

**SUBJECT:** Anand Nilay aka Anand Vihar Ph 3 **PI#6765**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** February 10, 2026  
**CONTACT:** Lee Ann Kennedy

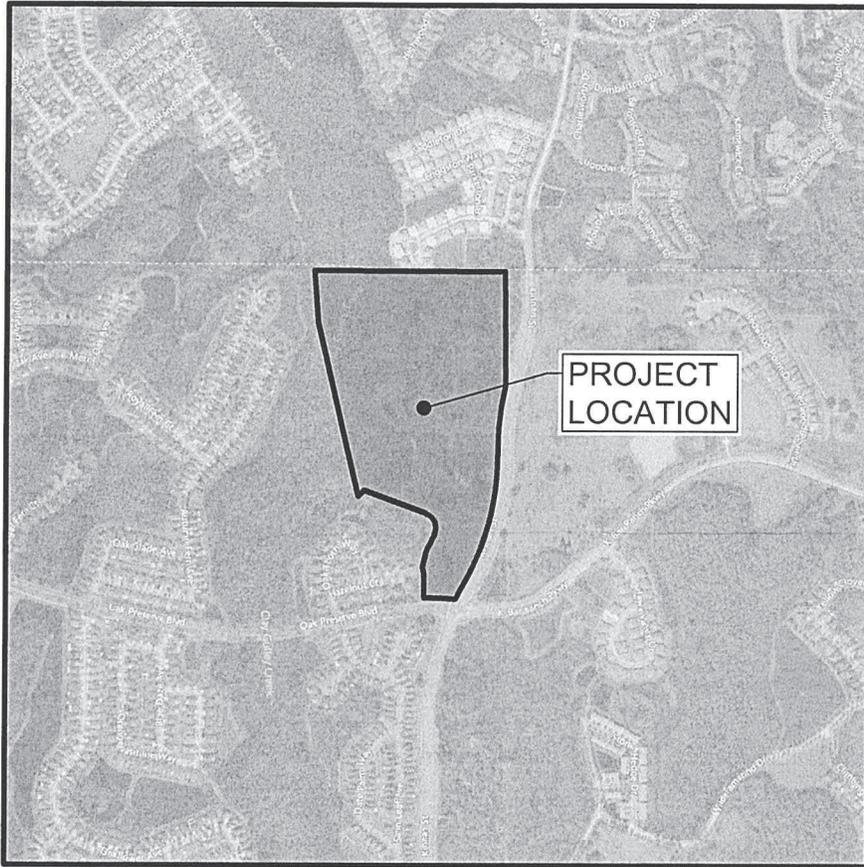
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**RECOMMENDATION:**

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Anand Nilay aka Anand Vihar Ph 3, located in Section 05, Township 27 and Range 30. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roadway improvements) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for 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 \$58,100.00, a Warranty Bond in the amount of \$5,995.00 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 \$7,425.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

**BACKGROUND:**

On November 22, 2024, Permission to Construct Prior to Platting was issued for Edgewater Reserve Subdivision, after construction plan review was completed on October 31, 2024. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are Anand Nilay, LLC and the engineer Landmark Engineering & Surveying Corporation.



Location Map

NOT TO SCALE



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

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Anand Nilay, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

### Witnesseth

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the 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 Anand Nilay aka Anand Vihar Phase 3 (hereafter, the "Subdivision"); and

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

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

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Services Department drawings, plans, specifications and other information relating to the construction of off-site roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way, 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 improvements; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the off-site improvements for maintenance as listed below and identified as applicable to this project:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Roads/Streets                                      | <input type="checkbox"/> Water Mains/Services               | <input type="checkbox"/> Stormwater Drainage Systems |
| <input type="checkbox"/> Sanitary Gravity Sewer Systems                     | <input type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges                     |
| <input type="checkbox"/> Reclaimed Water Mains/Services                     | <input type="checkbox"/> Sidewalks                          |  |
| <input checked="" type="checkbox"/> Other: <u>Street improvements</u> ; and |   |  |

**WHEREAS**, the County required the Subdivider to warranty the aforementioned off-site improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

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

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned off-site improvements, the Subdivider and the 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 all off-site improvements required in connection with development of the Subdivision within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, to be built and constructed in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty all off-site improvement facilities required for the construction of the 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 instruments providing a warranty of the obligations described in paragraph 2 and 3 above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_, or
  - b. A Performance Bond, number AM3192873 dated, 10/21/2025 with Anand Nilay, LLC as Principal, and \_\_\_\_\_ Capitol Indemnity Corporation \_\_\_\_\_ as Surety, or  
 A Warranty Bond, number AM3192871 dated, 10/21/2025 with Anand Nilay, LLC as Principal, and \_\_\_\_\_ Capitol Indemnity Corporation \_\_\_\_\_ as Surety, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter 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 off-site improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Services Department; and
  - b. All applicable County regulations relating to the construction of improvement facilities.

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

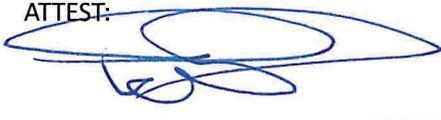
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion

of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.

7. In the event the Subdivider shall fail or neglect to fulfill its 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 reconstruction 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 its 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 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 improvement facilities for maintenance upon proper completion, approval by the County's 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 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 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 (2) years from the date of the 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 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 this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Paul Beraguit

Printed Name of Witness

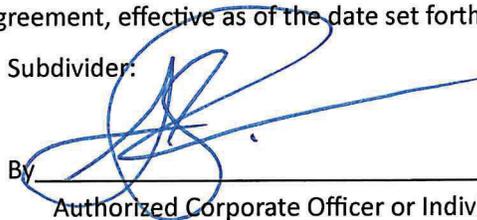


Witness Signature

April Gilbreath

Printed Name of Witness

Subdivider:



By

Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Santosh Govindaraju

Name (typed, printed or stamped)

Manager

Title

4923 W Cypress St.- Tampa, FL 33607

Address of Signer

(813) 230-7794

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

Clerk of the Circuit Court

By: \_\_\_\_\_

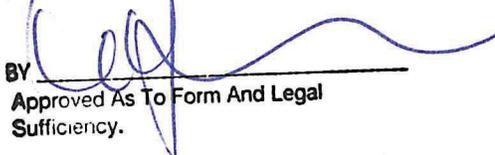
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_

Chair

APPROVED BY THE COUNTY ATTORNEY

  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

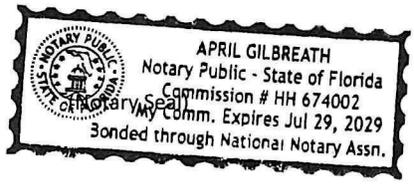
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
17<sup>th</sup> day of November, 2025, by Santosh Govindaraju as  
(day) (month) (year) (name of person acknowledging)  
Manager for Santosh Govindaraju  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

[Signature]  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)



\_\_\_\_\_  
(Commission Number) (Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

**SUBDIVISION PERFORMANCE BOND**  
**On-site and Off-site**

**KNOW ALL MEN BY THESE PRESENTS**, That we Anand Nilay, LLC  
called the Principal, and Capitol Indemnity Corporation called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Fifty Eight thousand one hundred dollars and 00/100----- (\$58,100.00 ) 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 adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

**WHEREAS**, these subdivision regulations require the construction of on-site and off-site improvements in connection with the platting of the Anand Nilay aka Anand Vihar Phase 3 subdivision; and

**WHEREAS**, the Principal has filed with the Development Review Division of the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water 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, hereafter the "Agreement", the terms of which require the Principal to submit an instrument ensuring completion of construction of required improvements; and

**WHEREAS**, the terms of said 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 Anand Nilay aka Anand Vihar Phase 3 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 the Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within Twelve (12) months from the date that the Board of County Commissioners approves the final plat and accepts this performance bond; and
- B. If the Principal shall faithfully perform the 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 January 9, 2027.

SIGNED, SEALED AND DATED this 21st day of October, 2025.

ATTEST:

Geert Medeiros

By [Signature]  
Principal Seal

Capitol Indemnity Corporation

Surety Seal

ATTEST:

Debbie Maps



By [Signature]  
Attorney-In-Fact Seal  
Steve Shike

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.  
[Signature]

**ACKNOWLEDGMENT**

State of Oregon  
County of Marion

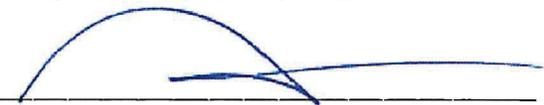
On 10/21/2025 before me, Beulah Marie Hadley-Voth Notary Public  
(here insert name and title of the officer)

personally appeared Steve Shike, Attorney-In-Fact

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192873

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike  
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 58,100.00 for AM3192873 on behalf of Anand Nilay LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*RJ Byrnes*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*Todd Burrick*

Todd Burrick  
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION

*Adam L. Sills*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN } S.S.:  
COUNTY OF DANE

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*David J. Regele*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN } S.S.:  
COUNTY OF DANE

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 21st day of October, 2025



*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Secretary

# Capitol Indemnity Corporation

## CHANGE RIDER

To be attached to and form a part of Bond No. AM3192873

in the amount of Fifty-Eight Thousand One Hundred (\$58,100.00)

executed by Anand Nilay LLC as Principal,  
Capitol Indemnity Corporation, as Surety, and in favor of  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA as Obligee.

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

Expiration Date changed from 04/10/2027 to 03/10/2027

Effective: 01/12/2026

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

In witness whereof, Capitol Indemnity Corporation has caused this instrument to be signed by its duly authorized Attorney-in-Fact on 01/12/2026.

BY:   
Steve Shike, Attorney-In-Fact



cc: Agency of Record  
Surety Solutions, a Gallagher Company  
4285 Commercial St. SE Suite 110  
Salem, OR 97302

APPROVED BY **THE COUNTY ATTORNEY**

BY:   
Approved As To **Form And Legal**  
**Sufficiency.**

Capitol Indemnity Corporation  
PO Box 5900  
Madison, WI 53705

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192873

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike

Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 58,100.00 for AM3192873 on behalf of Anand Nilay LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*RJ Byrnes*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*Todd Burrick*

Todd Burrick  
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION

*Adam L. Sills*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*David J. Regele*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 12th day of January, 2026



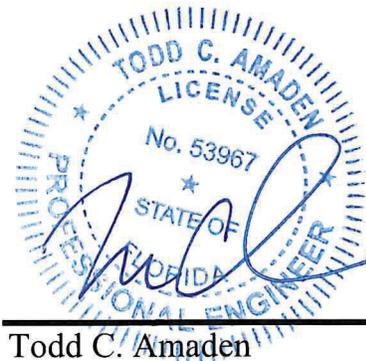
*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Secretary

**ANAND NILAY (PI# 6765)  
PERFORMANCE ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS	\$46,480.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
TOTAL (SCHEDULES A - D)	\$46,480.00
125% PERFORMANCE BONDING	\$58,100.00



12/1/25

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Todd C. Amaden  
License No. 53967

**ANAND NILAY (PI# 6765)  
PERFORMANCE ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	9,525	SY	1.75" ASPHALT SP-12.5	\$3.20	\$30,480.00
2	1	EA	SIGNAGE & STRIPING	\$16,000.00	\$16,000.00
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL STREET IMPROVEMENTS      **\$46,480.00**

**ANAND NILAY (PI# 6765)  
PERFORMANCE ESTIMATE**

**SCHEDULE B - STORM DRAINAGE SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL STORM DRAINAGE SYSTEM

**\$0.00**

**ANAND NILAY (PI# 6765)  
PERFORMANCE ESTIMATE**

**SCHEDULE C - WATER DISTRIBUTION SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM

**\$0.00**

**ANAND NILAY (PI# 6765)  
PERFORMANCE ESTIMATE**

**SCHEDULE D - SANITARY SEWER SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL SANITARY SEWER SYSTEM

**\$0.00**

## SUBDIVISION WARRANTY BOND - OFF-SITE

KNOW ALL MEN BY THESE PRESENTS, that we Anand Nilay, LLC

\_\_\_\_\_ called the Principal, and \_\_\_\_\_

Capitol Indemnity Corporation

\_\_\_\_\_ called the Surety, are held and firmly bound unto the

**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of Five thousand nine hundred ninety five dollars and 00/100----- (\$ 5,995.00 ) 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 adopted land development regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, 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 requested that the Board of County Commissioners of Hillsborough County accept the following off-site improvement facilities (off-site street improvements \_\_\_\_\_, hereafter referred to as the "Off-Site Improvement Facilities") constructed in conjunction with the platted subdivision known as Anand Nilay aka Anand Vihar Phase 3 (hereafter, the "Subdivision"); and

**WHEREAS**, the subdivision regulations require as a condition of acceptance of the aforementioned Off-Site Improvement Facilities that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting said Off-Site Improvement Facilities in an amount prescribed by said subdivision regulations; and

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which agreement require the Principal to submit an instrument warranting the above- described improvements; and

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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Off-Site Improvement Facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the Subdivision against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned improvements so that said improvements thereafter comply with the technical specifications contained in the subdivision regulations established by the Board of County Commissioners of Hillsborough County, and;

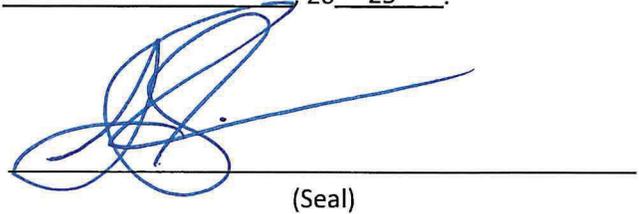
C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL January 9, 2029.

SIGNED, SEALED AND DATED this 21st day of October 2025.

ATTEST:

  
Principal Signature

  
(Seal)

Steve Shike

Surety Signature

Capitol Indemnity Corporation

(Seal)

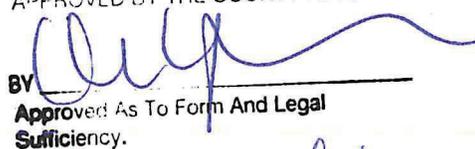
ATTEST:

  
Attorney-in-fact Signature



(Seal)

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal Sufficiency.

*as amended*

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192871

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike  
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 5,995.00 for AM3192871 on behalf of Anand Nilay, LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*RJ Byrnes*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*Todd Burrick*

Todd Burrick  
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION

*Adam L. Sills*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*David J. Regele*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 21st day of October, 2025



*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Secretary

# Capitol Indemnity Corporation

## CHANGE RIDER

To be attached to and form a part of Bond No. AM3192871

in the amount of Five Thousand Nine Hundred and Ninety-Five (\$5,995.00)

executed by Anand Nilay, LLC as Principal,  
Capitol Indemnity Corporation, as Surety, and in favor of

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA as Obligee.

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

Expiration Date changed from 04/10/2028 to 03/10/2029

Effective: 01/12/2026

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

In witness whereof, Capitol Indemnity Corporation has caused this instrument to be signed by its duly authorized Attorney-in-Fact on 01/12/2026.

BY:   
Steve Shike, Attorney-In-Fact



cc: Agency of Record  
Surety Solutions, a Gallagher Company  
4285 Commercial St. SE Suite 110  
Salem, OR 97302

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

Capitol Indemnity Corporation  
PO Box 5900  
Madison, WI 53705

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192871

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike  
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 5,995.00 for AM3192871 on behalf of Anand Nilay, LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*RJ Byrnes*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*Todd Burrick*

Todd Burrick  
Chief Underwriting Officer



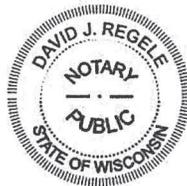
CAPITOL INDEMNITY CORPORATION

*Adam L. Sills*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*David J. Regele*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 12th day of January, 2026.



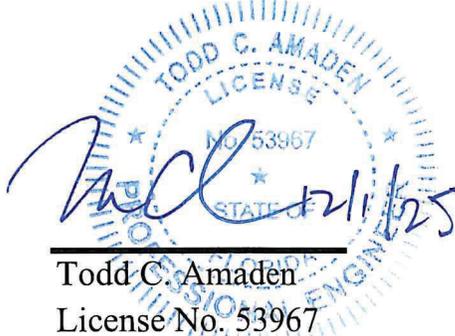
*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Secretary

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SUMMARY**

SCHEDULE A - STREET IMPROVEMENTS	\$0.00
SCHEDULE B - STORM DRAINAGE SYSTEM	\$0.00
SCHEDULE C - WATER DISTRIBUTION SYSTEM	\$0.00
SCHEDULE D - SANITARY SEWER SYSTEM	\$0.00
SCHEDULE E - OFF-SITE STREET IMPROVEMENTS	\$59,950.00
TOTAL (SCHEDULES A - G)	\$59,950.00
10% WARRANTY BONDING	\$5,995.00



Todd C. Amaden  
License No. 53967

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SCHEDULE A - STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STREET IMPROVEMENTS                      **\$0.00**

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SCHEDULE B - STORM DRAINAGE SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL STORM DRAINAGE SYSTEM

**\$0.00**

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SCHEDULE C - WATER DISTRIBUTION SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

TOTAL WATER DISTRIBUTION SYSTEM

**\$0.00**

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SCHEDULE D - SANITARY SEWER SYSTEM**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1					
2					
3					
4					
5					
6					
7					
8					
9					

TOTAL SANITARY SEWER SYSTEM

**\$0.00**

**ANAND NILAY (PI# 6765)  
WARRANTY ESTIMATE**

**SCHEDULE E - OFF-SITE STREET IMPROVEMENTS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	460	SY	2" SP-9.5 ASPHALT	\$35.00	\$16,100.00
2	460	SY	FULL DEPTH LIMEROCK BASE	\$55.00	\$25,300.00
3	600	SY	COMPACTED SUBGRADE	\$8.00	\$4,800.00
4	250	LF	TYPE E CURB	\$35.00	\$8,750.00
5	1	EA	SIGNAGE & STRIPING	\$5,000.00	\$5,000.00
6					
7					
8					
9					

**TOTAL STREET IMPROVEMENTS      \$59,950.00**

**SUBDIVIDER’S AGREEMENT FOR PERFORMANCE  
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Anand Nilay, LLC, hereinafter referred to as the “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the “County.”

**Witnesseth**

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as “LDC” pursuant to the 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 Anand Nilay aka Anand Vihar Phase 3 (hereafter referred to as the “Subdivision”); 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 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, 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 in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, 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 \_\_\_\_\_
  - b. A Performance Bond, number AM3192872 dated, 10/21/2025 with Anand Nilay, LLC as Principal, and Capitol Indemnity Corporation as Surety, or \_\_\_\_\_
  - c. Escrow ageement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or \_\_\_\_\_
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing \_\_\_\_\_

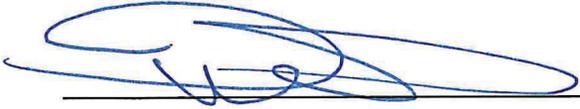
escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks 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 LDC, 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 its 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 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 this Agreement, effective as of the date set forth above.

ATTEST:



Witness Signature

Paul Boraguid

Printed Name of Witness



Witness Signature

April Gilbreath

Printed Name of Witness

Subdivider:

By:

Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Santosh Govindaraju

Name (typed, printed or stamped)

Manager

Title

4923 W Cypress St.- Tampa, FL 33607

Address of Signer

(813) 230-7794

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

Clerk of the Circuit Court

By: \_\_\_\_\_

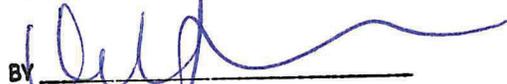
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_

Chair

APPROVED BY THE COUNTY ATTORNEY



BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

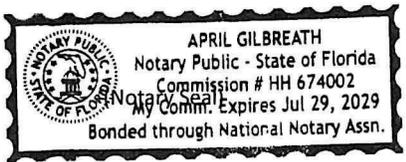
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
17<sup>th</sup> day of November, 2025, by Santosh Govindaraju as  
(day) (month) (year) (name of person acknowledging)  
Manager for Santosh Govindaraju  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR  Produced Identification

[Signature]  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)



\_\_\_\_\_  
(Commission Number) (Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

Personally Known OR  Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

\_\_\_\_\_  
(Commission Number) (Expiration Date)

Bond Number: AM3192872

**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we Anand Nilay, LLC  
\_\_\_\_\_ called the Principal, and \_\_\_\_\_  
Capitol Indemnity Corporation \_\_\_\_\_ called the Surety, are held and firmly bound unto the  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of \_\_\_\_\_  
Seven thousand Four Hundred twenty five dollars 00/100--- (\$ 7,425.00 ) 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 adopted subdivision regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and 177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this performance bond; and

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

WHEREAS, pursuant to these subdivision regulations 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 Anand Nilay aka Anand Vihar Phase 3 are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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 Anand Nilay aka Anand Vihar Phase 3 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 Twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

**THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL** January 9, 2027.

SIGNED, SEALED AND DATED this 21st day of October, 2025.

ATTEST:  
[Signature]

BY: [Signature]  
PRINCIPAL (SEAL)



ATTEST:  
Debbie Mapes

Capitol Indemnity Corporation  
SURETY (SEAL)

[Signature] Steve Shike  
ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY: [Signature]  
Approved As To Form And Legal Sufficiency.  
as amended

## ACKNOWLEDGMENT

State of Oregon  
County of Marion

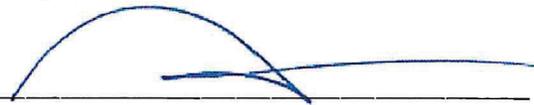
On 10/21/2025 before me, Beulah Marie Hadley-Voth Notary Public  
(here insert name and title of the officer)

personally appeared Steve Shike, Attorney-In-Fact

personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature



(Seal)

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192872

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike  
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 7,425.00 for AM3192872 on behalf of Anand Nilay LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*RJ Byrnes*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*Todd Burrick*

Todd Burrick  
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION

*Adam L. Sills*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN } S.S.:  
COUNTY OF DANE

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*David J. Regele*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN } S.S.:  
COUNTY OF DANE

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 21st day of October, 2025



*Suzanne M. Broadbent*

Suzanne M. Broadbent  
Secretary

# Capitol Indemnity Corporation

## CHANGE RIDER

To be attached to and form a part of Bond No. AM3192872

in the amount of Seven Thousand Four Hundred and Twenty-Five (\$7,425.00)

executed by Anand Nilay LLC as Principal,  
Capitol Indemnity Corporation, as Surety, and in favor of  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA as Obligee.

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

Expiration Date changed from 04/10/2027 to 03/10/2027

Effective: 01/12/2026

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

In witness whereof, Capitol Indemnity Corporation has caused this instrument to be signed by its duly authorized Attorney-in-Fact on 01/12/2026.

BY:   
Steve Shike, Attorney-In-Fact



cc: Agency of Record  
Surety Solutions, a Gallagher Company  
4285 Commercial St. SE Suite 110  
Salem, OR 97302

APPROVED BY THE COUNTY ATTORNEY  
  
BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

Capitol Indemnity Corporation  
PO Box 5900  
Madison, WI 53705

CAPITOL INDEMNITY CORPORATION  
POWER OF ATTORNEY

AM3192872

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the CAPITOL INDEMNITY CORPORATION, a corporation of the State of Wisconsin, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Steve Shike  
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ 7,425.00 for AM3192872 on behalf of Anand Nilay LLC  
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of CAPITOL INDEMNITY CORPORATION at a meeting duly called and held on the 15th day of May, 2002.

“RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time.”

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner – Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the CAPITOL INDEMNITY CORPORATION has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

*[Signature]*

Ryan J. Byrnes  
Senior Vice President,  
Chief Financial Officer and Treasurer

*[Signature]*

Todd Burrick  
Chief Underwriting Officer



CAPITOL INDEMNITY CORPORATION

*[Signature]*

Adam L. Sills  
Chief Executive Officer and President

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of CAPITOL INDEMNITY CORPORATION, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



*[Signature]*

David J. Regele  
Notary Public, Dane Co., WI  
My Commission Is Permanent

STATE OF WISCONSIN }  
COUNTY OF DANE } S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in CAPITOL INDEMNITY CORPORATION, a Wisconsin Corporation, authorized to make this certificate, DO HEREBY CERTIFY that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 12th day of January, 2026



*[Signature]*

Suzanne M. Broadbent  
Secretary

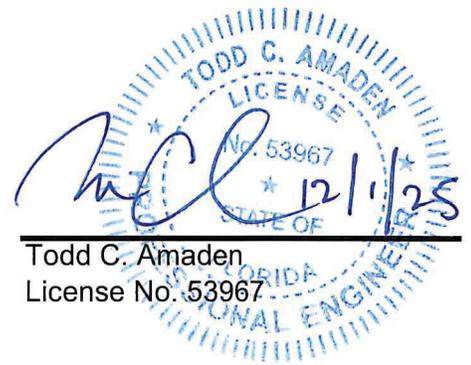
**ANAND NILAY (PI# 6765)**  
**PERFORMANCE ESTIMATE - LOT CORNERS**

**LOT CORNERS**

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	99	EA	LOT CORNERS	\$60.00	\$5,940.00

TOTAL LOT CORNERS                    **\$5,940.00**

125% PERFORMANCE BONDING                    **\$7,425.00**

  
Todd C. Amaden  
License No. 53967



# ANAND NILAY

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 SECTION 5, TOWNSHIP 27 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

PLATBOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

N.E. CORNER OF LIVE OAK PRESERVE  
PHASE 2B VILLAGES 12 & 15  
N = 1382551.7958  
E = 552287.3350

LIVE OAK PRESERVE  
PHASE 2B VILLAGES 12 & 15  
PLATBOOK 105, PAGES 90-105

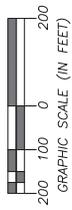
EASTERN BOUNDARY LINE OF  
LIVE OAK PRESERVE PHASE 2B  
VILLAGES 12 & 15

BOUNDARY LINE OF  
LIVE OAK PRESERVE PHASE 2C  
VILLAGES 13 & 16

LIVE OAK PRESERVE  
PHASE 2C VILLAGES 13 & 16  
PLATBOOK 111, PAGES 35-39

BOUNDARY LINE OF  
LIVE OAK PRESERVE PHASE 2C  
VILLAGES 13 & 16  
N = 1382551.7958  
E = 552287.3350

Scale: 1" = 200'



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT  
    PRM LB 3913
  - SET 4"x4" CONCRETE MONUMENT  
    (PRIM UNLESS OTHERWISE NOTED)
  - SET PK NAIL & DISK  
    PRM LB 3913
  - FOUND PK NAIL & DISK  
    PRM LB 3913
  - SET 5/8" IRON ROD LB 3913
  - PERMANENT CONTROL POINT  
    SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND  
    POINT OF TANGENCY ON CURVE
  - MATCH LINE
  - MONUMENT (Ø) = RADIAL BEARING TIE
  - ③ = SHEET NUMBER

- PLAT NOTES:**
1. NOTHING AND EXISTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 7011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.
  2. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "BRANCH" AND "234-101"
  3. ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL BE CONSIDERED TO BE A VIOLATION OF ANY CITY, COUNTY, STATE, OR FEDERAL LAW, ORDER, DECREE, OR PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED OR OBTAINED FROM A MUNICIPAL ELECTRIC UTILITY OR ANOTHER PUBLIC UTILITY WHICH ARE SUBJECT TO THE NATIONAL ELECTRIC SAFETY CODE, OR OTHER PUBLIC UTILITY NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
  4. 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.
  5. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPROVED 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 STORMWATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.

**PLAT IS SUBJECT TO THE FOLLOWING:**

1. THE TERMS AND CONDITIONS OF THE LIVE OAK DEVELOPMENT AGREEMENT, RECORDED IN O.R. BOOK 11100, PAGE 1448, AS ASSIGNED IN O.R. BOOK 12010, PAGE 519. (NO PLOTTABLE ITEMS)
2. THE TERMS AND CONDITIONS OF THE NOTICE OF ESTABLISHMENT OF THE LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT, RECORDED IN O.R. BOOK 11749, PAGE 458. (NO PLOTTABLE ITEMS)
3. THE TERMS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF LIVE OAK PRESERVE, RECORDED IN O.R. BOOK 12010, PAGE 408 (NO PLOTTABLE ITEMS) AND THE ASSIGNMENT OF DEVELOPER/DECLARANT RIGHTS, RECORDED IN O.R. BOOK 15333, PAGE 886. (NO PLOTTABLE ITEMS)
4. THE TERMS AND CONDITIONS OF THE DECLARATION OF CONSENT TO IMPOSITION OF SPECIAL ASSESSMENTS PRESERVE, RECORDED IN O.R. BOOK 14534, PAGE 1384 (NO PLOTTABLE ITEMS)
5. THE TERMS AND CONDITIONS OF THE LIEN OF RECORD OF LIVE OAK NO. 2 COMMUNITY DEVELOPMENT DISTRICT RECORDED IN O.R. BOOK 14534, PAGE 1367 (NO PLOTTABLE ITEMS)
6. THE TERMS AND CONDITIONS OF THE AGREEMENT TO CONVEY OR DEDICATE, RECORDED IN O.R. BOOK 14534, PAGE 1370 (NO PLOTTABLE ITEMS)



8515 Palm River Road | Tampa, Florida 33619  
(813) 661-7841 | (813) 664-1852 (fax)  
www.leesc.com | L.B. # 3913

# KEY MAP

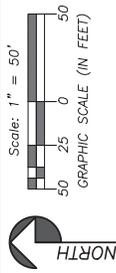
LIVE OAK PRESERVE  
PHASE 2C  
VILLAGES 13 & 16  
PLATBOOK 111, PAGES 35-39

Sheet 2 of 12

# ANAND NILAY

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 SECTION 5, TOWNSHIP 27 SOUTH, RANGE 20 EAST  
HILLSBOROUGH COUNTY, FLORIDA

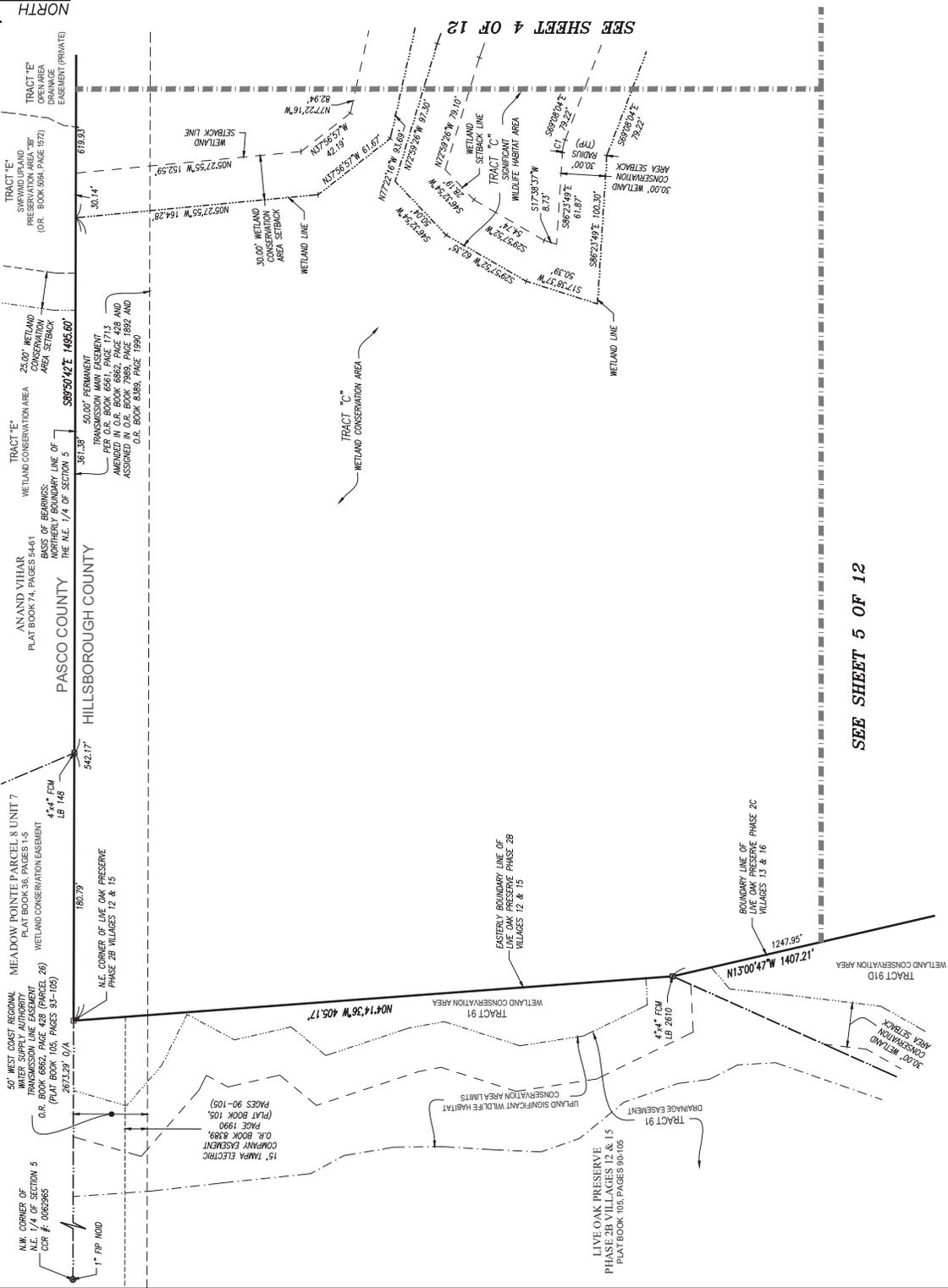
PLATBOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_



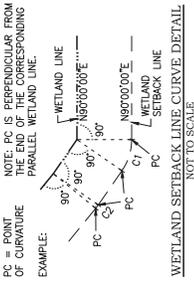
- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
  - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
  - SET PK NAIL & DISK FROM LB 3913
  - FOUND PK NAIL & DISK FROM LB 3913
  - SET 2" IRON ROD LB 3913
  - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - N 00°00'00"E (P) = RADIAL BEGINNING OF CURVE
  - = RADIAL BEGINNING OF CURVE
  - = POINT OF BEGINNING OF CURVE
  - = DRAINAGE EASEMENT
  - = WALL EASEMENT

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- C/A = CENTERLINE
- CCR = CERTIFIED CORNER RECORD
- D.L.C. = DRAINAGE EASEMENT
- E.P.C. = ENVIRONMENTAL PROTECTION COMMISSION
- F.C.M. = FOUND CONCRETE MONUMENT
- F.F.M. = FOUND FOUND MONUMENT
- F.P.K. = FOUND PK NAIL
- F.N.D. = FOUND NAIL & DISK
- F.L.S. = FOUND LICENSED SURVEYOR
- L.B. = LICENSED BUSINESS
- (NP) = NON-RADIAL
- M.A.D.S. = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.A. = OTHER ALL
- O.R. = OFFICIAL RECORDS
- ORNS = OFFICIAL RECORDS
- (P) = RECORDED PLAT INFORMATION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.M. = PERMANENT REFERENCE MONUMENT
- (R) = RADIAL
- R.M. = REFERENCE MONUMENT
- S.E.C. = SECTION
- S.F.P. = SET POINT OF BEGINNING
- S.M.D. = SET NAIL & DISK LB 3913
- S.P.M. = SURFACE TO CORNER WATER MANAGEMENT DISTRICT
- TYP = TYPICAL



SEE SHEET 5 OF 12



**CURVE TABLE**

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C1	130.001	177°54'	9.04'	9.00'	N77°45'57"W

THE WETLAND CONSERVATION AREA SHALL BE RETAINED 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 (EPC). IN ADDITION, A 30 FOOT WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE. PURSUANT TO FL. STAT. SEC. 373.42(3) (2021) AND CHAPTER 1-11 OF THE RULES OF THE EPC, THE BOUNDARIES OF WETLANDS DURING THAT TIME, AFTER 5 YEARS, THE BOUNDARIES OF A WETLAND CONSERVATION AREA ARE SUBJECT TO REVIEW AND MODIFICATION BY THE EPC, AND THE 30 FOOT SETBACK SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.

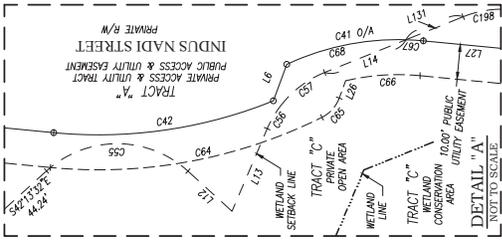
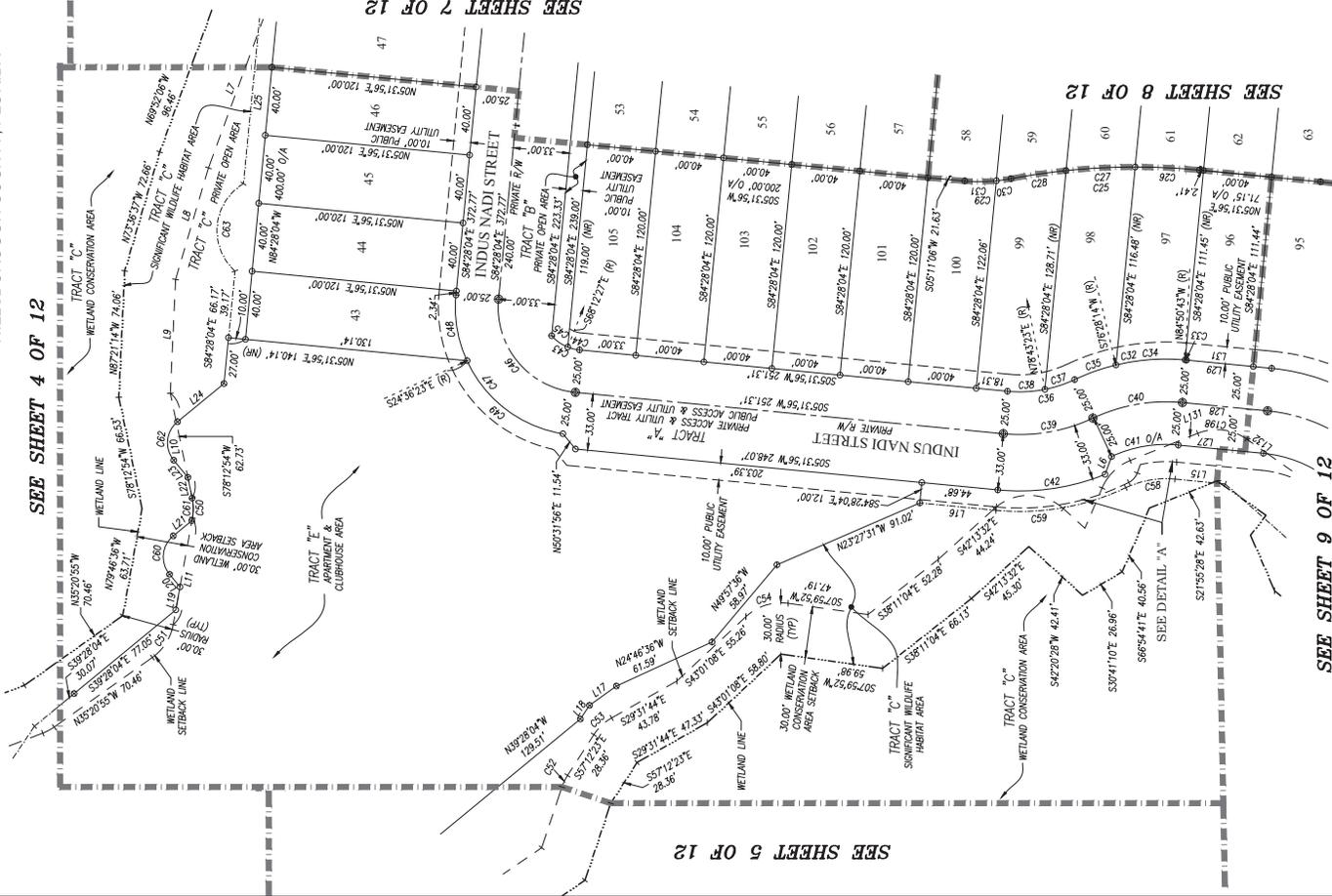




# ANAND NILAY

A SUBDIVISION OF A PORTION OF THE N.E. 1/4 SECTION 5, TOWNSHIP 27 SOUTH, RANGE 20 EAST HILLSBOROUGH COUNTY, FLORIDA

SEE SHEET 4 OF 12



Line #	Bearing	Distance
L1	S89°46'31"W	11.14
L2	S89°46'31"W	11.14
L3	S89°46'31"W	11.14
L4	S89°46'31"W	11.14
L5	S89°46'31"W	11.14
L6	S89°46'31"W	11.14
L7	S89°46'31"W	11.14
L8	S89°46'31"W	11.14
L9	S89°46'31"W	11.14
L10	S89°46'31"W	11.14
L11	S89°46'31"W	11.14
L12	S89°46'31"W	11.14
L13	S89°46'31"W	11.14
L14	S89°46'31"W	11.14
L15	S89°46'31"W	11.14
L16	S89°46'31"W	11.14
L17	S89°46'31"W	11.14
L18	S89°46'31"W	11.14
L19	S89°46'31"W	11.14
L20	S89°46'31"W	11.14
L21	S89°46'31"W	11.14
L22	S89°46'31"W	11.14
L23	S89°46'31"W	11.14
L24	S89°46'31"W	11.14
L25	S89°46'31"W	11.14
L26	S89°46'31"W	11.14
L27	S89°46'31"W	11.14
L28	S89°46'31"W	11.14
L29	S89°46'31"W	11.14
L30	S89°46'31"W	11.14
L31	S89°46'31"W	11.14
L32	S89°46'31"W	11.14
L33	S89°46'31"W	11.14

SEE SHEET 7 OF 12

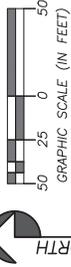
SEE SHEET 8 OF 12

SEE SHEET 5 OF 12

SEE SHEET 9 OF 12

PLATBOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_

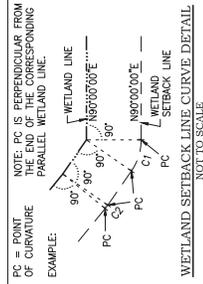
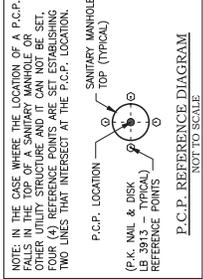
Scale: 1" = 50'



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  - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
  - N00°00'00"E (R) = MATCH LINE
  - RADIAL BEARING TO POINT OF BEGINNING
  - UTILITY EASEMENT
  - DRAINAGE EASEMENT
  - WALL EASEMENT
  - AND KEY MAP.

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- C/A = CENTERLINE**  
**COR = CERTIFIED CORNER RECORD**  
**DLE = DRAINAGE EASEMENT**  
**EPG = EPC ENVIRONMENTAL PROTECTION COMMISSION**  
**FEM = FOUND CONCRETE MONUMENT**  
**FIR = FOUND IRON ROD**  
**FRM = FOUND PK NAIL**  
**FRM+D = FOUND NAIL & DISK**  
**IR = IRON ROD**  
**LB = LICENSED BUSINESS**  
**(NR) = NON-RADIAL**  
**MARRS = NORTH AMERICAN DATUM 1983**  
**N.T.S. = NOT TO SCALE**  
**O.R. = OFFICIAL RECORDS**  
**ORNS = OFFICIAL RECORDS**  
**(R) = RECORDED PLAT INFORMATION**  
**PC = POINT OF BEGINNING**  
**PCC = POINT OF COMMENCEMENT**  
**PRM = PERMANENT REFERENCE MONUMENT**  
**(R) = RADIAL**  
**R.M. = REFERENCE MONUMENT**  
**SEC = SECTION**  
**SN+D = SET NAIL & DISK LB 3913**  
**SPR+MD = SET MARKER TO COLLECT WATER SAMPLES = MANAGEMENT DISTRICT**  
**TP = TYPICAL**



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