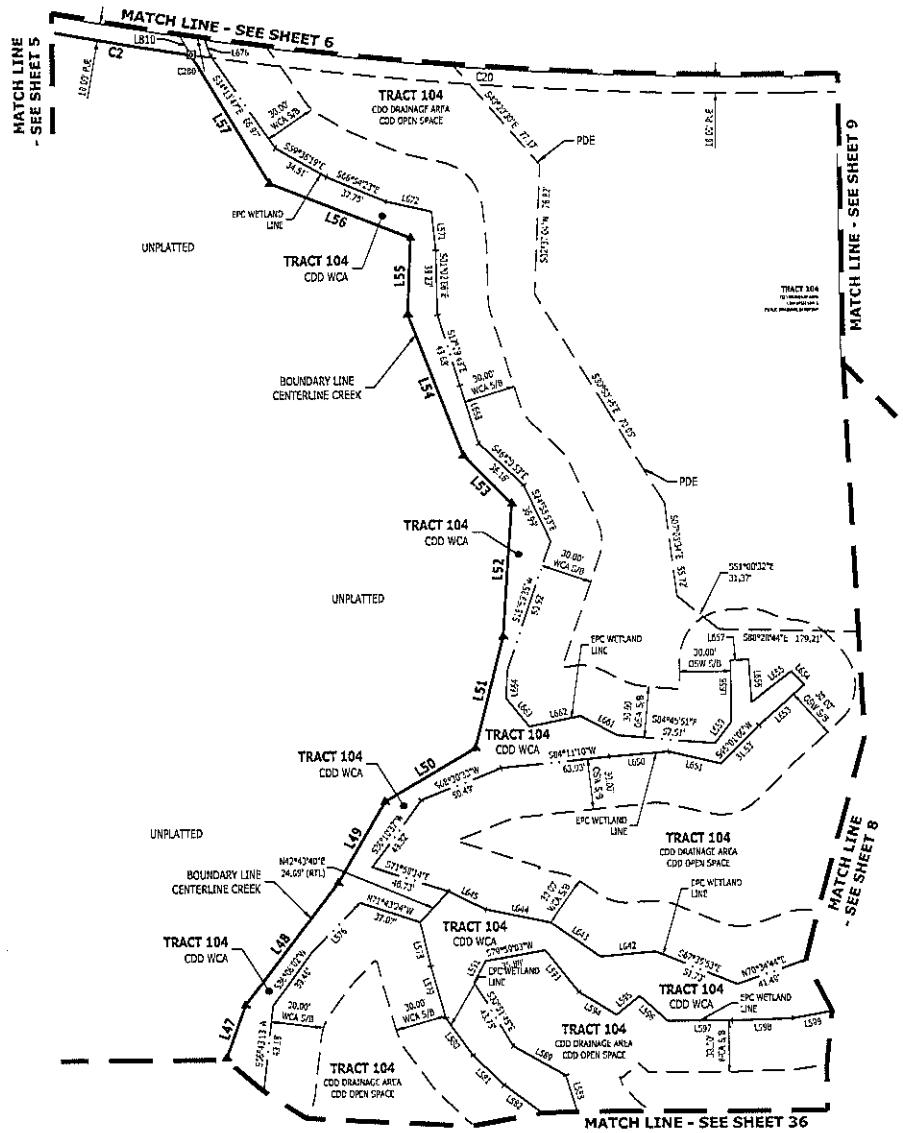
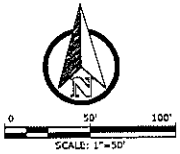
PLAT BOOK	PAGE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	486.05'	2,183.00'	12°48'41"	N74°54'31"W	485.04'
C20	359.95'	2,173.00'	9°23'27"	S85°49'38"E	359.54'
C250	846.34'	2,173.00'	22°18'56"	S79°24'54"E	841.00'
C280	14.93'	2,173.00'	0°23'37"	S81°16'43"E	14.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L47	N30°05'49"E	32.85'
L48	N37°17'05"E	90.07'
L49	N30°06'48"E	53.43'
L50	N59°36'42"E	61.05'
L51	N14°31'56"E	67.65'
L52	N04°14'11"E	79.25'
L53	N44°32'41"W	40.26'
L54	N20°53'14"W	89.33'
L55	N02°15'37"E	45.45'
L56	N60°14'41"W	88.61'
L57	S30°32'54"E	89.17'
L576	S44°18'52"W	40.32'
L578	N12°47'58"W	26.73'
L579	N15°44'16"W	32.27'
L580	N35°35'16"W	26.63'
L581	N45°41'31"W	25.40'
L582	N53°19'39"W	26.70'
L588	S10°49'46"E	21.10'
L589	S60°31'21"E	36.37'
L591	S27°29'54"W	14.25'
L593	N38°16'07"W	31.59'
L594	N57°41'55"W	26.03'
L595	S50°40'37"W	17.57'
L596	N47°44'28"W	21.76'
L597	N09°50'25"W	38.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L598	S87°57'48"W	35.40'
L599	S04°19'22"W	22.34'
L642	N05°05'00"E	32.37'
L643	S55°21'52"E	35.38'
L644	S78°54'04"E	38.73'
L645	S62°12'47"E	24.50'
L650	S85°50'54"W	34.85'
L651	N76°53'09"W	31.80'
L653	S48°27'54"W	35.82'
L654	S41°29'52"E	11.96'
L655	N52°15'14"E	29.81'
L656	S03°22'52"E	25.15'
L657	N87°16'43"E	10.78'
L658	N80°00'21"E	36.18'
L659	N37°41'34"E	15.87'
L661	S67°09'13"E	24.05'
L662	N78°41'04"E	30.78'
L663	S38°16'27"E	21.75'
L664	S02°41'12"W	16.18'
L668	S17°31'41"E	35.95'
L671	S05°53'15"E	23.01'
L672	S77°05'35"E	27.36'
L676	S16°06'13"E	9.82'
L810	S30°32'54"E	12.93'



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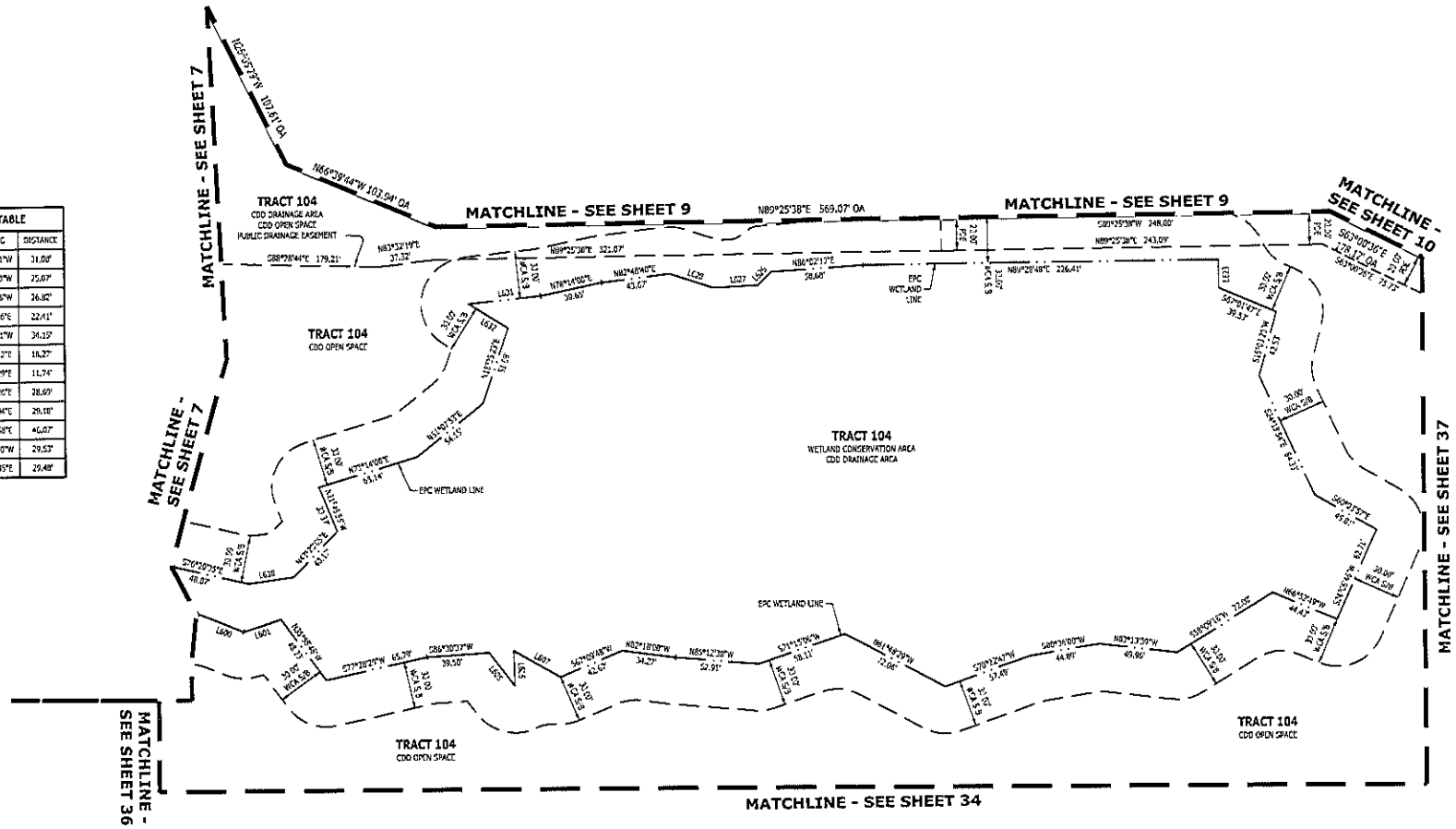
BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK	PAGE

LINE TABLE		
LINE	BEARING	DISTANCE
L600	N67°55'01"W	31.08'
L601	S72°29'35"W	25.67'
L605	N37°07'35"W	26.82'
L606	S01°47'16"E	22.41'
L607	N68°06'41"W	34.25'
L623	S00°31'12"E	16.27'
L626	N44°02'29"E	11.74'
L627	N87°05'26"E	28.60'
L628	S71°19'04"E	29.18'
L631	N83°55'58"E	40.07'
L632	N58°08'20"W	29.53'
L638	N81°51'35"E	29.48'



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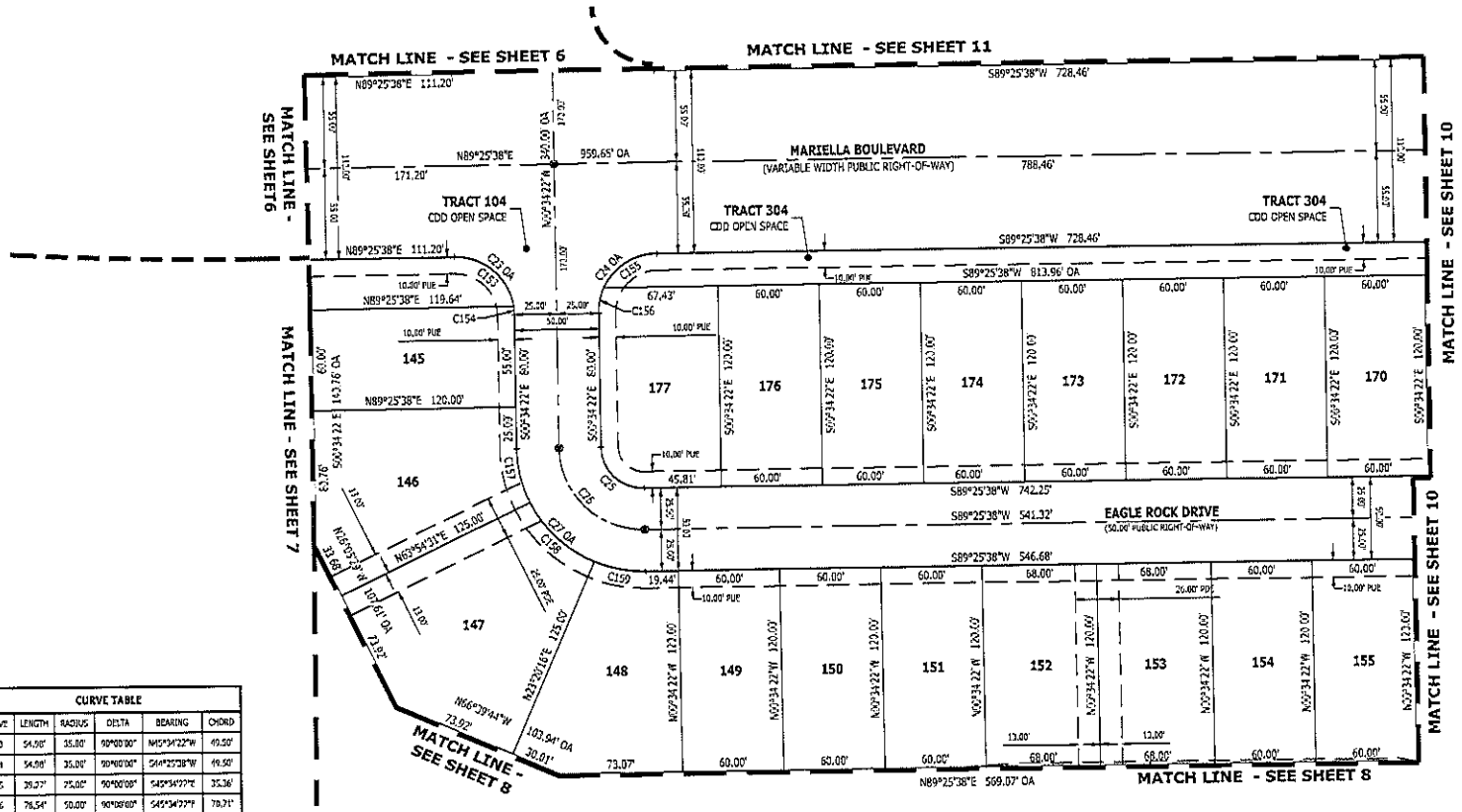

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C23	54.08'	35.00'	90°00'00"	N45°34'22"W	49.50'
C24	54.08'	35.00'	90°00'00"	S44°25'38"W	49.50'
C25	39.27'	25.00'	90°00'00"	S45°34'22"E	35.36'
C26	78.54'	50.00'	90°00'00"	S45°34'22"E	70.71'
C27	117.01'	75.00'	90°00'01"	S45°34'22"E	105.07'
C153	49.96'	35.00'	81°47'12"	N49°48'46"W	45.83'
C154	5.02'	35.00'	8°12'48"	N04°48'46"W	5.01'
C155	39.48'	35.00'	64°37'23"	S57°06'57"W	37.42'
C156	15.50'	35.00'	25°22'37"	S12°06'57"W	15.38'
C157	33.40'	75.00'	25°31'07"	S13°19'55"E	33.13'
C158	53.11'	75.00'	40°34'15"	S46°22'37"E	52.00'
C159	31.30'	75.00'	23°54'39"	S78°37'04"E	31.07'

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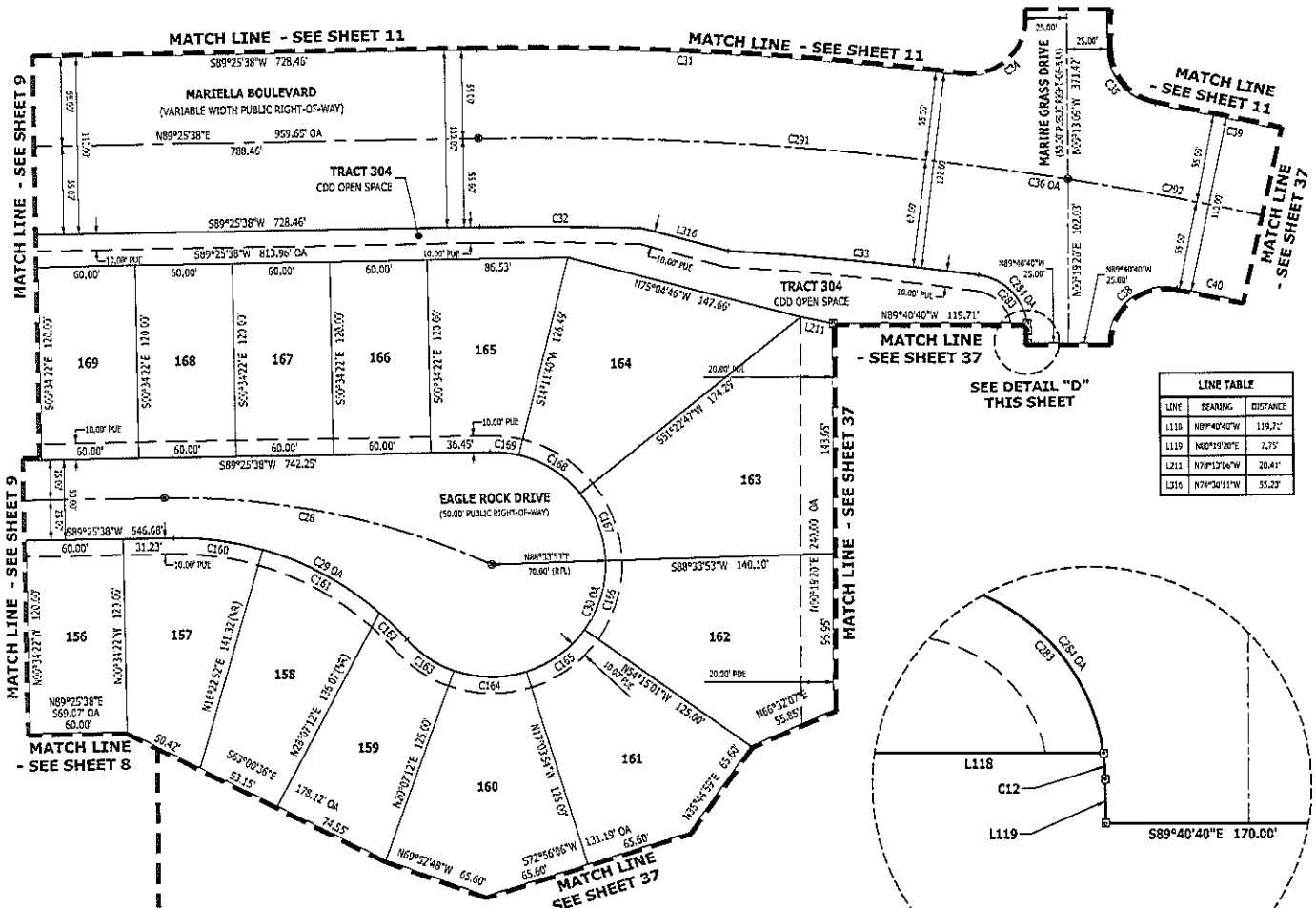
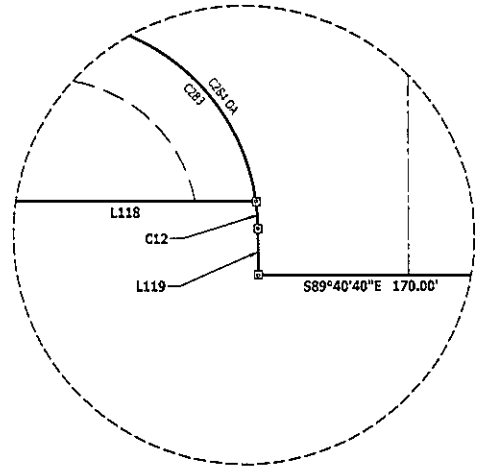


LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°40'40"W	119.71'
L119	N00°19'20"E	7.75'
L211	N78°13'06"W	20.41'
L316	N74°50'11"W	55.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	4.55'	35.00'	7°28'32"	N03°23'56"W	4.54'
C28	202.59'	471.11'	25°14'47"	N77°50'58"W	200.91'
C29	161.77'	107.50'	49°25'18"	N65°51'43"W	156.76'
C30	208.29'	70.00'	229°25'10"	N24°08'17"E	127.18'
C31	299.24'	2,160.27'	7°56'12"	N86°37'00"W	299.00'
C32	99.41'	2,057.00'	2°46'00"	N89°11'10"W	99.40'
C33	154.84'	2,045.20'	4°20'17"	N84°07'43"W	154.80'
C34	59.59'	35.00'	97°33'30"	N49°33'36"E	52.65'
C35	48.07'	35.46'	79°10'44"	S49°28'34"E	45.25'
C36	718.44'	2,112.00'	19°29'25"	N80°49'37"W	714.98'
C38	61.77'	35.60'	101°07'14"	S58°52'55"W	54.06'
C39	317.52'	2,167.00'	8°23'43"	N75°16'40"W	317.23'
C40	268.40'	2,057.00'	7°28'34"	N74°49'54"W	268.21'
C160	55.48'	107.50'	16°57'14"	N82°05'45"W	55.28'
C161	82.56'	107.50'	75°13'46"	N61°00'15"W	81.00'
C162	23.69'	107.50'	7°14'18"	N44°46'12"W	23.67'
C163	35.10'	70.00'	28°43'44"	S55°30'56"E	34.73'
C164	45.43'	70.00'	37°11'06"	S88°28'21"E	44.64'
C165	45.43'	70.00'	37°11'06"	N54°20'33"E	44.64'
C166	45.43'	70.00'	37°11'06"	N17°09'26"E	44.64'
C167	45.43'	70.00'	37°11'06"	N20°01'40"W	44.64'
C168	45.43'	70.00'	37°11'06"	N57°12'47"W	44.64'
C169	18.04'	70.00'	14°46'02"	N03°11'21"W	17.99'
C283	45.72'	35.00'	74°50'22"	N44°32'23"W	42.54'
C284	50.26'	35.00'	82°16'54"	N48°49'37"W	46.05'
C291	354.29'	2,112.00'	9°52'58"	N85°57'53"W	353.84'
C292	354.15'	2,112.00'	9°36'22"	N75°52'16"W	353.72'



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BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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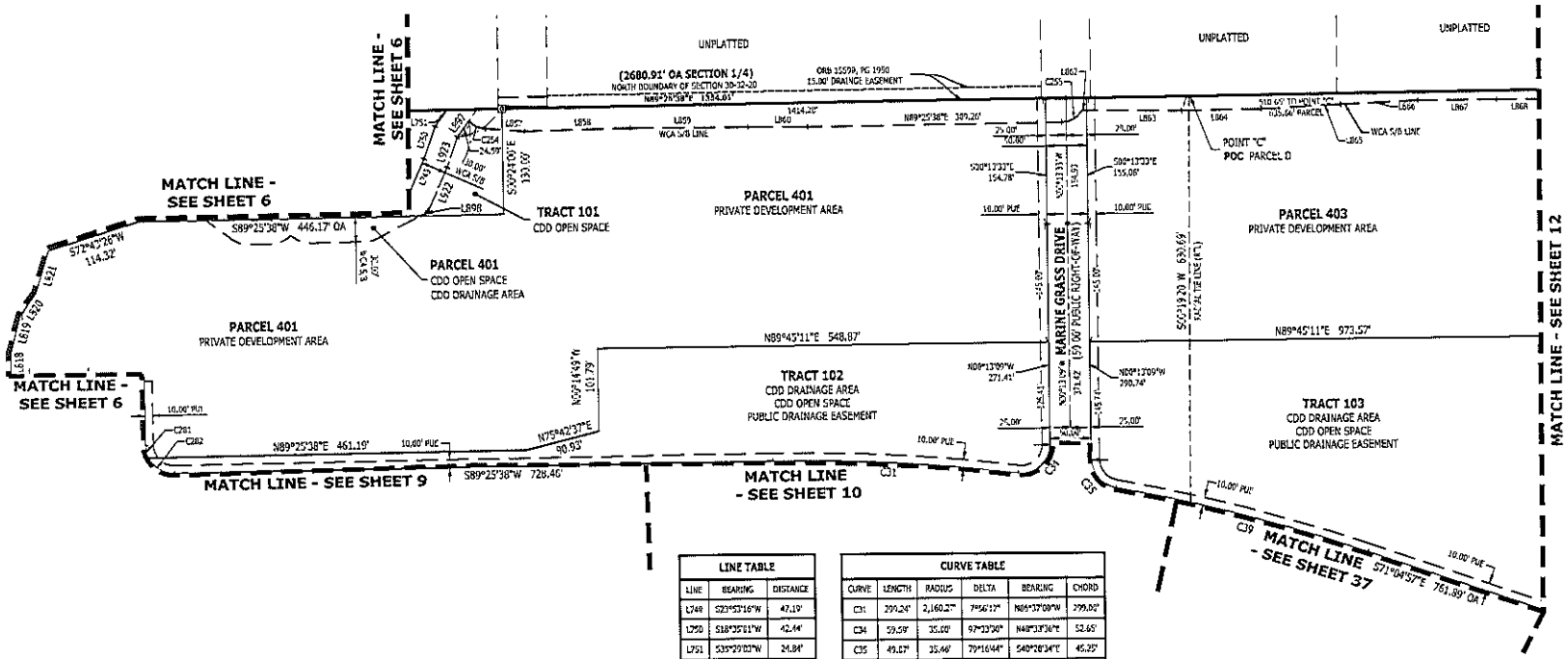

LINE TABLE		
LINE	BEARING	DISTANCE
L749	S23°53'16"W	47.19'
L750	S18°35'01"W	42.44'
L751	S35°20'02"W	24.84'
L818	S86°24'22"E	38.39'
L819	S14°06'57"W	47.79'
L820	S35°04'05"W	35.13'
L821	S17°00'04"W	53.95'
L857	N85°42'30"W	47.58'
L858	S88°54'11"W	128.30'
L859	N89°56'05"W	143.20'
L860	N89°41'25"W	72.58'
L862	S55°15'41"E	1.85'
L863	S89°17'21"E	119.05'
L864	N88°54'53"E	97.20'
L865	N87°14'15"E	97.42'
L866	N87°22'44"E	94.07'
L867	N89°43'18"E	96.19'
L868	N89°46'01"E	59.97'
L897	N35°20'03"E	42.22'
L898	N62°26'26"E	11.10'
L922	N23°53'16"E	55.27'
L923	N18°35'01"E	38.37'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C31	299.24'	2,160.27'	7°56'17"	N86°37'09"W	299.02'
C34	59.59'	35.00'	97°23'06"	N48°33'36"E	52.65'
C35	49.67'	35.46'	79°16'44"	S40°28'34"E	45.85'
C39	317.52'	2,167.00'	8°23'43"	N75°16'48"W	317.23'
C254	23.06'	30.00'	44°03'00"	S62°41'00"E	22.50'
C255	31.85'	30.00'	60°49'21"	N59°00'57"E	30.37'
C281	15.50'	35.00'	25°22'37"	S13°15'48"E	15.38'
C282	39.49'	35.00'	64°38'51"	S58°16'25"E	37.43'

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BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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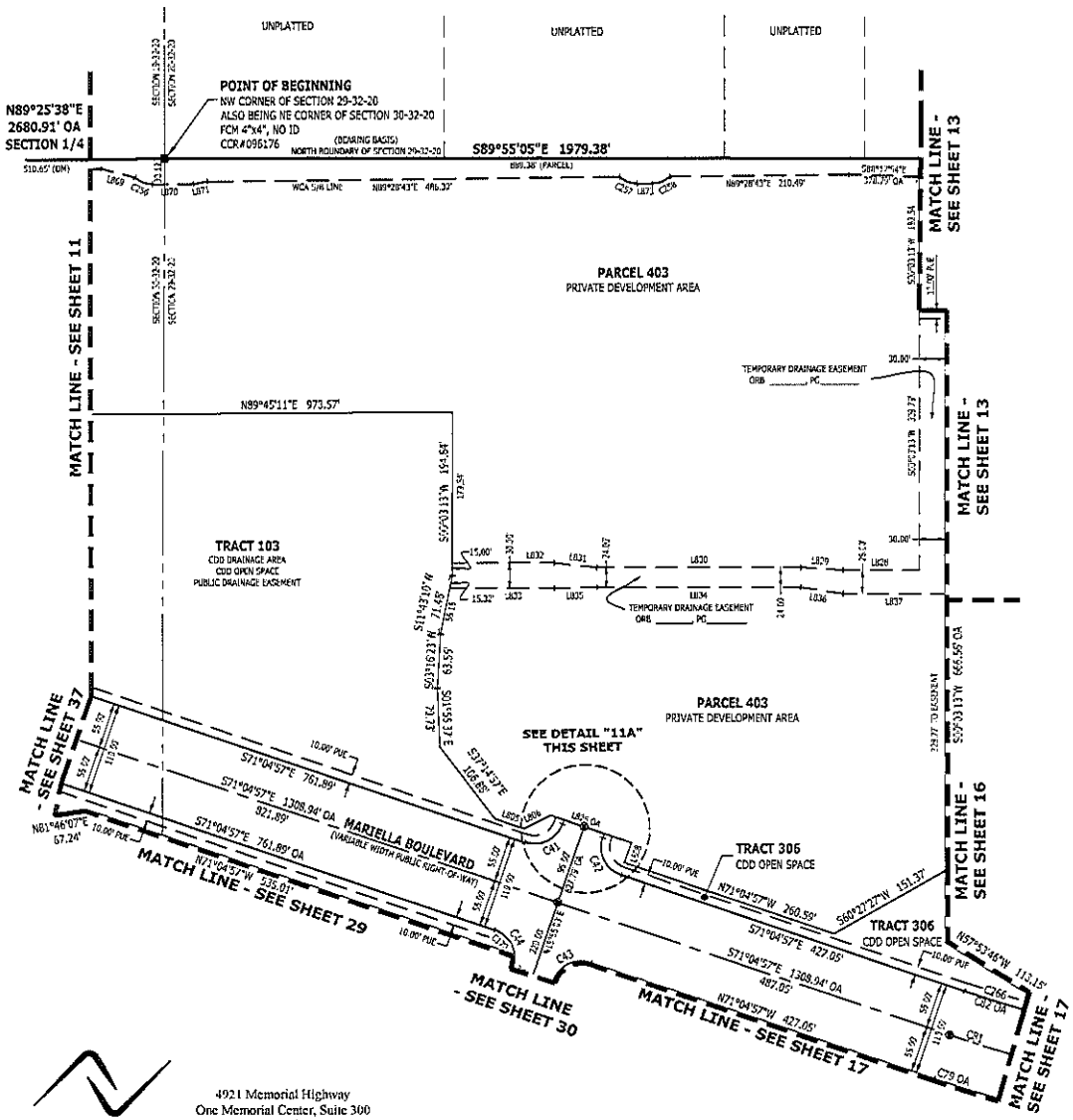
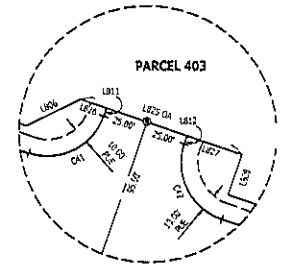


LINE TABLE		
LINE	BEARING	DISTANCE
L805	S71°04'57"E	36.13'
L806	N63°55'03"E	35.36'
L808	N18°55'03"E	25.00'
L811	N18°55'03"E	5.00'
L812	S18°55'03"W	5.00'
L825	S71°04'57"E	100.12'
L826	S71°04'57"E	16.21'
L827	N71°04'57"W	33.91'
L828	N89°56'47"W	90.00'
L829	N85°53'11"W	50.13'
L830	N89°56'47"W	240.00'
L831	N82°41'41"W	50.30'
L832	N89°56'47"W	120.00'
L833	S89°56'47"E	123.10'
L834	S89°56'47"E	240.00'
L835	N89°22'27"E	50.00'
L836	S81°21'38"E	50.57'
L837	S89°56'47"E	120.00'
L869	S75°45'33"E	41.42'
L870	N89°52'29"E	48.72'
L871	N80°24'04"E	16.25'
L873	S89°55'05"E	18.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	54.98'	35.00'	90°00'00"	N63°55'03"E	49.50'
C42	54.98'	35.00'	90°00'00"	S26°04'57"E	49.50'
C43	54.98'	35.00'	90°00'00"	S63°55'03"W	49.50'
C44	39.48'	35.00'	64°37'23"	N38°46'15"W	37.42'
C75	454.15'	1,618.00'	16°04'55"	S79°07'24"E	452.66'
C83	514.60'	1,563.00'	18°51'50"	S80°30'52"E	512.28'
C82	404.20'	1,508.00'	15°21'26"	S78°42'40"E	402.99'
C170	39.48'	35.00'	64°37'23"	N38°46'15"W	37.42'
C256	22.42'	30.00'	42°48'02"	S68°43'00"E	21.90'
C257	22.23'	30.00'	42°27'07"	S68°41'31"E	21.72'
C258	23.14'	30.00'	44°11'17"	N67°59'17"E	22.57'
C266	71.58'	1,508.00'	2°43'11"	S72°26'32"E	71.58'



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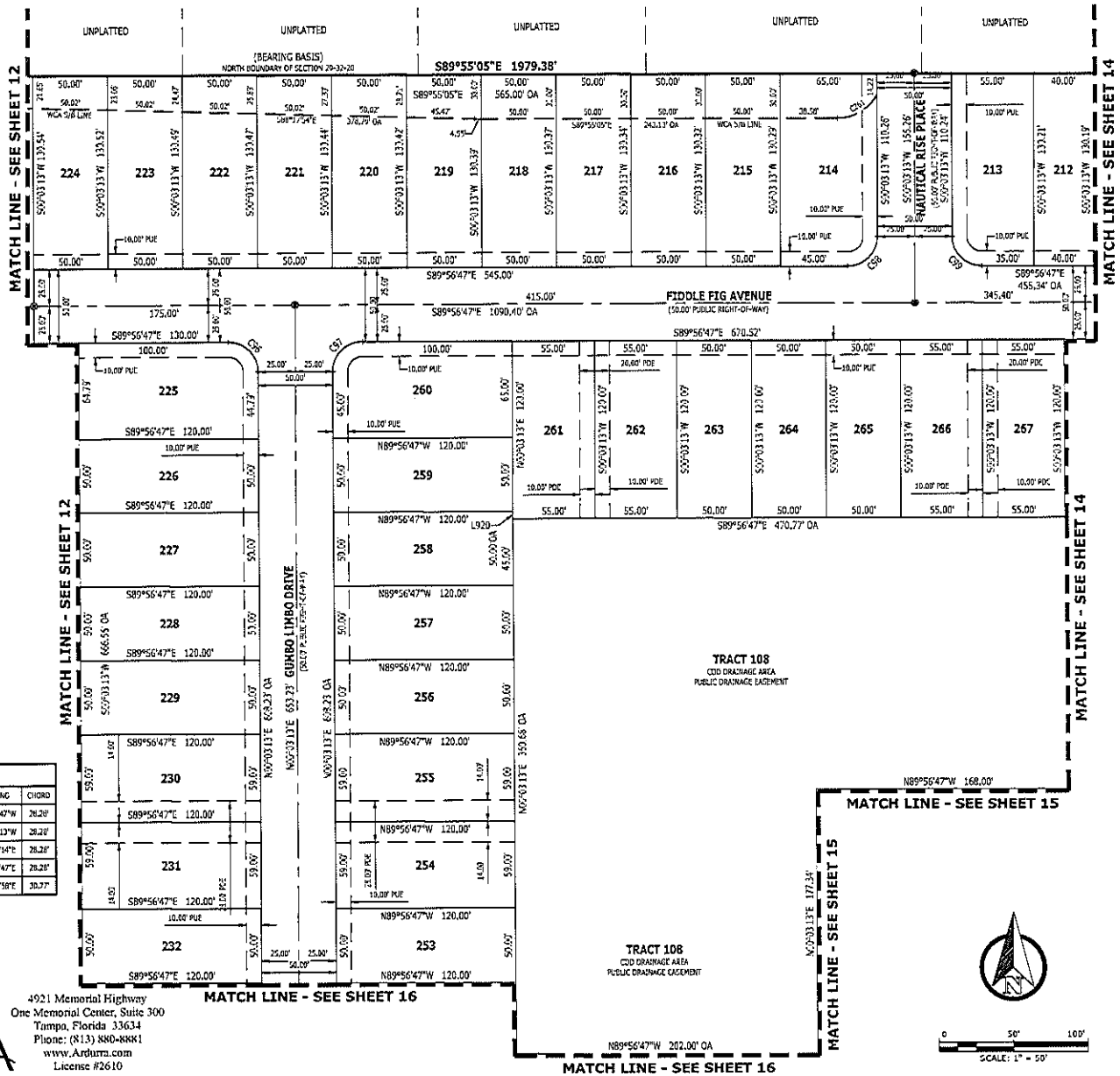

LINE TABLE		
LINE	BEARING	DISTANCE
L920	N00°03'13"E	5.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C96	31.42'	20.00'	90°00'00"	N44°56'47"W	28.28'
C97	31.42'	20.00'	90°00'00"	S45°03'13"W	28.28'
C98	31.42'	20.00'	90°00'01"	N45°03'14"E	28.28'
C99	31.42'	20.00'	90°00'01"	S44°56'47"E	28.28'
C261	32.31'	30.00'	61°41'55"	N59°13'58"E	30.77'

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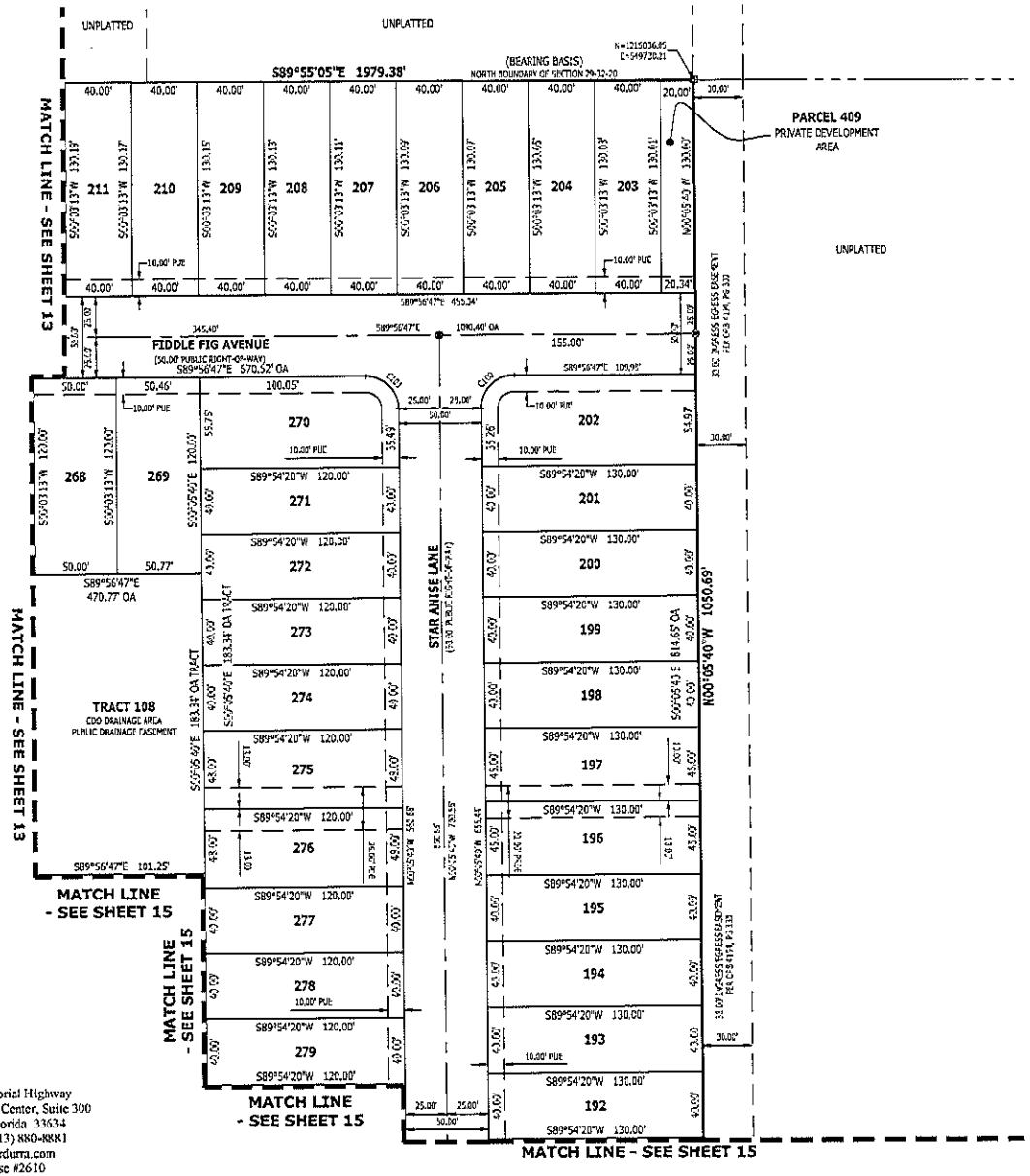

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C109	31.47'	20.00'	90°08'51"	S44°56'47"W	28.32'
C101	31.34'	20.00'	89°51'07"	N45°03'13"W	28.25'

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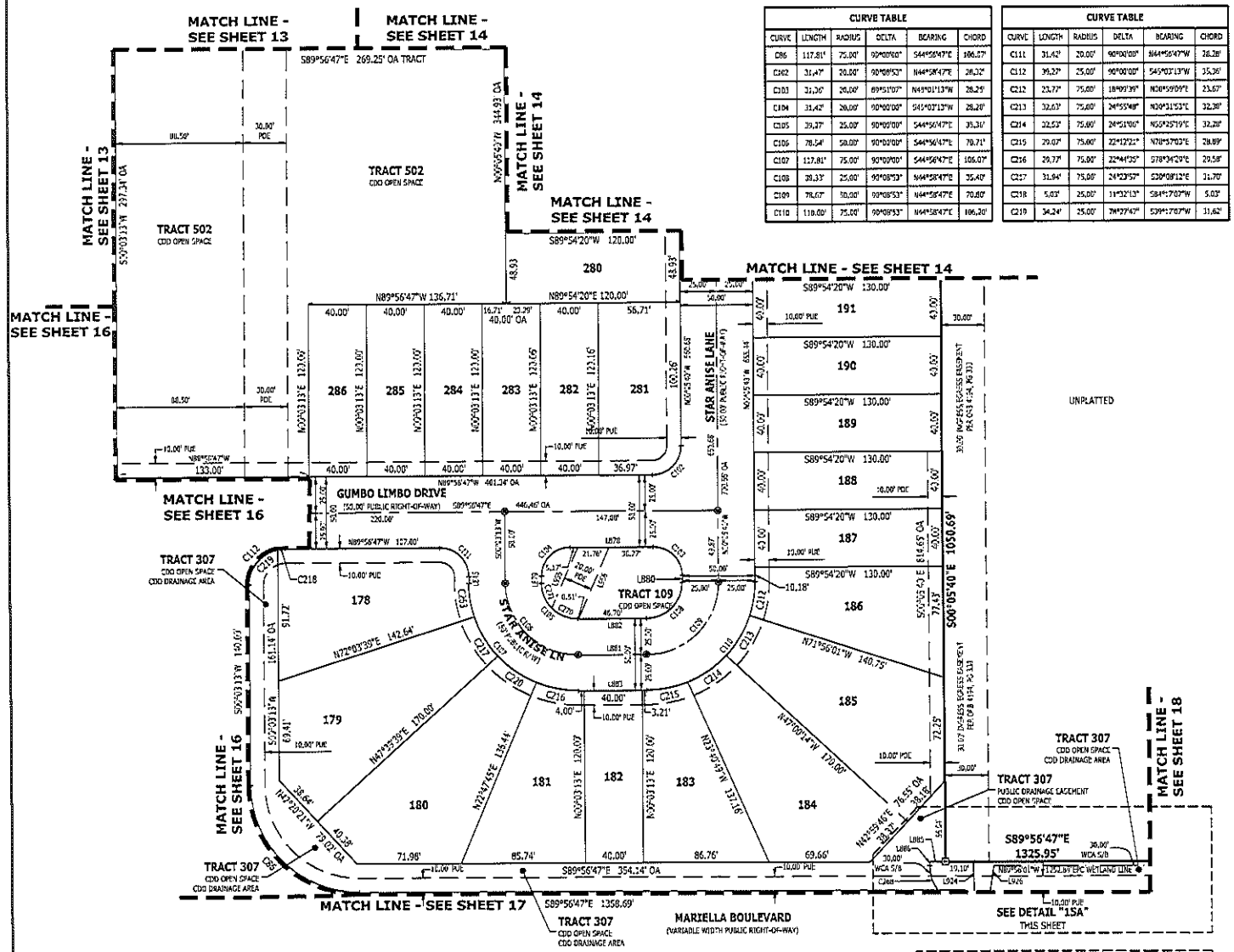

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C86	117.81'	75.00'	90°00'00"	S44°56'47"E	106.07'
C102	31.47'	20.00'	90°08'53"	N44°58'47"E	28.32'
C103	31.26'	20.00'	89°51'07"	N45°01'13"W	28.29'
C104	31.42'	20.00'	90°00'00"	S45°03'13"W	28.28'
C105	39.27'	25.00'	90°00'00"	S44°56'47"E	35.36'
C106	78.54'	50.00'	90°00'00"	S44°56'47"E	70.71'
C107	117.81'	75.00'	90°00'00"	S44°56'47"E	106.07'
C108	39.33'	25.00'	90°08'53"	N44°58'47"E	35.40'
C109	78.67'	50.00'	90°08'53"	N44°58'47"E	70.80'
C110	118.00'	75.00'	90°08'53"	N44°58'47"E	106.20'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C111	31.42'	20.00'	90°00'00"	N44°56'47"W	28.28'
C112	39.27'	25.00'	90°00'00"	S45°03'13"W	35.36'
C212	23.72'	75.00'	18°09'39"	N38°59'09"E	23.62'
C213	32.63'	75.00'	24°55'48"	N30°31'53"E	32.38'
C214	32.53'	75.00'	24°51'06"	N55°25'19"E	32.28'
C215	29.07'	75.00'	22°12'22"	N78°57'03"E	28.89'
C216	29.77'	75.00'	22°44'35"	S78°34'29"E	29.58'
C217	31.94'	75.00'	24°23'57"	S39°08'12"E	31.70'
C218	5.03'	25.00'	11°32'13"	S84°17'07"W	5.02'
C219	34.24'	25.00'	78°27'47"	S39°17'07"W	31.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C220	32.55'	75.00'	24°52'01"	S54°46'11"E	32.30'
C263	23.55'	75.00'	17°59'27"	S08°56'39"E	23.45'
C268	47.12'	30.00'	90°00'00"	S44°56'01"E	42.43'
C270	20.07'	25.00'	45°59'20"	S66°57'02"E	19.53'
C271	19.20'	25.00'	44°00'31"	S21°57'02"E	18.73'

LINE TABLE		
LINE	BEARING	DISTANCE
L869	N00°03'13"E	5.00'
L878	N89°56'47"W	57.20'
L879	S00°03'13"W	5.00'
L880	N00°05'40"W	4.99'
L881	S89°56'47"E	47.21'
L882	S89°56'47"E	47.21'
L883	N89°56'47"W	47.21'
L885	S89°54'40"E	10.00'
L886	N00°03'00"E	2.73'
L924	N02°20'33"W	20.43'
L925	N88°48'50"W	10.72'
L926	S07°39'54"W	18.05'
L955	N23°14'31"E	46.09'
L956	N23°14'31"E	54.39'

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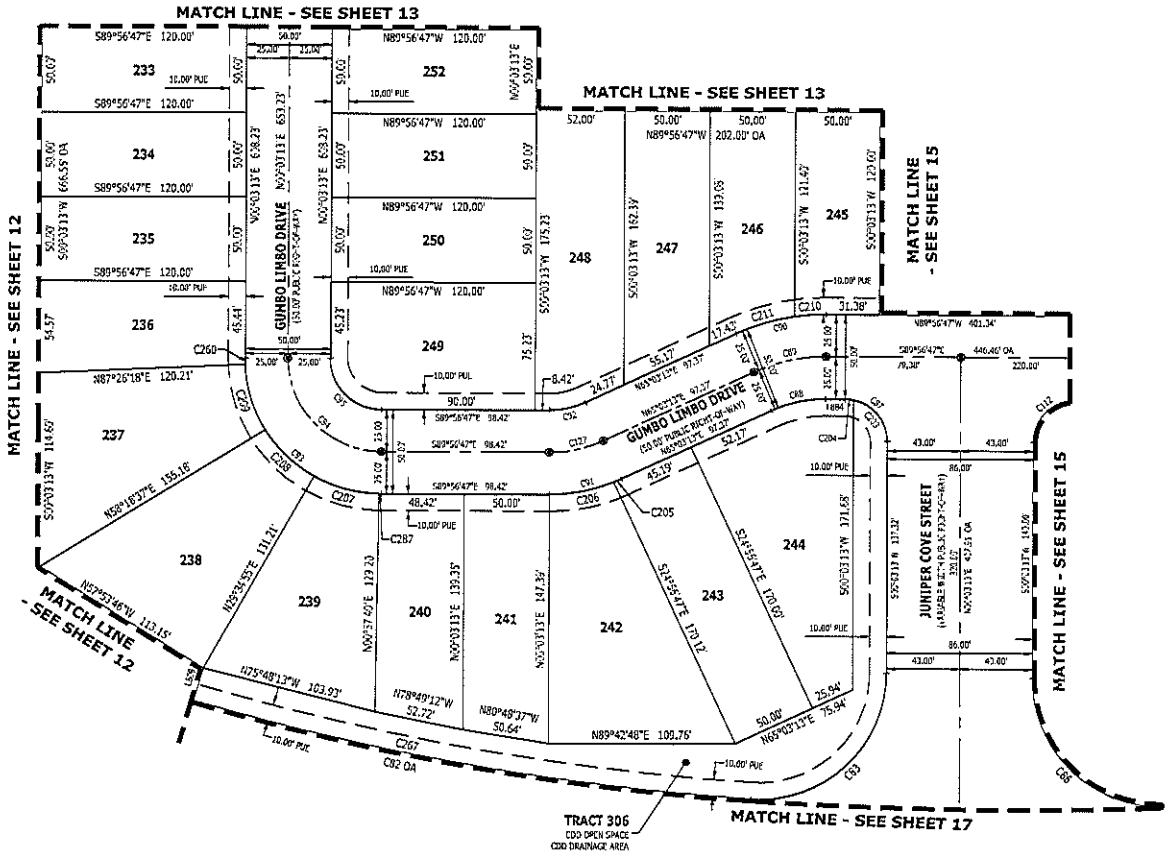

LINE TABLE		
LINE	BEARING	DISTANCE
L809	S16°11'52"W	20.00'
L894	N89°56'47"W	11.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C82	404.20'	1,500.00'	15°21'26"	S78°45'40"E	402.99'
C83	122.40'	75.00'	93°30'24"	N46°48'25"E	109.20'
C86	117.81'	75.00'	90°00'00"	S44°56'47"E	106.07'
C87	39.27'	25.00'	90°00'00"	N44°56'47"W	35.36'
C89	32.72'	75.00'	25°00'00"	S77°33'13"W	32.47'
C89	43.63'	100.00'	25°00'00"	S77°33'13"W	43.29'
C90	54.54'	125.00'	25°00'00"	S77°33'13"W	54.11'
C91	43.63'	100.00'	25°00'08"	N77°33'13"E	43.29'
C92	21.82'	50.00'	25°00'00"	N77°33'13"E	21.64'
C93	125.66'	80.00'	90°00'00"	S44°56'47"E	113.14'
C94	86.39'	55.00'	90°00'00"	S44°56'47"E	77.78'
C95	47.12'	30.00'	90°00'00"	S44°56'47"E	42.43'
C112	39.27'	25.00'	90°00'00"	S45°03'13"W	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C127	32.72'	75.00'	25°00'00"	N77°33'13"E	32.47'
C203	34.24'	25.00'	78°27'47"	N39°30'40"W	31.62'
C204	5.03'	25.00'	11°32'13"	N84°30'40"W	5.02'
C205	4.81'	100.00'	2°45'26"	N68°25'52"E	4.81'
C206	38.82'	100.00'	22°14'42"	N78°55'52"E	38.58'
C207	39.96'	80.00'	28°37'15"	S74°43'43"E	39.55'
C208	40.11'	80.00'	28°43'42"	S46°03'14"E	39.69'
C209	40.67'	80.00'	29°07'42"	S17°07'32"E	40.23'
C210	18.69'	125.00'	8°34'07"	S65°46'10"W	18.68'
C211	35.85'	125.00'	16°25'53"	S72°16'10"W	35.72'
C260	3.65'	80.00'	2°36'55"	S81°15'24"E	3.65'
C267	332.61'	1,500.00'	12°58'15"	S80°07'15"E	331.94'
C297	1.27'	80.00'	0°54'26"	S89°29'34"E	1.27'

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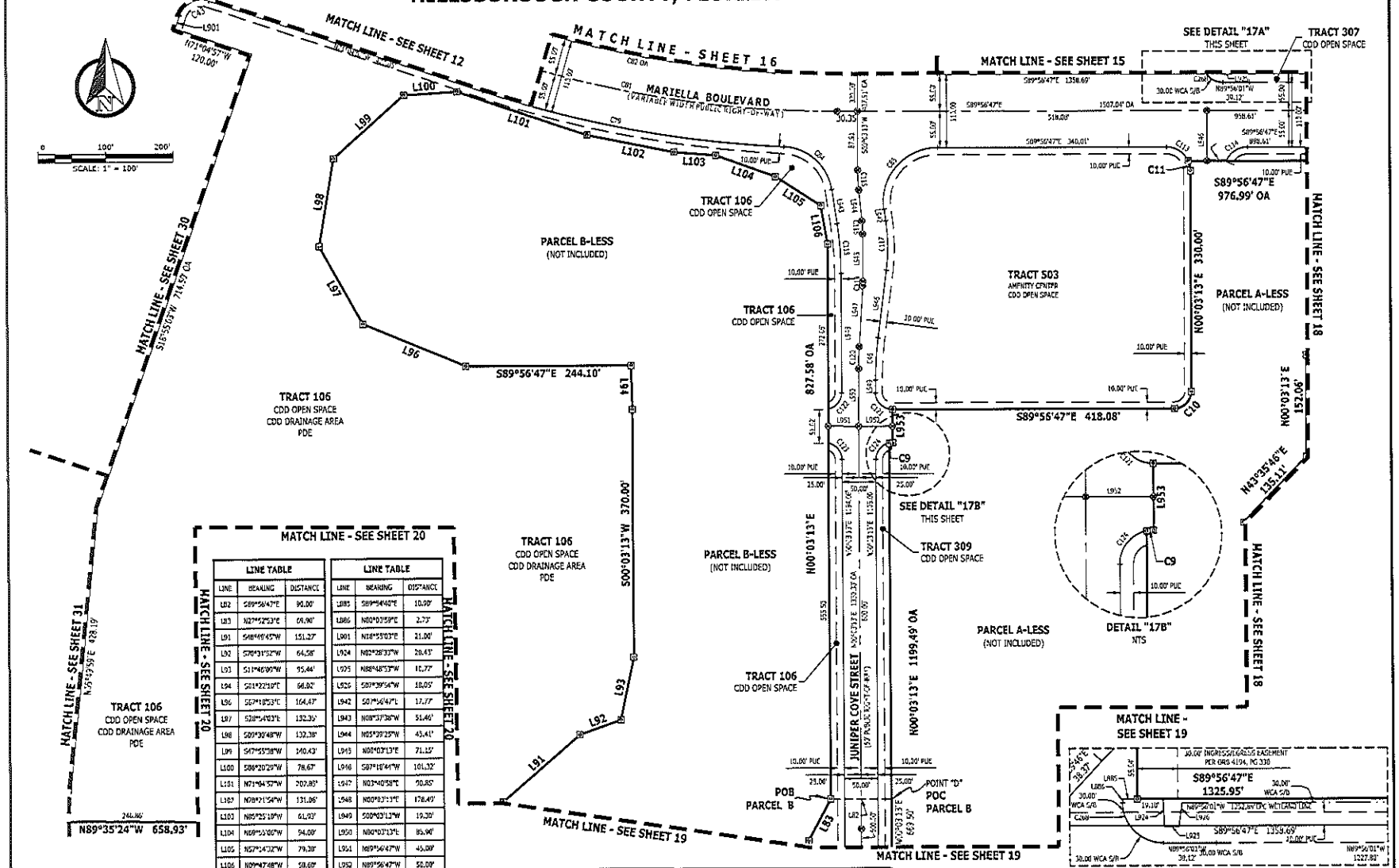

LINE TABLE		
LINE	BEARING	DISTANCE
L82	S89°56'47"E	90.00'
L83	N27°52'53"E	69.90'
L91	S48°10'45"W	151.27'
L92	S70°31'52"W	64.58'
L93	S11°46'00"W	95.44'
L94	S01°22'10"E	66.02'
L96	S67°10'53"E	164.47'
L97	S28°54'03"E	132.36'
L98	S09°30'48"W	132.38'
L99	S47°55'38"W	140.43'
L100	S86°20'29"W	78.67'
L101	N71°04'57"W	202.85'
L102	N08°21'56"W	131.06'
L103	N85°25'10"W	61.03'
L104	N69°55'00"W	94.00'
L105	N57°14'32"W	79.20'
L106	N09°47'48"W	58.60'
L946	N00°03'13"E	75.60'

LINE TABLE		
LINE	BEARING	DISTANCE
L985	S89°54'40"E	10.00'
L986	N00°03'59"E	2.73'
L981	N18°53'03"E	21.00'
L924	N02°28'33"W	28.43'
L925	N88°48'53"W	10.77'
L926	S07°39'54"W	18.05'
L942	S07°50'47"E	17.77'
L943	N08°37'38"W	51.46'
L944	N05°39'25"W	43.41'
L945	N00°03'13"E	71.15'
L948	S87°18'44"W	101.32'
L947	N03°40'58"E	90.85'
L948	N00°03'13"E	178.49'
L949	S00°03'13"W	19.20'
L950	N00°03'13"E	85.90'
L951	N89°56'47"W	45.00'
L952	N89°56'47"W	50.00'
L953	S00°03'13"W	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C9	5.03'	25.00'	11°32'13"	S84°13'07"W	5.03'
C10	39.27'	25.00'	90°00'00"	N45°03'13"E	35.36'
C11	15.50'	35.00'	25°22'37"	N12°38'05"W	15.38'
C43	54.98'	35.00'	90°00'00"	S63°55'03"W	49.50'
C46	63.03'	408.00'	7°15'31"	S63°42'58"W	63.03'
C79	454.15'	1,616.00'	16°04'55"	S79°07'24"E	452.66'
C81	524.60'	1,563.00'	18°51'50"	S80°30'52"E	522.28'
C82	404.20'	1,308.00'	15°21'26"	S78°45'40"E	402.99'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C84	102.80'	75.00'	78°32'14"	N67°53'45"W	94.94'
C85	136.82'	86.00'	91°90'00"	S41°03'13"W	123.75'
C113	39.48'	35.00'	64°37'23"	N57°38'05"W	37.42'
C114	39.48'	35.00'	64°37'23"	S57°44'32"W	37.42'
C115	29.00'	200.00'	5°42'38"	S02°48'06"E	29.02'
C116	19.93'	200.00'	5°42'38"	N02°48'06"W	19.93'
C117	73.77'	277.00'	15°15'31"	N00°18'08"W	73.55'
C118	74.24'	490.00'	8°40'51"	N04°17'53"W	74.17'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C119	6.33'	100.00'	3°37'45"	N01°52'06"E	6.33'
C120	33.13'	523.00'	3°37'45"	S01°52'06"W	33.12'
C121	39.27'	25.00'	90°00'00"	S44°56'47"E	35.36'
C122	34.24'	25.00'	78°37'47"	N39°17'07"E	31.62'
C123	34.24'	25.00'	78°37'47"	N39°20'40"W	31.62'
C124	34.24'	25.00'	78°37'47"	S39°37'07"W	31.62'
C208	47.12'	30.00'	90°00'00"	S44°56'01"E	42.43'

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SEE SHEET 4 OF 37 FOR LEGEND

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BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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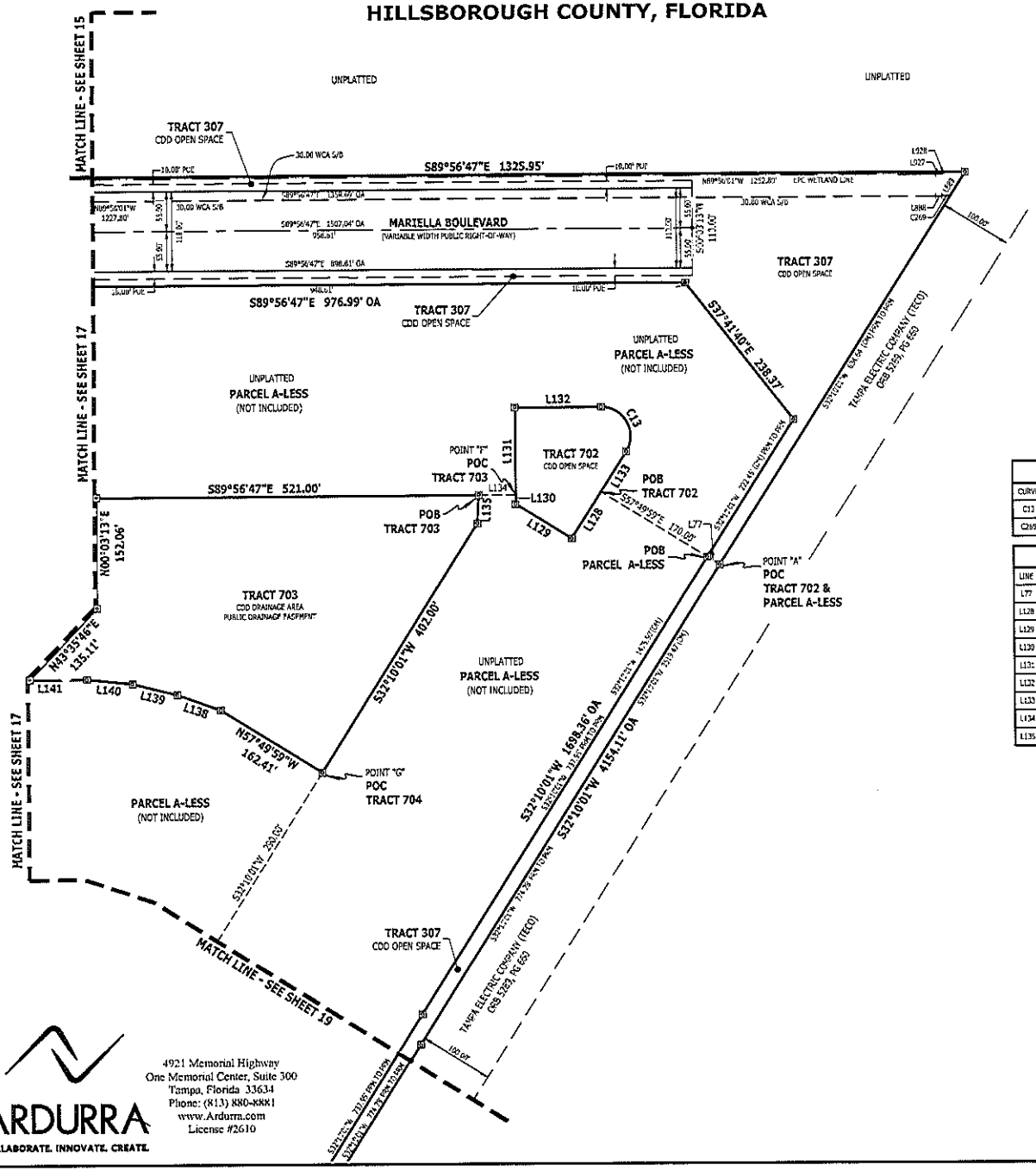

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C13	65.25'	40.00'	122°06'47"	N26°50'23"W	79.01'
C269	12.87'	30.00'	24°34'48"	N77°53'44"E	12.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	N57°49'59"W	20.00'
L128	S32°10'01"W	75.47'
L129	S57°49'59"E	89.82'
L130	N09°03'13"E	12.66'
L131	N00°03'13"E	120.00'
L132	N89°56'47"W	117.10'
L133	S32°10'01"W	65.26'
L134	N89°56'47"W	50.00'
L135	S03°03'48"W	39.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L138	N70°07'08"W	62.99'
L139	N75°45'14"W	62.81'
L140	N84°02'44"W	62.72'
L141	N89°50'47"W	78.24'
L888	N89°48'52"W	8.43'
L889	N32°10'01"E	35.82'
L927	N89°48'52"W	8.64'
L928	S58°28'35"W	5.79'

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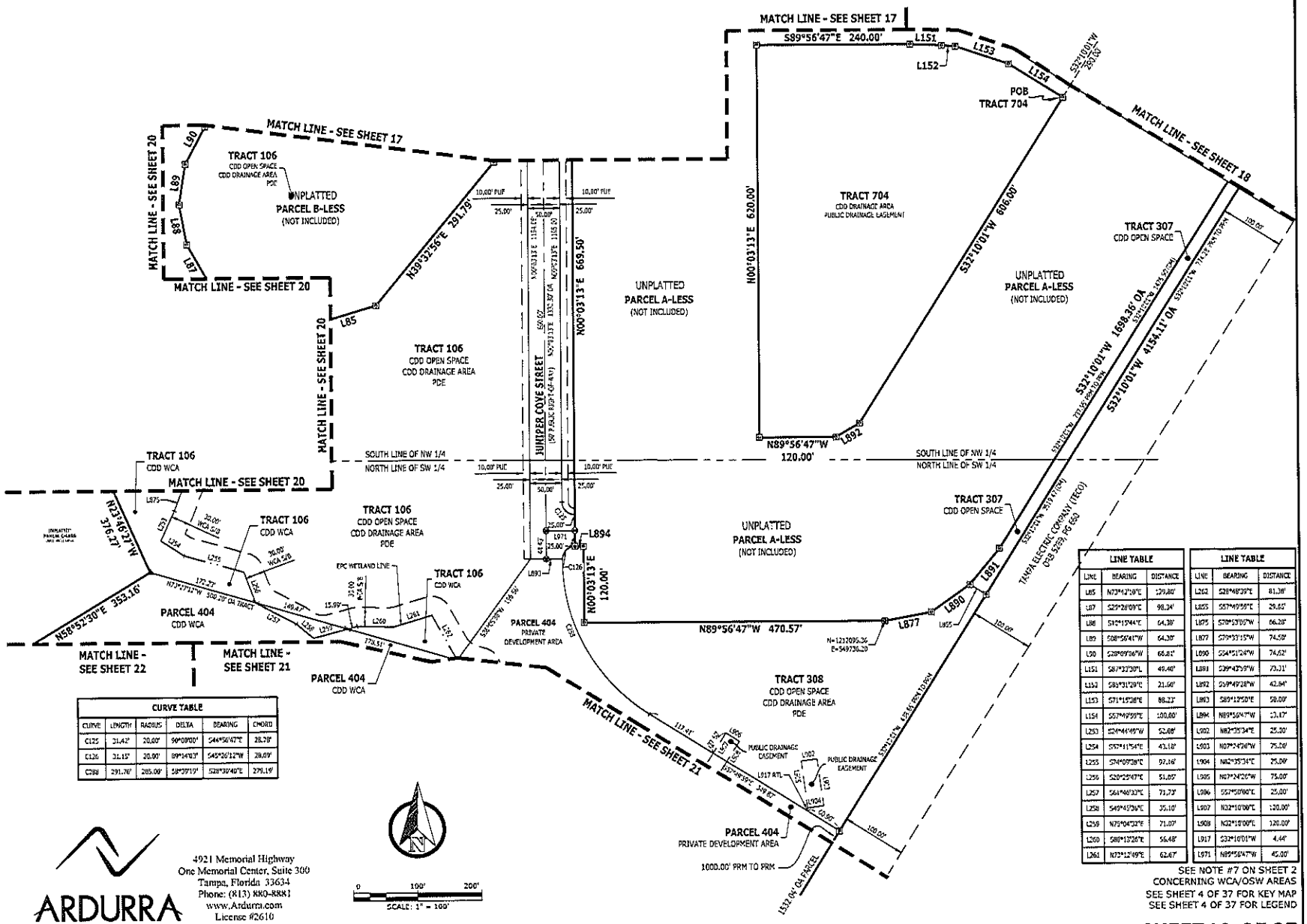

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C125	31.42'	20.00'	90°00'00"	S44°56'47"E	28.28'
C126	31.15'	20.00'	89°14'03"	S45°20'12"W	28.09'
C288	291.76'	285.00'	58°39'19"	S28°30'40"E	279.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L85	N73°42'28"E	129.80'
L87	S25°28'09"E	98.34'
L88	S42°15'44"E	64.30'
L89	S08°56'41"W	64.30'
L90	S28°09'36"W	66.81'
L151	S87°33'30"E	49.40'
L152	S85°31'29"E	21.60'
L153	S71°15'28"E	88.23'
L154	S57°49'50"E	100.80'
L253	S24°44'49"W	52.08'
L254	S57°11'54"E	43.18'
L255	S24°09'38"E	97.16'
L256	S20°25'47"E	51.05'
L257	S61°46'33"E	71.73'
L258	S49°47'36"E	35.10'
L259	N75°04'32"E	71.07'
L260	S88°13'26"E	56.48'
L261	N72°12'49"E	62.67'

LINE TABLE		
LINE	BEARING	DISTANCE
L262	S28°48'39"E	81.38'
L855	S57°40'58"E	29.65'
L875	S70°53'05"W	66.28'
L877	S70°53'15"W	74.50'
L890	S54°51'24"W	74.62'
L891	S39°43'59"W	73.31'
L892	S59°49'28"W	42.84'
L893	S89°12'50"E	58.00'
L894	N89°56'47"W	23.47'
L902	N82°35'34"E	25.30'
L903	N07°24'26"W	75.00'
L904	N82°35'34"E	25.00'
L905	N07°24'26"W	75.00'
L906	S57°50'06"E	25.00'
L907	N32°10'00"E	120.00'
L908	N32°10'00"E	120.00'
L917	S32°10'01"W	4.44'
L971	N89°56'47"W	45.00'

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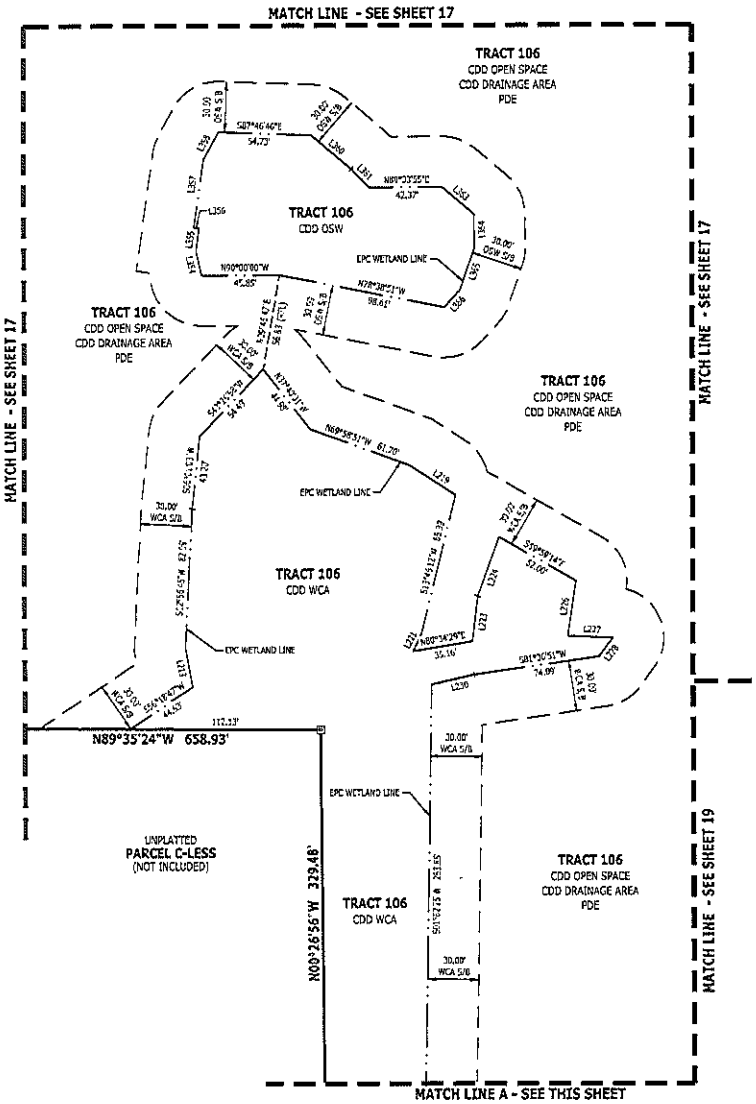
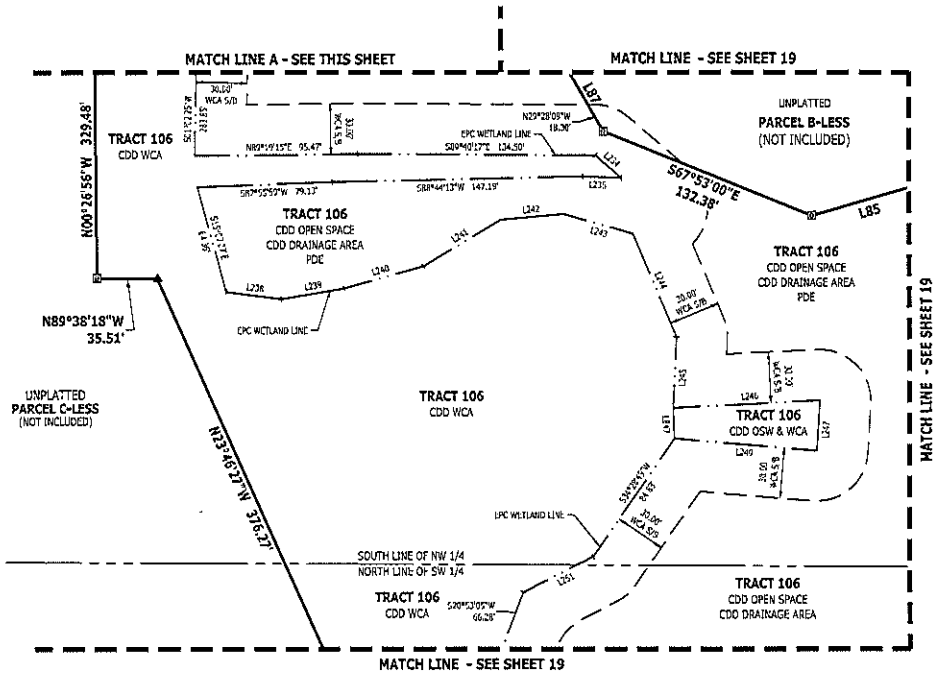
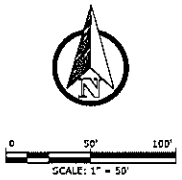




LINE TABLE		
LINE	BEARING	DISTANCE
L85	N72°42'10"E	129.80'
L87	S29°28'05"E	99.34'
L213	S10°13'22"E	24.04'
L219	S50°45'19"E	12.68'
L221	S25°58'35"W	10.73'
L223	N87°08'20"E	27.07'
L224	N19°38'38"E	37.12'
L226	S08°13'36"W	33.14'
L227	S87°30'59"E	26.31'
L228	S36°11'32"W	13.56'
L230	S77°38'50"W	25.69'
L234	S49°14'53"E	20.53'
L235	N80°06'13"W	22.95'
L238	S82°38'58"E	32.49'
L239	N80°09'04"E	37.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L240	N74°10'35"E	48.34'
L241	N58°40'31"E	53.37'
L242	N84°57'36"E	36.98'
L243	S74°11'02"E	42.50'
L244	S22°29'52"E	66.32'
L245	S02°32'29"W	42.10'
L246	N86°58'51"E	86.13'
L247	S03°30'05"W	29.97'
L249	N85°06'38"W	83.80'
L251	S62°57'36"W	46.25'
L354	N12°53'24"W	14.61'
L355	N08°30'20"E	13.60'
L356	N81°58'25"W	3.28'
L357	N08°01'35"E	40.65'
L358	N28°19'59"E	18.64'

LINE TABLE		
LINE	BEARING	DISTANCE
L360	S49°23'42"E	30.64'
L361	S44°21'35"E	15.80'
L363	S49°18'14"E	24.47'
L364	S00°59'23"E	29.36'
L365	S18°41'51"W	26.52'
L366	S42°06'50"W	13.60'
L847	N02°08'20"W	18.22'



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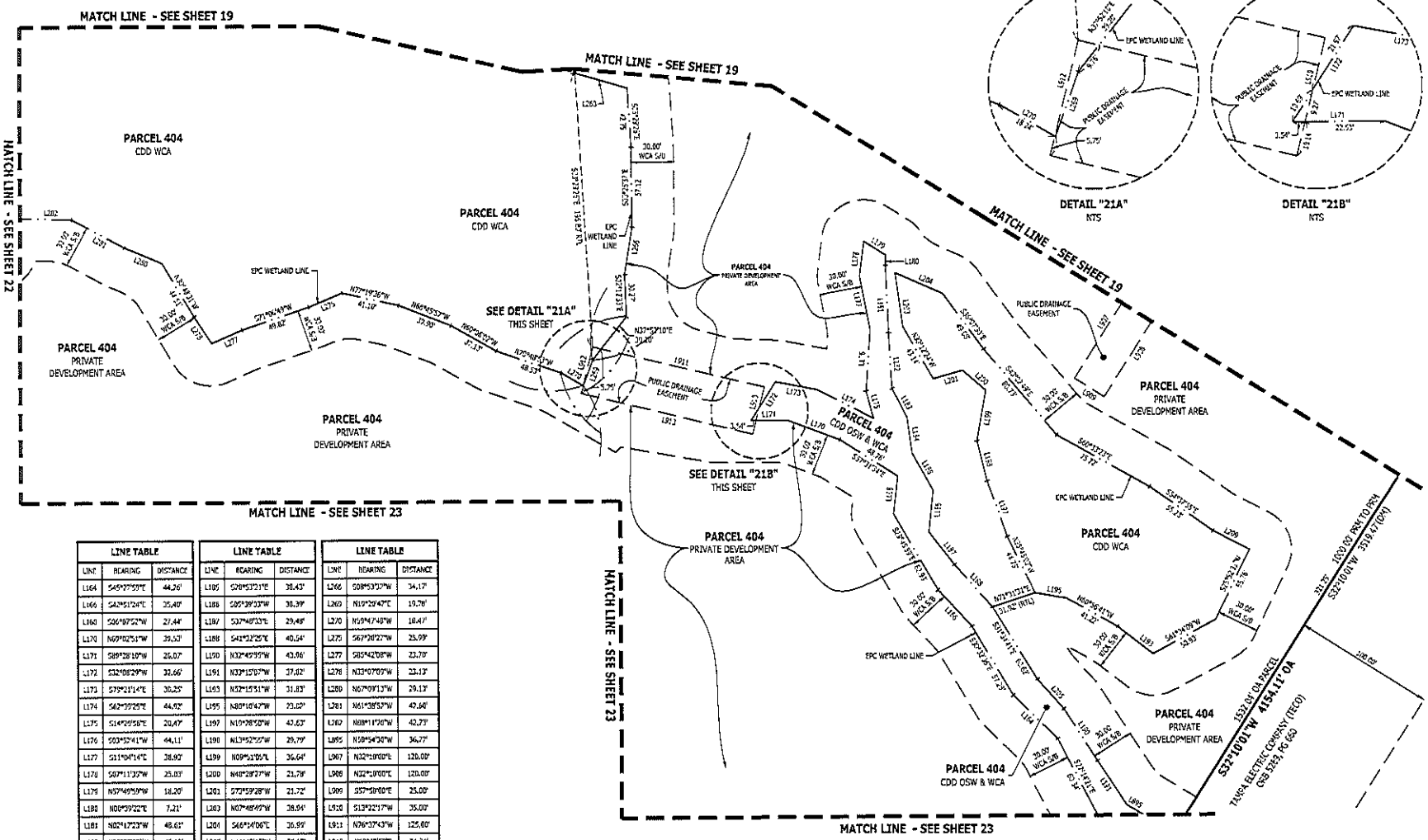

LINE TABLE		
LINE	BEARING	DISTANCE
L164	S45°27'53"E	44.26'
L166	S42°51'24"E	25.40'
L168	S06°07'52"W	27.44'
L170	N07°02'51"W	39.53'
L171	S89°28'10"W	26.07'
L172	S32°08'29"W	32.66'
L173	S79°21'14"E	30.25'
L174	S62°39'25"E	44.02'
L175	S14°20'58"E	20.47'
L176	S03°52'41"W	44.11'
L177	S11°04'14"E	38.92'
L178	S07°11'35"W	25.03'
L179	N57°49'59"W	18.20'
L180	N00°39'22"E	7.21'
L181	N02°17'23"W	48.61'
L182	N03°35'08"W	40.12'
L183	N27°15'30"W	23.24'
L184	S07°49'13"E	26.03'

LINE TABLE		
LINE	BEARING	DISTANCE
L185	S28°53'21"E	38.43'
L186	S05°39'03"W	38.39'
L187	S37°48'33"E	29.48'
L188	S42°32'25"E	40.54'
L190	N32°49'39"W	43.66'
L191	N32°15'07"W	37.02'
L193	N52°15'51"W	31.83'
L195	N80°10'42"W	23.02'
L197	N10°08'50"W	43.63'
L198	N13°52'55"W	29.79'
L199	N09°51'05"E	36.64'
L200	N48°28'27"W	23.78'
L201	S72°59'28"W	21.72'
L203	N07°48'49"W	38.94'
L204	S66°34'06"E	36.99'
L205	N41°42'12"W	28.17'
L209	S62°56'10"E	29.22'
L263	S73°42'26"E	38.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L266	S08°53'30"W	34.17'
L269	N19°29'47"E	19.78'
L270	N29°47'40"W	18.47'
L275	S67°20'22"W	25.09'
L277	S05°42'08"W	23.70'
L278	N33°07'09"W	23.13'
L280	N67°09'13"W	29.13'
L281	N61°38'52"W	42.60'
L282	N88°11'20"W	42.73'
L895	N58°54'30"W	36.77'
L907	N32°19'00"E	120.00'
L908	N32°19'00"E	120.00'
L909	S57°58'00"E	25.00'
L910	S13°22'17"W	35.00'
L911	N76°37'43"W	125.60'
L912	N13°42'57"E	34.24'
L913	N76°17'03"W	125.21'

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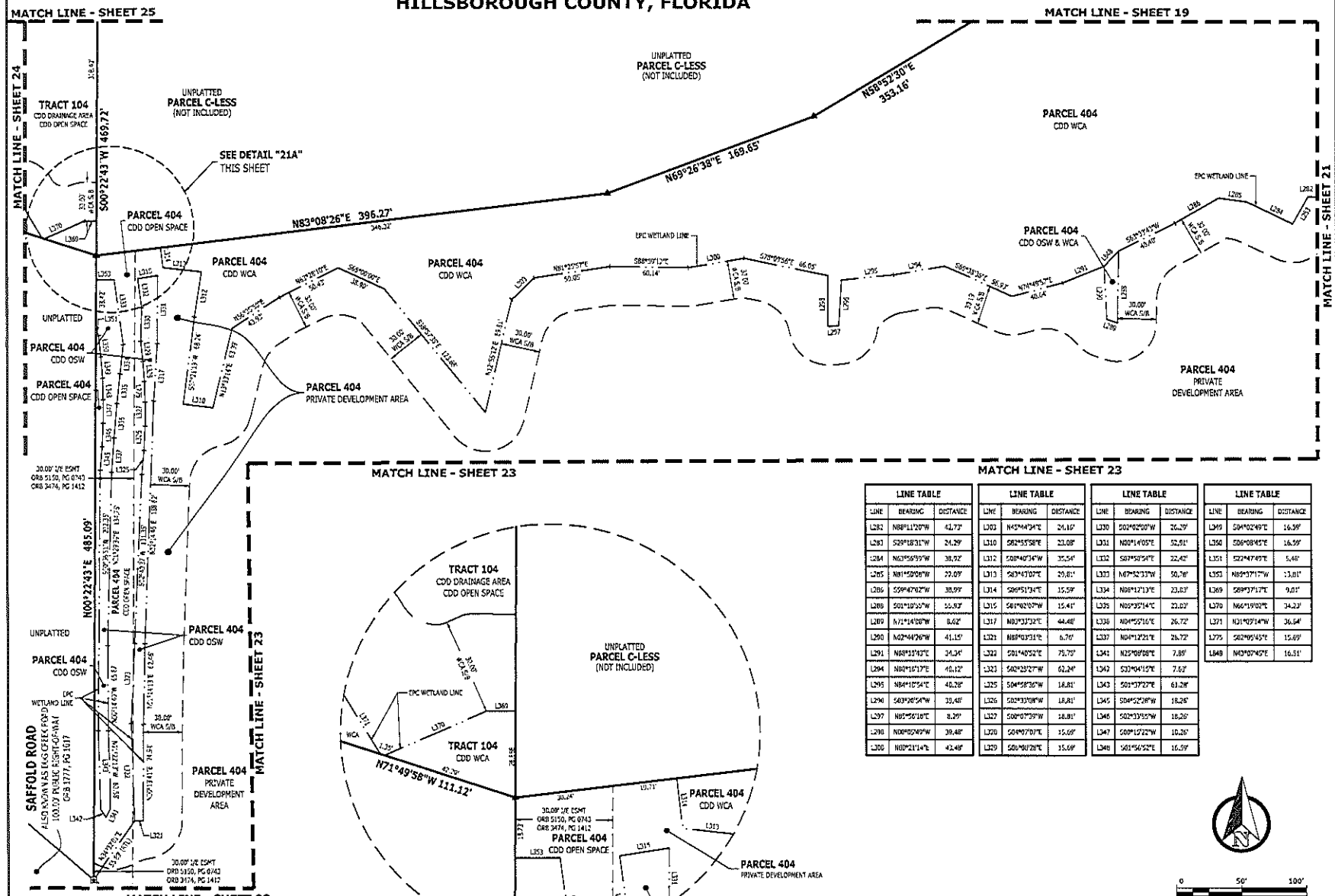

LINE TABLE		
LINE	BEARING	DISTANCE
L282	N88°01'20"W	41.72'
L283	S29°18'31"W	24.29'
L284	N63°56'59"W	38.92'
L285	N81°59'08"W	22.09'
L286	S59°47'02"W	38.99'
L287	S01°10'55"W	55.83'
L288	N71°14'00"W	8.02'
L290	N02°44'26"W	41.15'
L291	N08°13'43"E	34.34'
L294	N88°18'17"E	40.12'
L295	N84°10'54"E	40.28'
L296	S03°20'54"W	30.48'
L297	N85°56'18"E	8.29'
L298	N00°05'49"W	39.48'
L300	N00°21'14"E	42.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L302	N45°44'34"E	24.16'
L310	S82°55'58"E	23.08'
L312	S08°40'34"W	35.54'
L313	S03°41'07"E	20.81'
L314	S06°51'34"E	15.59'
L315	S01°02'07"W	15.41'
L317	N03°33'32"E	44.48'
L321	N88°03'31"E	6.76'
L322	S01°40'52"E	75.75'
L323	S02°28'27"W	62.24'
L325	S04°58'36"W	18.81'
L326	S02°33'08"W	18.81'
L327	S00°07'39"W	18.81'
L328	S04°07'07"E	15.69'
L329	S06°00'28"E	15.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L330	S02°02'00"W	26.29'
L331	N00°14'05"E	52.91'
L332	S07°50'54"E	22.42'
L333	N07°52'33"W	50.78'
L334	N06°12'13"E	23.83'
L335	N05°35'14"E	23.03'
L336	N04°55'16"E	26.72'
L337	N04°12'21"E	26.72'
L341	N25°06'08"E	7.89'
L342	S33°04'15"E	7.62'
L343	S01°37'27"E	61.28'
L345	S04°52'28"W	18.26'
L346	S02°33'55"W	18.26'
L347	S00°15'22"W	18.26'
L348	S01°56'52"E	16.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L349	S04°02'49"E	16.59'
L350	S06°08'45"E	16.59'
L351	S22°47'49"E	5.48'
L353	N85°37'17"W	13.81'
L369	S89°37'17"E	9.01'
L370	N66°19'02"E	34.23'
L371	N31°09'14"W	36.64'
L775	S02°05'45"E	15.69'
L848	N43°07'45"E	16.51'

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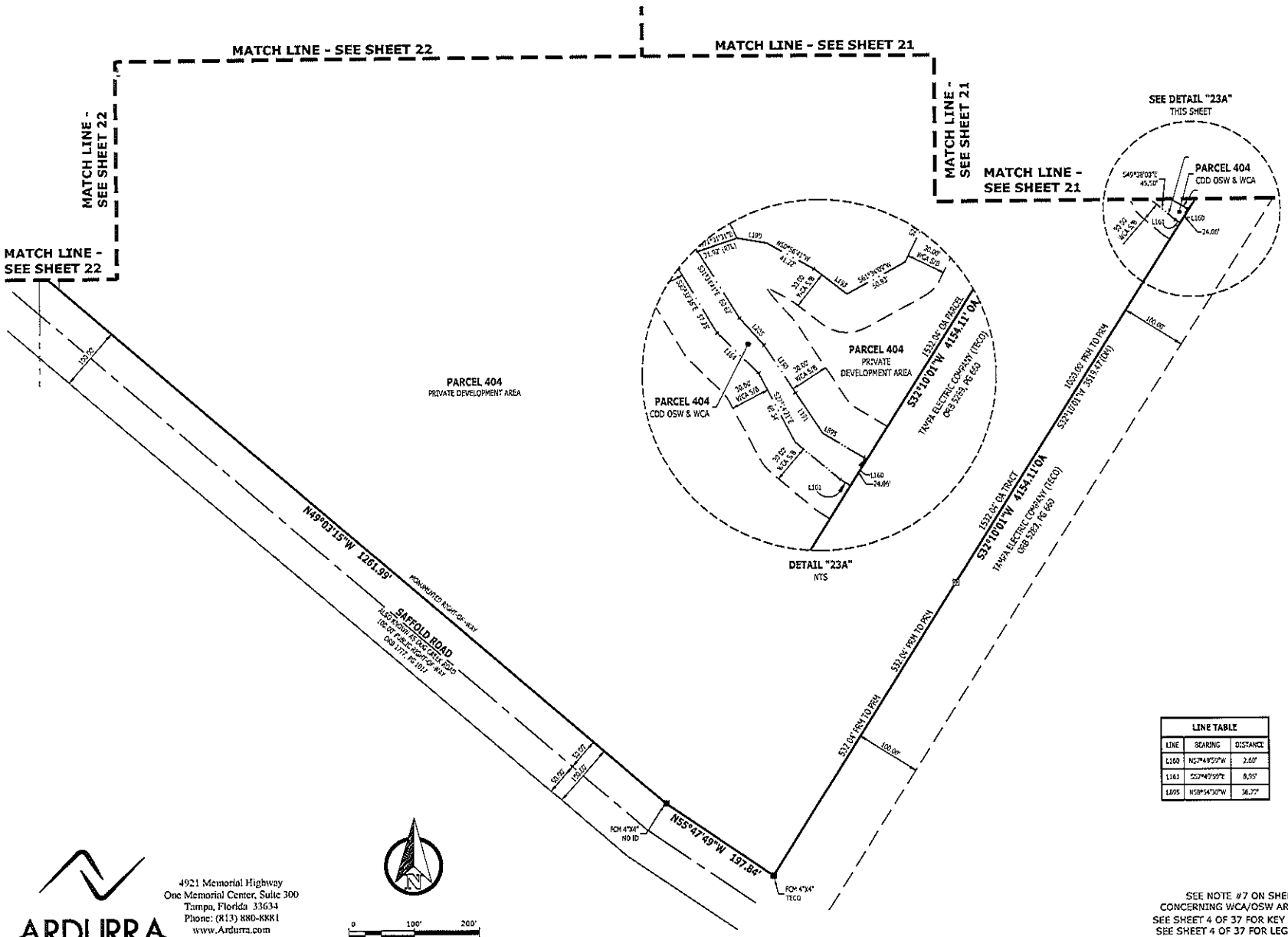

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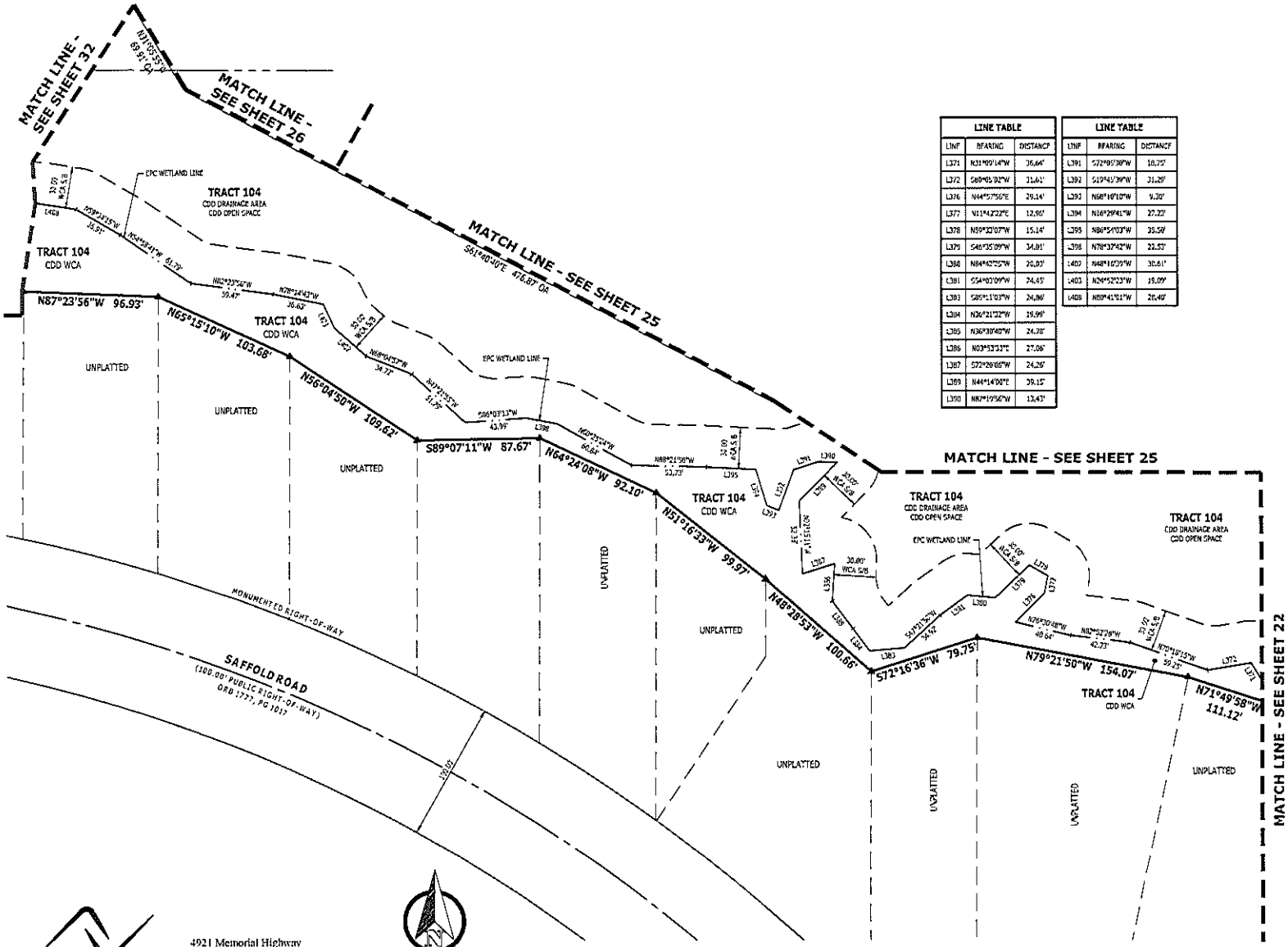

LINE TABLE		
LINE	BEARING	DISTANCE
L371	N31°09'14"W	36.64'
L372	S60°05'02"W	31.61'
L376	N44°57'56"E	29.14'
L377	N11°42'22"E	12.90'
L378	N59°20'07"W	15.14'
L379	S46°35'09"W	34.01'
L380	N84°42'55"W	26.03'
L381	S54°03'09"W	24.45'
L383	S85°11'03"W	24.86'
L384	N36°21'32"W	19.99'
L385	N36°30'40"W	24.78'
L386	N03°53'31"E	27.06'
L387	S72°29'05"W	24.26'
L389	N44°14'06"E	39.15'
L390	N87°19'56"W	13.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L391	S72°05'30"W	16.75'
L392	S19°41'39"W	31.28'
L393	N68°18'10"W	9.20'
L394	N16°29'41"W	27.22'
L395	N86°54'03"W	38.58'
L396	N78°37'42"W	22.53'
L402	N48°16'39"W	30.61'
L403	N24°52'23"W	19.09'
L406	N80°41'01"W	26.40'

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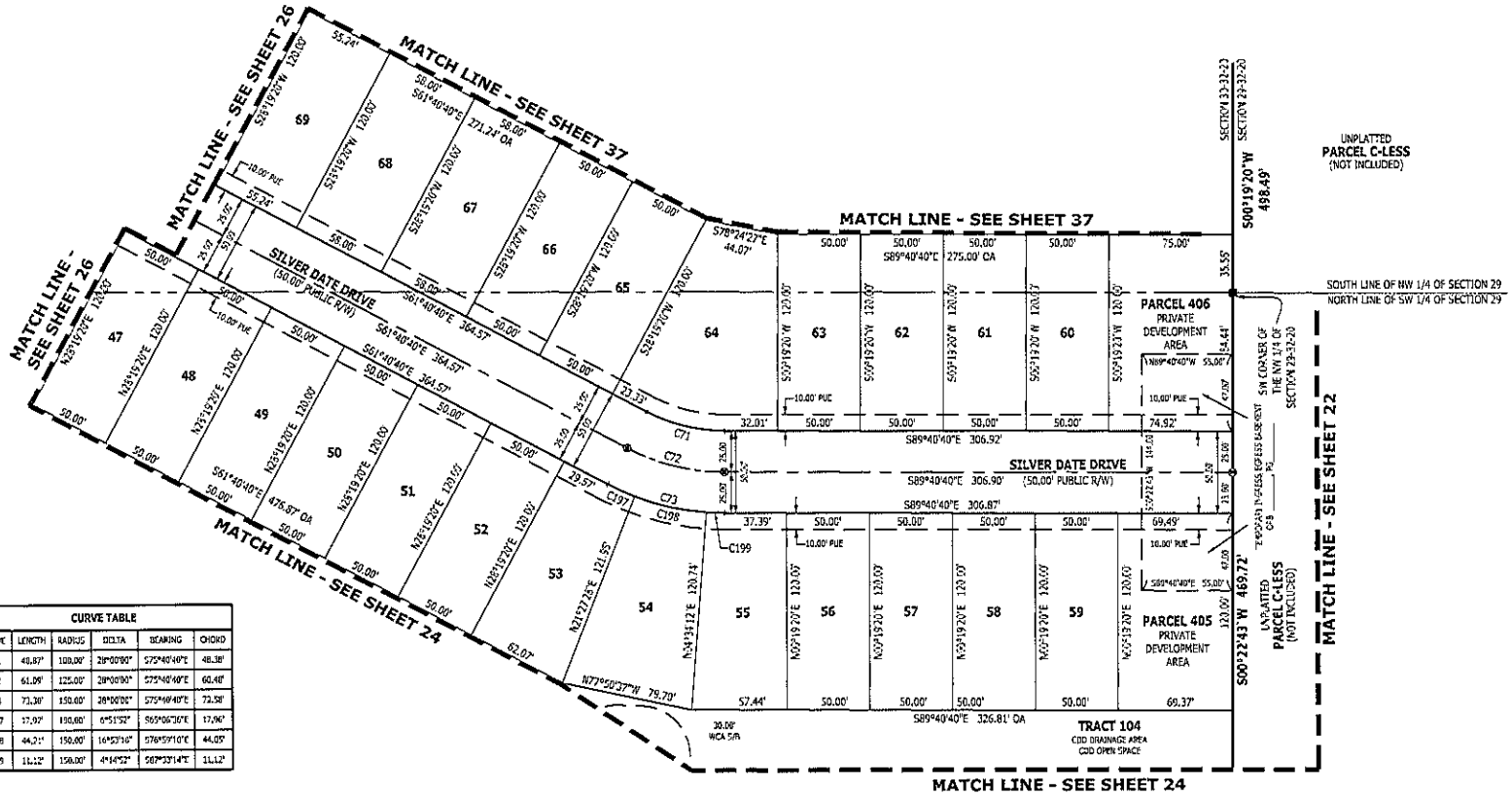

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C71	48.87'	100.00'	28°00'00"	S75°40'40"E	48.38'
C72	61.09'	125.00'	28°00'00"	S75°40'40"E	60.48'
C73	73.30'	150.00'	28°00'00"	S75°40'40"E	72.58'
C197	17.97'	190.00'	6°51'52"	S65°06'30"E	17.96'
C198	44.21'	150.00'	16°52'10"	S76°59'10"E	44.05'
C199	11.12'	150.00'	4°14'52"	S87°33'14"E	11.12'

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SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

BERRY BAY SUBDIVISION VILLAGES E, G, AND L

BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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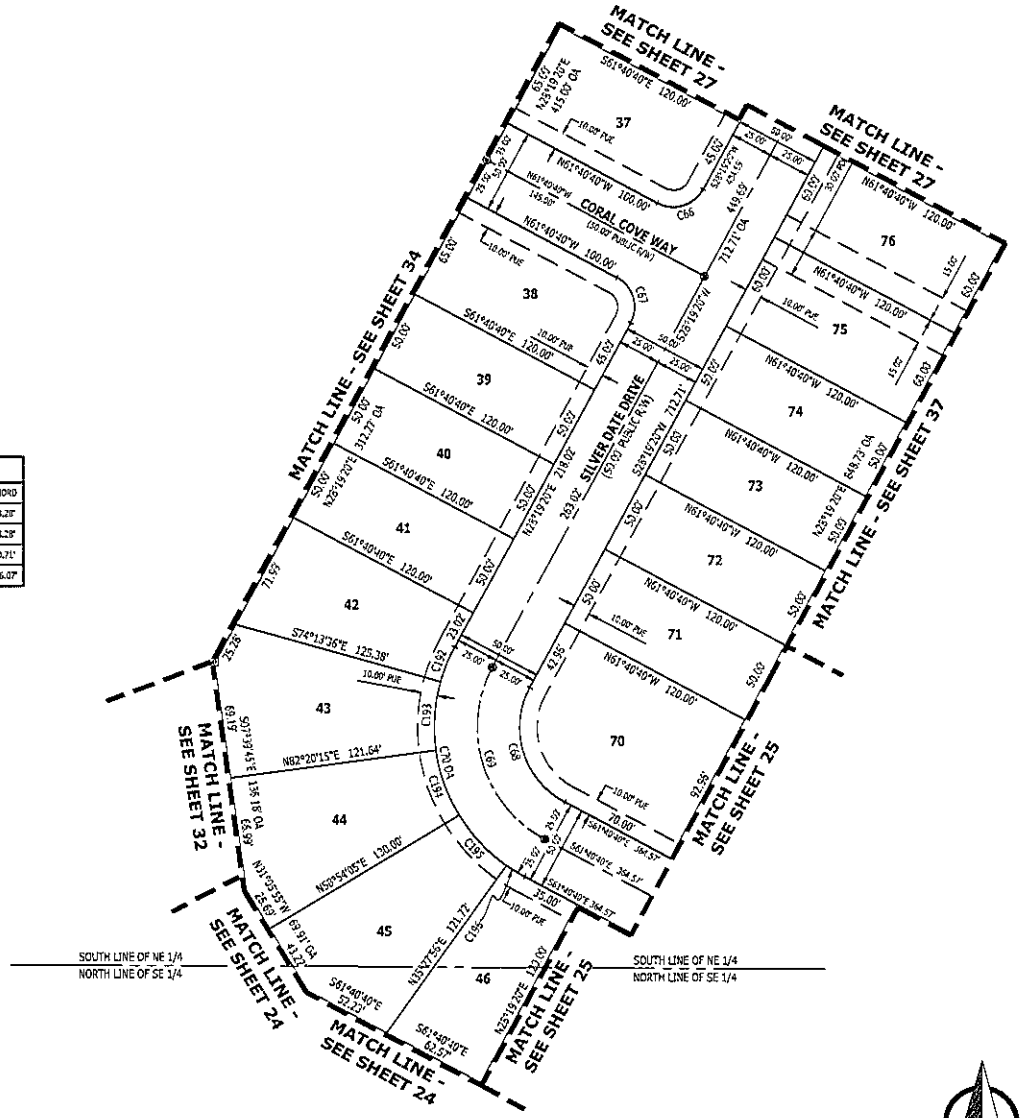

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C66	31.42'	20.00'	90°00'00"	N73°19'20"E	28.28'
C67	31.42'	20.00'	90°00'00"	N16°40'40"W	28.28'
C68	78.54'	50.00'	90°00'00"	S16°40'40"E	70.71'
C69	117.81'	75.00'	90°00'00"	S16°40'40"E	106.07'

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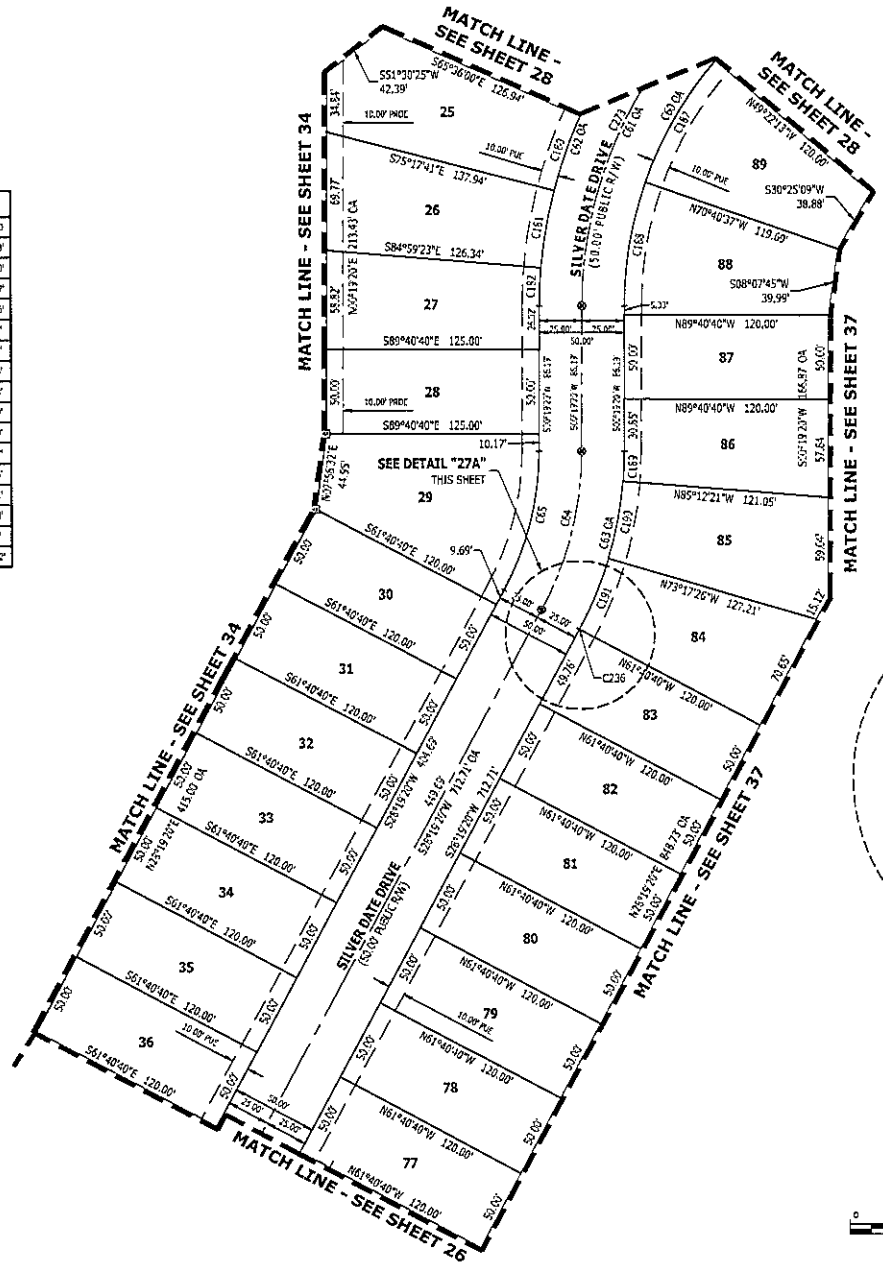
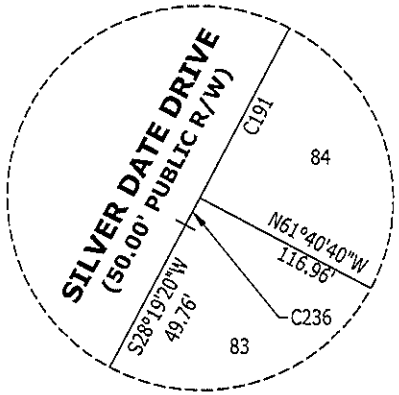
PLAT BOOK	PAGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C60	426.45'	225.00'	108°35'43"	S54°37'12"W	365.43'
C61	473.04'	250.00'	108°35'43"	S54°37'12"W	406.03'
C62	337.45'	225.00'	70°18'24"	S35°28'32"W	316.97'
C63	109.96'	225.00'	28°00'00"	N14°19'20"E	108.86'
C64	97.74'	200.00'	28°00'00"	N14°19'20"E	96.77'
C65	85.52'	175.00'	28°00'00"	N14°19'20"E	84.67'
C189	46.53'	275.00'	9°41'42"	S19°33'09"W	46.48'
C191	46.53'	275.00'	9°41'42"	S09°51'28"W	46.48'
C192	22.50'	275.00'	4°41'17"	S02°39'58"W	22.49'
C187	83.67'	225.00'	21°18'24"	S29°58'35"W	83.19'
C188	74.62'	225.00'	19°00'00"	S09°49'21"W	74.27'
C189	17.56'	225.00'	4°28'19"	N02°33'29"E	17.56'
C190	46.79'	225.00'	11°54'55"	N10°40'08"E	46.71'
C191	45.38'	225.00'	11°33'03"	N22°29'05"E	45.38'
C236	0.24'	225.00'	0°07'44"	N28°17'28"E	0.24'
C273	337.85'	250.00'	77°25'46"	S39°02'13"W	312.72'





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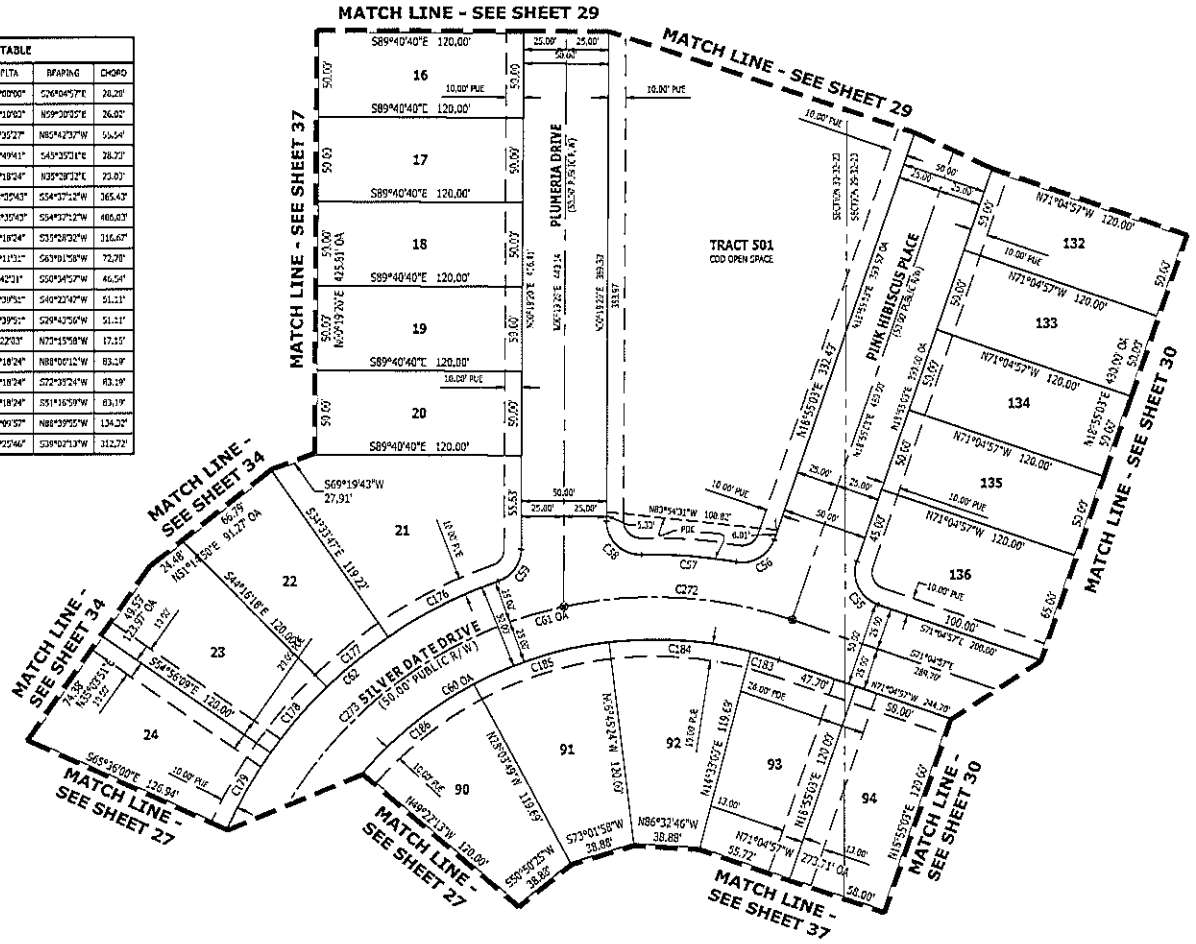
PLAT BOOK	PAGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C55	31.42'	20.00'	90°00'00"	S26°04'57"E	28.28'
C56	28.33'	20.00'	81°10'02"	N59°30'05"E	26.02'
C57	55.63'	275.00'	11°35'27"	N85°42'37"W	55.54'
C59	32.05'	20.00'	91°49'41"	S45°35'31"E	28.73'
C59	24.54'	20.00'	70°18'24"	N35°28'32"E	23.03'
C60	426.45'	225.00'	108°35'43"	S54°37'12"W	365.43'
C61	473.84'	250.00'	108°35'43"	S54°37'12"W	406.03'
C62	337.45'	275.00'	70°18'24"	S35°28'32"W	316.67'
C176	72.52'	275.00'	15°11'31"	S63°01'58"W	72.29'
C177	46.60'	275.00'	9°42'31"	S50°54'57"W	46.54'
C178	51.18'	275.00'	10°39'52"	S40°22'42"W	51.11'
C179	51.18'	275.00'	10°39'52"	S29°42'50"W	51.11'
C183	17.15'	225.00'	4°22'03"	N70°15'58"W	17.15'
C184	83.67'	225.00'	21°18'24"	N88°00'12"W	83.19'
C185	83.67'	225.00'	21°18'24"	S72°35'24"W	83.19'
C186	83.67'	225.00'	21°18'24"	S51°16'59"W	83.19'
C272	135.99'	250.00'	31°09'57"	N88°39'55"W	134.32'
C273	337.85'	250.00'	77°25'46"	S38°02'13"W	312.72'



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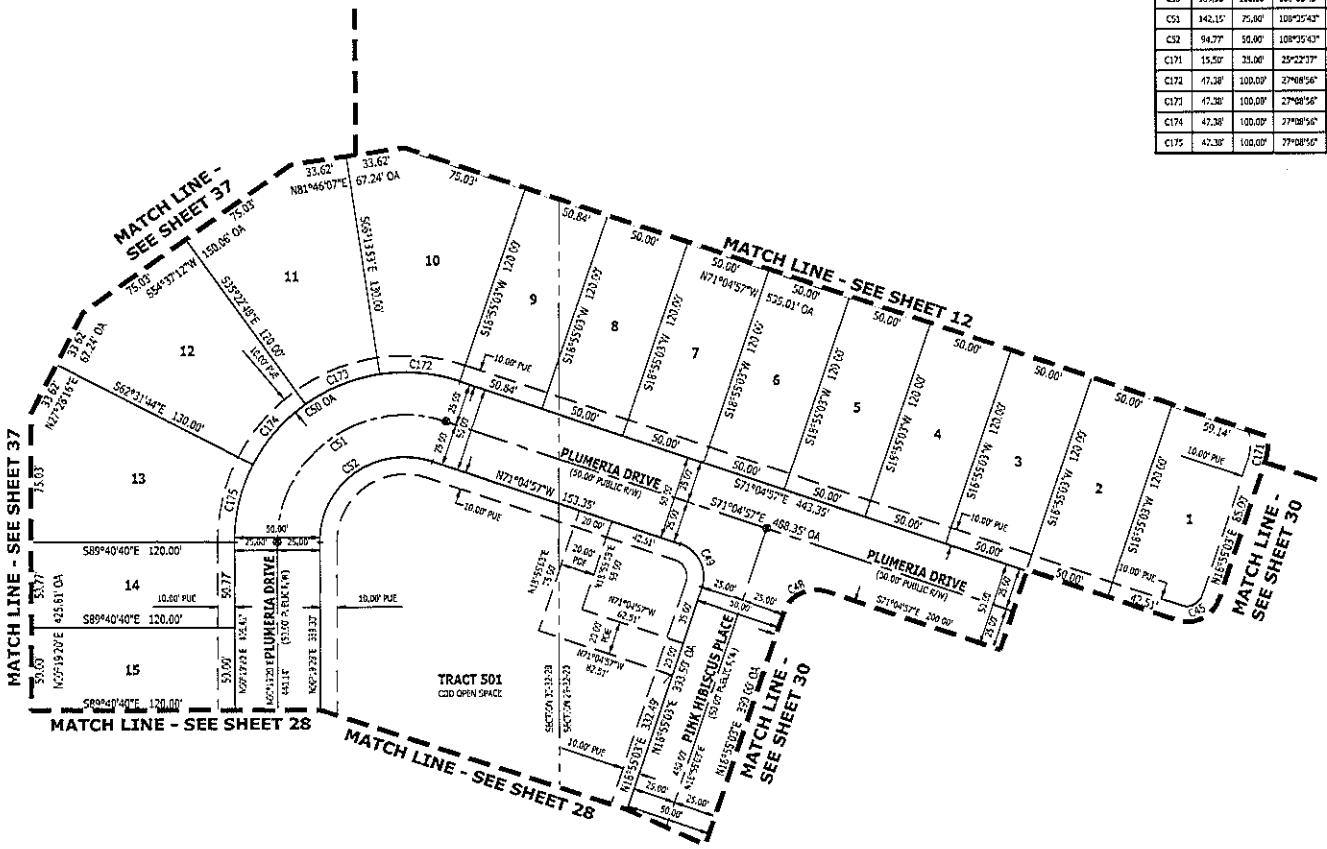
PLAT BOOK PAGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C45	31.42'	20.00'	90°00'00"	N63°55'03"E	28.28'
C48	31.42'	20.00'	90°00'00"	S63°55'03"W	28.28'
C49	31.42'	20.00'	90°00'00"	N26°04'57"W	28.28'
C50	189.53'	100.00'	108°35'43"	S54°37'12"W	162.41'
C51	142.15'	75.00'	108°35'43"	S54°37'12"W	121.81'
C52	94.77'	50.00'	108°35'43"	S54°37'12"W	81.21'
C171	15.50'	35.00'	25°22'37"	N06°13'45"E	15.38'
C172	47.38'	100.00'	27°08'56"	N84°30'25"W	46.94'
C173	47.38'	100.00'	27°08'56"	S68°21'39"W	46.94'
C174	47.38'	100.00'	27°08'56"	S41°02'44"W	46.94'
C175	47.38'	100.00'	27°08'56"	S13°53'48"W	46.94'



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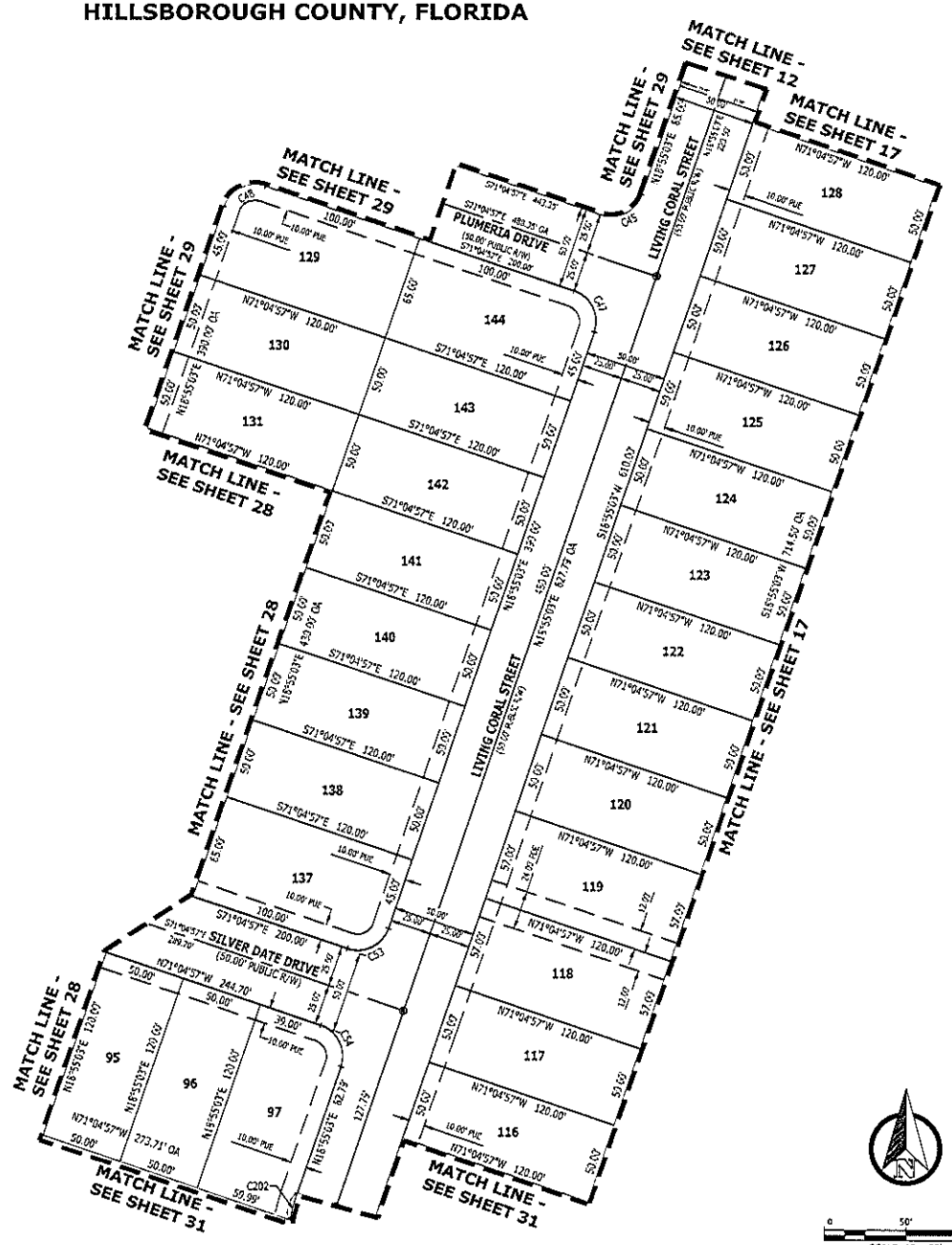

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C45	31.42'	20.00'	90°00'00"	N63°55'03"E	28.28'
C47	31.42'	20.00'	90°00'00"	N26°04'57"W	28.28'
C48	31.42'	20.00'	90°00'00"	S63°55'03"W	28.28'
C53	31.42'	20.00'	90°00'00"	N63°55'03"E	28.28'
C54	31.42'	20.00'	90°00'00"	N26°04'57"W	28.28'
C202	17.24'	150.00'	0°35'12"	S15°37'21"W	17.23'

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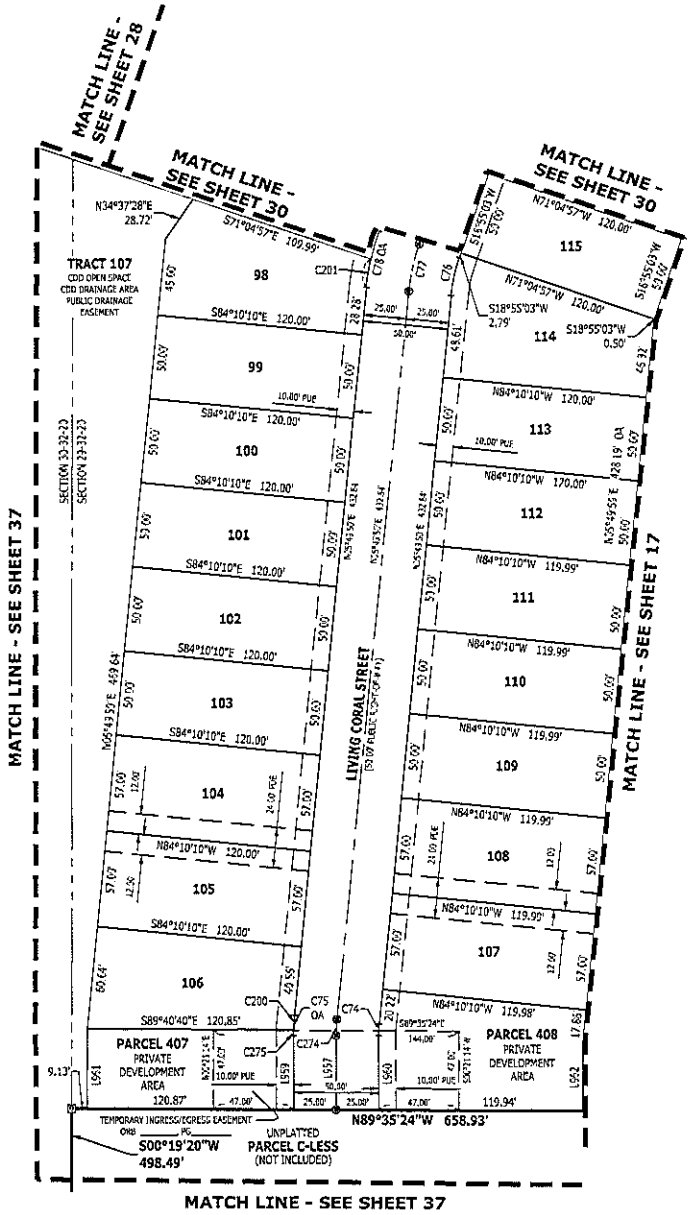

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C74	7.21'	75.00'	5°30'30"	S03°04'35"W	7.21'
C75	12.02'	125.00'	5°30'30"	S03°04'35"W	12.01'
C76	22.04'	100.00'	12°05'12"	S12°22'27"W	22.79'
C77	28.55'	125.00'	12°05'12"	S12°22'27"W	28.49'
C78	34.20'	150.00'	12°05'12"	S12°22'27"W	34.19'
C200	8.49'	125.00'	3°53'32"	S03°53'04"W	8.49'
C201	17.02'	150.00'	6°30'01"	S09°04'51"W	17.01'
C274	9.61'	100.00'	5°30'30"	S03°04'35"W	9.61'
C275	3.53'	125.00'	1°36'57"	S01°07'48"W	3.53'

LINE TABLE		
LINE	BEARING	DISTANCE
L957	N00°19'20"E	44.04'
L959	S00°19'20"W	44.00'
L960	S00°24'38"W	47.34'
L961		
L962		

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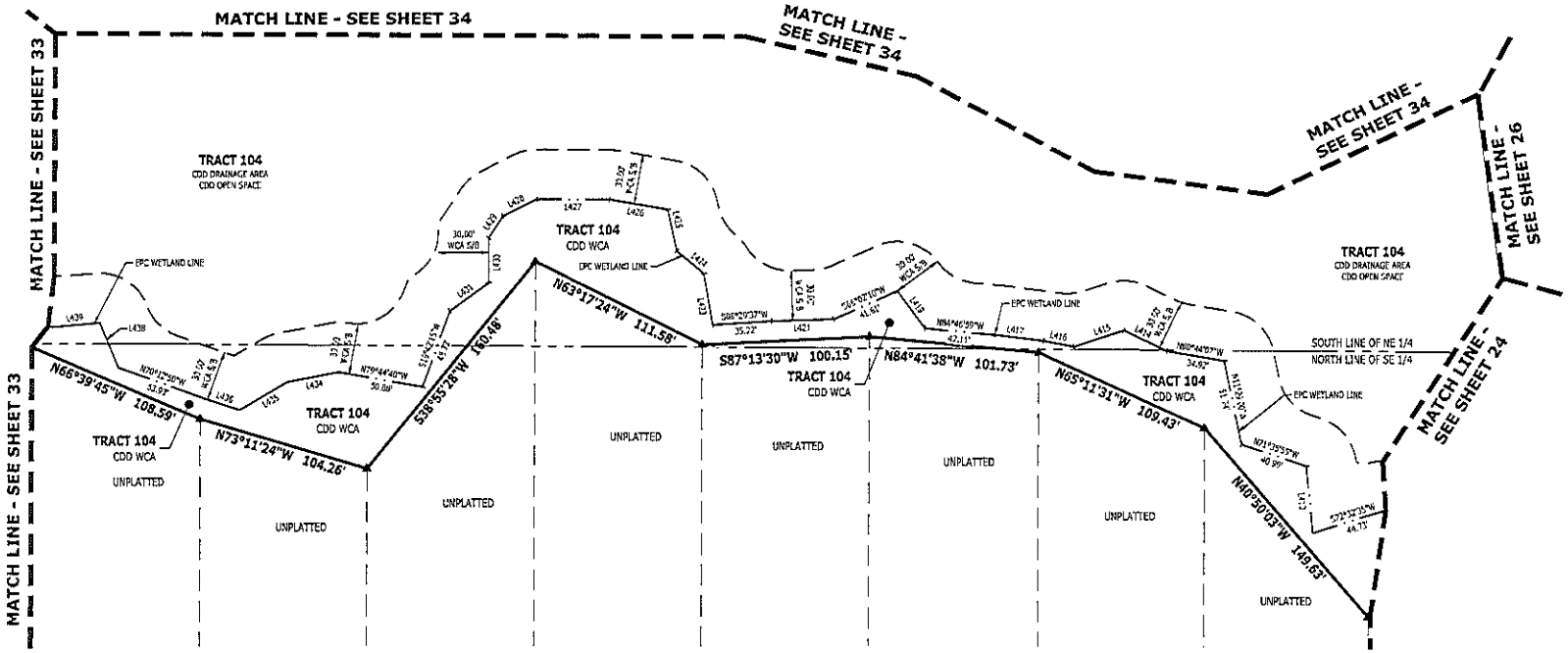

LINE TABLE		
LINE	BEARING	DISTANCE
L410	N05°18'47"W	40.41'
L414	N62°58'15"W	28.04'
L415	S71°45'31"W	31.50'
L416	N79°00'05"W	18.71'
L417	N83°00'00"W	29.18'
L419	N36°28'34"W	27.96'
L421	S88°00'55"W	37.24'
L423	N09°20'42"W	31.24'
L424	N49°43'28"W	21.36'
L425	N12°21'50"W	25.47'
L426	N80°10'57"W	35.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L427	N89°18'10"W	43.39'
L428	S02°00'12"W	22.85'
L429	S32°47'07"W	15.59'
L430	S60°23'56"E	27.24'
L431	S54°07'07"W	28.85'
L434	S78°45'00"W	31.22'
L435	S59°47'12"W	33.36'
L436	N71°18'38"W	23.09'
L438	N77°10'51"W	29.17'
L439	S04°51'56"W	30.04'

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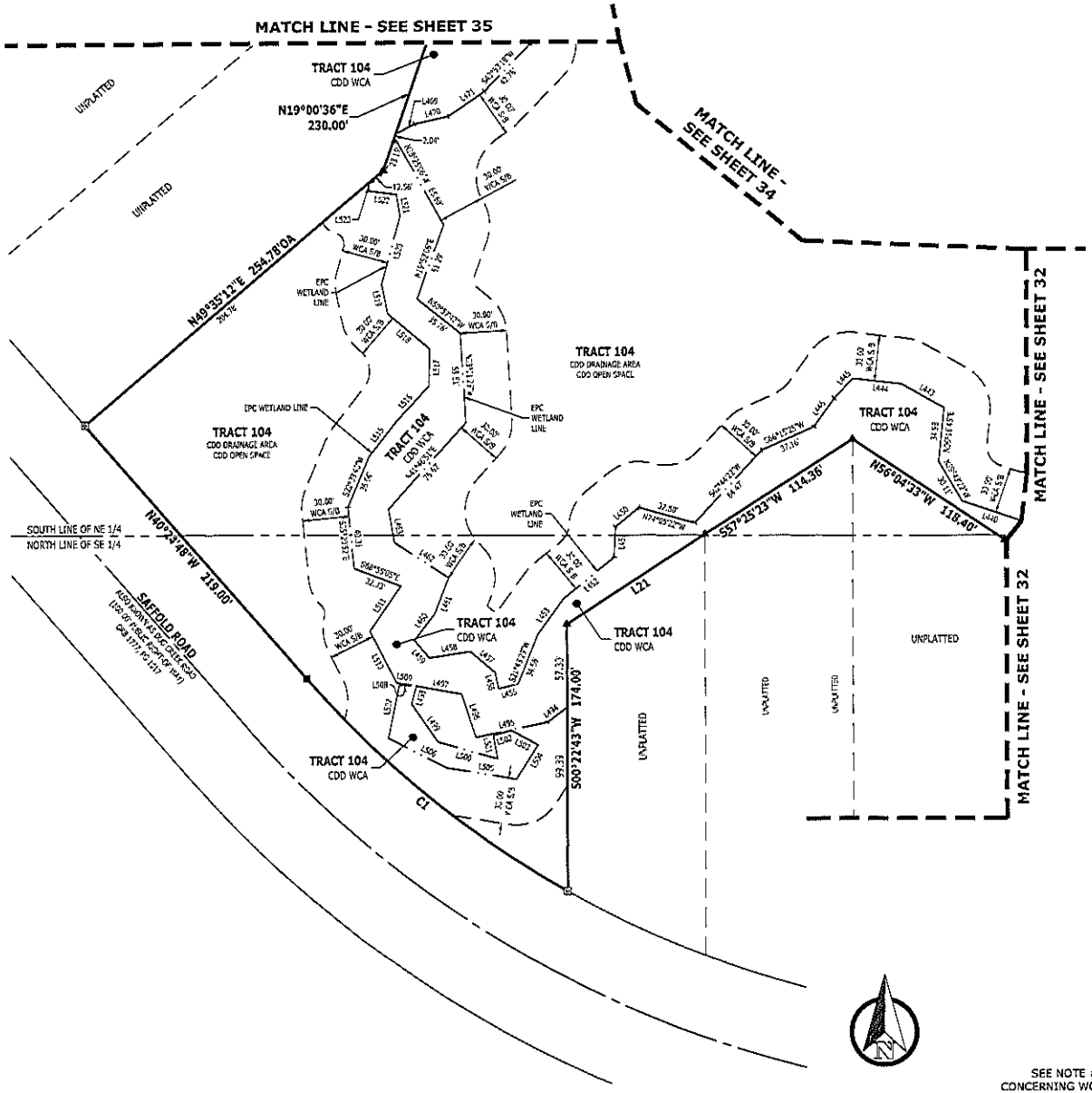

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S56°58'16"W	107.26'
L440	N71°02'52"W	39.46'
L443	N60°06'00"W	31.20'
L444	N83°17'10"W	31.87'
L445	S43°22'00"W	17.58'
L446	S35°35'47"W	22.91'
L450	S50°55'21"W	19.87'
L451	S02°52'34"W	20.19'
L452	S50°49'52"W	42.51'
L453	S36°09'33"W	28.91'
L455	S76°00'50"W	13.58'
L456	N11°37'14"W	11.01'
L457	N40°20'27"W	21.81'
L458	S80°57'18"W	26.80'
L459	N38°39'09"W	15.11'
L460	N37°52'21"E	21.94'
L461	N21°11'13"E	25.24'
L462	N56°04'01"W	41.94'
L463	N39°38'52"W	22.04'
L469	S61°40'12"W	12.84'
L470	S77°26'39"W	22.71'
L471	S55°28'02"W	28.34'
L494	N53°47'20"E	15.05'
L495	N78°25'38"E	47.39'
L496	S17°38'24"E	29.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L497	S76°21'28"E	29.68'
L498	N15°10'47"E	12.14'
L499	N34°19'39"W	29.78'
L500	N73°52'26"W	40.16'
L501	S10°35'28"E	15.29'
L502	S73°54'28"W	12.16'
L503	N60°55'27"W	19.69'
L504	N32°41'01"E	26.31'
L505	S80°24'08"E	45.76'
L506	S62°28'03"E	42.13'
L507	S11°58'14"W	34.98'
L508	S89°10'56"W	7.69'
L509	S76°21'28"E	9.46'
L510	S26°44'41"E	37.50'
L511	S34°34'10"W	35.90'
L515	S38°01'43"W	29.35'
L516	S42°02'57"W	38.57'
L517	S82°00'09"W	24.40'
L518	S49°21'30"E	35.59'
L519	S10°45'37"E	19.76'
L520	S15°23'15"W	45.75'
L521	S08°56'24"E	14.38'
L522	S61°53'51"E	18.18'
L523	S60°34'16"E	5.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	218.98'	637.11'	19°41'35"	S00°13'31"E	217.90'

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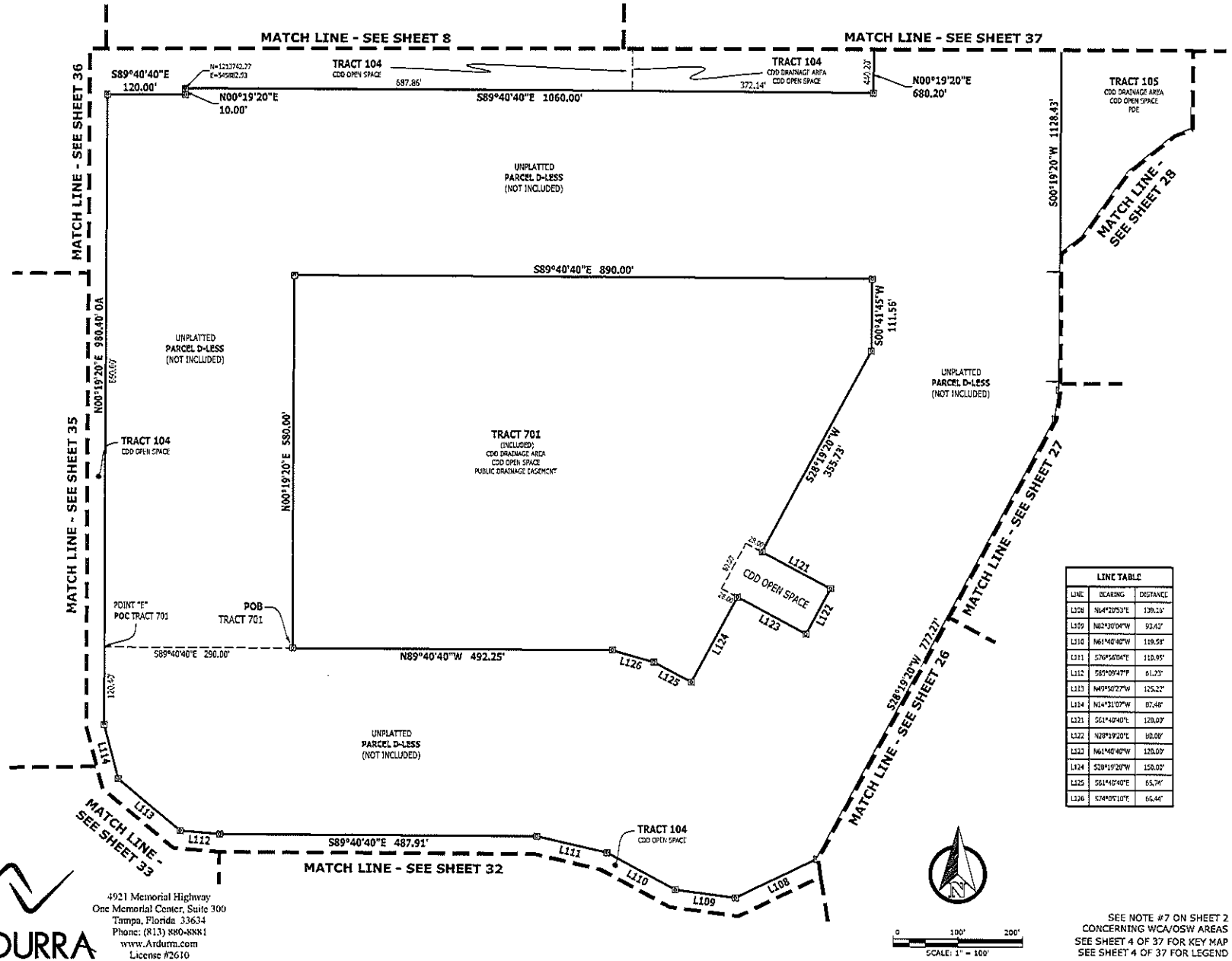

LINE TABLE		
LINE	BEARING	DISTANCE
L108	N64°20'53"E	139.16'
L109	N82°30'04"W	93.42'
L110	N61°40'40"W	119.58'
L111	S76°56'04"E	110.95'
L112	S87°09'47"E	61.23'
L113	N49°50'27"W	125.22'
L114	N14°31'07"W	87.48'
L121	S61°40'40"E	120.00'
L122	N28°19'20"E	80.00'
L123	N61°40'40"W	120.00'
L124	S28°19'20"W	150.00'
L125	S61°40'40"E	65.74'
L126	S74°05'10"E	66.44'

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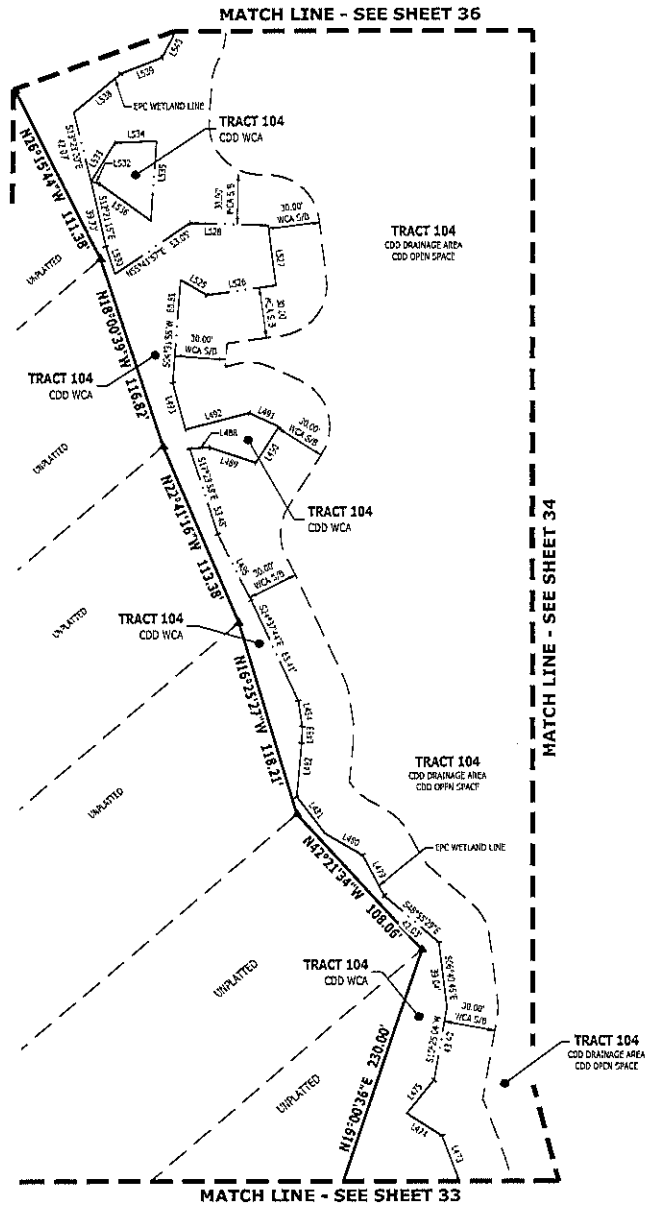

LINE TABLE		
LINE	BEARING	DISTANCE
L473	S26°25'10"E	27.10'
L474	S57°49'25"E	24.41'
L475	S39°38'38"W	25.29'
L479	S28°02'18"E	27.11'
L480	S60°08'57"E	25.30'
L481	S26°59'52"E	27.53'
L482	S08°07'30"W	31.83'
L483	S01°48'03"W	10.00'
L484	S08°37'22"E	15.21'
L486	S26°12'16"E	43.83'
L488	S87°04'19"W	11.50'
L489	N71°13'30"W	20.79'
L490	S32°19'25"W	25.20'
L491	S65°00'51"E	18.05'
L492	N72°44'57"E	38.59'

LINE TABLE		
LINE	BEARING	DISTANCE
L493	S14°44'22"E	28.66'
L525	N55°29'07"W	17.76'
L526	S82°00'42"W	40.78'
L527	S66°35'09"E	35.94'
L528	S68°16'48"E	46.00'
L530	S18°23'52"E	17.19'
L532	N74°15'46"W	5.07'
L533	N31°41'47"E	27.00'
L534	N88°16'30"E	24.27'
L535	S84°12'24"W	47.38'
L536	N53°30'45"W	37.38'
L538	S50°16'04"W	35.69'
L539	S69°07'35"W	26.81'
L540	S27°02'35"W	15.98'

0 50' 100'
SCALE: 1" = 50'

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SEE NOTE #7 ON SHEET 2 CONCERNING WCA/OSW AREAS
SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

BERRY BAY SUBDIVISION VILLAGES E, G, AND L

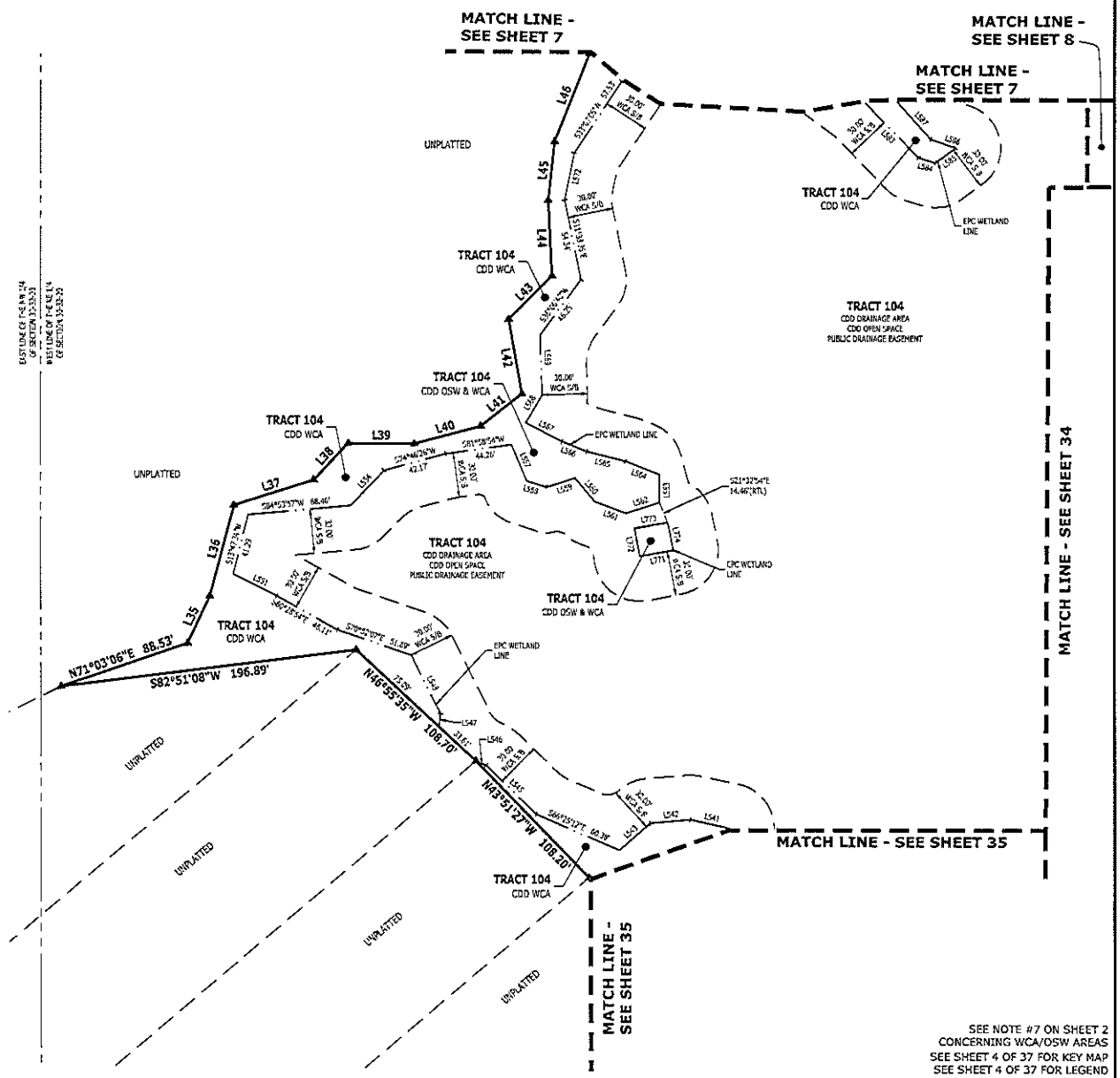
BEING A PORTION OF SECTIONS 19, 29 & 30 TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

LINE TABLE		
LINE	BEARING	DISTANCE
L35	N24°57'12"E	34.09'
L36	N14°46'38"E	62.09'
L37	N72°06'49"E	55.51'
L38	N43°10'16"E	33.52'
L39	S68°30'12"E	42.79'
L40	N76°46'38"E	45.55'
L41	N51°46'38"E	34.09'
L42	N10°05'57"W	50.65'
L43	N44°30'59"E	42.07'
L44	N02°59'04"W	50.42'
L45	N06°14'11"E	39.62'
L46	N25°14'11"E	63.46'
L541	S78°02'00"E	26.35'
L542	N85°16'44"E	26.86'
L543	N47°40'56"E	27.45'

LINE TABLE		
LINE	BEARING	DISTANCE
L545	S46°26'07"E	46.42'
L546	S72°37'50"E	5.92'
L547	S06°06'07"W	8.78'
L548	S26°24'41"E	43.27'
L551	S63°10'43"E	32.12'
L554	S43°13'06"W	32.08'
L557	S27°17'38"E	26.29'
L558	S72°35'44"E	13.90'
L559	N72°04'11"E	19.00'
L560	S25°45'21"E	20.28'
L561	S60°43'47"E	23.90'
L562	N72°42'31"E	23.60'
L563	N00°25'18"W	18.82'
L564	N68°53'20"W	24.29'
L565	N75°44'26"W	26.68'

LINE TABLE		
LINE	BEARING	DISTANCE
L566	N67°42'15"W	17.38'
L567	N62°20'43"W	27.25'
L568	S20°18'26"W	21.50'
L569	S02°08'54"E	40.15'
L572	S11°37'35"W	32.12'
L583	N43°50'43"W	51.34'
L584	N73°00'42"W	11.81'
L585	S52°59'59"W	16.67'
L586	S70°32'52"E	17.26'
L587	S41°26'33"E	33.92'
L771	S78°53'44"W	22.81'
L772	N89°52'00"W	19.25'
L773	N88°09'30"E	22.38'
L774	S11°06'16"E	18.75'



0 50' 100'
SCALE: 1" = 50'

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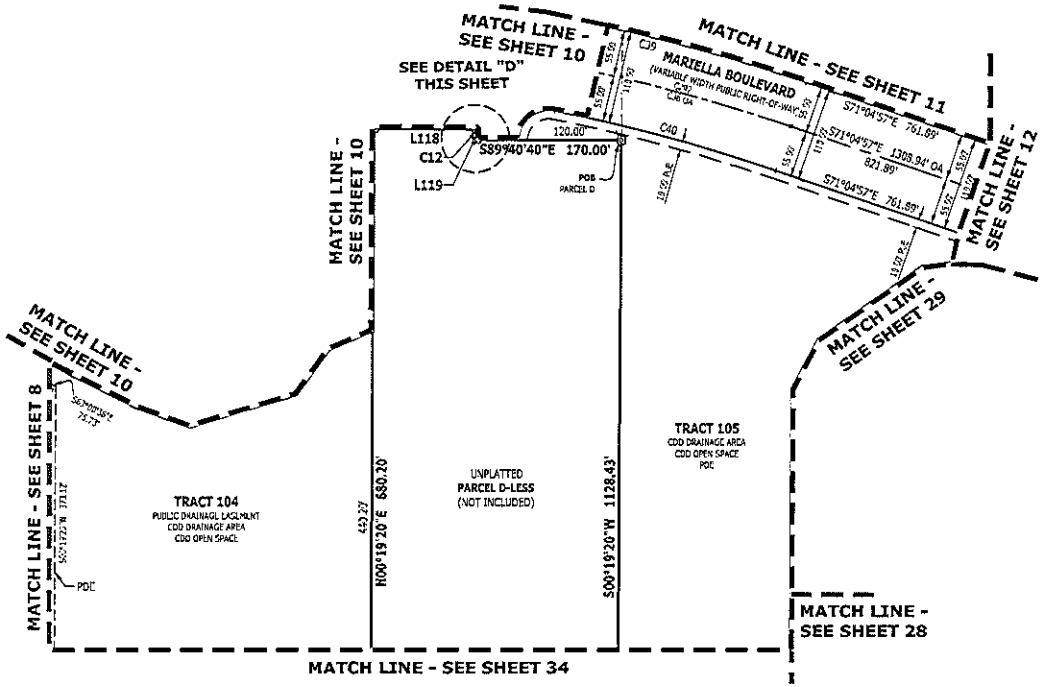
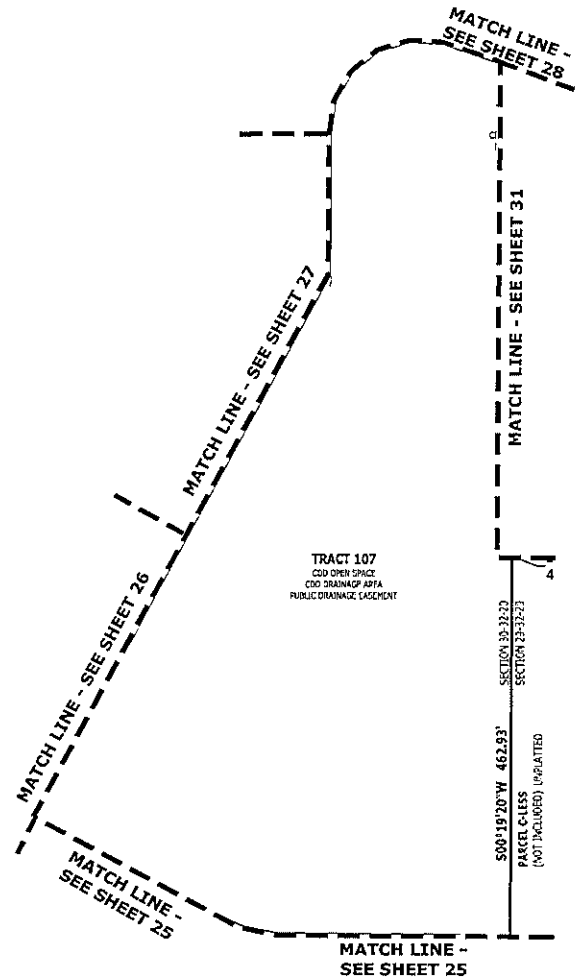
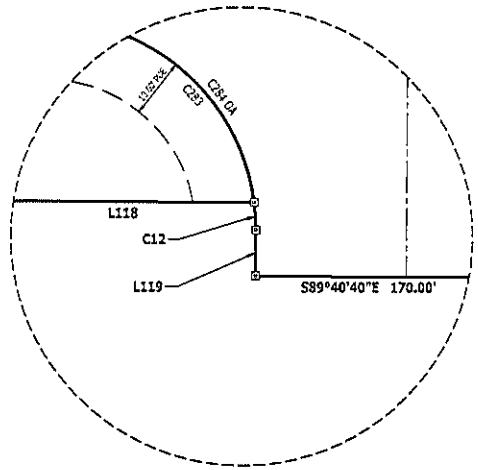




LINE TABLE		
LINE	BEARING	DISTANCE
L118	N89°40'40"W	119.71'
L119	N00°19'20"E	7.75'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C12	4.55'	35.00'	7°26'52"	N02°23'56"W	4.54'
C36	718.44'	2,112.00'	19°29'25"	N80°49'39"W	714.98'
C39	317.52'	2,167.00'	8°23'42"	N75°10'40"W	317.25'
C40	268.40'	2,057.00'	7°28'54"	N74°49'14"W	268.21'
C203	45.72'	35.00'	74°50'22"	N44°22'22"W	42.54'
C204	50.26'	35.00'	82°16'54"	N40°49'07"W	46.05'
C202	354.15'	2,112.00'	9°36'27"	N75°53'10"W	353.73'



DETAIL "D"
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SEE SHEET 4 OF 37 FOR KEY MAP
SEE SHEET 4 OF 37 FOR LEGEND

Hillsborough County
PUBLIC SCHOOLS
Preparing Students for Life

FINAL - Certificate of School Concurrency

Project Name	Berry Bay (Pods E, G, & L, only)
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	5076
HCPS Project ID Number	SC-673
Parcel / Folio Number(s)	79709.0000; 79715.0000
Project Location	3636 Saffold Road & 5135 Bonita Drive, Wimauma
Dwelling Units & Type	286 Single-Family Detached
Applicant	Eisenhower Property Group, LLC

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	56	25	39		120

Pursuant to the Interlocal Agreement For School Planning, Siting & Concurrency, Section 5.5.2 Process for Determining School Facilities Concurrency: (h) The County will issue a School Concurrency Determination only upon: (1) the School Board's written determination that adequate school capacity will be in place or under actual construction within 3 years after the issuance of subdivision final plat or site development construction plan approval for each level of school without mitigation; or (2) the execution of a legally binding mitigation agreement between the School Board, the County and the applicant, as provided by this Agreement. At the time of application for preliminary plat approval, the elementary and middle school Concurrency Service Areas (CSA's) serving this site and the adjacent elementary and middle school CSA's did not have capacity to serve this project. A Conditional Certificate of School Concurrency was previously issued to allow the project to proceed through the preliminary plating process during the time Applicant, School Board, and County negotiated and entered into a legally binding mitigation agreement.

This Final Certificate of School Concurrency is being issued based on a fully executed, recorded, and legally binding Proportionate Share Mitigation Developer Agreement (**DA 20-1056**), the terms of which were approved by the School Board on August 25, 2020 and the Hillsborough County BOCC on December 16, 2020. The Applicant contributed funds on April 2, 2021 in the amount of $2,184,531.00 thereby satisfying the Pods E, G and L requirement to construct elementary and middle school seats to accommodate the proposed development as more particularly described therein.

Renée M. Kamen, AICP
Manager, Planning and Siting
Growth Management Department
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P: 813.272.4083

September 7, 2021
Date Issued