

# Additional Materials

A. SPEED LIMIT SIGN AUDIT

B. RADAR SIGN

C. SAMPLE EASEMENT AGREEMENT LETTER

**LAKE SHORE RANCH  
SPEED LIMIT SIGN AUDIT  
As of February 1, 2017**

**Sundance Lake Blvd:**

- A 30 mph sign as you leave 41 into the development before you get to the gatehouse.
- Two 30 mph signs on each side of the road about half down by the dog park.

**Preston Woods (Off Sundance Lake Blvd):**

- None

**Falcon Crest Blvd:**

- Entering Falcon Crest just after the circle a 25 mph sign.
- A 20 mph sign at the end of Falcon Crest across from the old farm house heading out of the development.

**Eagle Brook (Off Falcon Crest):**

- Has a 20 mph sign just as you turn onto Eagle Brook.

**West Haven Drive: (Off Eagle Brook)**

- Just as you turn, a 20 mph sign.

**Crystal Creek (Off Falcon Crest):**

- Just as you turn off Falcon Crest onto Crystal Creek a 25 mph sign.

**Lone Creek Ct. (Off Crystal Creek Ct):**

- No signs.

**Water Color Drive:**

- Just past the circle (Off Sundance), a 30 mph (**note: difficult to see**)
- A 25 mph sign in the new phase at the new models across Home Dynamics. (**Note: Water Color, like Falcon Crest, is one of the longest stretches and has only these two signs, each with different speed limits, again like Falcon Crest. Additionally, there are no signs on Water Color or Falcon Crest (except at the very end where there are no houses if you are leaving the development).**)

**Sunset Bay:**

- Connecting Falcon Crest and Water Color – a 20 mph sign at each end.
- On the other side of Water Color (dead end side) a 20 mph just as you turn.

**Red Sky (On each side of Water Color)**

- No signs either side.

**Autumn Chase:**

- A 20 mph as you turn off Water Color.

**Post Island Loop (Off Water Color on the left as you are entering the new section):**

- None as you turn off Water Color.
- A 20 mph as you turn off Hidden Glen Drive (Road in from of William Ryan Models).

**May Port Court (Off Post Island Loop)**

- A 20 mph as you turn on to road.

**Hayden Lake Court (Off Water Color in front of West Bay models)**

- A 20 mph as you turn.

**Hidden Glen Drive (The road that comes off the circle in new phase and goes back toward highway 41 where it was fenced off):**

- A 25 mph in front of the William Ryan Models.
- A 20 mph in the back of the new section close to highway 41.

**Autumn Rise Court (Left off Hidden Glen as you enter the new section):**

1. A 20 mph as you turn onto it.

**Summer Brook Court (Right off Hidden Glen as you enter the new section):**

2. None

**Carlton Ridge (Connect Hidden Glen and Lonesome Pine):**

3. A 20 mph on each end.

**Lonesome Pine Drive (Off Water Color):**

4. A 20 mph as you turn right and as you turn left.
5. No signs going (into the new undeveloped section by Home Dynamics construction trailer).

**Rock Spring Court (Off Lonesome Pine – on the map it is identified as Dovetail Court)**

- None

**Ranchview Court (Off Lonesome Pine)**

- None

**OBSERVATIONS/COMMENTS:**

1. Water Color and Falcon Crest are the two longest roads. As more homes are built in the new section, Hidden Glen will experience similar problem to these two roads..
2. It would seem that Water Color and Falcon Crest needs more signs coming in and going out of development.
3. Speed limits should be consistent on the respective roads and probably should be the same on each road.
4. Longer internal roads such as Eagle Brook, Crystal Creek and Sunset Bay (connecting Water Color and Falcon Crest might need additionally signs. A sign at each of such long roads don't seem sufficient.

# Solar powered radar speed limit sign



- Displays speed and “Slow Down” or “Too Fast” speeder alert
- Mounts to existing speed limit sign pole
- 12 day battery backup
- Data collection software (optional)
  - Wi-Fi download to iPad
  - Weekly, daily, hourly data on # of vehicles, # of speeders, average speeds, peak speeds
- Price is \$14,572 for 4 signs
- 2 year warranty
- Company is Radarsign located in Alpharetta, GA

September 15<sup>h</sup>, 2016

**VIA OVERNIGHT DELIVERY**

Resident  
Address  
Address

*Re: SAMPLE Community Development District -Encroachment of District Easement*

Dear Resident:

We serve as the District Manager for the SAMPLE Community Development District ("**District**"), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. Pursuant to that *Easement Agreement* dated September 1, 2013, and recorded at Book 22141, Pages 511 et seq. in the Official Records of Hillsborough County, Florida, among other documents, the District has access and other rights within the 20' Drainage and Access Easement ("**Easement Area**") located on your lot. Please find a copy of the enclosed plat ("**Plat**") known as SAMPLE Phase 4B, recorded in the Official Records of Hillsborough County at Plat Book 117, Pages 249 et seq., and showing the location of the Easement. As set forth in Note 3 of the Plat, with emphasis added:

"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 ..."

The District has been made aware that a fence and landscaping has been installed within the Easement Area on property owned by you. However, notwithstanding the foregoing, the District's Engineer has inspected such improvements and determined that the improvements do not currently interfere with the access and other rights established for the District thereunder. Accordingly, the District's Board of Supervisors has determined to allow the encroachment into the Easement Area contingent upon receipt of a fully-executed *Encroachment Agreement* in the form enclosed herein. Upon your receipt of this letter and review of the enclosure, please reach out to me immediately to discuss the next steps in the execution of this document.

Please note that in the event you are unwilling to execute the *Encroachment Agreement* or I do not hear from you within forty-five (45) days of transmittal of this letter, the District's next step will be to deliver formal notice that you must remove such fence and landscaping from the Easement Area within thirty (30) days from the date of the formal notice. **If** you fail to timely

remove these improvements, the District reserves the right to remove them, and seek reimbursement for all expenses incurred by the District in the removal of the improvements and restoration of the Easement Area.

Please also note that the District's consent to encroachment is merely an acknowledgment that the District does not object to the location of the improvements described herein within its Easement Area; however, ultimate authority to grant you permission to place the improvements in the Easement Area may lie with another entity, namely the SAMPLE Homeowners Association, Inc. The District's willingness to enter into the *Encroachment Agreement* assumes that you have already obtained permission for the location of the improvements from third parties having an interest in your property, including, but not limited to, the SAMPLE Homeowners Association, Inc., and the District may require documentation from these parties acknowledging such permission prior to entering into the *Encroachment Agreement*.

Again, please contact me at (321) 263-0132 to discuss the execution of the *Encroachment Agreement*. I look forward to speaking with you soon.

Patricia Comings-Thibault  
Development Planning & Financing Group, Inc.  
District Manager

Enclosure

cc: Chairman  
District Counsel

Prepared by and Return to:

District Counsel

Address

Address

## EASEMENT ENCROACHMENT AGREEMENT

THIS EASEMENT ENCROACHMENT AGREEMENT ("Agreement") is made and entered into **this**\_\_ day of \_\_\_\_\_, 2016, between the SAMPLE COMMUNITY DEVELOPMENT DISTRICT, whose address is 15310 Amberly Drive, Suite 175, Tampa, Florida 33647 ("District") and RESIDENT, whose address is RESIDENT ADDRESS ("Owner").

### RECITALS

WHEREAS, Owner currently owns a single-family residence on the following real property described as Lot 15, Block 21, SAMPLE Phase 4B, according to the plat (the "Plat") recorded in Plat Book 117, Pages 249, of the public records of Hillsborough County, Florida (the "Property");

WHEREAS, the Property is encumbered by a 20' Drainage and Access Easement in favor of the District as depicted on the Plat as such easement is further described in that certain *Easement Agreement* dated September 1, 2013, and recorded at Book 22141, Pages 511 et seq. in the Official Records of Hillsborough County, Florida (the "Easement Area");

WHEREAS, Owner has constructed certain property improvements consisting of a fence and landscaping (the "Improvements"), which Improvements extend into the Easement Area (the "Encroachment");

WHEREAS, Owner has requested written consent from the District to maintain, use, and enjoy the Encroachment upon a portion of the Easement Area; and

WHEREAS, the District is willing to grant such consent upon the terms and conditions hereinafter set forth.

Now THEREFORE, in consideration of the mutual covenants, terms and conditions set forth in this Agreement, District and Owner agree as follows:

1. The Recitals are true and correct and are incorporated herein by this reference thereto.
2. To the extent that the District has the right to do so, the District hereby grants consent to Owner to construct, maintain, operate, repair, modify, and use the Encroachment

within the Easement Area subject to compliance with the following terms and conditions:

A. Owner hereby assumes all risks for damages, injuries, or loss to either property or persons, caused by, or arising out of, or resulting from, or in any way associated with the installation, construction, use maintenance, repair or replacement of the Encroachment.

B. The consent granted herein is limited exclusively to the proposed Encroachment (and specifically, the Improvements listed herein) upon the Property within the Easement Area.

C. Owner shall at all times conduct all activities on the Easement Area in such a manner as not to interfere with or impede the normal operation and maintenance of the District's drainage facilities.

D. Owner shall not construct, plant or create additional improvements of any kind outside of those Improvements specifically set forth herein, including but not limited to, fences, sheds, irrigation or drainage systems, utilities, decking, pole barns, driveways, pathways, pools, ponds, trees or shrubs within the confines of the Easement Area without the prior express written consent of the District.

E. Owner understands and agrees that the District may not have the authority to grant Owner permission to construct the Encroachment in the Easement Area. This Agreement merely defines the terms by which the District will not object, and that Owner will obtain permission for the Encroachment from third parties having an interest in the Property, including, but not limited to the SAMPLE Homeowners Association, Inc. The consent granted by this instrument shall not constitute or be construed as a subordination, merger, assignment, conveyance or relinquishment of any of the right, title and interest of the District under the provisions of the *Easement Agreement* dated September 1, 2013, and recorded at Book 22141, Pages 511 et seq. in the Official Records of Hillsborough County, Florida.

3. In the event that it is necessary for the District to access the Easement Area for any reason whatsoever, including but not limited to, accessing certain drainage improvements located within the Easement Area for maintenance purposes, Owner shall temporarily remove the Improvements located within the Easement Area, as directed by the District, at Owner's exclusive expense. Replacement of the Improvements, once allowed by the District, shall also be at the Owner's exclusive expense.

4. District shall have the right to terminate this Agreement, in addition to any other rights and remedies available to the District under this Agreement, at law or in equity, if Owner shall fail to comply with any term, covenant or condition of this Agreement and such failure is not cured within the thirty (30) days of written notice from the District. Additionally, the District shall have the right to terminate this Agreement without cause upon sixty (60) days of written notice from the District for any reason whatsoever. In the event that the District terminates this



Agreement for any reason whatsoever, Owner shall remove Owner's Improvements within thirty (30) days of written notice from the District.

5. Owner acknowledges that the Property abuts certain property owned by the District and affirm that they will undertake any measures necessary to ensure protection and restoration of such property as a result of the Improvements and Owner's use of the property on which the Encroachment is located. Owner hereby affirms the existence of the Easement Area and agrees to maintain the Easement Area, and affirms that they will undertake any measures necessary to ensure protection and restoration of any adjacent lakes, ponds, wetlands and buffer, including but not limited to erosion control, caused as a result of the Improvements and the Encroachment.

6. Owner hereby agreed to defend and indemnify the District against any and all loss, damage, or injury, including all judgments, liens, liabilities, claims, actions, suits, demands, debts and obligations by any person, corporation or other entity from or related to construction or maintenance of the Improvements and/or the Encroachment. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

7. Nothing in this Agreement shall serve as or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

8. Owner may assign this Agreement to third parties upon written notice to the District.

9. This instrument and the covenants and agreements herein contained shall extend to and be binding upon Owner and the heirs, executors, personal representatives, successors and assigns of Owner.

*[remainder of page intentionally left blank]*

IN WITNESS WHEREOF, the parties have executed this instrument the day and year first above written.

Attest:

SAMPLE COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
(Signature of Witness)

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

Print: \_\_\_\_\_

Its: \_\_\_\_\_

Witness:

RESIDENT

\_\_\_\_\_  
(Signature of Witness)

\_\_\_\_\_

# SAMPLE PHASE CIB

SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Section 3, Township 27 South, Range 18 East, Hillsborough County, Florida and being more particularly described as follows:

Commence at the Northeast corner of said Section 3, run thence along the North boundary of the Northeast 1/4 of said Section 3, N.87°39'10"W., 169.89 feet to the Southeast corner of Section 34, Township 26 South, Range 18 East, Pasco County, Florida; thence S.63°04'41"W., 983.35 feet to the Northeast corner SAMPLE PHASE 1, according to the plot thereof as recorded in Plat Book 111, Pages 252 through 264, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said SAMPLE PHASE 1, S.26°56'00"E., 545.60 feet to the Easterlymost corner of said SAMPLE PHASE 1; thence along the Southerly boundary of said STONEBRIER PHASE 1, S.63°04'00"W., 16.00 feet to the Northerlymost corner of Lot 19, Block 20, as shown on the plot of SAMPLE PHASE 4A, as recorded in Plat Book 117, Pages 177 through 179, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Northeastly boundary of said Lot 19, Block 20, S.26°56'00"E., 115.00 feet to the Easterlymost corner of said Lot 19, Block 20, said point also being the POINT OF BEGINNING; thence S.49°55'23"E., 116.51 feet; thence 5.00°05'31"E., 715.76 feet; thence N.38°08'34"W., 189.52 feet; thence S.63°04'00"W., 435.98 feet; thence S.13°32'47"W., 85.47 feet to a point on a curve; thence Westerly, 7.59 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of 00°26'47" (chord bearing N.76°40'37"W., 7.59 feet); thence S.13°06'00"W., 115.00 feet; thence S.14°08'14"W., 504.25 feet to a point on the Easterly boundary of SAMPLE PHASE 28 - PARTIAL REPIAT, according to the plot thereof as recorded in Plat Book 115, Pages 87 through 99, inclusive, of the Public Records of Hillsborough County, Florida; thence along said Easterly boundary of SAMPLE PHASE 28 - PARTIAL REPIAT, the following two (2) courses: 1) N.63°00'00"W., 180.61 feet; 2) N.37°39'07"W., 781.03 feet to a point on the aforesaid Southerly boundary of SAMPLE PHASE 1; thence along said Southerly boundary of SAMPLE PHASE 1, N.34°15'00"E., 589.25 feet to a point on a curve on the Southwesterly boundary of Lot 1, Block 20, as shown on the aforesaid plat of SAMPLE PHASE 4A; thence along said Southwesterly boundary of Lot 1, Block 20, Southeastly, 52.79 feet along the arc of a curve to the right having a radius of 425.00 feet and a central angle of 0107°03" (chord bearing 5.52°11'29"E., 52.76 feet) to the Southerlymost corner of said Lot 1, Block 20; thence along the Southeastly boundary of said STONEBRIER PHASE 4A, N.63°04'00"E., 983.07 feet to the POINT OF BEGINNING.

Containing 22.857 acres, more or Jess.

This Private subdivision contains rights-of-way, easements and other common areas which are neither owned nor maintained by Hillsborough County, Florida.

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 plot. There may be additional restrictions that are not recorded on this plot that may be found in the Public Records of this County.

BOARD OF COUNTY COMMISSIONERS: This plat is hereby accepted and approved for record by the Board of County Commissioners of Hillsborough County, Florida.

\_\_\_\_\_ /v.j. \_\_\_\_\_  
 Date Chairman

CLERK OF CIRCUIT COURT  
County of Hillsborough  
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book 177 Page 249, of the Public Records of Hillsborough County, Florida.

BY P-T & r.t.nk Deputy Clerk  
 Clerk of Circuit Court

This day of July, 2010, TIME 11:12

CLERK FILE NUMBER 2010-0114

### REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PIAT APPROVAL: This plat has been reviewed in accordance with Florida Statutes, Section 177.081 for Chapter Conformity. The geometric data has not been verified.

Reviewed By: [Signature]  
 Florida Professional Surveyor and Mapper, license No. 12116  
 County Surveying Division, Real Estate Department,  
 Hillsborough County, Florida.

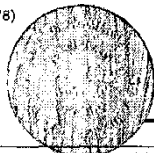
### SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Plotted Subdivision is a correct representation of the lands being subdivided, that this plat was prepared under my direction and supervision and complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set

on the 11th day of July, 2010, as shown hereon, and that the "P.C.P.'s (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (B) (9).

AMERRITT, INC., (Certificate of Authorization Number LB7778)  
 1213 East 6th Avenue  
 Tampa, Florida 33605

[Signature]  
 Arthur W. Merritt, (License No. 15449B)  
 Florida Professional Surveyor and Mapper



### FtMERRITT. INC.

LAND SURVEYING AND MAPPING  
 Certificate of Authorization Number LB 7778  
 1213 E. 6th Avenue  
 Tampa, FL 33605  
 PHONE (813) 221-5200  
 Job No: AMB-PHC-SS-006  
 A.WI-001 v. n. J-Hill HST

# SAMPLE PHRSE 41B

## SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

### DEDICATION

CENTEX HOMES, a Nevada general partnership ("Centex"), as the fee simple owner of all the lands as described in the legal description shown hereon, less and except TRACT "COD- 6" and TRACT "COD-8" and as shown hereon, and

SAMPLE COMMUNITY DEVELOPMENT DISTRICT, an independent district created pursuant to Chapter 190, Florida Statutes (the "COO"), as the fee simple owner of the lands designated as TRACT "CDD-6" and TRACT "CDD-8" as shown hereon,

collectively being the owners (the "Owners") of the lands referred to as "SAMPLE PHASE 48", as described in the legal description which is part of this Plot, do hereby subdivide said lands and dedicate this Plot of Stonebrier Phose 48 for record. Further, the Owners do hereby state, declare and dedicate as follows:

- The Owners do hereby grant to any public or private utility provider, telecommunications provider, information services provider, cable television operator or other similar entity providing similar utility services, a perpetual, non-exclusive easement over, under and across the private roads and rights-of-way within TRACT "HOA- 6" and the 10' Utility Easements shown hereon, for purposes of installation, maintenance and operation of such utility equipment and services and purposes incidental thereto.
- The Owners do hereby grant to Hillsborough County and providers of law enforcement, fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, school busing, and other similar governmental and quasi-governmental services, a perpetual, non-exclusive easement over and across the private roads and rights-of-way within TRACT "HOA-6" for the purpose of ingress and egress in the performance of their official duties, for the benefit of the lot owners within the subdivision.
- TRACT "HOA-6" and the private roads and rights-of-way shown within TRACT "HOA- 6" are not dedicated to the public, but are reserved by the Owners for conveyance to SAMPLE Homeowners Association, Inc., and its respective successors, assigns and members (collectively, the "Association"), or another custodial and maintenance entity, subsequent to the recording of this Plot, for the benefit of the lot owners within the subdivision, and their guests, invitees and designees, as access for ingress and egress. This right of access for ingress and egress will extend to lot owners within all phases of Stonebrier.
- The Owners do hereby reserve the lands designated as TRACT "HOA-14", TRACT "HOA-19", TRACT "HOA-22", TRACT "CDD-6", TRACT "COD-6A", TRACT "COD-6B", TRACT "COD-6C" and TRACT "CDD-8", as well as the areas designated (COO) 20' Drainage and Access Easements, for future conveyance and/or dedication to the Association, COO or another custodial or maintenance entity subsequent to the recording of this Plot. Said areas are subject to any and all easements dedicated to public use as shown on this Plat.
- The maintenance of tracts, parcels and private easements reserved by the Owners will be the responsibility of the Owners, the Association, and their assigns and successors in title.

SAMPLE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government,

7/18/10  
Bernie Mapili, Choi

Witness, Dale P. Hiron

### ACKNOWLEDGEMENTS

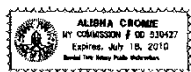
HILLSBOROUGH COUNTY

The foregoing instrument was acknowledged before me this 11 day of July, 2010, by Bernie Mapili, as Chairman of SAMPLE Community Development District, a local unit of special purpose government, on behalf of the District. He is personally known to me.

Alisha Cromie  
Notary Public, State of Florida at Large

My Commission expires:

Commission Number:



CENTEX HOMES, a Nevada general partnership, Owner  
By its Managing General Partner:  
Centex Real Estate Corporation, a Nevada corporation

Scott Campbell  
Scott Campbell, Division President  
(Central Florida)

Witness, Dale P. Hiron

Witness, Dale P. Hiron

### ACKNOWLEDGEMENTS

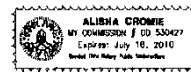
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH ) SS.

The foregoing instrument was acknowledged before me this 11 day of July, 2010, by Scott Campbell, as Division President (Central Florida) of Centex Real Estate Corporation, a Nevada corporation, which is the Managing General Partner of Centex Homes, a Nevada general partnership, on behalf of the corporation and the partnership. He is personally known to me.

Alisha Cromie  
Notary Public, State of Florida at Large  
Alisha Cromie

My Commission expires:

Commission Number:



### NOTES:

1. Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy. Other supplemental data only.  
Originating Coordinates: Stations "INSPECT" and "SKIPPER: RESET"

2. Subdivision plots by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plot may or may not be subject to flooding. The Development Services Division has information regarding flooding and restrictions on development.

Public 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 stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.

4. All plotted utility easements shall provide that such easements shall also be easements for utility 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.

### TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "CDD-6"	Conservation Area and Drainage Area	0.91 Ac.±
TRACT "COD-6A"	Common Area	0.101 Ac.±
TRACT "CDD-6B"	Common Area	0.535 Ac.±
TRACT "CDD-6C"	Wetland Mitigation/Drainage Conservation Area	0.183 Ac.±
TRACT "CDD-8"	(CoD) Drainage Area	2.232 Ac.±
TRACT "HOA-6"	Private Roadways, Utilities, Drainage and Landscaping	2.552 Ac.±
TRACT "HOA-14"	Common Area	1.148 Ac.±
TRACT "HOA-19"	Common Area	0.120 Ac.±
TRACT "HOA-22"	Common Area	9.200 Ac.±

### FtMERFUTT. INC.

LAND SURVEYING AND MAPPING  
Certificate of Authorization Number LB 1778  
1213 E. 8th Avenue  
Tampa, FL 33605  
PHONE (813) 221-5200

# STONEBRIER PHASE 41B

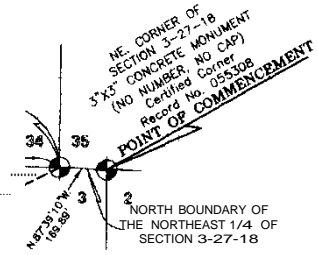
SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

313 M

**W O R N R**  
SECTION 3-27-18  
AXLE Certified  
Corner Record No  
55311

PASCO COUNTY  
TOWNSHIP 28 SOUTH  
HILLSBOROUGH COUNTY  
TOWNSHIP 27 SOUTH

BASIS OF BEARINGS  
REFERENCE LINE  
S.89°02'52"E.  
SOUTH BOUNDARY OF  
SECTION 34-26-18



NORTHEAST CORNER OF  
SAMPLE PHASE 1

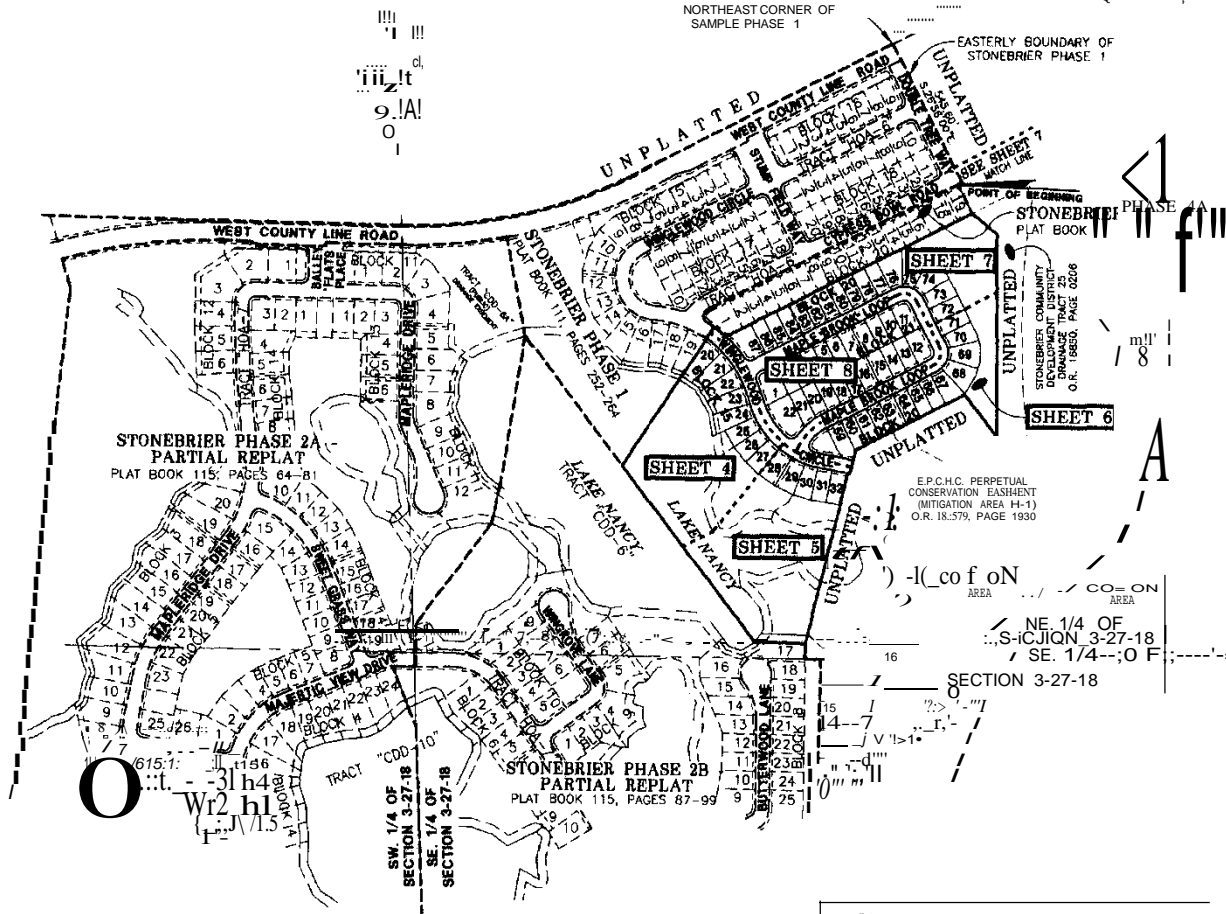
SCALE: 1" = 100'  
**U:**

BASIS OF BEARINGS

The South boundary of Section 34, Township 26 South, Range 18 East, Hillsborough County, Florida, has a Grid Bearing of S.89°02'52"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

- 1. COD - Community Development District
- 2. HOA - Homeowners Association
- 3. WCA - Wetland Conservation Area
- 4. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County



E.P.C.H.C. PERPETUAL  
CONSERVATION EASEMENT  
(MITIGATION AREA H-1)  
O.R. 18,579, PAGE 1930

NE 1/4 OF  
SECTION 3-27-18  
SE 1/4 OF  
SECTION 3-27-18

Wetland Conservation Area Note:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) EASEMENTS SHALL BE 6 FEET WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.0D) (IE: 7.5' = 7.5D)

### KEY SHEET

NOTE: KEY TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

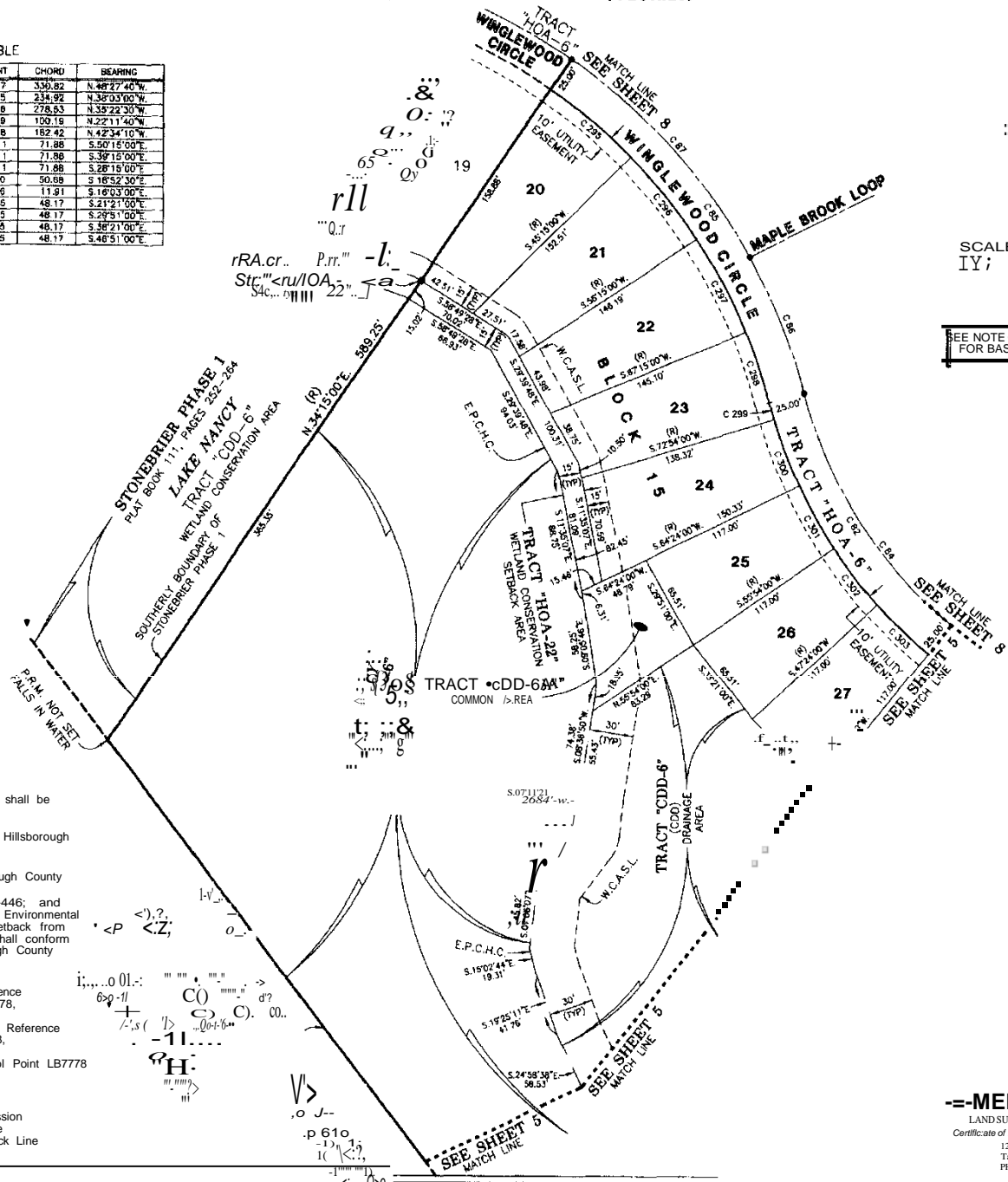
**ME ITT. INC.**  
LAND SURVEYING AND MAPPING  
Certificate of Authorization Number LB7778  
1213 E. 6th Avenue  
Tampa, FL 33605  
PHONE (813) 221-5200

# SAMPLE PHRSE 41B

SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
82	300.00	68°52'21"	350.41	198.27	330.82	N.44°27'40"W
84	300.00	46°09'00"	241.36	127.85	234.92	N.38°03'00"W
85	400.00	42°45'00"	284.48	146.58	278.53	N.35°22'30"W
86	400.00	14°23'20"	100.45	50.49	100.16	N.22°11'40"W
87	400.00	28°21'40"	184.04	93.88	182.42	N.42°34'10"W
285	375.00	11°00'00"	71.99	36.11	71.86	S.30°15'00"E
286	375.00	11°00'00"	71.99	36.11	71.86	S.30°15'00"E
287	375.00	11°00'00"	71.99	36.11	71.86	S.28°18'00"E
288	375.00	07°45'00"	30.72	28.40	50.88	S.18°52'30"E
289	325.00	02°08'00"	11.91	9.66	11.81	S.16°03'00"E
300	325.00	08°30'00"	48.21	24.15	48.17	S.21°21'00"E
301	325.00	08°30'00"	48.21	24.15	48.17	S.23°15'00"E
302	325.00	08°30'00"	48.21	24.15	48.17	S.38°21'00"E
303	325.00	08°30'00"	48.21	24.15	48.17	S.46°51'00"E



SCALE: 1" = 50' IY;

SEE NOTE ON SHEET 3 OF 6 FOR BASIS OF BEARINGS

**Wetland Conservation Area Note:**

e Wetland Conservation Area as shown hereon shall be  
 d Development Code (LDC) as amended; the Hillsborough

Th retained is a natural state pursuant to Hillsborough County Lan  
 County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, o 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**LEGEND:**

- 1 Symbol+ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted.
- 2 Symbol-& indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4"Concrete Monument LB7778, unless otherwise noted.
- 3 Symbol+ indicates (P.C.P.) Permanent Control Point LB7778
- 4 (R) indicates radial line
- 5 (NR) indicates non-radial line
- 6 RB - Reference Bearing
- 7, E.P.C.H.C. - Environmental Protection Commission Hillsborough County Wetland Line
- 8, W.C.A.S.L. - Wetland Conservation Area Setback Line
- 9 (TYP) - Typ.col
- 10, CDD - Community Development District
- 11, HOA - Homeowners Association

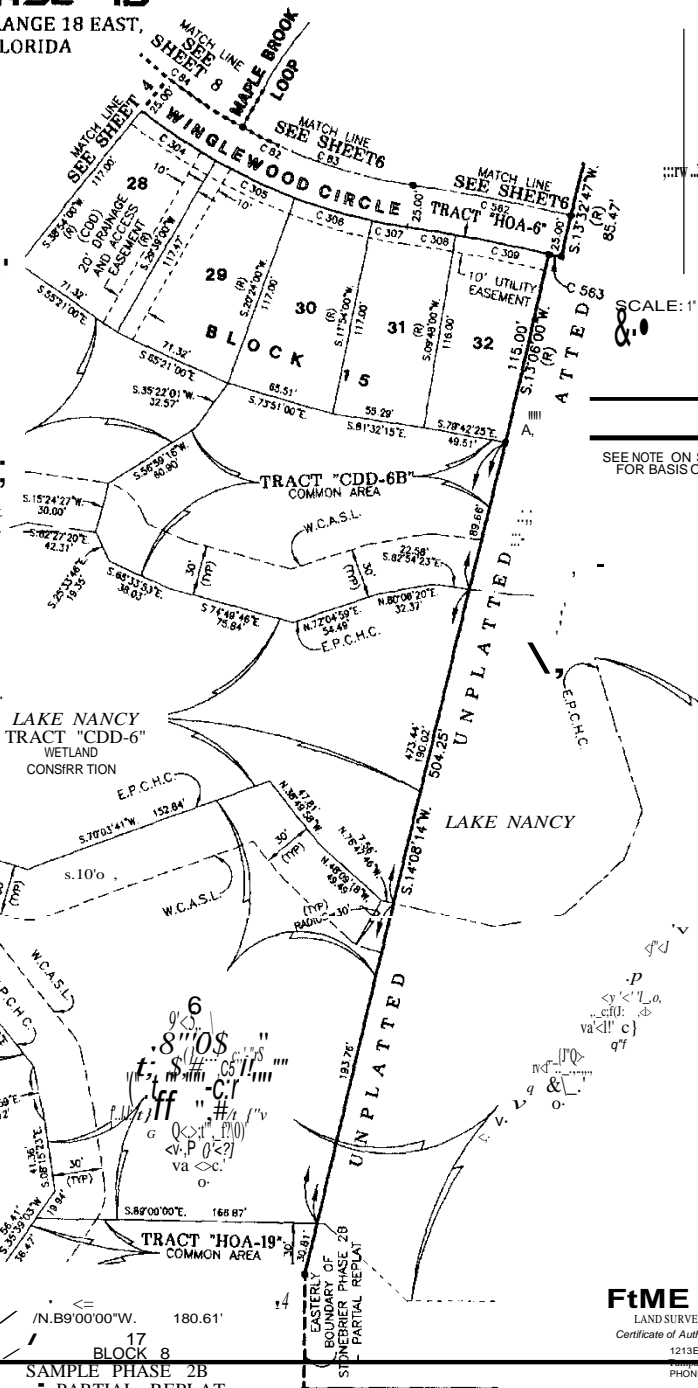
**==MERFUTT. INC.**  
 LAND SURVEYING AND MAPPING  
 Certificate of Authorization Number LB 7778  
 1213 E. 6th Avenue  
 Tampa, FL 33605  
 PHON: (813) 221-5200

# STONEBRIER PHASE 4B

SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST,  
HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
82	300.00	88°25'21"	350.41	188.27	330.82	N.48°27'40"W.
83	300.00	29°49'21"	109.93	56.12	108.43	N.71°30'40"W.
84	300.00	48°06'00"	241.36	127.85	234.82	N.38°03'00"W.
304	325.00	09°15'00"	52.47	26.29	52.41	S.54°58'30"E.
305	325.00	09°15'00"	52.47	26.29	52.41	S.54°58'30"E.
306	325.00	09°30'00"	48.21	24.15	46.17	S.73°51'00"E.
307	325.00	03°49'21"	21.68	10.85	21.68	S.80°00'40"E.
308	375.00	01°43'21"	29.31	14.66	29.31	S.81°03'40"E.
309	375.00	03°18'00"	56.16	28.08	56.15	S.78°33'00"E.
562	1000.00	08°38'07"	85.45	47.78	85.41	N.78°11'17"W.
563	875.00	02°28'47"	7.58	3.80	7.58	N.76°40'37"W.



SCALE: 1" = 50'

SEE NOTE ON SHEET 3 OF 8 FOR BASIS OF BEARINGS

**Wetland Conservation Area Note:**

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Environmental Protection Commission. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

**LEGEND:**

1. Symbol+ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted
2. Symbol-a indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol+ .nd/cotes (P.C.P.) Permanent Control Point LB7778
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. E.P.C.H.C. - Environmental Protection Commission Hillsborough County Wetland Line
8. W.C.A.S.L. - Wetland Conservation Area Setback Line
9. (TYP) - Typico
10. COD - Community Development District
11. HOA - Homeowners Association

BLOCK 15  
SAMPLE PHASE 2B  
PARTIAL REPLAT  
PLAT BOOK 115, PAGES 87-99

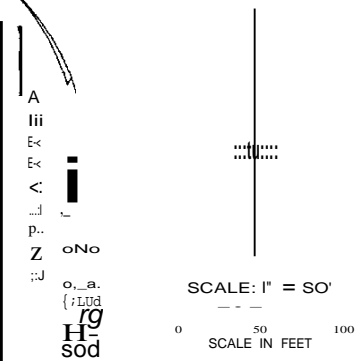
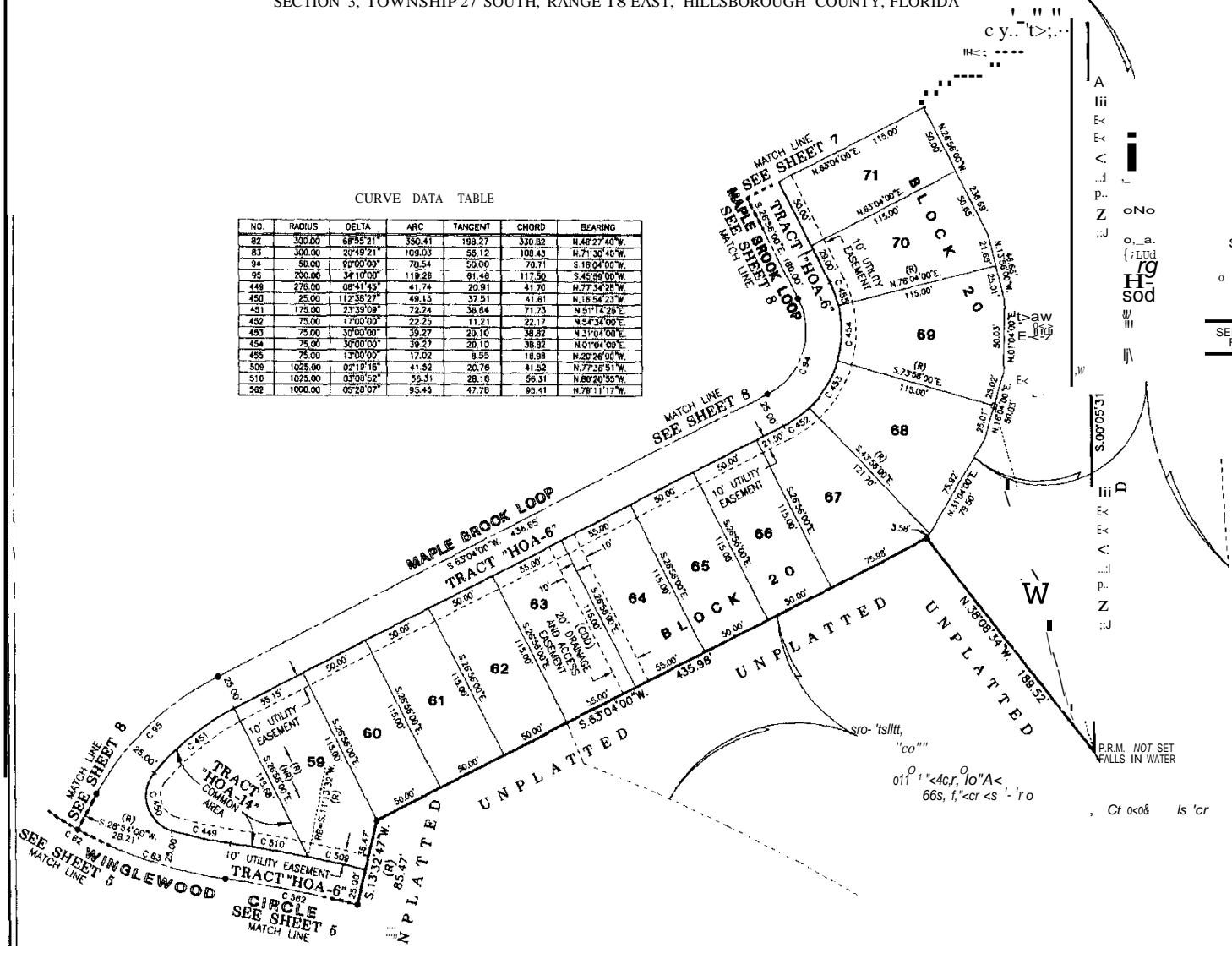
**FTME ITT. INC.**  
LAND SURVEYING AND MAPPING  
Certificate of Authorization Number LB 7778  
1213E 6th Avenue  
Tampa, FL 33606  
PHONE (813) 221-5200

# SAMPLE PHASE "B"

SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
82	300.00	88°55'21"	350.41	198.27	330.82	N.48°27'40"W
83	300.00	20°49'21"	109.03	55.12	108.43	N.71°30'40"W
84	50.00	97°00'00"	78.54	50.00	70.71	S.18°04'00"W
85	200.00	34°10'00"	119.28	81.48	117.50	S.43°59'00"W
448	278.00	08°41'45"	41.74	20.91	41.76	N.77°34'28"W
450	25.00	112°58'27"	49.13	37.51	41.81	N.18°54'23"W
491	175.00	23°39'09"	72.24	38.64	71.73	N.51°14'28"E
492	75.00	17°00'00"	22.25	11.21	22.17	N.84°34'09"E
493	75.00	30°00'00"	39.27	20.10	38.82	N.31°04'00"E
454	75.00	30°00'00"	39.27	20.10	38.82	N.01°04'00"E
495	75.00	13°00'00"	17.02	9.55	18.98	N.28°26'00"W
308	1025.00	02°18'18"	41.52	20.76	41.52	N.77°36'51"W
510	1025.00	03°08'52"	56.31	28.16	56.31	N.80°20'55"W
382	1000.00	05°28'07"	95.43	47.76	95.41	N.78°11'17"W



SEE NOTE ON SHEET 3 OF 8 FOR BASIS OF BEARINGS

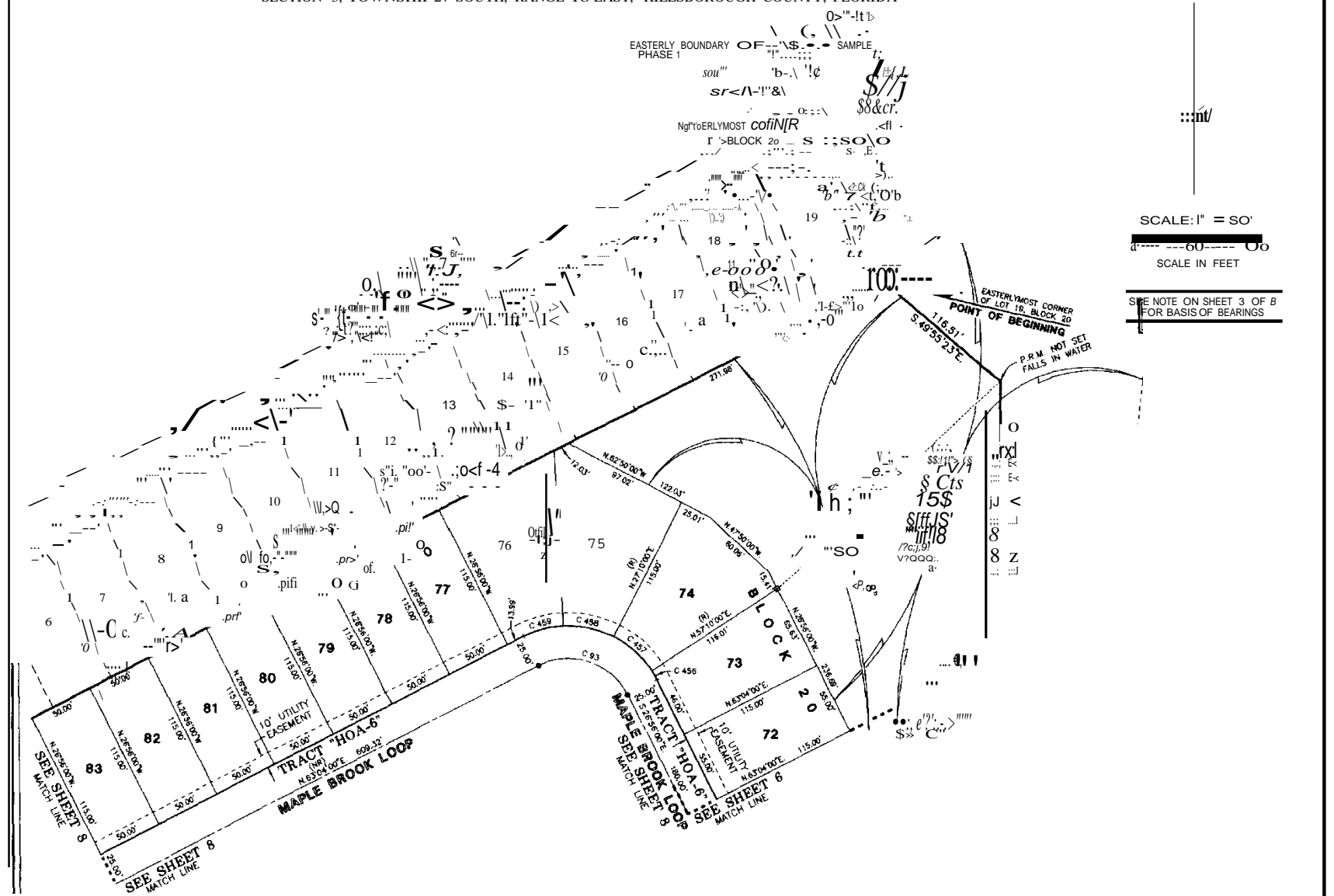
- LEGEND:
- Symbol indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol & indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol+ indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - CDD - Community Development District
  - HOA - Homeowners Association

**FIMEFVITT. INC.**  
 LAND SURVEYING AND MAPPING  
 Certificate of Authorization Number LB 7778  
 1213 E. 6th Avenue  
 Tampa, FL 33605  
 PHONE (813) 221-5200



# STONEBRIA PHASE 41B

SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 50'  
 0 10 20 30 40 50  
 SCALE IN FEET

SEE NOTE ON SHEET 3 OF B FOR BASIS OF BEARINGS

**LEGEND:**

1. Symbol\* indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument L8778, unless otherwise noted.
2. Symbol-a indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument L8778, unless otherwise noted.
3. Symbol+ indicates (P.C.P.) Permanent Control Point I8778
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. COD - Community Development District
8. HOA - Homeowners Association

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD
93	50.00	90°00'00"			
455	75.00	09°54'00"			
457	75.00	30°00'00"		50.00	70.71
458	75.00	30°00'00"	39.27	3.86	7.72
459	75.00	24°08'00"	31.55	16.01	34.11

BEARING
S.71°58'00"E
N.28°53'00"W
N.47°50'00"W
N.77°50'00"W
S.75°07'00"W

**FIME ITT. INC.**  
 LAND SURVEYING AND MAPPING  
 Certificate of Authorization Number LB 7778  
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# STONEBAIEA PHASE 41B

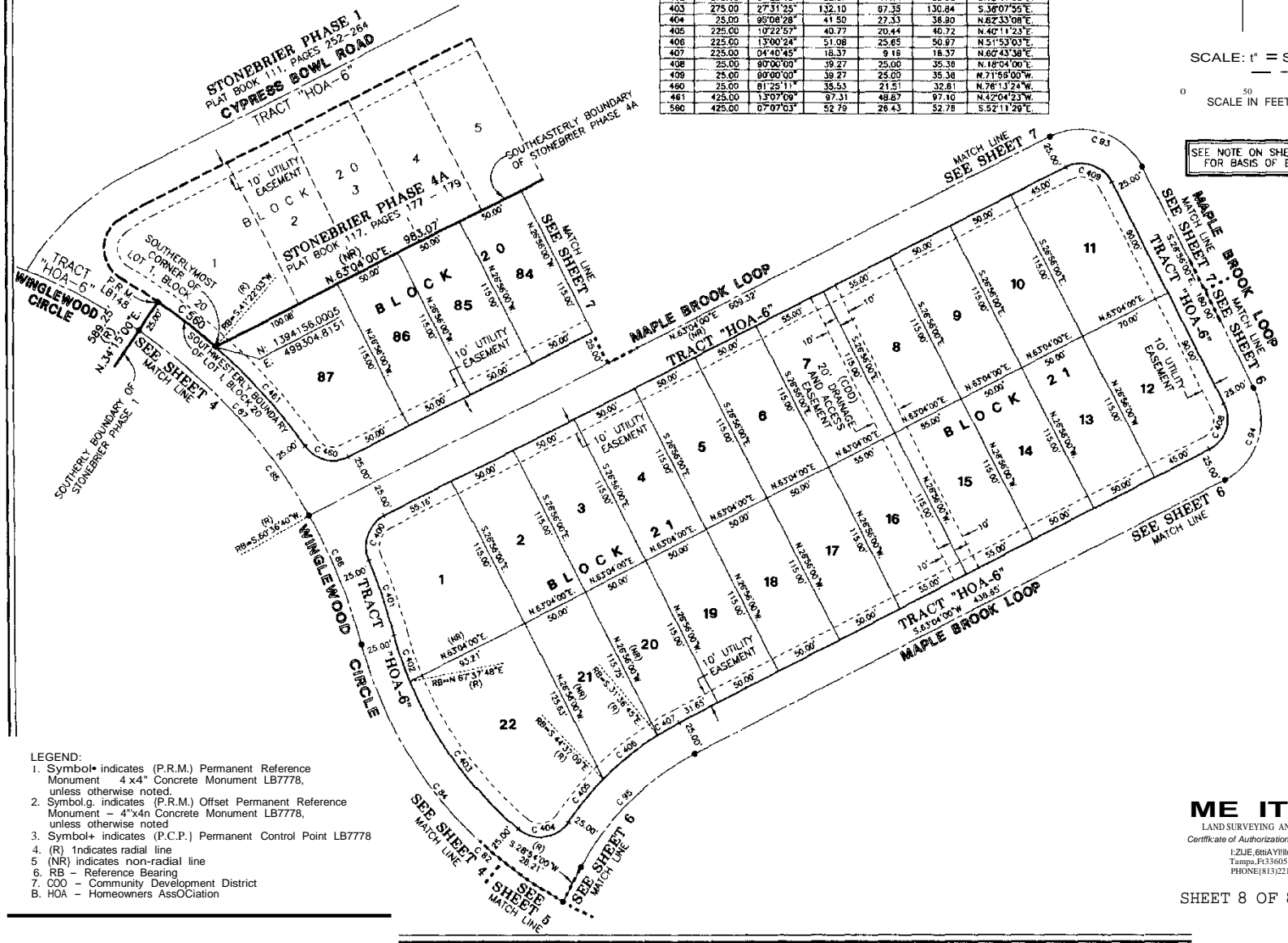
SECTION 3, TOWNSHIP 27 SOUTH, RANGE 18 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
82	300.00	86°55'21"	350.41	198.27	330.82	N.48°27'40"W
84	300.00	46°08'00"	241.35	127.65	234.92	N.38°03'00"W
85	400.00	47°45'00"	284.48	148.58	278.53	N.35°22'30"W
86	400.00	14°23'20"	150.45	50.48	100.19	N.22°11'40"W
87	400.00	28°21'40"	184.04	93.88	182.42	N.42°34'10"W
93	50.00	90°00'00"	78.54	50.00	70.71	S.71°36'00"E
84	50.00	90°00'00"	78.54	50.00	70.71	S.18°04'00"W
95	200.00	34°10'00"	118.26	61.48	117.90	S.45°59'00"W
400	23.00	88°41'44"	37.44	23.24	34.04	S.20°09'38"W
401	425.00	07°44'44"	57.45	28.72	57.41	S.16°52'22"E
402	275.00	07°22'12"	35.37	17.71	35.35	S.12°41'06"E
403	275.00	27°31'25"	132.10	67.35	130.84	S.36°07'55"E
404	25.00	98°08'28"	41.50	27.33	38.80	N.82°33'08"E
405	225.00	10°22'57"	40.77	20.44	40.72	N.40°11'23"E
406	225.00	13°06'24"	51.08	25.65	50.87	N.51°53'03"E
407	225.00	8°41'45"	15.37	9.19	18.32	N.60°43'38"E
408	23.00	90°00'00"	39.27	25.00	35.38	N.18°04'00"E
409	25.00	90°00'00"	39.27	25.00	35.38	N.71°58'00"W
480	25.00	81°25'11"	35.53	21.51	32.61	N.76°13'24"W
481	425.00	13°07'09"	87.31	48.87	97.10	N.42°04'23"W
580	425.00	07°07'03"	52.79	28.43	52.78	S.52°11'29"E

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

SEE NOTE ON SHEET 3 OF 8 FOR BASIS OF BEARINGS



- LEGEND:
- Symbol• indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol.g. indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4"n Concrete Monument LB7778, unless otherwise noted.
  - Symbol+ indicates (P.C.P.) Permanent Control Point LB7778
  - (R) Indicates radial line
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  - RB - Reference Bearing
  - COO - Community Development District
  - B. HOA - Homeowners AssOCIation

**ME ITT. INC.**  
LAND SURVEYING AND MAPPING  
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SHEET 8 OF 8 SHEETS