

**SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
FEBRUARY 13, 2020**

SUMMIT AT FERN HILL
COMMUNITY DEVELOPMENT DISTRICT AGENDA
FEBRUARY 13, 2020 at 9:00 a.m.

Offices of Lennar Homes
located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607

District Board of Supervisors	Chairman Vice Chair Supervisor Supervisor Supervisor	Kelly Evans Laura Coffey David Jae Ben Gainer Lori Campagna
District Manager	Meritus	Nicole Hicks
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **9:00 a.m.** with the third section called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. The fourth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The fifth section is called **Vendor/Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action.

The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.**

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

February 13, 2020

Board of Supervisors
Summit at Fern Hill Community Development District

Dear Board Members:

The Regular Meeting of Summit at Fern Hill Community Development District will be held on **Thursday, February 13, 2020 at 9:00 a.m.** at the offices of Lennar Homes located at 4600 W. Cypress St. Suite 200, Tampa, FL 33607. Following is the Agenda for the Meeting:

Call in Number: 1-866-906-9330

Access Code: 4863181

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion on Resident Resumes..... Tab 01
 - B. Discussion on Center Island Entrance Proposal Tab 02
 - C. Consideration of Resolution 2020-01; Approving the Acceptance of Common Area Parcels.. Tab 03
- 4. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting January 9, 2020Tab 04
 - B. Consideration of Operations and Maintenance Expenditures December 2019.....Tab 05
 - C. Review of Financial Statements through December 31, 2019.....Tab 06
- 5. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District ManagerTab 07
 - i. Community Inspection Report
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Nicole Hicks
District Manager

Contact

amhurt@gmail.com
(301) 512-5114 (Mobile)
amhurt@gmail.com

www.linkedin.com/in/andrea-hurt-338a9a37 (LinkedIn)

Top Skills

Microsoft Excel
Contract Management
Administration

Andrea Hurt

Contract Administrator
Tampa/St. Petersburg, Florida Area

Experience

SCLogic

Operations Assistant/Contract Administrator
November 2012 - Present
Annapolis, MD

- Enter credit card payments
- Extensive quotation and proposal generation and revision, requiring substantial work in Excel and Word.
- Management of support contract renewals (generating renewal packets and invoices according to a schedule, ensuring email delivery and acknowledgement of same)
- Export and manipulation of data from various programs
- Responding to inquiries, document requests, pricing questions
- Order entry via Netsuite
- Extensive use of the Customer Relationship Management System (CRMS), Netsuite to build sales opportunities, enter support contracts, collect client data
- Work with other operations personnel to prioritize and coordinate fulfillment of orders
- Assist in answering phone lines

Mom's Cupboard

Office Manager/Bookkeeper
February 2012 - August 2014 (2 years 7 months)
Annapolis, MD

- Accounts Payable
- Accounts Receivable
- Tax preparation
- Responsible for account reconciliations for bank accounts and credit cards
- Create and make bank deposits

Tritech

Office Manager/Bookkeeper
November 2011 - February 2012 (4 months)
Edgewater, MD

- Accounts Payable

- Accounts Receivable
- Human Resource Director
- Purchaser
- Payroll
- General Management of the office
- Successfully manually converted accounting system from Sage Peachtree to Intuit Quickbooks.
- Administrator for 401k plan, as well as, vehicle, health, disability, and life insurance plans.

Petroleum Management, Inc.

Office Manager

March 2011 - November 2011 (9 months)

Baltimore, MD

- Answer 5 line phone system
- Proofread and type proposals
- Enter bills into accounting system to be paid and ensure they correspond to the correct Work Orders and Manifests
- Create invoices and make collections calls
- Receive checks, make copies, sort and credit to the appropriate accounts
- Process credit card payments to the corresponding accounts
- Create and maintain spreadsheet to track billing for each quarter and fiscal year. Created job cost analysis and profit reports.
- Miscellaneous Human Resources duties
- Handle accounts payable disputes with vendors
- Make flight reservations for out of town employees

Parsons

5 years 4 months

Administrative Assistant

October 2009 - February 2011 (1 year 5 months)

Greenbelt, MD

- Copy and distribute drawings and admin 1 sets utilizing the program AccXES-Tools.
- Create and maintain project schedules for engineering department.
- Enter new projects into system
- Develop and teach training classes for users of Contract Manager (Government client and contractors)
- Research reports and uses of Contract Manager for users
- Test software updates to find potential errors

- Coordinate modification of the Project Procedures Manual
- Maintain Technical Library inventory. Add Operation and Maintenance Manuals as needed.
- Provide monthly report of books and manuals added to the library to the Technical Policy Group (TPG).
- Provide bi-annual report of complete library inventory.
- Maintain inventory of office supplies for Engineering Department. Coordinate supply orders as needed.
- Coordinate Project Monthly Progress Report

Senior Document Control Coordinator

July 2009 - October 2009 (4 months)

Annapolis Junction, MD

- Review current workflow and establish new Document Control procedures
- Enter new projects into Primavera Contract Manager (Expedition)
- Enter data from document submittals into Primavera Contract Manager and track the approval status
- Proofread and enter Requests for Information (RFI's) into Primavera Contract Manager, track the status and expedite answers to outstanding questions
- Enter weekly IV&V/Client meeting minutes into Contract Manager
- Create and update all distribution and company contact lists in Contract Manager
- Create LAN requests for Contract Manager Access
- Provide Contract Manager training as needed
- Retrieve physical documents for employees
- Create and distribute following reports:
 - a. Submittal Status Report - weekly
 - b. Submittal Report - as needed
 - c. Daily Reports - daily
 - d. Client Executive Submittal Report – weekly
- Process OCRs (online check requests). Scanned and coded invoices into payment system

Engineering Coordinator

November 2005 - July 2009 (3 years 9 months)

Greenbelt, MD

- Continued all duties from previous Document Control position
- Maintain the Project Closeout Log and notify required individuals of requests for substantial completion
- Update month end performance metrics for Quality Assurance and Quality Control punch lists

- Scanned documents and filed into corresponding directory
- Record minutes for weekly meetings for time sensitive jobs between Parsons and Government management teams.
- Assist in Primavera Expedition troubleshooting and maintenance
- Develop and teach training classes for users of Contract Manager (Government client and contractors)
- Responsible to test Primavera Expedition software upgrades for any problems
- Enter new projects into Primavera Expedition
- Perform monthly project close out in Primavera Expedition
- Develop and maintain FaCETS project schedule in Primavera 6.0
- Create and update construction project schedules in Microsoft Project 2007

The Match Group

Document Control Coordinator

January 2005 - November 2005 (11 months)

Greenbelt, MD

- Enter data from document submittals into Primavera Expedition and track the approval status
- Proofread and enter Requests for Information (RFI's) into Primavera Expedition, track the status and expedite answers to outstanding questions
- Maintain the file for Quality Control current as well as my own files for construction material submittals and RFIs
- Distribute approved document submittals and RFIs to the appropriate personnel
- Initiate and track Parsons and subcontractor Injury/Illness reports for the Quality Control Department
- Assist in compiling material and equipment submittal packages for the Construction Leads
- Scanned documents and filed into corresponding directory
- Expedite the document submittals due from Vendors to ensure they are turned in on time
- Maintain the Parsons Tool Inventory Log

Suburban Federal Savings Bank

Bank Teller

November 2003 - January 2005 (1 year 3 months)

Crofton, MD and Arnold, MD

- Entered customer deposits and withdrawals
- Performed branch reconciliation

- Balanced ATM
- Filled ATM
- Entered mortgage payments
- Opened new accounts
- Answered phones

Continental Pools, Inc.

Virginia Office Manager

June 2002 - June 2004 (2 years 1 month)

Savage, MD and Springfield, VA

- Created deposits and customer account status
- Made collections calls and sent mail correspondence to delinquent customer accounts
- Created invoices
- Coded payables to the proper accounts
- Answered a 5-line telephone system and took messages, if necessary
- Created Service Orders and Purchase Orders
- Assisted in preparing construction and pool management proposals

Education

Lanham Christian School

High School, High School · (1997 - 1999)

Annapolis Area Christian School

High School · (1995 - 1997)

Contact

10303 Boggy Moss Drive
Riverview, FL 33578
609-480-8534 (Mobile)
rcorleynole@gmail.com

www.linkedin.com/in/rcorleynole
(LinkedIn)

Top Skills

Staffing Coordination
Medical Education
Budgets

Languages

English

Ryan Corley

Event Manager at Science Care
Tampa/St. Petersburg, Florida Area

Summary

Since January 2012 I have worked for the top whole body donation program in the world. We help advance medical research and education by connecting those wishing to donate themselves to science with those in the medical education, training, and research fields. As the Events Manager I help provide staffing, equipment, and logistics for any medical training event that requires additional staffing. These can either be at one of our Event facilities (Phoenix, California, or Colorado) or at any location around the world.

When I am not traveling the nation working with many great Bioskills lab managers, scientific program managers, and clinical workshop managers I enjoy spending time in the kitchen, woodworking, exploring nature, and spending time with my family.

Experience

Science Care

8 years 1 month

Events Manager

July 2014 - Present

Tampa/St. Petersburg, Florida Area

With my position of Events Manager I assist with the staffing of employees for our client's surgical training events, ensure proper equipment needs are met, maintain training files of all Event staff, and help plan logistics for labs being conducted across the country and internationally.

-Maintain communication and customer service with our clients before, during, and after their courses.

-Experience operating a C-arm, Hana surgical table, Trumpf Arch positioner, peg board, and DeMayo knee positioner among other positioning devices.

-Review and approved expense reports and reviewed post event reports to see what improvements could be made.

- Purchased and maintain supplies as well as constantly looked for better and less expensive options to reduce costs for our clients.
- Experienced handling courses that range from one station on one day to multi day conference center training events. This includes everything from initial meeting request and conference call to a post course follow-up.
- Hired, trained, staffed and, when needed, terminated employees.
- Work with our QA department to ensure training files are kept up to date as well as OSHA, AATB, and SDS standards across all facilities and nationwide events that we work.

Facility Operations Manager

June 2013 - July 2014 (1 year 2 months)

Jamesburg, New Jersey

As facility lab manager, I was in charge of all aspects of the laboratory and the employees within it. This included our three station Event space in the front of the building.

- Handled scheduling, task assignment, metrics, budgeting, and worked with our corporate headquarters and other managers across the nation on the smooth operation of the company and client satisfaction.
- Hired, trained, staffed and, when needed, terminated employees.
- Oversaw tissue thawing, shipping, and cremation processes.
- Worked and helped to staff various Event training courses within region under direction of the Event Manager.
- Ensured OSHA, MSDS, and AATB requirements were kept up to date and adhered to.

Laboratory Technician

August 2012 - June 2013 (11 months)

Coral Springs, FL

- Adhered to strict AATB and OSHA regulations.
- Conducted full anatomic assessments of incoming specimens to determine quality and prior surgical events.
- Drew, packaged, and shipped blood to be analyzed for pathogens.
- Procured tissue for our clients.
- Setup shipments, packaged and labeled boxes, sent out cremated remains to the family's of the donated individuals.
- Traveled to and worked labs around the country.

Assistant Laboratory Technician

January 2012 - August 2012 (8 months)

Coral Springs, FL

- Adhered to strict AATB and OSHA regulations.
- Conducted full anatomic assessments of incoming specimens to determine quality and prior surgical events.
- Drew, packaged, and shipped blood to be analyzed for pathogens.
- Procured tissue for our clients.
- Setup shipments, packaged and labeled boxes, sent out cremated remains to the family's of the donated individuals.
- Traveled to and worked labs around the country.

IEH Laboratories & Consulting Group

Laboratory analyst

February 2011 - October 2011 (9 months)

Orlando, Florida Area

- Helped to prepare the lab to be ISO/IEC 17025 and ACLASS accredited.
- Completed American Proficiency Institute's Comparative Food Microbiology test, passing with 100% in all six tests.
- Handled all purchasing/ordering, billing, sample login, sending of the COA, and handled issues that arose within the lab.
- Extensive experience with media prep required for daily lab use including
- Agarose gel, standard methods agar, NaOH, TSB buffer, as well as a multiple of others.

Florida State University

Laboratory Technician

November 2009 - October 2010 (1 year)

Tallahassee, Florida Area

- Used various techniques and buffers to extract DNA.
- Created master mixes for PCR and multiplex PCR amplification.
- Prepared and ran DNA on gel electrophoresis machine.
- Prepare plates and plate records for fragment analysis, then analyzed microsatellite data using Genemapper.
- Kept detailed and up to date notebook on daily events and data collection.

Florida State University Marine Laboratory

Volunteer Field Worker

April 2009 - November 2009 (8 months)

Saint Teresa, FL

Assisted Dr. Randall Hughes in the field of St. Joseph Bay conducting field work on *Spartina Alterniflora*, *Juncus roemerianus*, Periwinkle snails, and various other marine invertebrates.

Used kayaks, field gear, and FSU vehicles as part of our work.

Florida State University

Directed Individual Study with Laura Petes

August 2008 - April 2009 (9 months)

Saint Teresa, FL

Assisted in Laura's experiment performing field and laboratory experiments to investigate salinity effects on oyster survival, growth, reproduction, recruitment, and disease, as well as larval survival and predator-prey interactions.

FSU College of Criminology

Research Practicum

January 2008 - May 2008 (5 months)

Tallahassee, Florida Area

Worked under Professor Ted Chiricos and Professor Bill Doerner on a national phone survey being conducted to gather people's responses to a set of standardized questions.

Gathered and submitted answers and information on a computer.

Florida Department of Law Enforcement

Internship

January 2005 - May 2005 (5 months)

Tallahassee, Florida Area

Assisted in filing and updating file information in the sexual predator and sexual offender unit.

Assisted in reviewing state statutes.

Reviewed state and Federal programs to make sure Florida was in compliance with them. This included, but not limited to, the Department of Homeland Security.

Helped other employees with anything they needed.

Education

Florida State University

Bachelors, Criminology · (2004 - 2009)

Florida State University

Bachelors, Biology with Chemistry minor · (2004 - 2009)

Pedro Menendez High School

Diploma, N/A · (2000 - 2004)

CARSON'S LAWN & LANDSCAPING SERVICES LLC

Mailing Address
PO Box 3203
Riverview, FL 33568
813-526-3739
F-813-280-2476
carsonwd@yahoo.com

500

Proposal
Bill
See Attached

x

Authorized By	Date
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RESOLUTION 2020- 01

A RESOLUTION OF THE SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS APPROVING THE ACCEPTANCE OF CERTAIN COMMON AREA TRACTS AND PLATS

WHEREAS, the Summit at Fern Hill Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended (the "**Act**"), Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.011(1), Florida Statutes, the District is authorized to acquire real property by purchase, gift, devise, or otherwise; and

WHEREAS, pursuant to Section 190.012 (1)(a), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain storm water management and control systems that serve the District; and

WHEREAS, pursuant to Section 190.012 (1)(f), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain conservation areas, mitigation areas, and wildlife habitat, including the maintenance of any plant or animal species; and

WHEREAS, pursuant to Section 190.012(2)(a), Florida Statutes, the District is authorized to finance, fund, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain parks and recreational amenities, that serve the District; and

WHEREAS, the District has previously acquired the tracts of land as listed in **Composite Exhibit A** (the "**Tracts**") by Deed and/or assigned by Plat, which are located within the boundaries of the District, in order to provide stormwater management services, conservation areas, mitigation areas, and/or wildlife habitat, and parks and recreational amenities for the District; and

WHEREAS, the District has determined that the Tracts benefit the properties located within the boundaries of the District, and the District desires to approve and accept the Tracts in order to provide a complete system of stormwater management services, conservation areas, mitigation areas, and/or wildlife habitat and parks and recreational amenities.

NOW THEREFORE, BE IT RESOLVED that:

1. The District hereby approves the acquisition of the Tracts, as depicted in **Composite Exhibit A** attached hereto and incorporated herein by reference.
2. The Chairman or the Vice-Chairman of the District are hereby authorized, empowered and directed to execute any and all other documents and to take

whatever other action he or she deems necessary to carry out the intent of the foregoing.

3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED THIS 13TH DAY OF FEBRUARY, 2020.

Attest:

**Summit at Fern Hill
Community Development District**

Name: _____
Secretary/Assistant Secretary

Kelly Evans
Chairman of the Board of Supervisors

Composite Exhibit A

Summit at Fern Hill Community Development District

Deeds

1. Special Warranty Deed dated October 30, 2015, recorded in public records OR Book 23642, Pages 596 – 625 in Hillsborough County, Florida. [Tracts for Fern Hill Phase 1A Plat]
2. Quit Claim Deed dated September 20, 2016, recorded in public records OR Book 24405, Pages 1459 – 1466 in Hillsborough County, Florida. [Tracts for Fern Hill Phase 1B Plat]
3. Special Warranty Deed dated September 2, 2016, recorded in public records OR Book 24354, Pages 1022 – 1024 in Hillsborough County, Florida. [Tracts for Fern Hill Phase 1B Plat]
4. Special Warranty Deed dated January 15, 2019, recorded in public records OR Book 26381, Pages 1000 – 1005 in Hillsborough County, Florida. [Tracts for Fern Hill Phase 2 Plat]
5. Quit Claim Deed dated October 17, 2018, recorded in public records OR Book 26151, Pages 1214 – 1219 in Hillsborough County, Florida. [Tracts for Fern Hill Phase 3 Plat]

Plats

6. Fern Hill Phase 1A Plat recorded in public records at Plat Book 126, Pages 65-72 in Hillsborough County, Florida.
7. Fern Hill Phase 1B Plat recorded in public records at Plat Book 130, Pages 75-80 in Hillsborough County, Florida.
8. Fern Hill Phase 2 Plat recorded in public records at Plat Book 135, Pages 160-161 in Hillsborough County, Florida.
9. Fern Hill Phase 3 Plat recorded in public records at Plat Book 134, Pages 27-31 in Hillsborough County, Florida.

INSTRUMENT#: 2015420506, O BK 23642
PG 596-625 11/02/2015 at 02:53:11 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
MTERRELL Pat Frank, Clerk of the Circuit
Court Hillsborough County

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
John M. Vericker
Straley & Robin
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 30th day of October, 2015, by **Lennar Homes, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 5680 W. Cypress Street, Suite A, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Composite Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Lennar Homes, LLC,
a Florida limited liability company

Jennifer L. Gardner
(Witness 1 - Signature)

By: [Signature]
Mark Metheny
Vice President

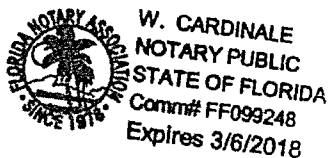
Jennifer L. Gardner
(Witness 1 - Printed Name)

W. Cardinale
(Witness 2 - Signature)

W. Cardinale
(Witness 2 - Printed Name)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on October 30, 2015, by Mark Metheny, as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.



W. Cardinale
NOTARY PUBLIC, STATE OF FLORIDA

W. Cardinale
(Print, Type, or Stamp Commissioned Name of Notary Public)

Composite Exhibit "A"

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST

HILLSBOROUGH COUNTY, FLORIDA

SOUTH LINE
KENLAKE SUBDIVISION

KENLAKE SUBDIVISION
(PB 46, PG 50)

NW COR
NW 1/4, NE 1/4
SEC 30-30-20

589°15'11"W 1333.28'
BASIS OF BEARINGS
NORTH LINE NW 1/4,
NE 1/4 SEC 30-30-20

POC
NW COR
NE 1/4, NE 1/4
SEC 30-T30S-R20E

FERN HILL DRIVE

LEGEND
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
SEC 30-T30S-R20E = SECTION-TOWNSHIP-RANGE

PROPOSED R/W LINE

LENNAR HOMES, LLC
(ORB 23244, PG 1840)

WEST LINE NW 1/4, NE 1/4
SEC 30-T30S-R20E

PROPOSED
CONE GROVE ROAD R/W

SW COR
NW 1/4, NE 1/4
SEC 30-T30S-R20E

PROPOSED SOUTHERLY
R/W LINE OF CONE GROVE ROAD
UNPLATTED

SOUTH LINE OF THE
NW 1/4, NE 1/4 OF
SEC 30-T30S-R20E

SE COR
NW 1/4, NE 1/4
SEC 30-T30S-R20E

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT A

SCALE 1"=200'	DATE 09/10/15	JOB No. 5163-906-001
DRAWN JMP	CHECKED GB	SECTION 30
		TOWNSHIP 30S
		RANGE 20E

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

Greg Baksis
GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	670.17'
L2	S00°38'16"W	20.01'
L3	S89°15'11"W	456.69'
L4	S00°16'17"E	270.01'
L5	N89°15'11"E	110.00'
L6	S00°16'17"E	116.00'
L7	N89°15'11"E	124.90'
L8	S26°26'25"E	110.25'
L9	N50°39'00"W	156.00'
L10	N39°21'00"E	120.47'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	265.00'	39°50'53"	184.30'	S70°49'24"E	180.61'
C2	200.00'	18°22'39"	64.15'	S60°05'17"E	63.88'
C3	200.00'	43°47'12"	152.84'	N88°49'47"E	149.15'
C4	375.00'	23°15'48"	152.26'	S51°55'41"W	151.21'
C5	25.00'	89°03'13"	38.86'	S84°49'23"W	35.06'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT A

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

C:\SURVEY\151631906\001\Production\Drawings\FH 1A TR A S&L.dwg, September 15, 2015 9:25 AM, King Engineering Associate Inc.

Sheet 2 of 3

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 670.17 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°38'16" WEST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 456.69 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 270.01 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 116.00 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 124.90 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 184.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 39°50'53", AND A CHORD BEARING AND DISTANCE OF SOUTH 70°49'24" EAST 180.61 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 64.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 18°22'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 60°05'17" EAST 63.88 FEET TO A POINT ON A CURVE TO THE LEFT, SAME BEING THE POINT OF BEGINNING; THENCE EASTERLY 152.84 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 43°47'12", AND A CHORD BEARING AND DISTANCE OF NORTH 88°49'47" EAST 149.15 FEET; THENCE SOUTH 26°26'25" EAST, A DISTANCE OF 110.24 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHWESTERLY 152.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 23°15'48", AND A CHORD BEARING AND DISTANCE OF SOUTH 51°55'41" WEST 151.21 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 38.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°03'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°49'23" WEST 35.06 FEET; THENCE NORTH 50°39'00" WEST, A DISTANCE OF 156.00 FEET; THENCE NORTH 39°21'00" EAST, A DISTANCE OF 120.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.761 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT A

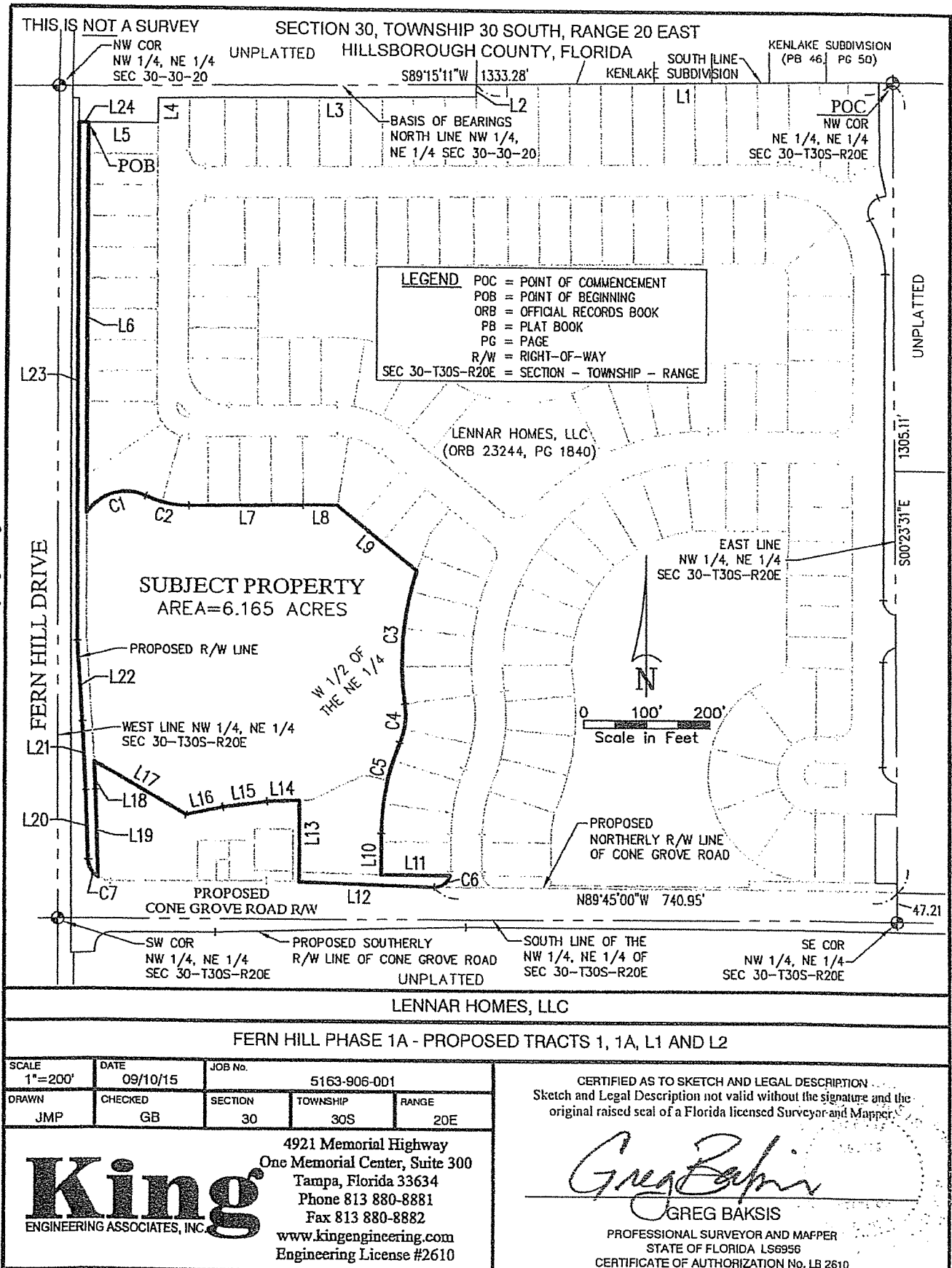
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together with

Sheet 3 of 3

C:\SURVEY\151631906\001\Production\Drawings\FH 1A TR 1-1A L1-L2 S&L.dwg, September 15, 2015 9:59 AM, King Engineering Associate Inc.



THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	670.17'
L2	S00°38'16"W	20.01'
L3	S89°15'11"W	506.69'
L4	S00°16'17"E	39.58'
L5	S89°43'43"W	110.00'
L6	S00°16'17"E	627.49'
L7	N89°15'11"E	180.54'
L8	S89°59'48"E	54.29'
L9	S50°39'00"E	163.88'
L10	S00°15'00"W	65.79'
L11	S89°45'00"E	109.23'
L12	N88°06'25"W	214.37'

LINE	BEARING	DISTANCE
L13	N00°00'00"E	130.02'
L14	S87°45'20"W	51.04'
L15	S82°23'10"W	70.27'
L16	S77°28'35"W	59.44'
L17	N59°59'30"W	168.18'
L18	S03°09'36"E	44.84'
L19	S01°56'38"E	140.15'
L20	N01°56'38"W	111.27'
L21	N03°09'36"W	110.46'
L22	N03°47'15"W	130.99'
L23	N00°16'17"W	833.74'
L24	N89°43'43"E	15.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	72.13'	82°59'49"	104.48'	N73°28'31"E	95.58'
C2	160.00'	25°43'14"	71.83'	S77°53'11"E	71.22'
C3	485.00'	25°53'14"	219.13'	S04°49'30"W	217.27'
C4	120.00'	30°20'00"	63.53'	S07°02'53"W	62.79'
C5	390.00'	21°57'52"	149.51'	S11°13'56"W	148.59'
C6	25.00'	77°23'58"	33.77'	S53°11'35"W	31.26'
C7	35.00'	55°09'00"	33.69'	N29°31'08"W	32.40'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACTS 1, 1A, L1 AND L2

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C:\SURVEY\51631906\001\Production\Drawings\FH 1A TR 1-1A-L1-L2 S&L.dwg, September 15, 2015 10:00 AM, King Engineering Associate Inc.

Sheet 2 of 3

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 670.17 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°38'16" WEST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 506.69 FEET; THENCE SOUTH 00°16'17" WEST, A DISTANCE OF 39.58 FEET; THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 627.49 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 104.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 72.13 FEET, A CENTRAL ANGLE OF 82°59'49", AND A CHORD BEARING AND DISTANCE OF NORTH 73°28'31" EAST 95.58 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 71.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 25°43'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°53'11" EAST 71.22 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 180.54 FEET; THENCE SOUTH 89°59'48" EAST, A DISTANCE OF 54.29 FEET; THENCE SOUTH 50°39'00" EAST, A DISTANCE OF 163.88 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE SOUTHERLY 219.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 25°53'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°49'30" WEST 217.27 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 63.53 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 30°20'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°02'53" WEST 62.79 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 149.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 21°57'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°13'56" WEST 148.59 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 65.79 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 109.23 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 33.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°23'58", AND A CHORD BEARING AND DISTANCE OF SOUTH 53°11'35" WEST 31.26 FEET; THENCE NORTH 88°06'25" WEST, A DISTANCE OF 214.37 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 130.02 FEET; THENCE SOUTH 87°45'20" WEST, A DISTANCE OF 51.04 FEET; THENCE SOUTH 82°23'10" WEST, A DISTANCE OF 70.27 FEET; THENCE SOUTH 77°28'35" WEST, A DISTANCE OF 59.44 FEET; THENCE NORTH 59°59'30" WEST, A DISTANCE OF 168.18 FEET; THENCE SOUTH 03°09'36" EAST, A DISTANCE OF 44.84 FEET; THENCE SOUTH 01°56'38" EAST, A DISTANCE OF 140.15 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE NORTHWESTERLY 33.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 55°09'00", AND A CHORD BEARING AND DISTANCE OF NORTH 29°31'08" WEST 32.40 FEET; THENCE NORTH 01°56'38" WEST, A DISTANCE OF 111.27 FEET; THENCE NORTH 03°09'36" WEST, A DISTANCE OF 110.46 FEET; THENCE NORTH 03°47'15" WEST, A DISTANCE OF 130.99 FEET; THENCE NORTH 00°16'17" WEST, A DISTANCE OF 833.74 FEET; THENCE NORTH 89°43'43" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.165 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACTS 1, 1A, L1 AND L2

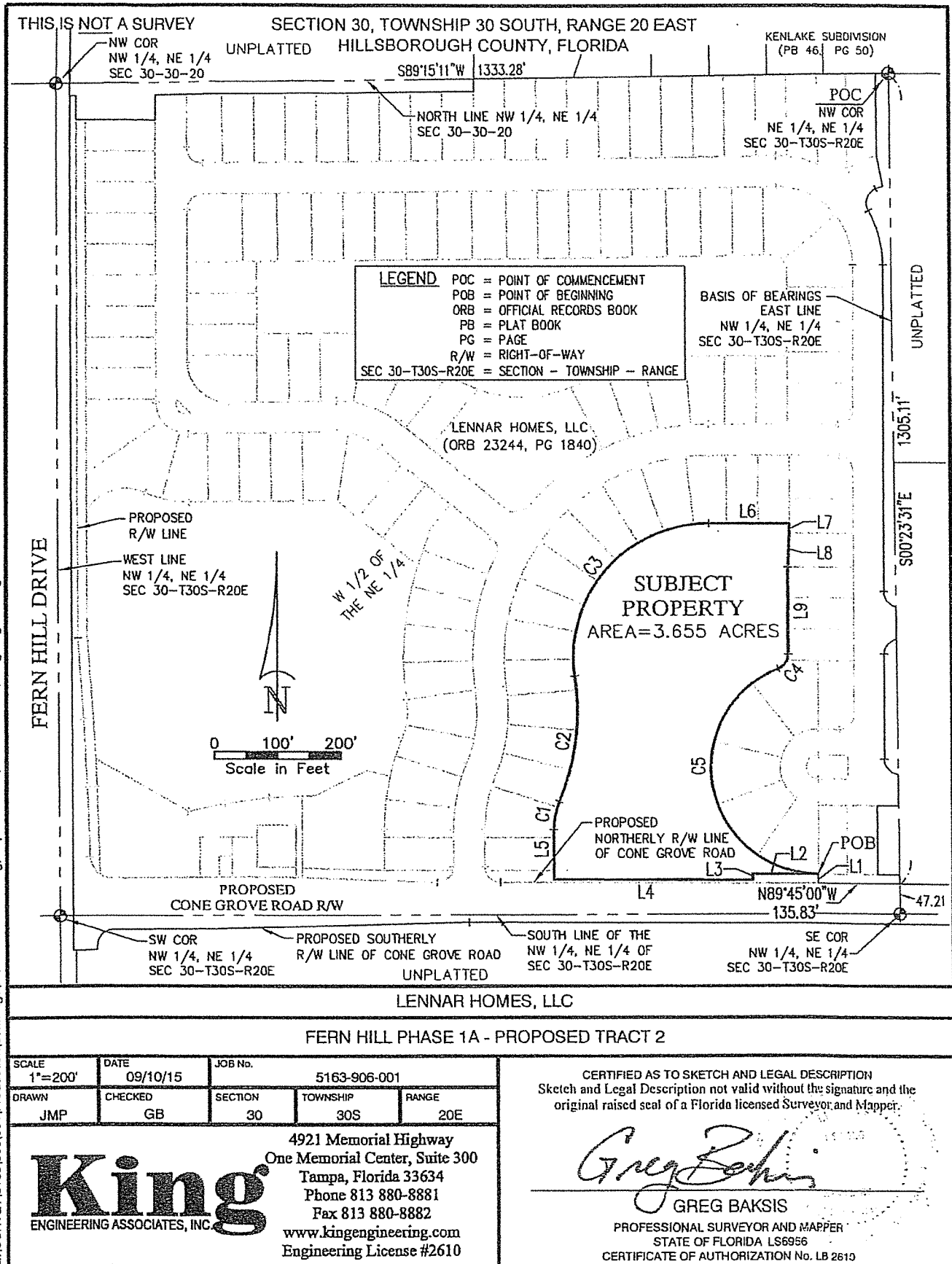
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Sheet 3 of 3

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THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'00"E	15.00'
L2	N89°45'00"W	105.04'
L3	S00°15'00"W	10.00'
L4	N89°45'00"W	314.36'
L5	N00°15'00"E	79.66'
L6	S89°45'00"E	128.72'
L7	S00°15'00"W	15.00'
L8	S03°15'49"W	55.08'
L9	S00°15'00"W	140.57'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	120.00'	21°57'52"	46.00'	N11°13'56"E	45.72'
C2	390.00'	30°20'00"	206.47'	N07°02'53"E	204.07'
C3	215.00'	98°22'07"	369.12'	S41°03'56"W	325.43'
C4	25.00'	68°08'00"	29.73'	S34°19'00"W	28.01'
C5	171.00'	158°08'00"	471.95'	S10°41'00"E	335.79'

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LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT 2

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Sheet 2 of 3

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 22285, PAGE 1894 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°23'31" EAST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 1305.11 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE NORTH 89°45'00" WEST, ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 135.83 FEET; THENCE, LEAVING SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, NORTH 00°15'00" EAST, A DISTANCE OF 15.00 TO THE POINT OF BEGINNING; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 105.04 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 314.36 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 79.66 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 46.00 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 21°57'52", AND A CHORD BEARING AND DISTANCE OF NORTH 11°13'56" EAST 45.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 206.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 30°20'00", AND A CHORD BEARING AND DISTANCE OF NORTH 07°02'53" EAST 204.07 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 369.12 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 98°22'07", AND A CHORD BEARING AND DISTANCE OF NORTH 41°03'56" EAST 325.43 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 128.72 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 03°15'49" WEST, A DISTANCE OF 55.08 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 140.57 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 29.73 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 68°08'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 34°19'00" WEST 28.01 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 471.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 171.00 FEET, A CENTRAL ANGLE OF 158°08'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 10°41'00" EAST 335.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.655 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 00°23'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT 2

King
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Sheet 3 of 3

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THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST

HILLSBOROUGH COUNTY, FLORIDA

KENLAKE SUBDIVISION
(PB 46, PG 50)

NW COR
NW 1/4, NE 1/4
SEC 30-30-20

UNPLATTED

SOUTH LINE
SUBDIVISION

KENLAKE

S89°15'11"W 1333.28'

BASIS OF BEARINGS
NORTH LINE NW 1/4,
NE 1/4 SEC 30-30-20

POC
NW COR
NE 1/4, NE 1/4
SEC 30-T30S-R20E

FERN HILL DRIVE

LEGEND
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
SEC 30-T30S-R20E = SECTION-TOWNSHIP-RANGE

PROPOSED R/W LINE

WEST LINE NW 1/4, NE 1/4
SEC 30-T30S-R20E

W 1/2 OF
THE NE 1/4

PROPOSED
CONE GROVE ROAD R/W

SW COR
NW 1/4, NE 1/4
SEC 30-T30S-R20E

PROPOSED SOUTHERLY
R/W LINE OF CONE GROVE ROAD
UNPLATTED

SOUTH LINE OF THE
NW 1/4, NE 1/4 OF
SEC 30-T30S-R20E

SE COR
NW 1/4, NE 1/4
SEC 30-T30S-R20E

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT 3

SCALE 1"=200'	DATE 09/10/15	JOB No. 5163-906-001
DRAWN JMP	CHECKED GB	SECTION 30
		TOWNSHIP 30S
		RANGE 20E

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Engineering License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

Greg Baksis

GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

Sheet 1 of 3

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	670.17'
L2	S00°38'16"W	20.01'
L3	S89°15'11"W	456.69'
L4	S00°16'17"E	270.01'
L5	N89°15'11"E	110.00'
L6	N89°15'11"E	819.86'
L7	S00°15'00"W	138.13'
L8	N89°45'00"W	125.83'
L9	S89°15'11"W	124.90'
L10	N00°16'17"W	116.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.00'	90°59'49"	39.70'	S45°14'54"E	35.66'
C2	485.00'	25°42'19"	217.59'	S77°23'51"W	215.77'
C3	200.00'	64°33'20"	225.34'	N83°10'39"W	213.61'
C4	265.00'	39°50'49"	184.30'	N70°49'24"W	180.61'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT 3

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Sheet 2 of 3

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 670.17 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°38'16" WEST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 456.69 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 270.01 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 819.86 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 39.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°59'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°14'54" EAST 35.66 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 138.13 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 125.83 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 217.59 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 25°42'19", AND A CHORD BEARING AND DISTANCE OF SOUTH 77°23'51" WEST 215.77 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE WESTERLY 225.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 64°33'20", AND A CHORD BEARING AND DISTANCE OF NORTH 83°10'39" WEST 213.61 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHWESTERLY 184.30 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 265.00 FEET, A CENTRAL ANGLE OF 39°50'49", AND A CHORD BEARING AND DISTANCE OF NORTH 70°49'24" WEST 180.61; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 124.90 FEET; THENCE NORTH 00°16'17" WEST, A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.214 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT 3

King
ENGINEERING ASSOCIATES, INC.

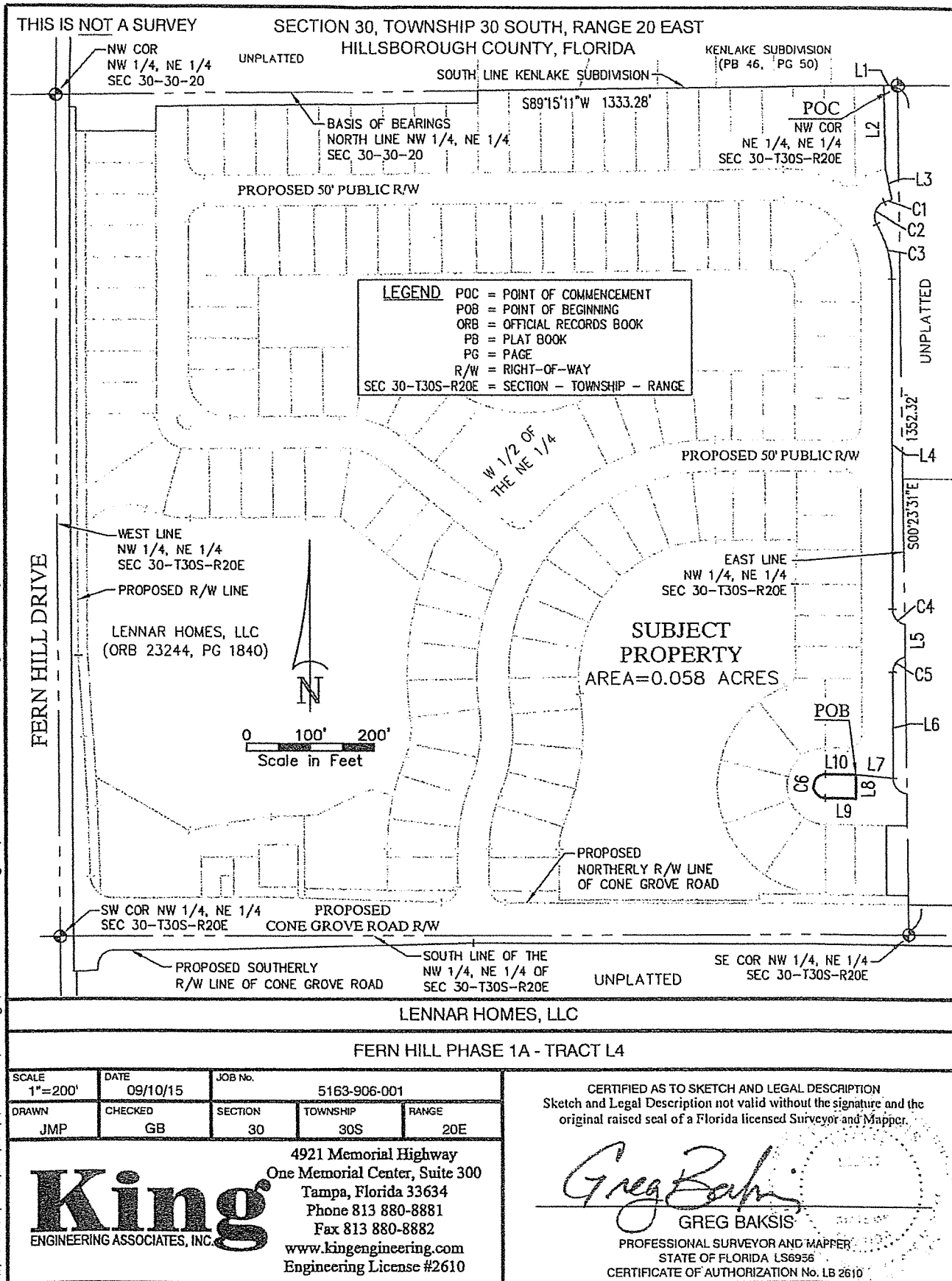
4921 Memorial Highway
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Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

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Sheet 3 of 3

Q:\SURVEY\151631906\001\Production\Drawings\FH 1A TR 3 S&L.dwg, September 15, 2015 10:58 AM, King Engineering Associate Inc.

C:\SURVEY\5163906\001\Production\Drawings\FH 1A TR L4 S&L.dwg, September 15, 2015 9:30 AM, King Engineering Associate Inc.



THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	20.90'
L2	S00°44'49"E	131.84'
L3	S11°03'31"E	50.00'
L4	S00°15'00"W	526.77'
L5	S00°23'31"E	51.41'
L6	S00°15'00"W	170.00'
L7	N84°59'11"W	60.21'
L8	S00°15'00"W	38.00'
L9	N89°45'00"W	52.00'
L10	S89°45'00"E	52.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	64.00'	11°11'54"	12.51'	S73°20'32"W	12.49'
C2	25.00'	97°35'44"	42.58'	S18°56'44"W	37.62'
C3	175.00'	30°06'08"	91.94'	S14°48'04"E	90.89'
C4	25.00'	75°42'54"	33.04'	S37°36'27"E	30.68'
C5	25.00'	77°04'24"	33.63'	S38°47'12"W	31.15'
C6	19.00'	180°00'00"	59.69'	N00°15'00"E	38.00'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT L4

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
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Engineering License #2610

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 20.90 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°44'49" EAST, A DISTANCE OF 131.84 FEET; THENCE SOUTH 11°03'31" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 12.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 11°11'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 73°20'32" WEST 12.49 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 42.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97°35'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°56'44" WEST 37.62 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 91.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 30°06'08", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°48'04" EAST 90.89 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 526.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 33.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°42'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°36'27" EAST 30.68 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°23'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 51.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID EAST LINE, SOUTHWESTERLY 33.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°04'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°47'12" WEST 31.15 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 170.00 FEET; THENCE NORTH 84°59'11" WEST, A DISTANCE OF 60.21 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 52.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 59.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 00°15'00" EAST 38.00 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.058 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT L4

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
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Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

together with

Sheet 3 of 3

36

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THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	670.17'
L2	S00°38'16"W	20.01'
L3	S89°15'11"W	506.69'
L4	S00°16'17"E	495.60'
L5	N84°57'01"E	31.29'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	2.00'	134°32'22"	4.70'	N74°52'57"E	3.69'
C2	100.00'	15°19'22"	26.74'	S45°30'33"E	26.66'
C3	2.00'	134°32'22"	4.70'	S14°05'57"W	3.69'
C4	19.00'	106°14'39"	35.23'	N45°30'33"W	30.40'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT L5

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
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Sheet 2 of 3

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 670.17 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°38'16" WEST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 506.69 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 495.60 FEET; THENCE NORTH 84°57'01" EAST, A DISTANCE OF 31.29 FEET TO A POINT ON A CURVE TO THE RIGHT, SAME BEING THE POINT OF BEGINNING; THENCE EASTERLY 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 134°32'22", AND A CHORD BEARING AND DISTANCE OF NORTH 74°52'57" EAST 3.69 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 26.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°19'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°30'33" EAST 26.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 134°32'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°05'57" WEST 3.69 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE NORTHWESTERLY 35.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 106°14'39", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'33" WEST 30.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - PROPOSED TRACT L5

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
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Fax 813 880-8882
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Engineering License #2610

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together with

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THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

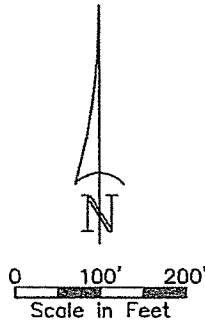
L5 UNPLATTED
NORTH LINE NW 1/4, NE 1/4
SEC 30-30-20
WEST LINE NW 1/4, NE 1/4
SEC 30-T30S-R20E

LEGEND
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
ORB = OFFICIAL RECORDS BOOK
PG = PAGE
R/W = RIGHT-OF-WAY
SEC 30-T30S-R20E = SECTION - TOWNSHIP - RANGE

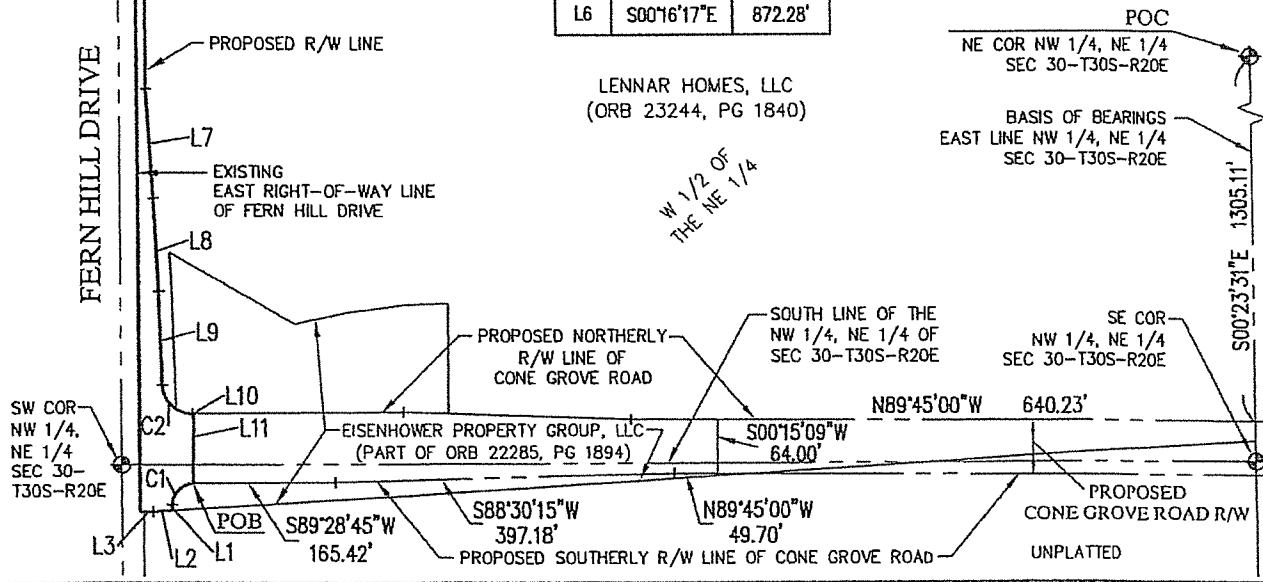
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	25.25'	88°36'39"	39.06'	S44°36'14"W	35.28'
C2	35.00'	88°34'37"	54.11'	S46°13'56"E	48.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'00"E	6.94'
L2	S86°20'13"W	22.01'
L3	S89°43'43"W	15.00'
L4	N00°16'17"W	1,374.38'
L5	N89°15'11"E	10.00'
L6	S00°16'17"E	872.28'

LINE	BEARING	DISTANCE
L7	S03°47'15"E	130.99'
L8	S03°09'36"E	110.46'
L9	S01°56'38"E	111.27'
L10	N89°28'45"E	1.12'
L11	N00°34'20"E	82.70'



SUBJECT
PROPERTY
0.536 ACRES



LENNAR HOMES, LLC

FERN HILL PHASE 1A - FERN HILL DRIVE

SCALE 1"=200'	DATE 09/04/15	JOB No. 5163-906-001
DRAWN JMP	CHECKED GB	SECTION 30
		TOWNSHIP 30S
		RANGE 20E

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

Greg Baksis
GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2510

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°23'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 1305.11 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE NORTH 89°45'00" WEST, ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 640.23 FEET; THENCE LEAVING SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°15'09" WEST, A DISTANCE OF 64.00 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE WESTERLY ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING (3) THREE COURSES: 1) NORTH 89°45'00" WEST, A DISTANCE OF 49.70 FEET; 2) SOUTH 88°30'15" WEST, A DISTANCE OF 397.18 FEET; 3) SOUTH 89°28'45" WEST, A DISTANCE OF 165.42 FEET TO A POINT ON A CURVE TO THE LEFT, SAME BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 39.05 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.25 FEET, A CENTRAL ANGLE OF 88°36'39", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°36'14" WEST 35.28 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.94 FEET; THENCE SOUTH 86°20'13" WEST, A DISTANCE OF 22.01 FEET; THENCE SOUTH 89°43'43" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF FERN HILL DRIVE; THENCE NORTH 00°16'17" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,374.38 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE PROPOSED EAST RIGHT-OF-WAY LINE OF FERN HILL DRIVE; THENCE SOUTH 00°16'17" EAST, ALONG SAID PROPOSED EAST RIGHT-OF-WAY LINE, A DISTANCE OF 872.28 FEET; THENCE SOUTH 03°47'15" EAST, A DISTANCE OF 130.99 FEET; THENCE SOUTH 03°09'36" EAST, A DISTANCE OF 110.46 FEET; THENCE SOUTH 01°56'38" EAST, A DISTANCE OF 111.27 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 54.11 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 88°34'37", AND A CHORD BEARING AND DISTANCE OF SOUTH 46°13'57" EAST 48.88 FEET; THENCE NORTH 89°28'45" EAST, A DISTANCE OF 1.12 FEET; THENCE SOUTH 00°34'20" WEST, A DISTANCE OF 82.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.536 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 00°23'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - FERN HILL DRIVE

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

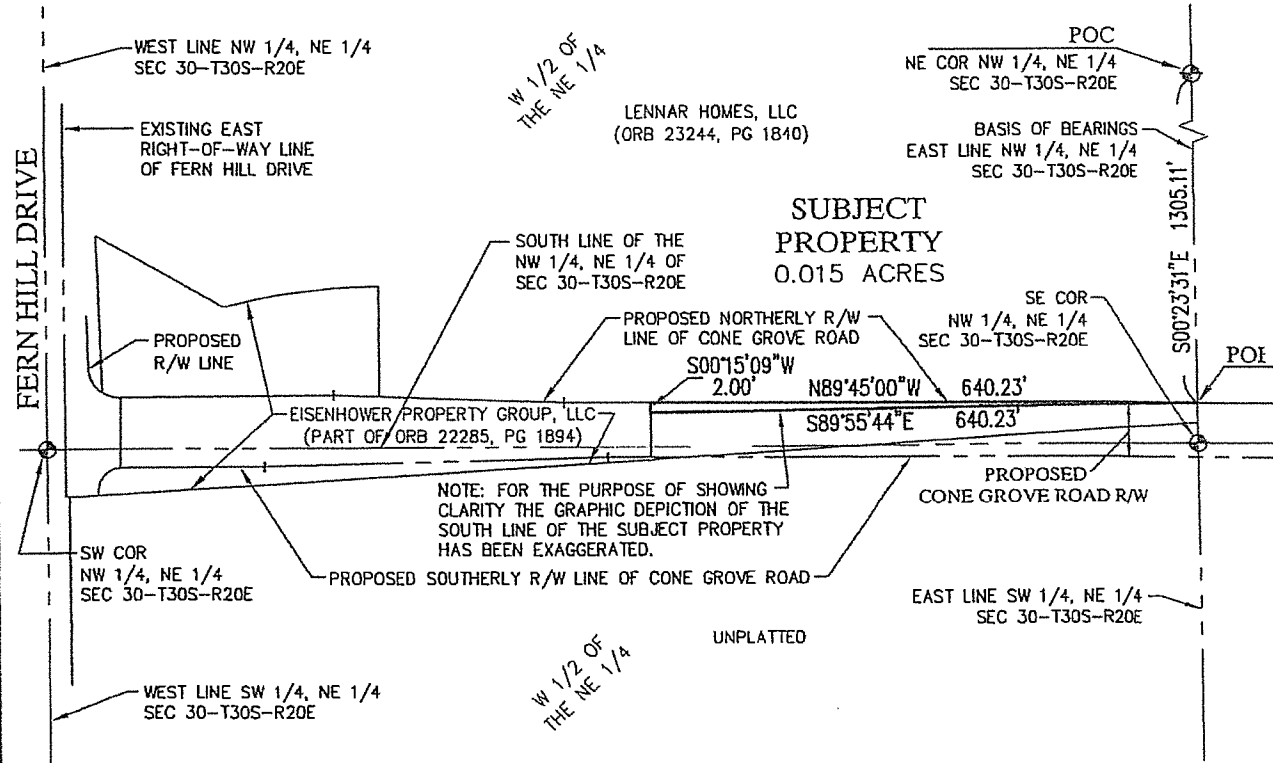
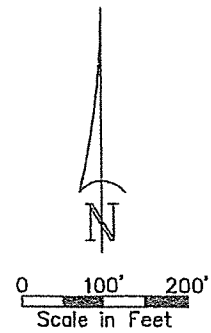
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together with

Sheet 2 of 2

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SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



LEGEND	
POC	= POINT OF COMMENCEMENT
POB	= POINT OF BEGINNING
ORB	= OFFICIAL RECORDS BOOK
PG	= PAGE
R/W	= RIGHT-OF-WAY
SEC 30-T30S-R20E	= SECTION - TOWNSHIP - RANGE

LENNAR HOMES, LLC

FERN HILL PHASE 1A - CONE GROVE ROAD

SCALE 1"=200'	DATE 09/04/15	JOB No. 5163-906-001
DRAWN JMP	CHECKED GB	SECTION 30
		TOWNSHIP 30S
		RANGE 20E

King
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Engineering License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

Greg Baksis
GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

Q:\SURVEY\163906\001\Production\Drawings\Fern Hill Phase 1A RW - CG Rd 2 LENNAR.dwg, September 8, 2015 1:48 PM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°23'31" EAST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 1305.11 FEET TO THE POINT OF INTERSECTION WITH THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF CONE GROVE ROAD, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 89°45'00" WEST, ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 640.23 FEET; THENCE, LEAVING SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, SOUTH 00°15'09" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 89°55'44" EAST, A DISTANCE OF 640.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.015 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 00°23'31" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

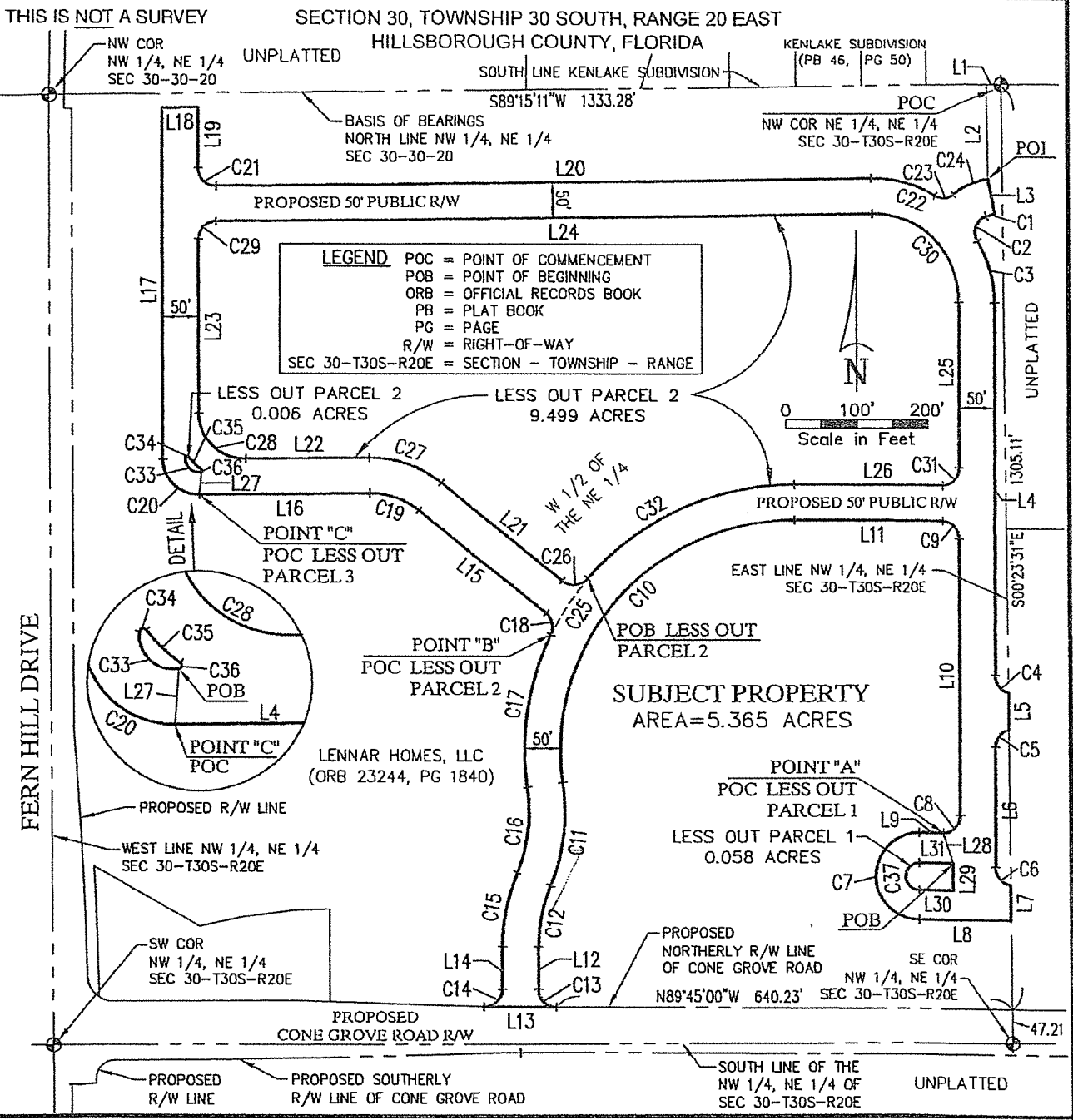
FERN HILL PHASE 1A - CONE GROVE ROAD

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
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Engineering License #2610

together with

Sheet 2 of 2



LENNAR HOMES, LLC

FERN HILL PHASE 1A - 50' PUBLIC RIGHT-OF-WAY

SCALE 1"=200'	DATE 09/04/15	JOB No. 5163-906-001
DRAWN JMP	CHECKED GB	SECTION 30
		TOWNSHIP 30S
		RANGE 20E

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CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

Greg Baksis
GREG BAKSIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS6256
CERTIFICATE OF AUTHORIZATION No. LB 2810

Q:\SURVEY\5163\906\001\Production\Drawings\FH 1A RW - INT RD S&L.dwg, September 15, 2015 10:05 AM, King Engineering Associate Inc.

Q:\SURVEY\163906\001\Production\Drawings\Fern Hill Phase 1A - INTERIOR Rd LENNAR.dwg, September 8, 2015 1:40 PM, King Engineering Associate Inc.

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°15'11"W	20.90'
L2	S00°44'49"E	131.84'
L3	S11°03'31"E	50.00'
L4	S00°15'00"W	526.77'
L5	S00°23'31"E	51.41'
L6	S00°15'00"W	170.00'
L7	S00°23'31"E	50.20'
L8	N89°45'00"W	134.43'
L9	S89°45'00"E	37.00'
L10	N00°15'00"E	391.47'
L11	N89°45'00"W	210.83'

LINE	BEARING	DISTANCE
L12	S00°15'00"W	59.66'
L13	S89°44'04"E	100.72'
L14	N00°15'00"E	59.64'
L15	N50°39'00"W	228.86'
L16	S89°15'11"W	235.81'
L17	N00°16'17"W	495.60'
L18	N89°15'11"E	50.00'
L19	S00°16'17"E	84.80'
L20	N89°15'11"E	913.50'
L21	N50°39'00"W	217.86'
L22	S89°15'11"W	171.28'

LINE	BEARING	DISTANCE
L23	N00°16'17"W	246.68'
L24	N89°15'11"E	914.33'
L25	S00°15'00"W	233.30'
L26	N89°45'00"W	210.83'
L27	N04°01'53"E	31.29'
L28	S19°24'14"E	44.60'
L29	S00°15'00"W	38.00'
L30	N89°45'00"W	52.00'
L31	S89°45'00"E	52.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	64.00'	11°11'54"	12.51'	S73°20'32"W	12.49'
C2	25.00'	97°35'44"	42.58'	S18°56'44"W	37.62'
C3	175.00'	30°06'08"	91.94'	S14°48'04"E	90.89'
C4	25.00'	75°42'54"	33.04'	S37°36'27"E	30.68'
C5	25.00'	77°04'24"	33.63'	S38°47'12"W	31.15'
C6	25.00'	82°47'34"	36.13'	S41°08'47"E	33.06'
C7	61.00'	180°00'00"	191.64'	N00°15'00"E	122.00'
C8	25.00'	90°00'00"	39.27'	N45°15'00"E	35.36'
C9	25.00'	90°00'00"	39.27'	N44°45'00"W	35.36'
C10	325.00'	98°22'07"	557.98'	S41°03'56"W	491.93'
C11	280.00'	30°20'00"	148.24'	S07°02'53"W	146.51'
C12	230.00'	21°57'52"	88.17'	S11°13'56"W	87.63'
C13	25.00'	90°00'00"	39.27'	S44°45'00"E	35.36'
C14	25.00'	91°38'35"	39.99'	N46°04'17"E	35.86'
C15	280.00'	21°57'52"	107.34'	N11°13'56"E	106.68'
C16	230.00'	30°20'00"	121.77'	N07°02'53"E	120.35'
C17	375.00'	33°57'59"	222.31'	N08°51'52"E	219.07'
C18	25.00'	76°29'52"	33.38'	N12°24'04"W	30.95'
C19	105.00'	40°05'49"	73.48'	N70°41'54"W	71.99'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C20	50.00'	90°28'32"	78.95'	N45°30'33"W	71.00'
C21	25.00'	90°28'32"	39.48'	S45°30'33"E	35.50'
C22	175.00'	31°18'17"	95.61'	S75°05'40"E	94.43'
C23	25.00'	69°04'11"	30.14'	N86°01'22"E	28.35'
C24	114.00'	27°27'12"	54.62'	N65°12'53"E	54.10'
C25	375.00'	14°26'55"	94.57'	N33°04'19"E	94.32'
C26	25.00'	89°03'13"	38.86'	S84°49'23"W	35.06'
C27	155.00'	40°05'49"	108.47'	N70°41'54"W	106.27'
C28	64.00'	90°28'32"	101.06'	N45°30'33"W	90.88'
C29	25.00'	89°31'28"	39.06'	N44°29'27"E	35.21'
C30	125.00'	90°59'49"	198.52'	S45°14'54"E	178.31'
C31	25.00'	90°00'00"	39.27'	S45°15'00"W	35.36'
C32	375.00'	49°57'13"	326.95'	S65°16'23"W	316.69'
C33	19.00'	106°14'39"	35.23'	N45°30'33"W	30.40'
C34	2.00'	134°32'22"	4.70'	N74°52'57"E	3.69'
C35	100.00'	15°19'22"	26.74'	S45°30'33"E	26.66'
C36	2.00'	134°32'22"	4.70'	S14°05'57"W	3.69'
C37	19.00'	180°00'00"	59.69'	N00°15'00"E	38.00'

LENNAR HOMES, LLC

FERN HILL PHASE 1A - 50' PUBLIC RIGHT-OF-WAY

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LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 20.90 FEET; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°44'49" EAST, A DISTANCE OF 131.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°03'31" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 12.51 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 11°11'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 73°20'32" WEST 12.49 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT; THENCE SOUTHERLY 42.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 97°35'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 18°56'44" WEST 37.62 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 91.94 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 30°06'08", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°48'04" EAST 90.89 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 526.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 33.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 75°42'54", AND A CHORD BEARING AND DISTANCE OF SOUTH 37°36'27" EAST 30.68 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30; THENCE SOUTH 00°23'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 51.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID EAST LINE, SOUTHWESTERLY 33.63 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 77°04'24", AND A CHORD BEARING AND DISTANCE OF SOUTH 38°47'12" WEST 31.15 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 170.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 36.13 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 82°47'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 41°08'47" EAST 33.06 FEET TO THE POINT OF INTERSECTION WITH SAID EAST LINE; THENCE SOUTH 00°23'31" EAST ALONG SAID EAST LINE, A DISTANCE OF 50.20 FEET; THENCE, LEAVING SAID EAST LINE, NORTH 89°45'00" WEST, A DISTANCE OF 134.43 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 191.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 00°15'00" EAST 122.00 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 37.00 FEET TO A POINT ON A CURVE TO THE LEFT, SAME BEING KNOWN AS POINT "A"; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°15'00" EAST 35.36 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 391.47 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 44°45'00" WEST 35.36 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 210.83 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 557.98 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 98°22'07", AND A CHORD BEARING AND DISTANCE OF SOUTH 41°03'56" WEST 491.93 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 148.24 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 30°20'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 07°02'53" WEST 146.51 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHERLY 88.17 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 21°57'52", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°13'56" WEST 87.63 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 59.66 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°45'00" EAST 35.36 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF CONE GROVE ROAD; THENCE NORTH 89°44'04" WEST, ALONG SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.72 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

(CONTINUED ON SHEET 4 OF 5)

LENNAR HOMES, LLC

FERN HILL PHASE 1A - 50' PUBLIC RIGHT-OF-WAY

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(CONTINUED FROM SHEET 3 OF 5)

THIS IS NOT A SURVEY

THENCE, LEAVING SAID PROPOSED NORTHERLY RIGHT-OF-WAY LINE, NORTHEASTERLY 39.99 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°38'35", AND A CHORD BEARING AND DISTANCE OF NORTH 46°04'17" EAST 35.86 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 59.64 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 107.34 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 21°57'52", AND A CHORD BEARING AND DISTANCE OF NORTH 11°13'56" EAST 106.68 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 121.77 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 30°20'00", AND A CHORD BEARING AND DISTANCE OF NORTH 07°02'53" EAST 120.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 222.31 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 33°57'59", AND A CHORD BEARING AND DISTANCE OF NORTH 08°51'52" EAST 219.07 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, SAME BEING KNOWN AS POINT "B"; THENCE NORTHERLY 33.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 76°29'52", AND A CHORD BEARING AND DISTANCE OF NORTH 12°24'04" WEST 30.95 FEET; THENCE NORTH 50°39'00" WEST, A DISTANCE OF 228.86 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 73.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 40°05'49", AND A CHORD BEARING AND DISTANCE OF NORTH 70°41'54" WEST 71.99 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 235.81 FEET TO A POINT ON A CURVE TO THE RIGHT, SAME BEING KNOWN AS POINT "C"; THENCE NORTHWESTERLY 78.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°28'32", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'33" WEST 71.00 FEET; THENCE NORTH 00°16'17" WEST, A DISTANCE OF 495.60 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 84.80 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°28'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°30'33" EAST 35.50 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 913.50 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE EASTERLY 95.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 31°18'17", AND A CHORD BEARING AND DISTANCE OF SOUTH 75°05'40" EAST 94.43 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE EASTERLY 30.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 69°04'11", AND A CHORD BEARING AND DISTANCE OF NORTH 86°01'22" EAST 28.35 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHEASTERLY 54.62 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 27°27'12", AND A CHORD BEARING AND DISTANCE OF NORTH 65°12'53" EAST 54.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.928 ACRES.

LESS AND EXCEPT PARCEL 1 DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "A"; THENCE SOUTH 19°24'14" EAST, A DISTANCE OF 44.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 52.00 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 59.69 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 180°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 00°15'00" EAST 38.00 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.058 ACRES.

LESS AND EXCEPT PARCEL 2 DESCRIBED AS FOLLOWS:

COMMENCE AT SAID POINT "B", SAME BEING A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 94.57 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 14°26'55", AND A CHORD BEARING AND DISTANCE OF NORTH 33°04'19" EAST 94.32 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAME BEING THE POINT OF BEGINNING;

(CONTINUED ON SHEET 5 OF 5)

LENNAR HOMES, LLC

FERN HILL PHASE 1A - 50' PUBLIC RIGHT-OF-WAY

King
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Q:\SURVEY\163\906\001\Production\Drawings\Fern Hill Phase 1A RW - INTERIOR Rd LENNAR.dwg, September 8, 2015 1:42 PM, King Engineering Associate Inc.

(CONTINUED FROM SHEET 4 OF 5)

THIS IS NOT A SURVEY

THENCE WESTERLY 38.86 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°03'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°49'23" WEST 35.06 FEET; THENCE NORTH 50°39'00" WEST, A DISTANCE OF 217.86 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 108.47 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 155.00 FEET, A CENTRAL ANGLE OF 40°05'49", AND A CHORD BEARING AND DISTANCE OF NORTH 70°41'54" WEST 106.27 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 171.28 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 101.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 90°28'32", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'33" WEST 90.88 FEET; THENCE NORTH 00°16'17" WEST, A DISTANCE OF 246.68 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 39.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°31'28", AND A CHORD BEARING AND DISTANCE OF NORTH 44°29'27" EAST 35.21 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 914.33 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 198.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 90°59'49", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°14'54" EAST 178.31 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 233.30 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°15'00" WEST 35.36 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 210.83 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 326.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 49°57'13", AND A CHORD BEARING AND DISTANCE OF SOUTH 65°16'23" WEST 316.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.499 ACRES.

LESS AND EXCEPT PARCEL 3 DESCRIBED AS FOLLOWS:

COMMENCING AT SAID POINT "C"; THENCE NORTH 04°01'53" EAST, A DISTANCE OF 31.29 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, SAME BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY 35.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 19.00 FEET, A CENTRAL ANGLE OF 106°14'39", AND A CHORD BEARING AND DISTANCE OF NORTH 45°30'33" WEST 30.40 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT; THENCE EASTERLY 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 134°32'22", AND A CHORD BEARING AND DISTANCE OF NORTH 74°52'57" EAST 3.69 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE SOUTHEASTERLY 26.74 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 15°19'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°30'33" EAST 26.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE SOUTHERLY 4.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2.00 FEET, A CENTRAL ANGLE OF 134°32'22", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°05'57" WEST 3.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.006 ACRES.

LESS OUT PARCEL 1, PARCEL 2 AND PARCEL 3 CONTAINING 9.563 ACRES.
SUBJECT PROPERTY CONTAINING 5.365 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST BEING SOUTH 89°15'11" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

LENNAR HOMES, LLC

FERN HILL PHASE 1A - 50' PUBLIC RIGHT-OF-WAY

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
Engineering License #2610

Q:\SURVEY\1516319081001\Production\Drawings\FH 1A RW - INT RD S&L.dwg, September 15, 2015 2:10 PM, King Engineering Associate Inc.

INSTRUMENT#: 2016379888, O BK 24405
PG 1459-1466 09/23/2016 at 02:26:59 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
PWATSON Pat Frank, Clerk of the Circuit
Court Hillsborough County

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

QUIT CLAIM DEED

This Quit Claim Deed is made as of the 20th day of September, 2016, by **Lennar Homes, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, That the said Grantor has remised, released and quit claimed, and by these presents does remise, release and quit claim as a gift unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Composite Exhibit "A"** attached hereto and incorporated herein by this reference.


TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

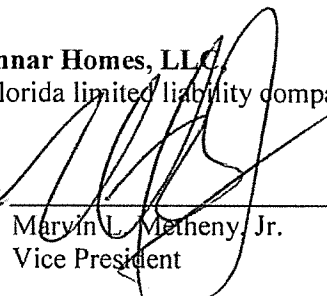
THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:


(Witness 1 - Signature)
Brady Lefori
(Witness 1 - Printed Name)

Lennar Homes, LLC
a Florida limited liability company

By: 
Marvin L. Metheny, Jr.
Vice President

W. Cardinale
(Witness 2 - Signature)

W. Cardinale
(Witness 2 - Printed Name)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on September 20th, 2016, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.



W. CARDINALE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF099248
Expires 3/6/2018

W. Cardinale
NOTARY PUBLIC, STATE OF FLORIDA

W. Cardinale
(Print, Type, or Stamp Commissioned Name of Notary Public)

Composite Exhibit "A"

FERN HILL CDD DESCRIPTIONS
(LENNAR)

LEGAL DESCRIPTION: PROPOSED TRACT 6

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 29.10 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°44'49" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°14'31" WEST, A DISTANCE OF 29.10 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 20.90 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE FERN HILL PHASE 1A ACCORDING TO PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 00°44'49" WEST ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF INTERSECTION WITH AFORESAID SOUTH LINE OF KENLAKE SUBDIVISION; THENCE NORTH 89°15'11" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 20.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.023 ACRES.

LEGAL DESCRIPTION: PROPOSED TRACT 5

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 722.15 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°15'00" WEST, A DISTANCE OF 290.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 432.38 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 21.85 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 324.47 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 169.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.320 ACRES.

Composite Exhibit "A"

LEGAL DESCRIPTION: PROPOSED TRACT 4

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 100.81 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°15'00" WEST, A DISTANCE OF 290.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 350.97 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 260.00 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 80.48 FEET TO THE POINT OF INTERSECTION WITH AFORESAID BOUNDARY LINE DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840; THENCE, ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°50'30" WEST, A DISTANCE OF 229.25 FEET; (2) NORTH 00°09'30" WEST, A DISTANCE OF 114.80 FEET; (3) SOUTH 89°50'44" WEST, A DISTANCE OF 230.86 FEET; THENCE, LEAVING SAID BOUNDARY LINE, NORTH 00°15'00" EAST, A DISTANCE OF 222.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.329 ACRES.

LEGAL DESCRIPTION: PROPOSED TRACT L1 & L2

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 979.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°14'31" EAST, A DISTANCE OF 10.00 FEET; (2) SOUTH 00°44'49" EAST, A DISTANCE OF 120.19 FEET; (3) NORTH 89°15'11" EAST, A DISTANCE OF 336.23 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°27'35" EAST, A DISTANCE OF 452.73 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 122.01 FEET; THENCE SOUTH 44°24'18" WEST, A DISTANCE OF 29.74 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE WESTERLY 88.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 45°09'07", AND A CHORD

Composite Exhibit "A"

BEARING AND DISTANCE OF NORTH 68°10'15" WEST 86.00 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 108.62 FEET; THENCE NORTH 00°44'49" WEST, A DISTANCE OF 130.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.396 ACRES.

LEGAL DESCRIPTION: PROPOSED TRACT L3

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA THE FOLLOWING THREE (3) COURSES: (1) NORTH 89°14'31" EAST, A DISTANCE OF 989.10 FEET; (2) SOUTH 00°44'49" EAST, A DISTANCE OF 120.19 FEET; (3) NORTH 89°15'11" EAST, A DISTANCE OF 336.23 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°27'35" EAST, A DISTANCE OF 502.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 153.74 FEET; THENCE SOUTH 89°51'25" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 153.65 FEET; THENCE NORTH 89°32'25" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.053 ACRES

LEGAL DESCRIPTION: PROPOSED TRACT ADDITIONAL RW 1

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°14'31" EAST, A DISTANCE OF 989.10 FEET; (2) SOUTH 00°44'49" EAST, A DISTANCE OF 120.19 FEET; (3) NORTH 89°15'11" EAST, A DISTANCE OF 336.23 FEET TO THE POINT OF BEGINNING; (4) CONTINUE ALONG SAID BOUNDARY LINE, NORTH 89°15'11" EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS DESCRIBED IN OFFICIAL RECORD BOOK 1710, PAGE 114, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; (5) SOUTH 00°27'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 452.76 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, SAME ALSO BEING SAID BOUNDARY LINE, SOUTH 89°32'25" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 452.73 FEET TO THE POINT OF BEGINNING.

Composite Exhibit "A"

CONTAINING 0.073 ACRES.

LEGAL DESCRIPTION: PROPOSED TRACT ADDITIONAL RW 2

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA THE FOLLOWING FIVE (5) COURSES: (1) NORTH 89°14'31" EAST, A DISTANCE OF 989.10 FEET; (2) SOUTH 00°44'49" EAST, A DISTANCE OF 120.19 FEET; (3) NORTH 89°15'11" EAST, A DISTANCE OF 343.23 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS DESCRIBED IN OFFICIAL RECORD BOOK 1710, PAGE 114 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; (4) SOUTH 00°27'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 502.76 FEET TO THE POINT OF BEGINNING; (5) CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°27'35" EAST, A DISTANCE OF 153.78 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°51'25" WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 153.74 FEET; THENCE NORTH 89°32'25" EAST, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.025 ACRES.

LEGAL DESCRIPTION: PROPOSED RIGHT-OF-WAY

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 20.90 FEET TO THE NORTHEAST CORNER OF FERN HILL PHASE 1A, AS RECORDED IN PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°44'49" EAST, ALONG THE EAST LINE OF SAID FERN HILL PHASE 1A, SAME ALSO BEING SAID BOUNDARY LINE, A DISTANCE OF 131.84 FEET TO THE POINT OF BEGINNING, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, LEAVING SAID EAST LINE OF FERN HILL PHASE 1A, EASTERLY 20.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 10°18'42", AND A CHORD BEARING AND DISTANCE OF NORTH 84°05'50" EAST 20.49 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 1,088.21 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 176.49 FEET ALONG THE ARC OF SAID

Composite Exhibit "A"

CURVE, HAVING A RADIUS OF 112.00 FEET, A CENTRAL ANGLE OF 90°17'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°36'12" EAST 158.79 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 304.54 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°27'35" EAST 35.36 FEET; THENCE NORTH 89°32'25" EAST, A DISTANCE OF 107.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD (50.00 FEET WIDE), AS DESCRIBED IN OFFICIAL RECORD BOOK 1710, PAGE 114 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°27'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF CONE GROVE ROAD, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°32'25" WEST, A DISTANCE OF 107.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°32'25" WEST 35.36 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 128.05 FEET; THENCE SOUTH 89°51'25" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°27'35" WEST, A DISTANCE OF 127.77 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°27'35" WEST 35.36 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 497.10 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 27.61 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 63°17'04", AND A CHORD BEARING AND DISTANCE OF SOUTH 57°53'53" WEST 26.23 FEET; THENCE SOUTH 89°50'30" WEST, A DISTANCE OF 52.53 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 426.97 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°59'49", AND A CHORD BEARING AND DISTANCE OF NORTH 45°14'54" WEST 35.66 FEET; THENCE SOUTH 89°15'11" WEST, A DISTANCE OF 533.72 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 11.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 64.00 FEET, A CENTRAL ANGLE OF 10°18'42", AND A CHORD BEARING AND DISTANCE OF SOUTH 84°05'50" WEST 11.50 FEET TO THE POINT OF INTERSECTION WITH AFORESAID EAST LINE OF FERN HILL PHASE 1A, SAME ALSO BEING AFORESAID BOUNDARY LINE; THENCE NORTH 11°03'31" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.205 ACRES.

LESS AND EXCEPT

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°15'11" WEST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 20.90 FEET TO THE NORTHEAST CORNER OF FERN HILL PHASE 1A, AS RECORDED IN PLAT BOOK 126, PAGE 65 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°44'49" EAST, ALONG THE EAST LINE OF SAID FERN HILL PHASE 1A, SAME ALSO BEING SAID BOUNDARY LINE, A DISTANCE OF 131.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE, LEAVING SAID EAST LINE OF FERN HILL PHASE 1A, EASTERLY 20.52 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 114.00 FEET, A CENTRAL ANGLE OF 10°18'42", AND A CHORD BEARING AND

Composite Exhibit "A"

DISTANCE OF NORTH 84°05'50" EAST 20.49 FEET; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 633.73 FEET; THENCE SOUTH 00°44'49" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°15'11" EAST, A DISTANCE OF 454.48 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 97.70 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 62.00 FEET, A CENTRAL ANGLE OF 90°17'14", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°36'12" EAST 87.90 FEET; THENCE SOUTH 00°27'35" EAST, A DISTANCE OF 304.54 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°32'25" WEST 35.36 FEET; THENCE SOUTH 89°32'25" WEST, A DISTANCE OF 495.86 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHWESTERLY 39.58 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°42'35", AND A CHORD BEARING AND DISTANCE OF NORTH 45°06'18" WEST 35.57 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 339.29 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHEASTERLY 38.83 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°00'11", AND A CHORD BEARING AND DISTANCE OF NORTH 44°45'06" EAST 35.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.846 ACRES.

SUBJECT PROPERTY NET ACREAGE 3.359 ACRES.

INSTRUMENT#: 2016348514, O BK 24354
PG 1022-1024 09/06/2016 at 10:43:56 AM,
DOC TAX PD(F.S.201.02) \$0.70 DEPUTY
CLERK: MTERRELL Pat Frank, Clerk of the
Circuit Court Hillsborough County

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 2 day of September, 2016, by **Eisenhower Property Group, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 111 South Armenia Avenue, Tampa, Florida 33609, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Eisenhower Property Group, LLC,
a Florida limited liability company

Phil DiRose
(Witness 1 - Signature)

Phil DiRose
(Witness 1 - Printed Name)

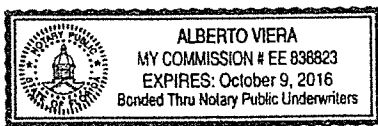
By: [Signature]
Name: JEFF HILLS
Title: AUTHORIZED SIGNOR

[Signature]
(Witness 2 - Signature)
Ryan Mottu
(Witness 2 - Printed Name)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me on September 2nd, 2016, by Jeff Hills, as Authorized signor of Eisenhower Property Group, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA



Alberto Viera
(Print, Type, or Stamp Commissioned Name of Notary Public)

Exhibit "A"

FERN HILL CDD DESCRIPTIONS

LEGAL DESCRIPTION: PROPOSED TRACT 4 (EPG)

A PARCEL OF LAND BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 22285, PAGE 1894, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, SAME BEING A POINT ON THE SOUTH LINE OF KENLAKE SUBDIVISION, AS RECORDED IN PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°14'31" EAST, ALONG THE BOUNDARY LINE OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 23244, PAGE 1840, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 100.81 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 00°15'00" WEST, A DISTANCE OF 512.90 FEET TO THE POINT OF INTERSECTION WITH SAID BOUNDARY LINE, SAME BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 89°50'44" EAST, A DISTANCE OF 230.86 FEET; (2) SOUTH 00°09'30" EAST, A DISTANCE OF 114.80 FEET; THENCE, LEAVING SAID BOUNDARY LINE, SOUTH 89°50'30" WEST, A DISTANCE OF 231.68 FEET TO THE POINT OF INTERSECTION WITH AFORESAID BOUNDARY LINE; THENCE NORTH 00°15'00" EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 114.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.610 ACRES.

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

Prepared by and
when recorded return to:
Kristen M. Schalter
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

INSTRUMENT#: 2019055048, O BK 26381
PG 1000-1005 02/05/2019 at 12:33:33 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
LMAYE1 Pat Frank, Clerk of the Circuit Court
Hillsborough County

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of January 15th, 2019, by **Lennar Homes, LLC**, a Florida limited liability company, ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**").

See **Exhibit A** attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. The Property consists of governmental common area tracts which are anticipated to be platted in a subdivision plat in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

This deed was prepared without the benefit of a title search.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Lennar Homes, LLC
a Florida limited liability company

Kristine Canario
(Witness 1 - Signature)

1.15.19

Marvin L. Metheny, Jr. Holly Gallagher
Vice President

Kristine Canario
(Witness 1 - Printed Name)

Linda Tower
(Witness 2 - Signature)

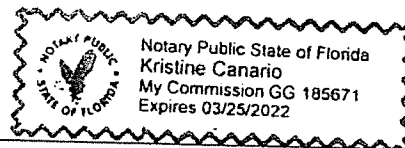
Linda Tower
(Witness 2 - Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

Holly Gallagher

The foregoing instrument was acknowledged before me this 15th day of January, 2019, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, on behalf of the company, who is personally known to me.

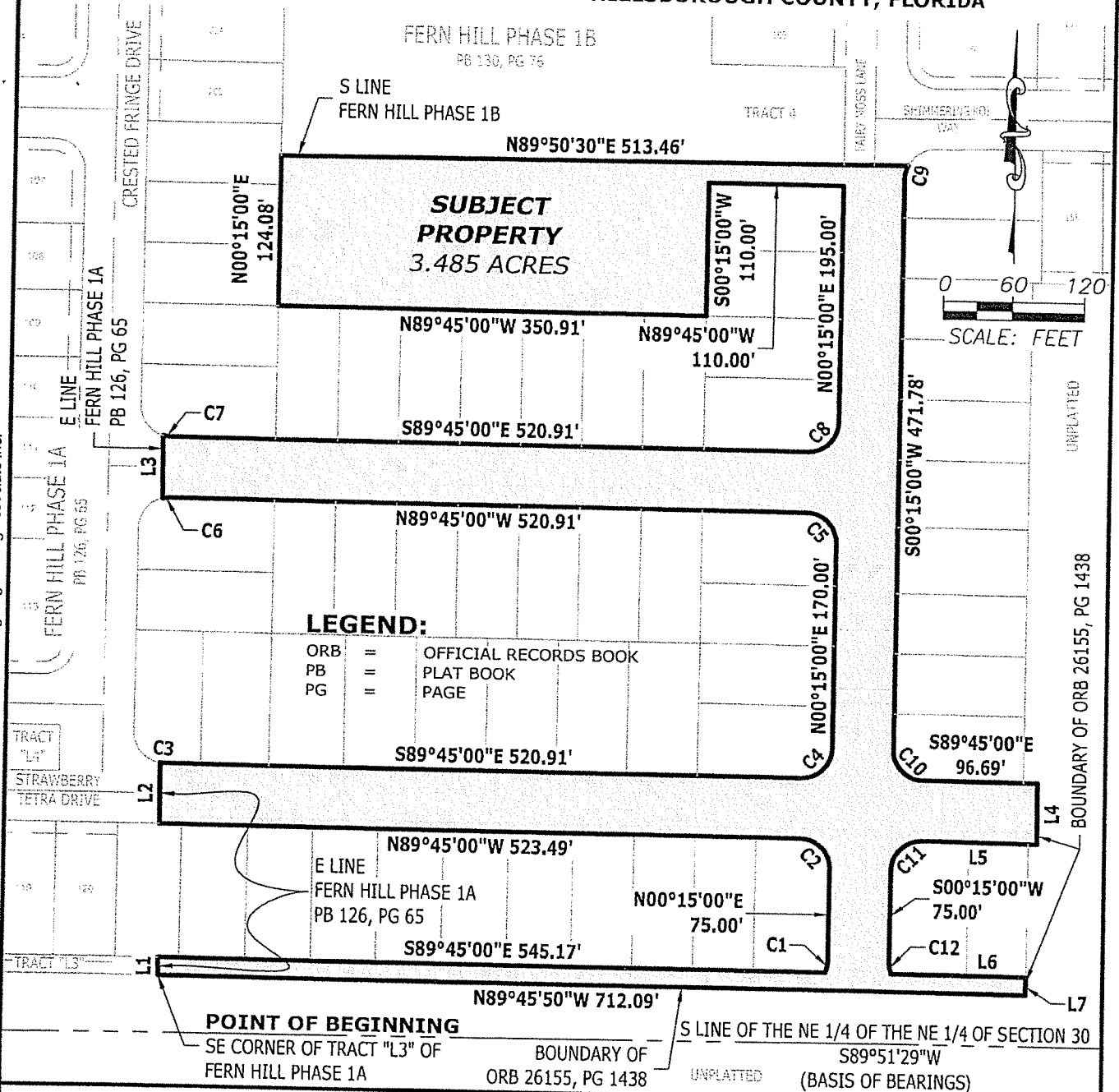
Kristine Canario
Public Notary Signature



Notary Stamp

THIS IS NOT A SURVEY

SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



FERN HILL PHASE 2 - CDD CONVEYANCE

LENNAR HOMES, LLC

SCALE 1" = 120'	DATE 12/12/2018	JOB No. 5163-906-003
DRAWN CSL	CHECKED GB	SECTION 30
		TOWNSHIP 30 S
		RANGE 20 E

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'31"W	15.00'
L2	N00°23'31"W	50.20'
L3	N00°23'31"W	51.41'
L4	S00°20'48"E	50.00'
L5	N89°45'00"W	97.21'
L6	S89°45'00"E	112.91'
L7	S00°15'00"W	14.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	10.29'	25.00'	23°34'41"	N12°02'21"E	10.22'
C2	39.27'	25.00'	90°00'00"	N44°45'00"W	35.36'
C3	3.14'	25.00'	7°12'26"	S86°08'47"E	3.14'
C4	39.27'	25.00'	90°00'00"	N45°15'00"E	35.36'
C5	39.27'	25.00'	90°00'00"	N44°45'00"W	35.36'
C6	5.64'	25.00'	12°55'36"	S83°47'12"W	5.63'
C7	6.23'	25.00'	14°17'06"	S82°36'27"E	6.22'
C8	39.27'	25.00'	90°00'00"	N45°15'00"E	35.36'
C9	11.35'	25.00'	26°00'21"	S13°15'11"W	11.25'
C10	39.27'	25.00'	90°00'00"	S44°45'00"E	35.36'
C11	39.27'	25.00'	90°00'00"	S45°15'00"W	35.36'
C12	10.29'	25.00'	23°34'41"	S11°32'21"E	10.22'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, BEING SOUTH 89°51'29" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

FERN HILL PHASE 2 - CDD CONVEYANCE

LENNAR HOMES, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 26155, PAGE 1438 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "L3" OF FERN HILL PHASE 1A ACCORDING TO PLAT BOOK 126, PAGE 65 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID FERN HILL PHASE 1A NORTH 00°23'31" WEST, A DISTANCE OF 15.00 FEET; THENCE, LEAVING SAID EAST LINE, SOUTH 89°45'00" EAST, A DISTANCE OF 545.17 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHERLY 10.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 23°34'41", AND A CHORD BEARING AND DISTANCE OF NORTH 12°02'21" EAST 10.22 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 44°45'00" WEST 35.36 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 523.49 FEET; THENCE ALONG SAID EAST LINE OF FERN HILL PHASE 1A NORTH 00°23'31" WEST, A DISTANCE OF 50.20 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID EAST LINE, EASTERLY 3.14 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 07°12'26", AND A CHORD BEARING AND DISTANCE OF SOUTH 86°08'47" EAST 3.14 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 520.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°15'00" EAST 35.36 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 170.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 44°45'00" WEST 35.36 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 520.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 5.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 12°55'36", AND A CHORD BEARING AND DISTANCE OF SOUTH 83°47'12" WEST 5.63 FEET; THENCE ALONG SAID EAST LINE OF FERN HILL PHASE 1A NORTH 00°23'31" WEST, A DISTANCE OF 51.41 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID EAST LINE, EASTERLY 6.23 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 14°17'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 82°36'27" EAST 6.22 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 520.91 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF NORTH 45°15'00" EAST 35.36 FEET; THENCE NORTH 00°15'00" EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°45'00" WEST, A DISTANCE OF 350.91 FEET;

(CONTINUED ON SHEET 4)

FERN HILL PHASE 2 - CDD CONVEYANCE

LENNAR HOMES, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

(CONTINUED FROM SHEET 3)

THENCE NORTH 00°15'00" EAST, A DISTANCE OF 124.08 FEET; THENCE ALONG THE SOUTH LINE OF FERN HILL PHASE 1B ACCORDING TO PLAT BOOK 130, PAGE 76 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 89°50'30" EAST, A DISTANCE OF 513.46 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE, LEAVING SAID SOUTH LINE, SOUTHERLY 11.35 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 26°00'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 13°15'11" WEST 11.25 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 471.78 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°45'00" EAST 35.36 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 96.69 FEET; THENCE ALONG THE BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 26155, PAGE 1438 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SOUTH 00°20'48" EAST, A DISTANCE OF 50.00 FEET; THENCE, LEAVING SAID BOUNDARY, NORTH 89°45'00" WEST, A DISTANCE OF 97.21 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°15'00" WEST 35.36 FEET; THENCE SOUTH 00°15'00" WEST, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE SOUTHERLY 10.29 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 23°34'41", AND A CHORD BEARING AND DISTANCE OF SOUTH 11°32'21" EAST 10.22 FEET; THENCE SOUTH 89°45'00" EAST, A DISTANCE OF 112.91 FEET; THENCE ALONG SAID BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 26155, PAGE 1438, SOUTH 00°15'00" WEST, A DISTANCE OF 14.83 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 712.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.485 ACRES.

FERN HILL PHASE 2 - CDD CONVEYANCE

LENNAR HOMES, LLC

King
ENGINEERING ASSOCIATES, INC.

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

INSTRUMENT#: 2018426381, O BK 26151
PG 1214-1219 10/19/2018 at 12:18:49 PM, DOC
TAX PD(F.S.201.02) \$0.70 DEPUTY CLERK:
LMAYE1 Pat Frank, Clerk of the Circuit Court
Hillsborough County

Consideration; \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Vivek K. Babbar
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

QUIT CLAIM DEED

This Quit Claim Deed is made as of the 17 day of ^{October}~~September~~, 2018, by **Lennar Homes, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4600 West Cypress Street, Suite 200, Tampa, Florida 33607, in favor of the **Summit at Fern Hill Community Development District**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, That the said Grantor has remised, released and quit claimed, and by these presents does remise, release and quit claim as a gift unto the said Grantee all the right, title, interest, claim and demand which the said Grantor has in and all of the following described land in Hillsborough County, Florida ("**Property**"):

See Exhibit "A" attached hereto and incorporated herein by this reference.

TOGETHER, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon. The Property consists of governmental common area tracts which are anticipated to be platted in a subdivision plat in the near future.

TO HAVE AND TO HOLD, the same in fee simple forever.

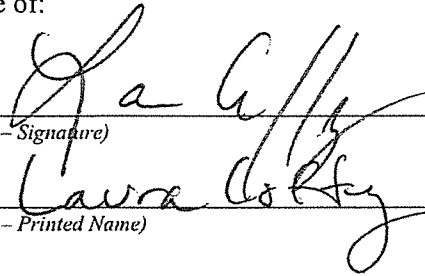
This deed was prepared without the benefit of a title search.

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

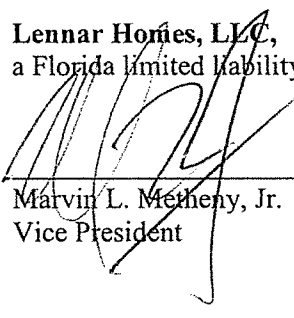
IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

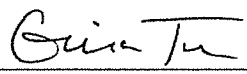
Signed, Sealed and Delivered in the Presence of:

Lennar Homes, LLC,
a Florida limited liability company


(Witness 1 - Signature)

(Witness 1 - Printed Name)

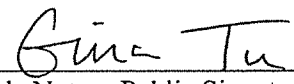

Marvin L. Metheny, Jr.
Vice President

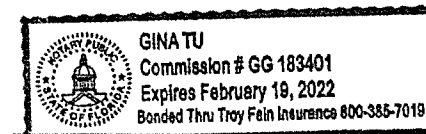

(Witness 2 - Signature)

(Witness 2 - Printed Name)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

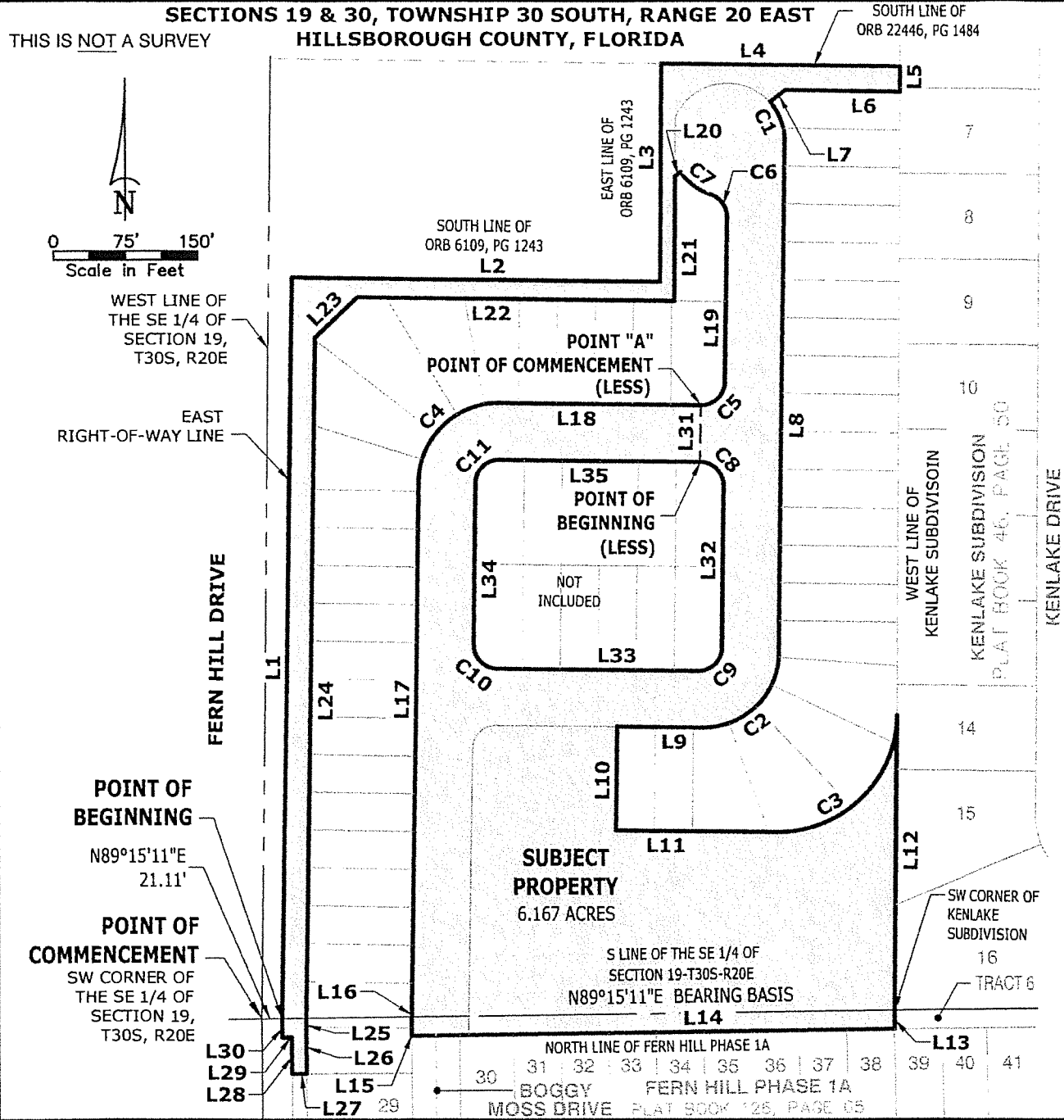
The foregoing instrument was acknowledged before me on ~~September~~ ^{October} 17th, 2018, by Marvin L. Metheny, Jr., as Vice President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.


Florida Notary Public Signature



Florida Notary Stamp

Exhibit A



FERN HILL PHASE 3 - CDD CONVEYANCE

LENNAR HOMES, LLC

SCALE 1"=150'	DATE 8/08/2018	JOB No. 4802-600-700
DRAWN RBC	CHECKED GB	SECTION 19 & 30
		TOWNSHIP 30S
		RANGE 20E

King
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Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com
LB2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the signature and the
original raised seal of a Florida licensed Surveyor and Mapper.

GREG BAKSIS

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L.S. 6956
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°56'28"E	782.88'
L2	S89°18'16"E	386.56'
L3	N00°34'43"E	230.00'
L4	S89°17'53"E	251.34'
L5	S00°38'16"W	27.02'
L6	N89°03'32"W	120.73'
L7	S52°03'40"W	20.58'
L8	S00°56'28"W	540.58'
L9	N89°18'16"W	89.65'
L10	S00°41'44"W	110.00'
L11	S89°18'16"E	168.59'
L12	S00°38'16"W	311.34'
L13	S00°38'16"W	20.01'
L14	S89°15'11"W	506.69'
L15	N00°13'15"W	5.28'
L16	N00°27'40"E	29.80'
L17	N00°56'28"E	549.76'
L18	S89°18'16"E	211.33'

LINE	BEARING	DISTANCE
L19	N00°56'28"E	173.86'
L20	S52°03'40"W	7.44'
L21	S00°34'43"W	131.24'
L22	N89°18'16"W	333.15'
L23	S45°55'42"W	61.58'
L24	S00°56'28"W	716.75'
L25	S00°13'28"E	19.84'
L26	S00°16'17"E	38.55'
L27	S89°43'43"W	15.00'
L28	N00°16'17"W	38.55'
L29	S89°15'11"W	10.00'
L30	N00°16'17"W	20.00'
L31	S01°08'44"W	60.00'
L32	S00°56'28"W	170.50'
L33	N89°18'16"W	210.86'
L34	N00°56'28"E	170.50'
L35	S89°18'16"E	210.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	44.89'	60.00'	42°52'05"	S20°29'32"E	43.85'
C2	125.32'	80.00'	89°45'16"	S45°49'06"W	112.89'
C3	196.48'	125.00'	90°03'27"	N45°39'59"E	176.87'
C4	133.15'	85.00'	89°45'16"	N45°49'06"E	119.95'
C5	39.16'	25.00'	89°45'16"	N45°49'06"E	35.28'
C6	31.81'	25.00'	72°53'43"	N35°30'24"W	29.70'
C7	39.80'	60.00'	38°00'10"	N52°57'10"W	39.07'
C8	39.38'	25.00'	90°14'44"	S44°10'54"E	35.43'
C9	39.16'	25.00'	89°45'16"	S45°49'06"W	35.28'
C10	39.38'	25.00'	90°14'44"	N44°10'54"W	35.43'
C11	39.16'	25.00'	89°45'16"	N45°49'06"E	35.28'

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19, BEING N89°15'11"E, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN US FEET.

FERN HILL PHASE 3 - CDD CONVEYANCE

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY KING ENGINEERING)

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

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE NORTH 89°15'11" EAST, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 21.11 FEET TO THE EAST RIGHT-OF-WAY LINE OF FERN HILL DRIVE, SAME BEING THE POINT OF BEGINNING; THENCE NORTH 00°56'28" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 782.88 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6109, PAGE 1243, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°18'16" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 386.56 FEET TO THE EAST LINE OF SAID LANDS; THENCE NORTH 00°34'43" EAST, ALONG SAID EAST LINE, A DISTANCE OF 230.00 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 22446, PAGE 1484, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°17'53" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 251.34 FEET TO THE WEST LINE OF KENLAKE SUBDIVISION, ACCORDING TO PLAT BOOK 46, PAGE 50, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°38'16" WEST, ALONG SAID WEST LINE, A DISTANCE OF 27.02 FEET; THENCE LEAVING SAID WEST LINE, NORTH 89°03'32" WEST, A DISTANCE OF 120.73 FEET; THENCE SOUTH 52°03'40" WEST, A DISTANCE OF 20.58 FEET TO THE POINT ON A NON TANGENT CURVE TO THE RIGHT; THENCE SOUTHERLY 44.89 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 42°52'05", AND A CHORD BEARING AND DISTANCE OF SOUTH 20°29'32" EAST 43.85 FEET; THENCE SOUTH 00°56'28" WEST, A DISTANCE OF 540.58 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 125.32 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 89°45'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°49'06" WEST 112.89 FEET; THENCE NORTH 89°18'16" WEST, A DISTANCE OF 89.65 FEET; THENCE SOUTH 00°41'44" WEST, A DISTANCE OF 110.00 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 168.59 FEET TO A POINT ON CURVE TO THE LEFT; THENCE NORTHERLY 196.48 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 90°03'27", AND A CHORD BEARING AND DISTANCE OF NORTH 45°39'59" EAST 176.87 FEET TO SAID WEST LINE OF KENLAKE SUBDIVISION; THENCE SOUTH 00°38'16" WEST ALONG SAID WEST LINE, A DISTANCE OF 311.34 FEET TO AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 19; THENCE, LEAVING SAID WEST LINE, SOUTH 00°38'16" WEST, A DISTANCE OF 20.01 FEET TO THE NORTH LINE OF FERN HILL PHASE 1A, ACCORDING TO PLAT BOOK 126, PAGE 65, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 89°15'11" WEST, A DISTANCE OF 506.69 FEET; THENCE LEAVING SAID NORTH LINE, NORTH 00°13'15" WEST, A DISTANCE OF 5.28 FEET; THENCE NORTH 00°27'40" EAST, A DISTANCE OF 29.80 FEET; THENCE NORTH 00°56'28" EAST, A DISTANCE OF 549.76 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY 133.15 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 89°45'16", AND A CHORD BEARING AND DISTANCE OF NORTH 45°49'06" EAST 119.95 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 211.33 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A", SAME BEING A POINT OF CURVE TO THE LEFT;

(CONTINUED ON PAGE 4)

FERN HILL PHASE 3 - CDD CONVEYANCE

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(CONTINUED FROM PAGE 3)

THENCE NORTHERLY 39.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°45'16", AND A CHORD BEARING AND DISTANCE OF NORTH 45°49'06" EAST 35.28 FEET; THENCE NORTH 00°56'28" EAST, A DISTANCE OF 173.86 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHERLY 31.81 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 72°53'43", AND A CHORD BEARING AND DISTANCE OF NORTH 35°30'24" WEST 29.70 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY 39.80 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 38°00'10", AND A CHORD BEARING AND DISTANCE OF NORTH 52°57'10" WEST 39.07 FEET; THENCE SOUTH 52°03'40" WEST, A DISTANCE OF 7.44 FEET; THENCE SOUTH 00°34'43" WEST, A DISTANCE OF 131.24 FEET; THENCE NORTH 89°18'16" WEST, A DISTANCE OF 333.15 FEET; THENCE SOUTH 45°55'42" WEST, A DISTANCE OF 61.58 FEET; THENCE SOUTH 00°56'28" WEST, A DISTANCE OF 716.75 FEET; THENCE SOUTH 00°13'28" EAST, A DISTANCE OF 19.84 FEET; THENCE SOUTH 00°16'17" EAST, A DISTANCE OF 38.55 FEET TO SAID NORTH LINE OF FERN HILL PHASE 1A; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 89°43'43" WEST, A DISTANCE OF 15.00 FEET; (2) NORTH 00°16'17" WEST, A DISTANCE OF 38.55 FEET; (3) SOUTH 89°15'11" WEST, A DISTANCE OF 10.00 FEET TO AFORESAID EAST RIGHT OF WAY LINE OF FERN HILL DRIVE; THENCE ALONG SAID EAST LINE, NORTH 00°16'17" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT SAID REFERENCE POINT "A"; THENCE SOUTH 01°08'44" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, SAME BEING A POINT ON A CURVE TO THE RIGHT; THENCE SOUTHERLY 39.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'44", AND A CHORD BEARING AND DISTANCE OF SOUTH 44°10'54" EAST 35.43 FEET; THENCE SOUTH 00°56'28" WEST, A DISTANCE OF 170.50 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHERLY 39.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°45'16", AND A CHORD BEARING AND DISTANCE OF SOUTH 45°49'06" WEST 35.28 FEET; THENCE NORTH 89°18'16" WEST, A DISTANCE OF 210.86 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY 39.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°14'44", AND A CHORD BEARING AND DISTANCE OF NORTH 44°10'54" WEST 35.43 FEET; THENCE NORTH 00°56'28" EAST, A DISTANCE OF 170.50 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHERLY 39.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°45'16", AND A CHORD BEARING AND DISTANCE OF NORTH 45°49'06" EAST 35.28 FEET; THENCE SOUTH 89°18'16" EAST, A DISTANCE OF 210.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.167 ACRES

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SHEET 2 OF 8

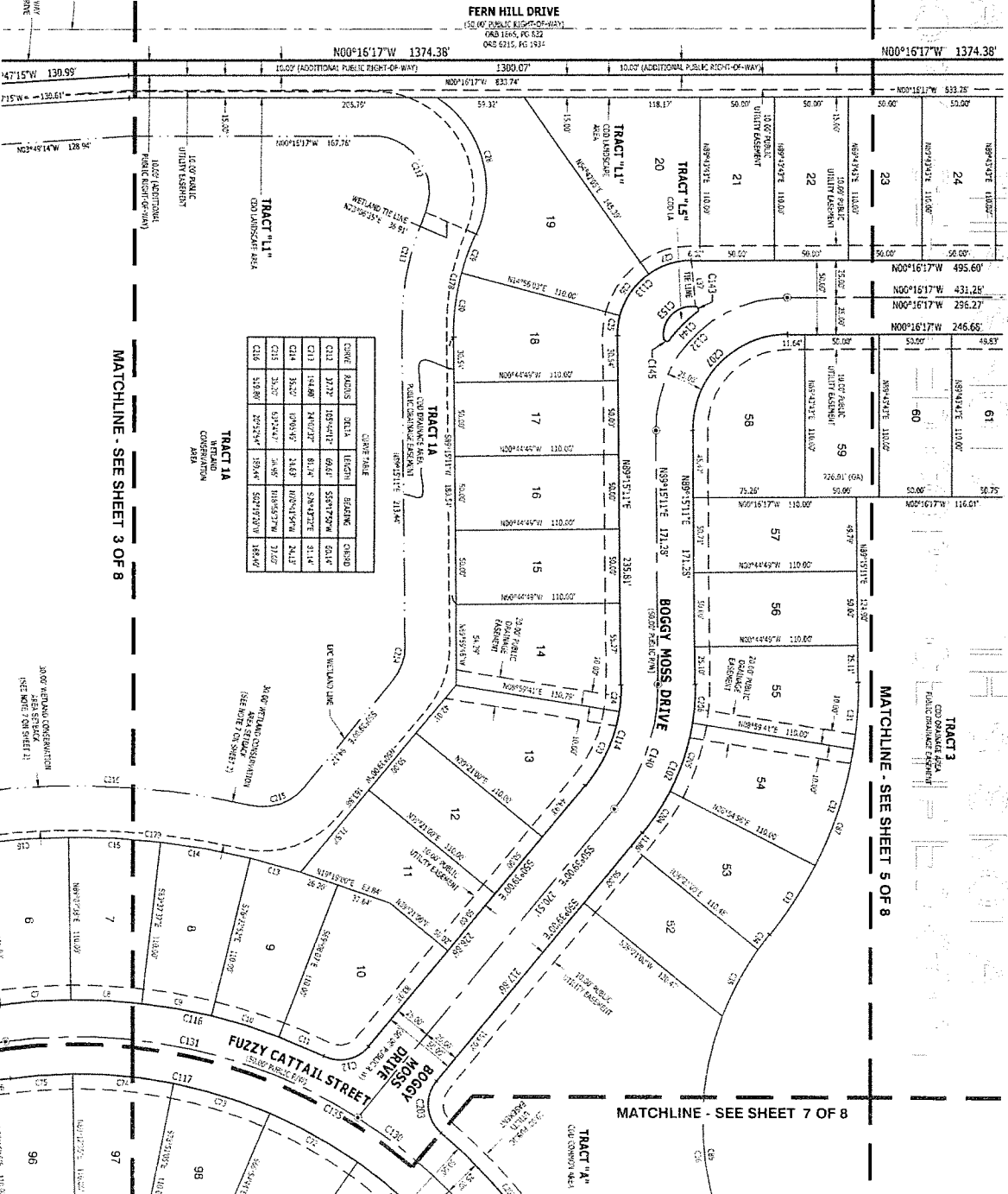
BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

FERN HILL PHASE 1A

PLAT BOOK 126 PAGE 63

74

CHUNK	MODS	DETA	LENGTH	BEARING	CHUNK
C1	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C2	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C3	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C4	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C5	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C6	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C7	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C8	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C9	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C10	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C11	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C12	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C13	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C14	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C15	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C16	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C17	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C18	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C19	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'
C20	135.00'	71°44'57"	42.42'	S89°29'36"E	42.39'

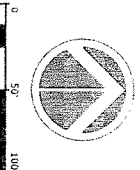


LINE	THICK
1/4"	1/4"
1/4"	1/4"

WEST LINE OF THE
NORTHWEST 1/4
SECTION 30, TOWNSHIP 30 SOUTH,
RANGE 20 EAST, HILLSBOROUGH COUNTY,
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MATCHLINE - SEE SHEET 3 OF 8

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 7 OF 8

SEE SHEET 2 OF 8 FOR KEY MAP
SEE SHEET 7 OF 8 FOR LEGEND
SHEET 4 OF 8

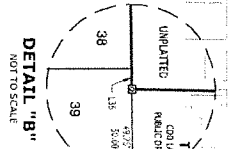
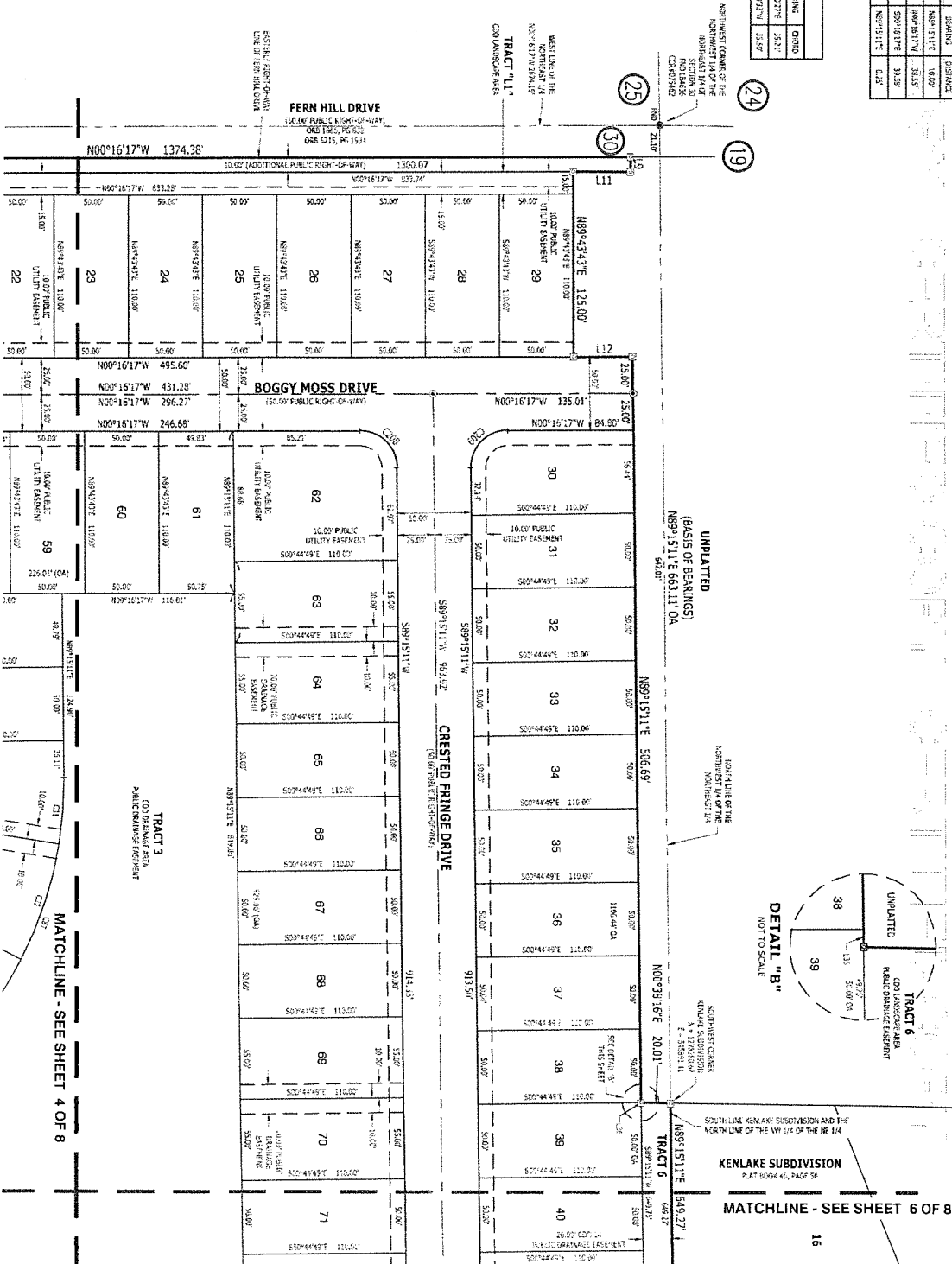
BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

FERN HILL PHASE 1A

PLAT BOOK 126 PAGE 69

LINE TABLE		
LINE	BEARING	DISTANCE
10	N89°15'11"E	10.00'
11	N00°16'17"W	33.45'
12	S00°16'17"E	33.45'
13	N89°15'11"E	10.00'

CURVE TABLE			
CURVE	BEARING	LENGTH	CHORD
C100	S89°15'11"E	33.45'	33.45'
C200	S00°16'17"E	33.45'	33.45'



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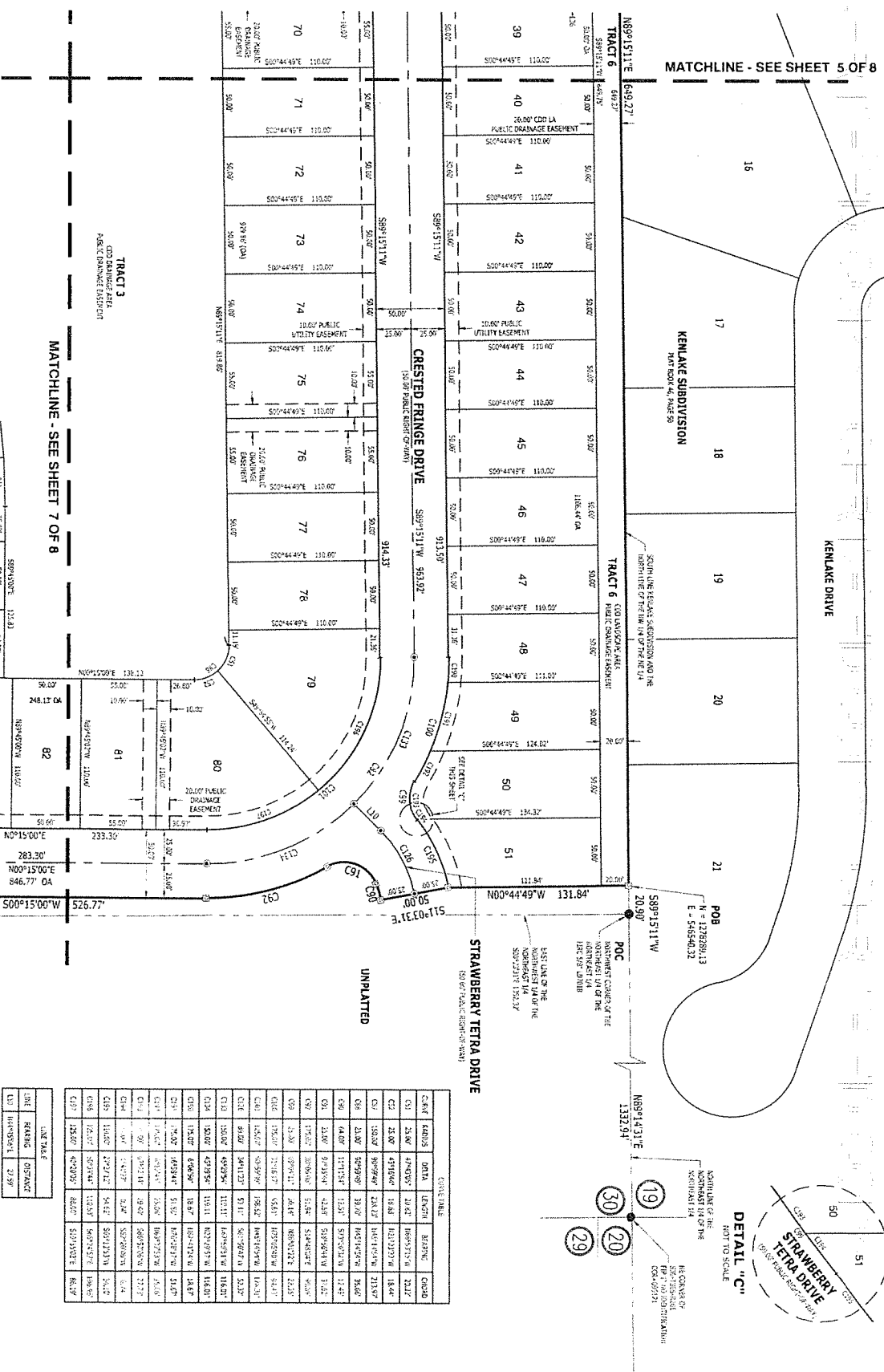
SEE SHEET 2 OF 8 FOR KEY MAP
SEE SHEET 2 OF 8 FOR LEGEND
SHEET 5 OF 8

MATCHLINE - SEE SHEET 6 OF 8

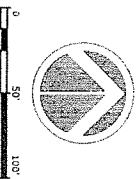
FERN HILL PHASE 1A

BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

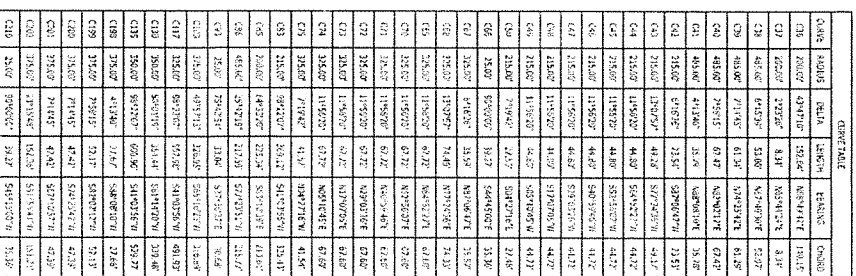
PLAT BOOK 126 PAGE 70



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PLAT 176 2501 1977



SEE SHEET 2 OF 8 FOR ANY
SEE SHEET 2 OF 8 FOR LEGEND

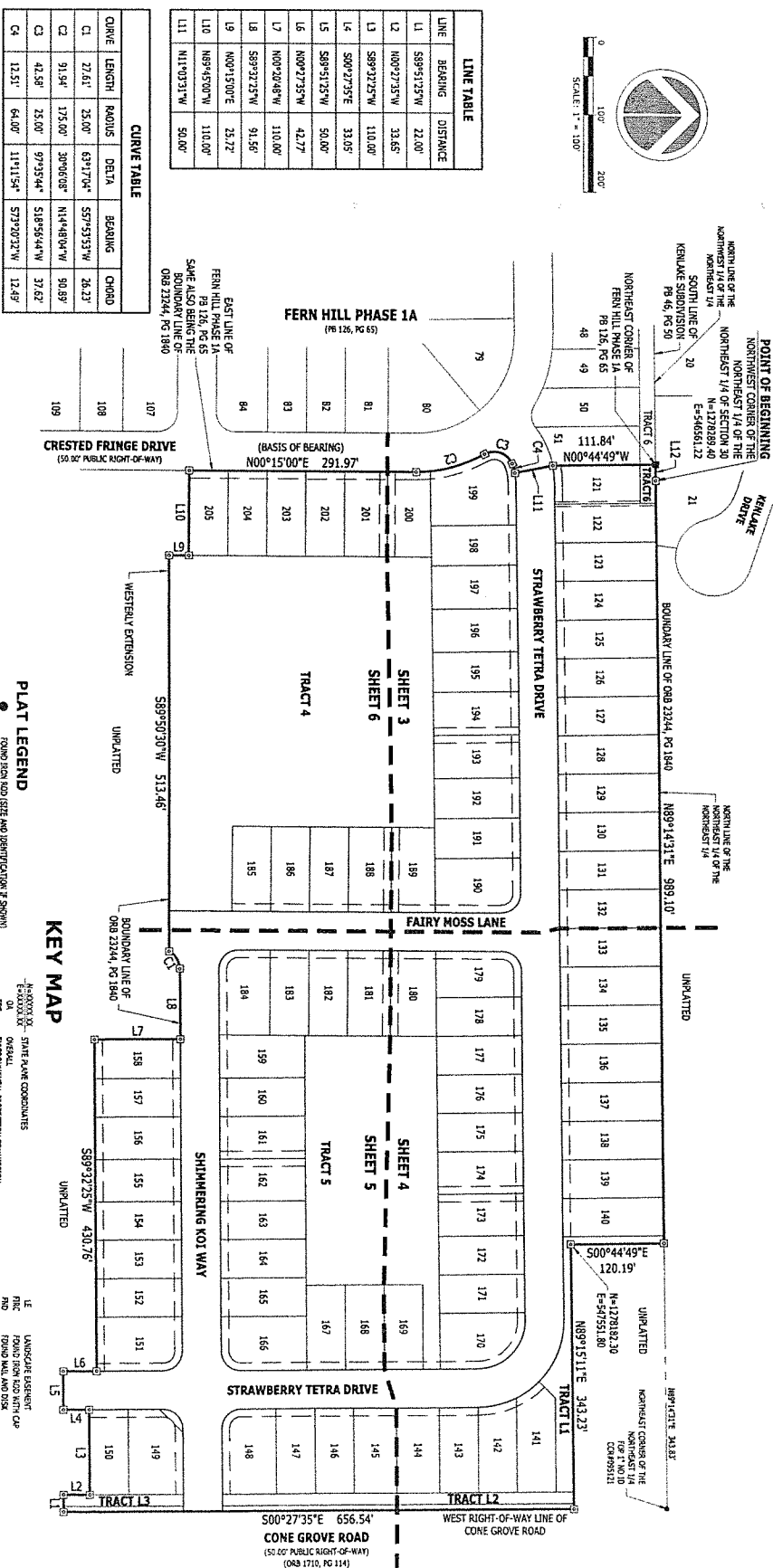
SHEET 1 OF 6

PLAT 138 PAGE 76
BOOK

1. SUBORDINATE PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROVISIONS WILL OR WILL NOT FLOOD. PLATS WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
2. DRINKING ESTABLISHMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SEWMAKES, DRAINWAYS, INTERIOR SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, BENCHES, SPRINKLER SYSTEMS, TREES, SHEDS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS. PLANS FOR EXTERIOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE PLAT DEVELOPMENT CODE.

1. SUBDIVISION PLATS OR MAPS REPRESENT A DETERMINATION OF WHETHER THE PROPERTY WILL BE LOT, TRACT, ROAD, WITHIN THE BOUNDARIES OF THIS PLAT AND THE INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
2. CHANGING EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, CONCRETES, UTILITY SERVICES, PIPES, DITCHES, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SERVICES, PIPES, FENCES, SPARKPLUGS, POWER LINES, ETC. CHANGING EASEMENTS SHALL NOT BE USED FOR THE PURPOSE OF PERPETUATING LANDSCAPING OR STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE.
3. REAR YARD SPACES ALONG THE BACK PROPERTY LINES OF LOTS 151 THROUGH 159 SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS ACCORDING TO THE LOT GRADING PLAT. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
4. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (1983) AND ARE OBTAINED BY REBOUNDING TO REFERENCE THE SURVEYED PARCEL, TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE LAST LINE OF FEIN HILL, PHASE 1A, BEING NORTH 07°15'00" EAST.
5. STATE PLANT COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION (VRS) NETWORK SOLUTION, AND THE DATA WAS COLLECTED BY A SURVEYING FIRM, GEOTECH SURVEY (NCS) CONTROL STATIONS "NUGEN" (NAD 83) 1990 AND "SOUTHWORTH" (NAD 83) 1990).
6. NOTICE: THIS PLAT WAS RECORDED IN ITS GENERIC FORM IS THE OFFICIAL OFFERING OF THE SUBDIVISION. ANY DISCREPANCIES BETWEEN THE PLAT AND THE RECORDS OF THIS COUNTY MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE ASSESSMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND REPAIR OF UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS, AND OTHER PUBLIC UTILITY.
8. THIS SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
9. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
10. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE ADJACENT TO THAT CURVE UNLESS NOTED AS NOT ADJACENT (N/A).
11. LOTS PLATTED HEREON ARE SUBJECT TO AND DEFERRED BY THE NOTES OF RE-ESTABLISHMENT OF SPURHILL COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 2, 2015 IN HILLSBOROUGH COUNTY RECORDS BOOK 2314, PAGE 434, PUBLISHED RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

12. LANDS ATTACHED HEREON ARE SUBJECT TO AND BENEFITED BY RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR: A. AN EASEMENT ON THE LAND; B. A LIEU FOR LIQUIDATED DAMAGES; C. A PRIVATE CHARGEDGE, OR ASSESSMENTS; AND D. AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR A RIGHT OF FIRST OFFER, A FUTURE PURCHASE OR OCCUPANT, AS CONTAINED IN THE PROBATE RECORDS OF THE COUNTY OF LOS ANGELES, AS CONTAINED IN THE SUMMIT AT TEEN HILL CERTAIN COMMUNITY DEVELOPMENT PROJECT, THE SUMMIT AT TEEN HILL, RECORDED IN OFFICIAL RECORDS BOOK 23800, PAGE 80, AS PART OF SUBSIDIARITY AGREEMENT.



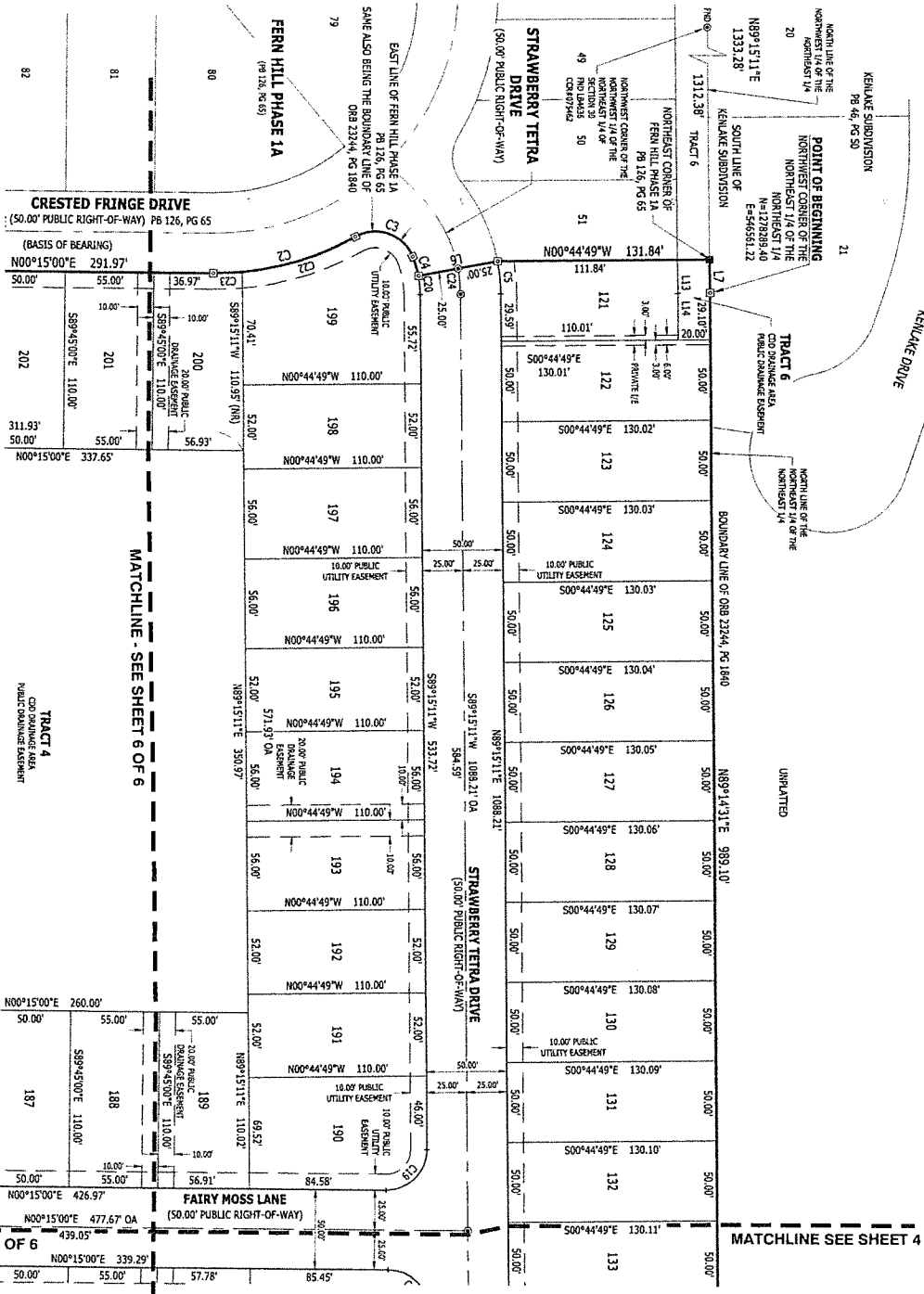
KEY MAP

- [illegible]

FERN HILL PHASE 1B BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT
 BOOK 130 PAGE 77

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CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C2	91.94'	175.00'	30°06'09"	N14°48'04"W 90.89'
C3	42.58'	25.00'	97°35'44"	N18°56'41"E 37.62'
C4	12.51'	64.00'	1°11'15.4"	N7°30'32"E 12.49'
C5	20.52'	114.00'	10°18'42"	S84°05'50"W 20.49'
C19	39.70'	25.00'	90°59'49"	S45°43'41"E 35.66'
C20	11.57'	64.00'	10°18'42"	S84°05'50"W 11.50'
C21	24.03'	64.00'	21°30'36"	N78°59'31"E 23.89'
C22	72.88'	175.00'	24°11'18"	N1°24'53"W 72.33'
C23	18.06'	175.00'	5°54'50"	N02°42'25"W 18.06'
C24	16.07'	89.00'	10°18'42"	S84°05'50"W 16.00'

LINE TABLE		
LINE	BEARING	DISTANCE
16	N11°03'11"W	50.00'
17	N89°15'11"E	20.90'
113	S89°15'11"W	20.90'
114	S89°14'31"W	29.10'

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 www.kingengineering.com
 L132610



SCALE: 1" = 50'

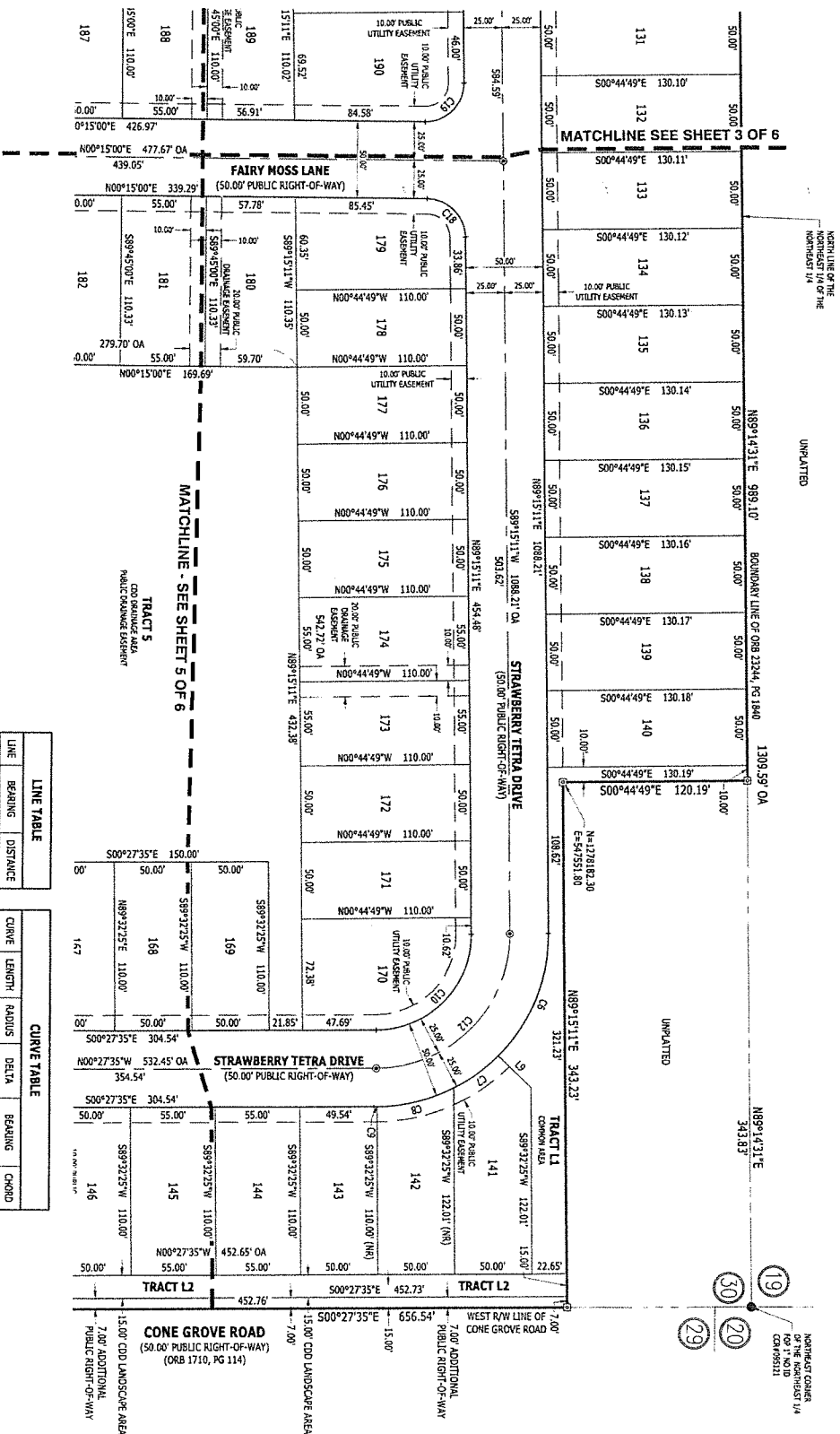
SEE SHEET 2 OF 6 FOR KEY MAP
 SEE SHEET 2 OF 6 FOR LEGEND

SHEET 3 OF 6

FERN HILL PHASE 1B

BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

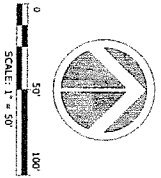
PLAT BOOK 130 PAGE 78



LINE TABLE		
LINE	BEARING	DISTANCE
19	S44°21'18"W	23.74'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C6	80.26'	112.00'	45°09'07"	N68°10'15"W
C7	35.88'	112.00'	18°12'23"	N26°25'00"W
C8	51.89'	112.00'	26°32'34"	N13°58'02"W
C9	0.46'	112.00'	0°14'10"	N00°34'40"W
C10	97.70'	62.00'	90°17'14"	S45°36'12"E
C11	176.49'	112.00'	90°17'14"	S45°36'12"E
C12	131.10'	87.00'	90°17'14"	S45°36'12"E
C18	38.83'	25.00'	89°00'11"	N44°45'00"E

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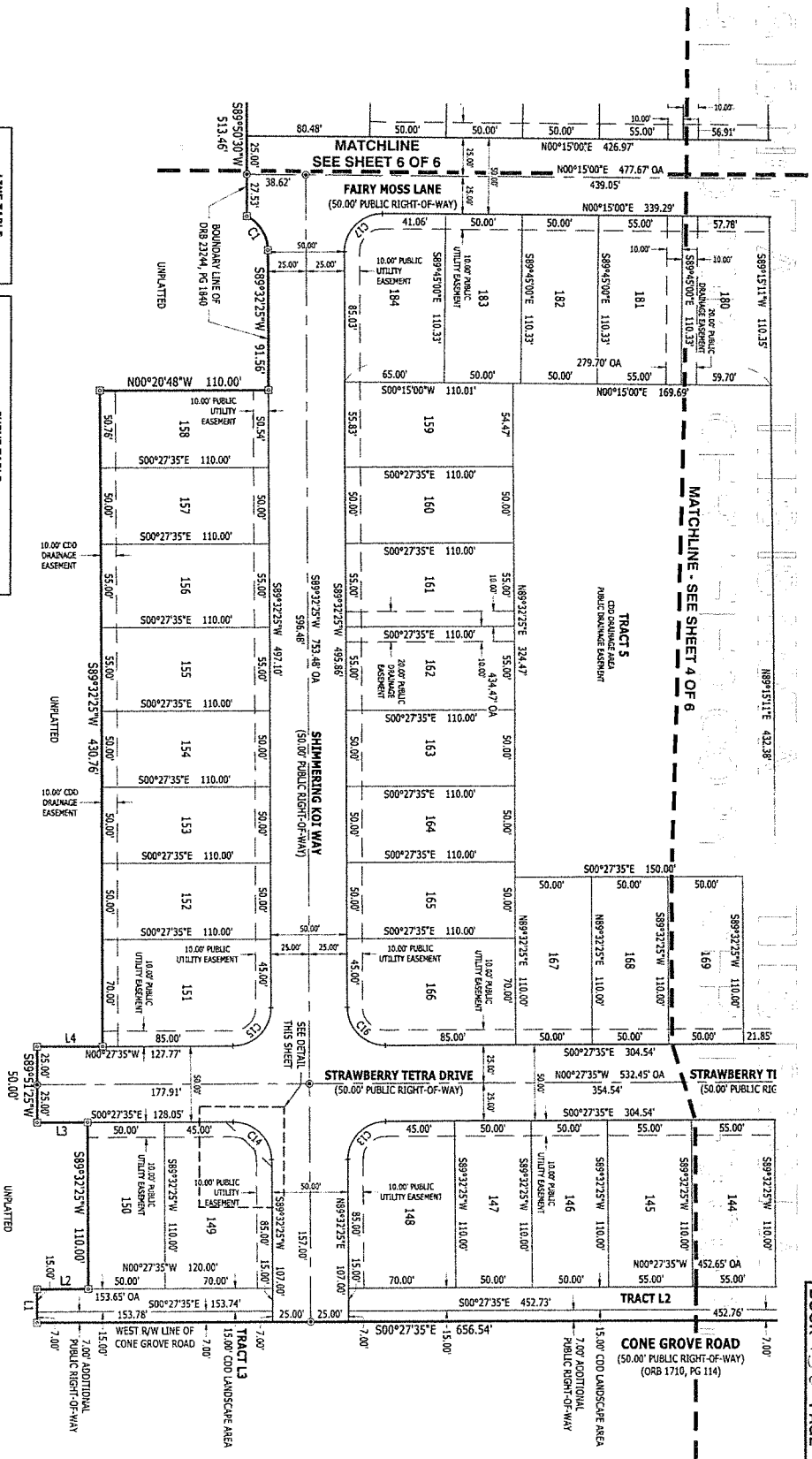


SEE SHEET 2 OF 6 FOR KEY MAP
 SEE SHEET 2 OF 6 FOR LEGEND
SHEET 4 OF 6

FERN HILL PHASE 1B

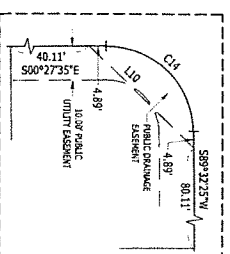
BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT
BOOK 130 PAGE 79

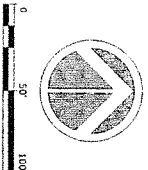


LINE	BEARING	DISTANCE
L1	S89°12'25"W	22.00'
L2	N00°27'35"E	33.65'
L3	S00°27'35"E	33.05'
L4	N00°27'35"E	42.27'
L10	S44°32'25"W	42.27'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	27.61'	25.00'	63°17'04"	S57°43'51"W	26.23'
C13	39.27'	25.00'	90°00'00"	S45°37'35"E	35.36'
C14	39.27'	25.00'	90°00'00"	N44°32'25"E	35.36'
C15	39.27'	25.00'	90°00'00"	S45°37'35"E	35.36'
C16	39.27'	25.00'	90°00'00"	S44°32'25"W	35.36'
C17	39.58'	25.00'	90°42'35"	N45°06'17"W	35.57'



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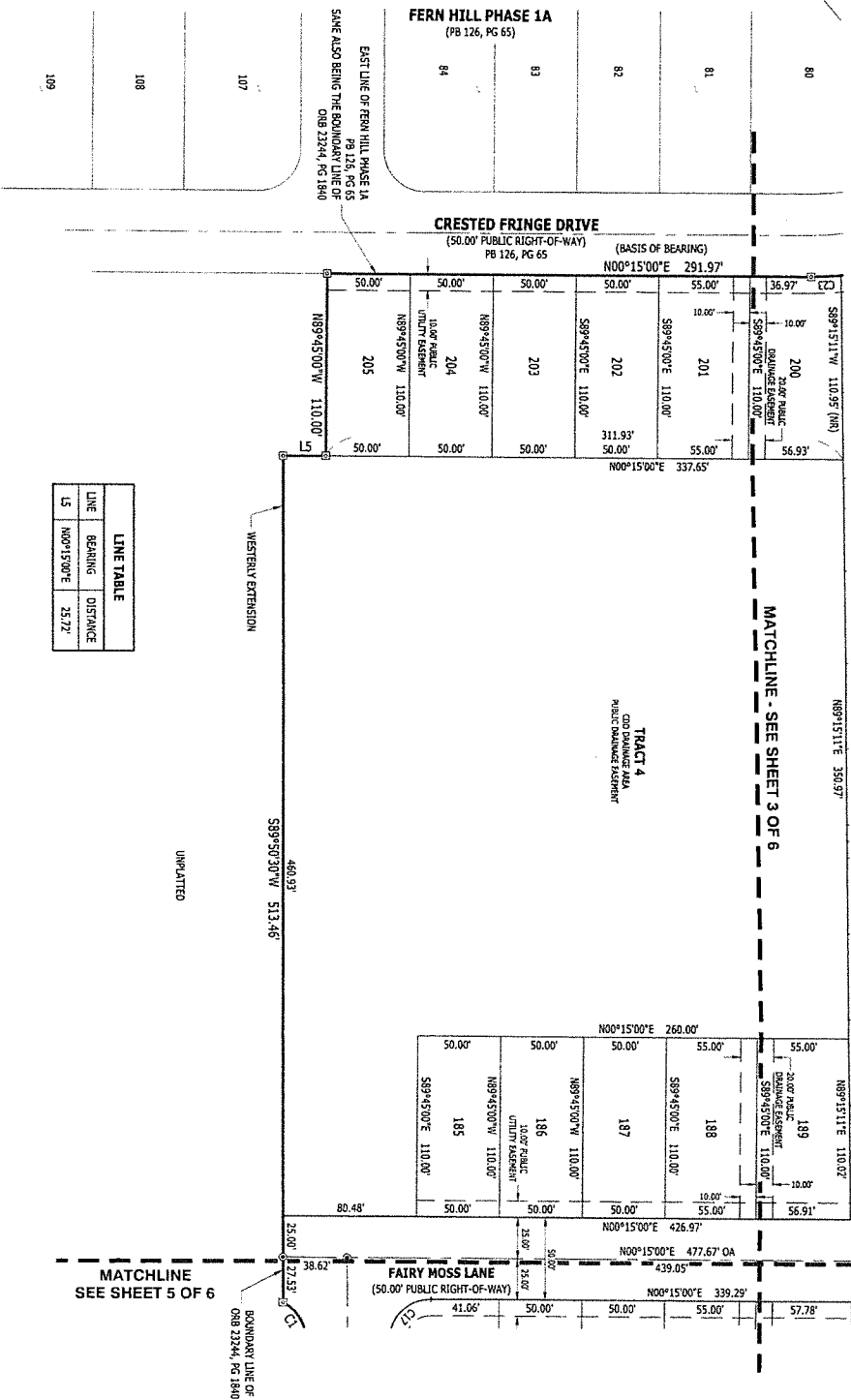
SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND
SHEET 5 OF 6

FERN HILL PHASE 1B

BEING A PORTION OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

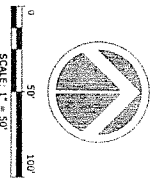
PLAT
BOOK 130 PAGE 80

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LINE TABLE		
LINE	BEARING	DISTANCE
LS	N00°15'00"E	25.72'

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1182610



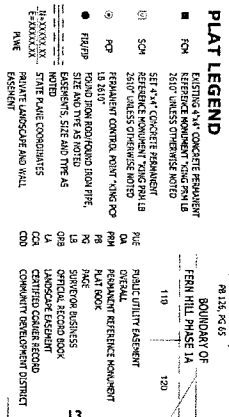
SEE SHEET 2 OF 6 FOR KEY MAP
SEE SHEET 2 OF 6 FOR LEGEND
SHEET 6 OF 6

PLAT	155	PAGE	161
BOOK			

LINE TABLE	
LINE	READING DISTANCE

L1	0607211W	15.07
L2	38845070W	35.97
L3	06015101E	11.05
L4	59646707E	33.85
L5	10021211W	50.27
L6	00202111W	10.41
L7	59546707E	34.67
L8	59015100W	35.72
L9	06015107E	81.86
L10	59074747E	10.00
L11	59470211W	7.47
L12	59470707E	11.69
L13	59074747E	50.00
L14	06015100W	7.21

CRESTED FRINGE DRIVE
(S2.0Y PUBLIC RIGHT-OF-WAY)
TR 126, PG 65

[illegible]

PLAT	
BOOK 434	PAGE 28

PLAT NOTES:

- [illegible]

LINE TABLE		
LINE	BEARING	DISTANCE
11	N89°55'11"E	21.11'
12	S64°38'16"W	20.01'
13	S30°16'17"E	39.84'
14	S89°43'41"W	125.00'
15	N09°16'17"W	38.55'
16	S89°15'11"W	10.00'
17	N02°16'17"W	20.00'

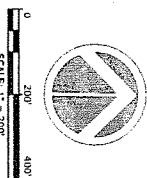
EPC ENVIRONMENTAL PROTECTION COMMISSION
P6 PLAT BOOK

- [illegible]

SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND

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1.B2610



SCALE: 1" = 200'

FERN HILL PHASE 3

BEING A PORTION OF SECTION 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

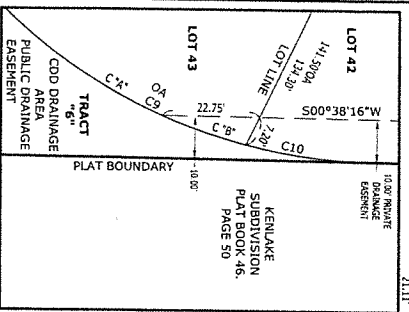
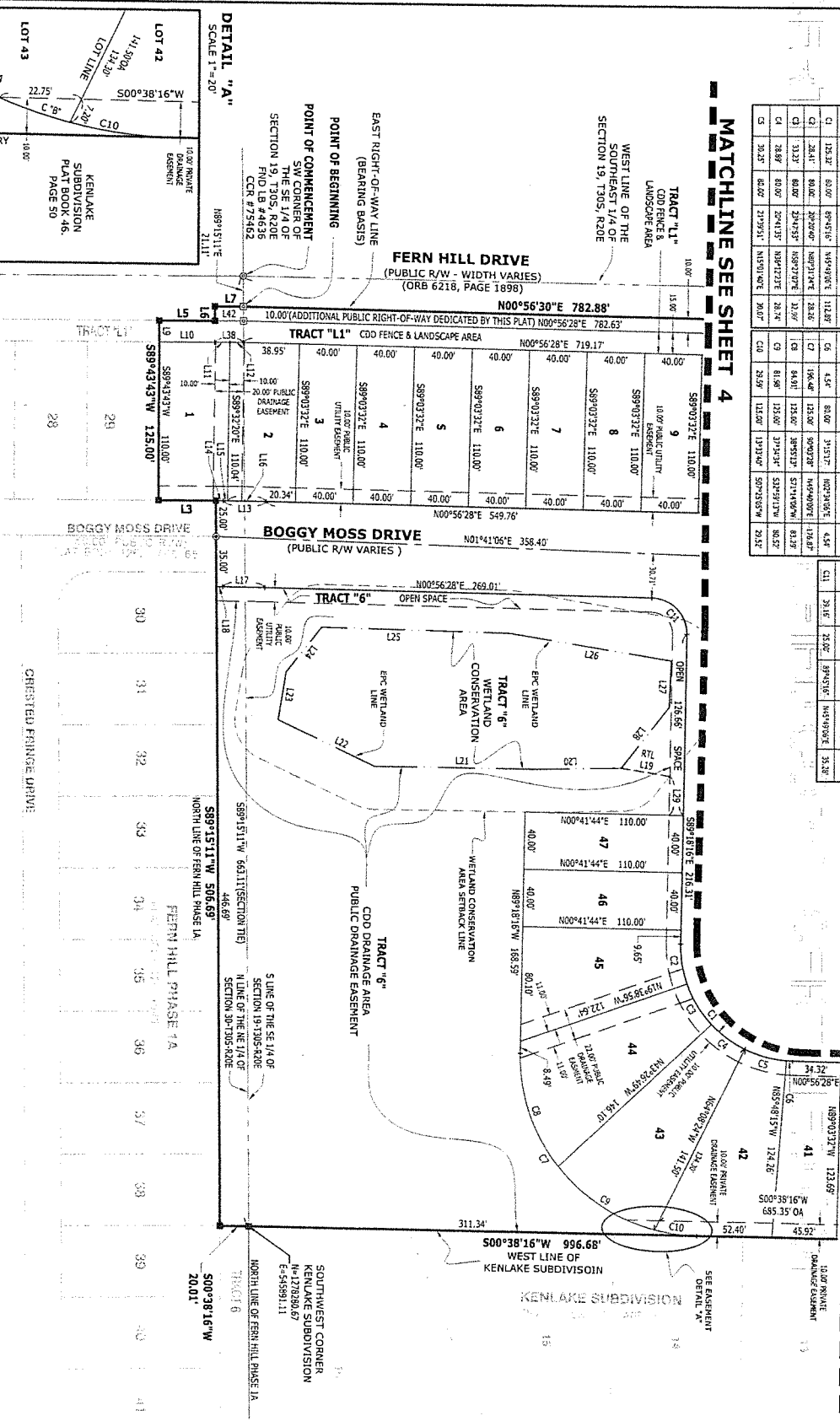
PLAT BOOK 124 PAGE 24

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	123.27	63.00	89°43'12"	112.88°
C2	24.41	80.00	20°43'35"	107°12'42"
C3	31.27	80.00	20°43'35"	107°12'42"
C4	28.89	80.00	20°43'35"	107°12'42"
C5	30.25	80.00	20°43'35"	107°12'42"

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C6	4.45	80.00	2°15'17"	102°29'02"
C7	106.40	135.00	50°03'27"	104°04'00"
C8	94.61	135.00	38°55'12"	57°14'00"W
C9	81.80	135.00	37°14'11"	52°19'12"W
C10	29.59	115.00	17°32'02"	50°13'05"W

MATCHLINE SEE SHEET 4

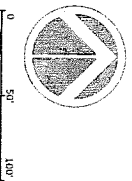
MATCHLINE SEE SHEET 4



CURVE TABLE (DETAIL A)				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	61.22	123.00	20°43'35"	107°12'42"
C2	20.75	115.00	17°32'02"	50°13'05"

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°16'17"E	35.85	L14	S50°11'57"E	5.20	L21	N06°51'57"W	21.48
L2	N06°06'17"W	26.50	L15	S00°27'52"W	2.41	L22	N02°30'55"W	40.07
L3	S89°16'17"W	10.00	L16	S00°27'52"W	26.99	L23	N01°15'28"E	130.52
L4	S89°16'17"W	20.00	L17	N09°27'02"E	20.19	L24	N09°13'47"E	154.00
L5	N09°14'47"E	15.00	L18	N00°11'57"W	4.37	L25	S89°15'47"E	12.49
L6	N09°16'17"W	26.53	L19	S08°24'32"W	24.15	L26	S55°25'44"E	54.07
L7	N09°16'17"W	10.33	L20	S01°16'37"E	53.57	L27	N09°18'17"W	22.17
L8	N02°12'38"W	9.20	L21	S02°52'12"E	111.67	L28	N00°13'32"W	18.64
L9	N09°16'17"E	29.80	L22	S35°19'48"W	74.68	L29	S00°12'28"E	20.02

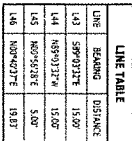
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SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND
SHEET 3 OF 5

BEING A PORTION OF SECTION 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST,
HILLSBOROUGH COUNTY, FLORIDA

90



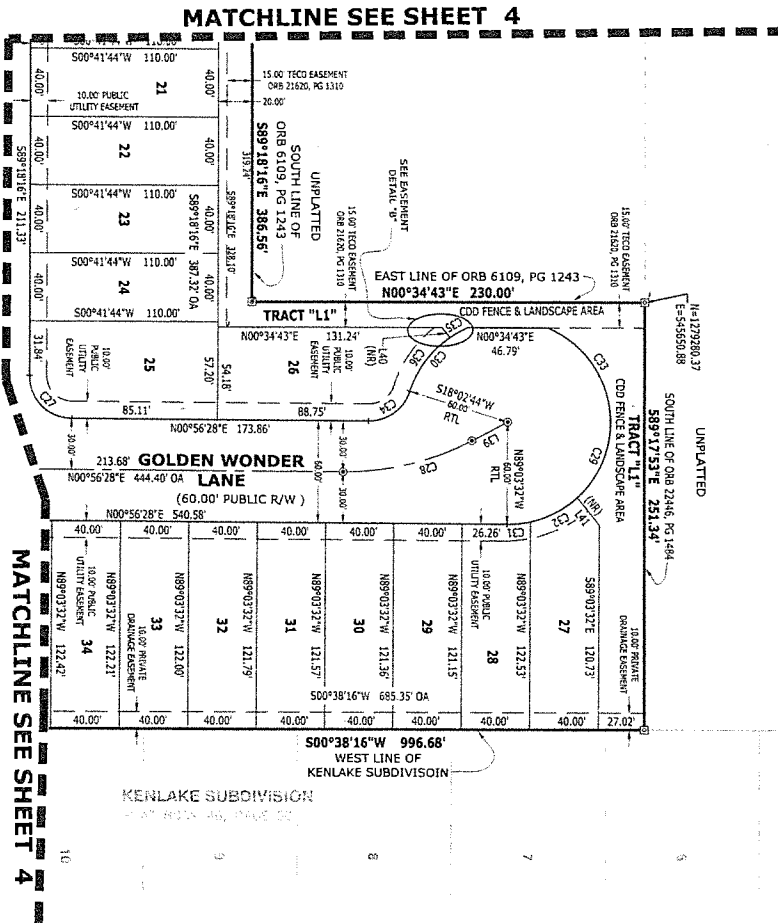
MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 3

SEE SHEET 2 OF 5 FOR KEY MAP
SEE SHEET 2 OF 5 FOR LEGEND
SHEET 4 OF 5

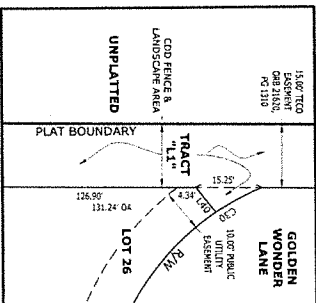
FERN HILL PHASE 3 BEING A PORTION OF SECTION 19 AND 30, TOWNSHIP 30 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT
 BOOK 134 PAGE 31

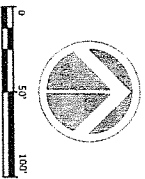


CURVE	BEARING	DELTA	BRACING	CHORD
C1	35.15°	75.86°	69°45'10"	545'40.21'
C2	78.58°	161.30°	103°07'45"	711.86'
C3	164.84°	60.00°	157°43'45"	117.48'
C4	51.07°	60.00°	69°23'35"	547'09.43'
C5	11.89°	60.00°	12°14'15"	103'46.71'
C6	31.03°	60.00°	29°17'45"	127'06.47'
C7	118.95°	60.00°	114°12'45"	589'40.37'
C8	31.81°	25.88°	72°53'43"	103°28'27"
C9	12.11°	60.00°	11°34'51"	538'09.47'
C10	39.50°	60.00°	38°50'10"	557'57.10'

CURVE	BEARING	DISTANCE
L30	N07°12'00"W	23.51'
L40	N27°04'00"E	2.64'
L41	N53°01'00"E	20.58'



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SEE SHEET 2 OF 5 FOR KEY MAP
 SEE SHEET 2 OF 5 FOR LEGEND
SHEET 5 OF 5

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT

January 9, 2020 Minutes of Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District was scheduled to be held on **Thursday, January 9, 2020 at 9:00 a.m.** at The Offices of Lennar Homes located at 4600 W. Cypress St., Suite 200, Tampa, FL 33607.

1. CALL TO ORDER/ROLL CALL

Nicole Hicks called the Regular Meeting of the Board of Supervisors of the Summit at Fern Hill Community Development District to order on **Thursday, January 9, 2020 at 9:00 a.m.** and identified the Supervisors present constituting a quorum.

Supervisors Present and Constituting a Quorum at the onset of the meeting:

Kelly Evans	Chair
Laura Coffey	Vice Chair
Lori Campagna	Supervisor
Ben Gainer	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Nicole Hicks	Meritus
Gene Roberts	Meritus
John Vericker	District Counsel

Becky Wilson	Lennar
--------------	--------

There were no members of the general public in attendance.

2. AUDIENCE QUESTIONS OR COMMENTS ON AGENDA ITEMS

There were no audience questions or comments on agenda items.

3. BUSINESS ITEMS

A. General Matters of the District

Ms. Hicks provided an update on the pool gate and key fobs. She will have a mailer sent out and post a flyer near the mailboxes to let the community know when she will be onsite to distribute the key fobs.

4. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Regular Meeting October 10, 2019

The Board reviewed the minutes.

MOTION TO:	Approve the October 10, 2019 minutes.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

B. Consideration of Operations and Maintenance Expenditures September 2019

The Board reviewed the September 2019 O&Ms.

MOTION TO:	Approve the September 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

C. Consideration of Operations and Maintenance Expenditures October 2019

The Board reviewed the October 2019 O&Ms.

MOTION TO:	Approve the October 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

D. Consideration of Operations and Maintenance Expenditures November 2019

The Board reviewed the November 2019 O&Ms.

MOTION TO:	Approve the November 2019 O&Ms.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Motion PASSED
	4/0 - Motion Passed Unanimously

E. Review of Financial Statements Month Ending November 30, 2019

The Board reviewed and accepted the financials.

5. VENDOR/STAFF REPORTS

A. District Counsel

B. District Engineer

There was nothing to report from Counsel or the Engineer at this time.

C. District Manager

i. Aquatics Report

ii. Community Inspection Report

The Board reviewed the community inspection reports. Supervisor Evans said the landscape enhancements by the pool look good. She asked for the palm trees to be trimmed, and Mr. Roberts said they had already recently been trimmed. Supervisor Evans also asked for the community inspection reports to be dated.

Mr. Roberts stated that some of the pine trees that were recently planted have died. Supervisor Gainer said that some other mitigation plants and shrubs will be put there.

Supervisor Gainer mentioned adding an area near the engineering building to the maintenance plan. They will have an addendum for the next Board meeting.

6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

Supervisor Evans asked to find candidates for the Board. Ms. Hicks will get a message out through the HOA email asking for resumes.

Mr. Roberts mentioned that the entrance needs to be enhanced. He will talk more with Supervisor Gainer and Carson. Mr. Roberts also said the recently replaced oyster plants along the fence have died.

Supervisor Evans would like to do the initial budget meeting in April and the public hearing in July.

7. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Evans
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Carson's Lawn & Landscaping Services	5538	\$ 6,258.34		Lawn Care Maintenance - November
First Choice Aquatic Weed Management, LLC	41892	445.00		Waterway Service - November
First Choice Aquatic Weed Management, LLC	42813	445.00	\$ 890.00	Waterway Service - December
Meritus Districts	9529	2,823.00		Management Services - December
Zebra Cleaning Team, Inc.	3368	500.00		Pool Cleaning - December
Monthly Contract Sub-Total		\$ 10,471.34		
Variable Contract				
Stantec	1591919	\$ 348.00		Professional Services - General Consulting - thru 11/15/19
Straley Robin Vericker	17718	305.00		Professional Services - General - thru 11/15/19
Straley Robin Vericker	17807	426.00	\$ 731.00	Professional Services - General - thru 12/15/19
Variable Contract Sub-Total		\$ 1,079.00		
Utilities				
BOCC	5786247758 121319	\$ 34.43		Water Service - thru 12/09/19
BOCC	6440260149 121319	175.19		Water Service - thru 12/09/19
BOCC	BOCC121819 D	325.00	\$ 534.62	Water Deposit - 12/18/19
HomeTeam	67094304	128.00		Pest Control Service - 12/04/19
Spectrum	069143201113019	281.44		TV, Internet, & Voice Service - 11/28/19-12/27/19
Tampa Electric	211000167513 120619	184.58		Electric Service - thru 12/04/19
Tampa Electric	211000167729 120619	1,833.89		Electric Service - thru 12/02/19

Summit at Fern Hill Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Tampa Electric	211000167901 120619	613.51	\$ 2,631.98	Electric Service - thru 12/04/19
Utilities Sub-Total		\$ 3,576.04		
Regular Services				
Spearem Enterprises, LLC	4072	\$ 400.00		Clean Clubhouse - thru 12/02/19
Regular Services Sub-Total		\$ 400.00		
Additional Services				
Carson's Lawn & Landscaping Services	5555	\$ 2,200.00		Cut Back Pepper Trees - 11/26/19
Carson's Lawn & Landscaping Services	5556	1,225.00		Prune Palms - 11/26/19
Carson's Lawn & Landscaping Services	5568	155.00	\$ 3,580.00	Replace Decoder - 12/16/19
Additional Services Sub-Total		\$ 3,580.00		
TOTAL:		\$ 19,106.38		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: November 27, 2019
Invoice # 5538

Billing address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Invoice

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859


Phone: 407-859-2020
Fax: 407-859-3275

Date	Invoice #
11/25/2019	41892

Bill To

Summit @ Fern Hill CDD
C/o Meritus Corp.
2005 Pan Am Circle Dr., Ste 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/25/2019

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included  53910 4307	445.00

Thank you for your business.

Total	\$445.00
Payments/Credits	\$0.00
Balance Due	\$445.00

Service Report

Customer: Summit @ Fern Hill Date: 11/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
1		✓	✓				✓				N/A	NORM	N/A	Good
2		✓	✓				✓				↓	↓	↓	↓
3		✓	✓				✓				↓	↓	↓	↓
4		✓	✓				✓				↓	↓	↓	↓
5		✓	✓				✓				↓	↓	↓	↓
6		✓	✓				✓				↓	↓	↓	↓
7		✓	✓				✓				↓	↓	↓	↓
8		✓	✓				✓				↓	↓	↓	↓

Comments: THANK YOU!

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

First Choice Aquatic Weed Management, LLC

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275


Invoice

Date	Invoice #
12/20/2019	42813

Bill To

Summit @ Fern Hill CDD
C/o Meritus Corp.
2005 Pan Am Circle Dr., Ste 300
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	1/19/2020

Description	Amount
Monthly waterway service for the month this invoice is dated - 8 waterways Light Debris pickup included 	445.00

Thank you for your business.

Total	\$445.00
Payments/Credits	\$0.00
Balance Due	\$445.00

Service Report

Customer: Summit @ Fern Hill

Date: 12/19/2019

Technician: Todd

- ☐ New
- ☒ Scheduled Service
- ☒ Trash Pick Up
- ☐ Work Order
- ☐ Removal
- ☐ Follow-up Service

Site / Lake Number	Inspection	Treatment	Boat	ATV	Truck	Backpack	Algae	Grasses	Submersed	Floating	Chemistry	Water Level	# Day Restriction	Water Conditions
All Ponds	✓	✓					✓				N/A	NORM	N/A	Good

Comments

THANK you & Happy Holidays ☺

First Choice

Aquatic Weed Management, LLC

6536 Pinecastle Blvd. Ste. A
Orlando, FL 32809
800-543-6694

- Algae and Aquatic Weed Control
- Wetland Restoration and Management
- Native Plantings
- Physical Weed Removals
- Fish Stocking & Custom Barriers



Creating a balance
with nature

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9529
Invoice Date: Dec 1, 2019
Page: 1

Bill To:
Summit at Fern Hill CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
Summit Fern Hill CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

[illegible]

Subtotal	2,823.00
Sales Tax	
Total Invoice Amount	2,823.00
Payment/Credit Applied	
TOTAL	2,823.00



Zebra Cleaning Team, Inc.
P.O. BOX 3456
APOLLO BEACH, FL 33572
813-458-2942

INVOICE #3368

EXPIRATION DATE

TO Fern Hill CDD
2005 Pan Am Circle Ste 120
Tampa FL, 33607

[illegible]**Comments:**



INVOICE

Page 1 of 1

Invoice Number 1591919
Invoice Date November 25, 2019
Purchase Order 215612636
Customer Number 132832
Project Number 215612636

Bill To

Summit at Fern Hill CDD
Accounts Payable
c/o Meritus Districts
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

Please Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project Fern Hill CDD Engineering Services

Project Manager Stewart, Tonja L For Period Ending
Current Invoice Total (USD) 348.00

November 15, 2019

Initiate ownership and maintenance maps

Top Task 2020 2020 FY General Consulting**Professional Services**

Category/Employee	Current Hours	Rate	Current Amount
Nurse, Vanessa M	3.00	116.00	348.00
Subtotal Professional Services	3.00		348.00

Top Task Subtotal 2020 FY General Consulting 348.00

Total Fees & Disbursements 348.00

INVOICE TOTAL (USD) 348.00

Due upon receipt or in accordance with terms of the contract

Please contact Summer Fillinger if you have any questions concerning this invoice.

Phone: (239) 985 - 5515 E-mail: Summer.Fillinger@Stantec.com**** PLEASE SEND AN INVOICE # WITH PAYMENT ****

Thank you.

LNA 51300
3103

Received

DEC 02 2019

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

November 22, 2019

Client: 001462

Matter: 000001

Invoice #: 17718

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2019

SERVICES

WA 51400
3107

Date	Person	Description of Services	Hours	
11/5/2019	JMV	REVIEW COMMUNICATION FROM T. STEWART RE: CDD DRAINAGE.	0.6	
11/8/2019	JMV	REVIEW COMMUNICATION FROM HILLSBOROUGH COUNTY RE: CDD STORMWATER SYSTEM.	0.2	
11/12/2019	JMV	REVIEW COMMUNICATION FROM T. STEWART.	0.2	
Total Professional Services			1.0	\$305.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.0	\$305.00

November 22, 2019
Client: 001462
Matter: 000001
Invoice #: 17718

Page: 2

Total Services	\$305.00	
Total Disbursements	\$0.00	
Total Current Charges		\$305.00

PAY THIS AMOUNT

\$305.00

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

SUMMIT AT FERN HILL COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33607

December 19, 2019
Client: 001462
Matter: 000001
Invoice #: 17807

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2019

SERVICES

Date	Person	Description of Services	Hours	
11/19/2019	JMV	REVIEW COMMUNICATIONS FROM T. STEWART RE: DRAINAGE INSPECTIONS; TELEPHONE CALL WITH T. STEWART.	0.5	
12/4/2019	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.3	
12/4/2019	LB	REVIEW EMAIL FROM B. CRUTCHFIELD RE RESOLUTION AMENDING BUDGET FOR FISCAL YEAR ENDED SEPTEMBER 30, 2019; REVIEW FY 2019 BUDGET; PREPARE DRAFT RESOLUTION AMENDING BUDGET.	0.4	
12/6/2019	JMV	REVIEW COMMUNICATION FROM T. STEWART; REVIEW MEMO RE: CDD DRAINAGE AREA MAINTENANCE.	0.4	
Total Professional Services			1.6	\$426.00

PERSON RECAP

Person	Hours	Amount
JMV John M. Vericker	1.2	\$366.00
LB Lynn Butler	0.4	\$60.00

December 19, 2019
Client: 001462
Matter: 000001
Invoice #: 17807

Page: 2

Total Services	\$426.00	
Total Disbursements	\$0.00	
Total Current Charges		\$426.00

PAY THIS AMOUNT

\$426.00

Please Include Invoice Number on all Correspondence

Summit at Fern Hill



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
LENNAR HOMES	5786247758	12/13/2019	01/03/2020

Service Address: 10250 STRAWBERRY TETRA DR
(COMM IRRIG MTR)

Fern Hill

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38576158	11/6/2019	0	12/9/2019	2	200	ACTUAL	WATER

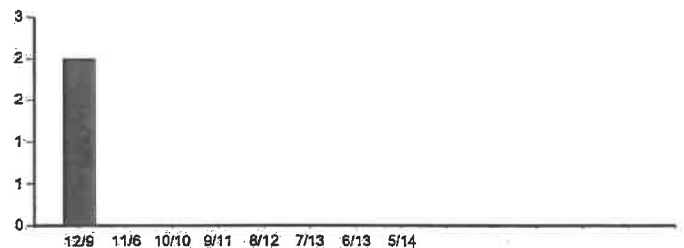
Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$0.59
Water Base Charge	\$19.28
Water Usage Charge	\$0.15
Collection Notice Fee	\$10.00
Total Service Address Charges	\$34.43

Summary of Account Charges

Previous Balance	\$53.22
Net Payments - Thank You	(\$53.22)
Total Account Charges	\$24.43
AMOUNT DUE	\$34.43

Consumption History x 100 Gallons



2019

2018



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: **5786247758**

ELECTRONIC PAYMENTS BY CHECKS OR

Automated Payment Line: (813) 276 8526

Internet Payments: HCF LGov.Net/WaterBill

Additional Information: HCF LGov.Net/Water



THANK YOU!

LENNAR HOMES
12141 CREEK PRESERVE DR
RIVERVIEW FL 33579

DUE DATE	01/03/2020
AMOUNT DUE	\$34.43
AMOUNT PAID	



Hillsborough
County Florida

M-Page 1 of 3

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/13/2019	01/03/2020



Received

DEC 20 2019

Summary of Account Charges

Previous Balance	\$159.75
Net Payments - Thank You	(\$404.75)
Credit Amount	(\$245.00)
Total Account Charges	\$420.19

AMOUNT DUE	\$175.19
-------------------	-----------------

This is your summary of charges. Detailed charges by premise are listed on the following page(s).



Make checks payable to: **BOCC**

ACCOUNT NUMBER: 6440260149

Hillsborough
County Florida

ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526
Internet Payments: HCFLGov.net/WaterBill
Additional Information: HCFLGov.net/Water



THANK YOU!



SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607-6008

117

DUE DATE	01/03/2020
AMOUNT DUE	\$175.19
AMOUNT PAID	

0064402601492

000001175191

HILLSBOROUGH COUNTY PUBLIC UTILITIES

Web Address
Internet Payments
Pay by Phone/Account Information
Email Address

HCFLGov.net/Water
HCFLGov.net/WaterBill
(813) 276-8526
PublicUtilities@HCFLGov.net

Customer Service (813) 272-6680
Credit / Collections (813) 272-5977, Ext. 43800
Emergency (813) 744-5600

Water Quality Information Line (24 hrs.) (813) 264-3835
Water Restrictions Information (813) 275-7094
Water Restriction Violation Hotline (813) 224-8993

Authorized Payment Offices:

PUBLIC UTILITIES
(Brandon area)
332 N. FALKENBURG
TAMPA, FL 33619
M-F, 8-5 w/ drop box

PUBLIC UTILITIES
(Northdale area)
15610 PREMIERE DR
TAMPA, FL 33624
M-F, 8-5 w/ drop box



Explanation of Charges:

CUSTOMER SERVICE CHARGE - represents the cost of providing routine customer services such as reading meters, maintaining customer accounts, and billing for services rendered.

PURCHASED WATER CHARGE - is a volumetric charge based on the cost of water purchased by the County from suppliers. The pass through charge is applied to all billable potable water consumption.

WATER BASE CHARGE - is designed to recover a portion of all fixed costs for the water system. Fixed costs include debt service, personnel cost and operating costs not related to the amount of water produced or treated.

WATER USAGE CHARGE - includes all variable costs for producing and treating water and the remainder of the fixed cost not recovered through the water base charge. Charges are billed per 1,000 gallons of metered flow.

RECLAIMED WATER CHARGE - is designed to recover variable and fixed costs associated with the treatment and supply of reclaimed water.

SEWER BASE CHARGE - is designed to recover a portion of the fixed costs for the wastewater system. Fixed costs include debt service, personnel costs and operating costs not related to the amount of wastewater treated and effluent disposal.

SEWER USAGE CHARGE - includes the variable costs of treating and disposing of wastewater and includes the balance of the fixed costs not recovered through the wastewater base charge. Wastewater usage charges are billed per 1,000 gallons of metered flow. Residential wastewater usage is capped at 8,000 gallons per month on accounts read monthly and at 16,000 gallons on accounts whose meter is read every other month. Commercial wastewater customers pay the wastewater usage charge for all billable water consumption.

DEPOSITS - A new or increased security deposit required to reduce bad-debt losses on an account.

ADJUSTMENTS - includes costs for special services or handling provided by the County. This may include, but is not limited to, customer requests, delinquent account collections activities, unauthorized usage charges, etc.

SOCIAL SECURITY NUMBER DISCLOSURE STATEMENT:

In compliance with Section 119.071(5), Florida Statutes (Public Records Law) by this document Hillsborough County discloses to you that your social security number is requested for the purpose of deposit waiver verification, at the customer's request, for any new water or wastewater account and recovery of unpaid utility bills or charges.

Go Green - You can help reduce the environmental impact of paper billing. Visit us on the Web to view paperless options for billing and payments.

Hillsborough County Public Utilities will be participating in the U.S. Environmental Protection Agency's (EPA) fourth round of the Unregulated Contaminant Monitoring Rule (UCMR4) during 2018 through 2020. The County's UCMR4 analysis results and more information are available at HCFLGov.net/UCMR4

Hillsborough County Public Utilities accepts:



(AMSCOT Locations accept CASH only)

Internet Payments: HCFLGov.net/WaterBill

Mail Payments to: P.O. Box 342456, Tampa, Florida 33694-2456

Pay By Phone: (813) 276-8526



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/13/2019	01/03/2020

Service Address: 10415 FAIRY MOSS LN (IRRIGATION COMMON AREA)

M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
38351230	11/15/2019	0	12/09/2019	94	9400	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$27.54
Water Base Charge	\$16.74
Water Usage Charge	\$7.43
Deposit Amount Due	\$220.00
Total Service Address Charges	\$276.12



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/13/2019	01/03/2020

Service Address: 10340 BOGGY MOSS DR

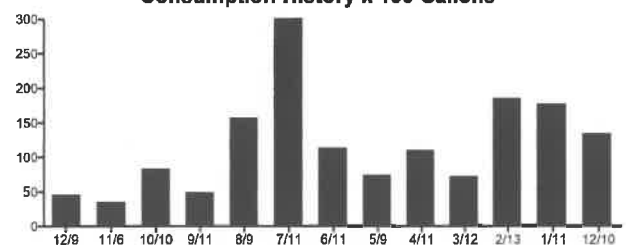
M-Page 2 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
53708598	11/06/2019	7085	12/09/2019	7130	4500	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Purchase Water Pass-Thru	\$13.19
Water Base Charge	\$25.70
Water Usage Charge	\$3.38
Sewer Base Charge	\$62.29
Sewer Usage Charge	\$21.51
Total Service Address Charges	\$130.48

Consumption History x 100 Gallons





Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
SUMMIT AT FERN HILL	6440260149	12/13/2019	01/03/2020

Service Address: 10636 FERN HILL DR

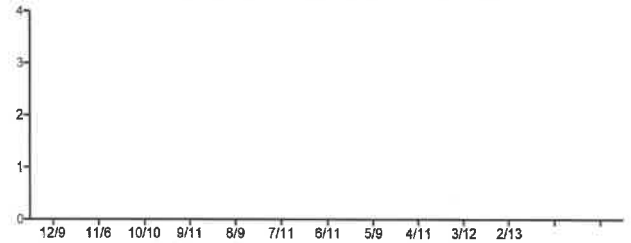
M-Page 3 of 3

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION (IN GALLONS)	READ TYPE	METER DESCRIPTION
54272591	11/06/2019	0	12/09/2019	0	0	ACTUAL	WATER

Service Address Charges

Customer Bill Charge	\$4.41
Water Base Charge	\$9.18
Total Service Address Charges	\$13.59

Consumption History x 100 Gallons





**Hillsborough
County Florida**

PUBLIC UTILITIES

PO Box 1110 Tampa, FL 33601-1110

DECEMBER 18, 2019

SUMMIT AT FERN HILL
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

From: Hillsborough County Public Utilities Department

Hillsborough County Public Utilities Department requires a security deposit at the start of service. An account is established and remains in a pending status until funds for the deposit are collected. Because our billing cycles are generated from actual meter reads, no billing statement is available at this time. A billing statement, which includes an itemized deposit amount summary, will be provided to the customer once they have established service.

Account & Deposit Information

Account Name: SUMMIT AT FERN HILL
Services Provided: COMMERCIAL IRRIGATION
Account#: 6440260149
Deposit Amount: \$300.00
Service Charge: \$ 25.00
Total Due: \$325.00

Please make checks payable to B.O.C.C. (Board Of County Commissioners). Payments can be made over the phone or mailed to: 332 N. Falkenburg Rd. Tampa, FL 33619. If you need additional information or assistance, please call Commercial Account Services Department at (813) 272-6680 and follow the prompts for Commercial Account Services.

Sincerely,

Hillsborough County
Public Utilities Department
Utilities Support Division

**BOARD OF COUNTY
COMMISSIONERS**

Ken Hagan
Pat Kemp
Lesley "Les" Miller, Jr.
Sandra L. Murman
Kimberly Overman
Mariella Smith
Stacy R. White

COUNTY ADMINISTRATOR

Michael S. Merrill

COUNTY ATTORNEY

Christine M. Beck

INTERNAL AUDITOR

Peggy Caskey

**CHIEF DEVELOPMENT &
INFRASTRUCTURE SERVICES
ADMINISTRATOR**

Lucia E. Garsys



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 67094304

WORK DATE: 12/4/19

BILL-TO 2603060

Summit at Fernhill CDD C/O
Attn: Shawndell Meritus Districts
2005 Pan Am Cir
Suite 120
Tampa, FL 33607-2359

Phone: 813-397-5120 x310

LOCATION 2603060

Summit at Fernhill CDD
Attn: Nicole Clubhouse
10340 Boggy Moss Dr
Riverview, FL 33578

Phone: 321-663-8863

Time In: 12/4/19 12:00 PM

Time Out: 12/4/19 12:38 PM

Customer Signature

Customer is unavailable to sign
Technician Signature

Leonard Robinson
License #: JE274488

Purchase Order	Terms	Service Description	Quantity	Unit Price	Amount
None	DUE UPON RECEIPT	Pest Control Service	1.00	128.00	128.00
Subtotal					128.00
Tax					0.00
Total					128.00
Total Due:					128.00

Today's Service Comments

Hi Mr/Ms Summit at Fernhill,

Today's 6-Point Advantage Service:

1. Inspected the exterior of your home to identify potential pest problems
2. Removed and treated cobwebs and wasps nests within reach
3. Provided conventional pest control applications
4. Treated pest entry points around doors and windows
5. Applied pest control materials around the outside perimeter of your home.
6. Provided this detailed service report.

Today's Service Comments:

Today I treated your home for ants, roaches, and spiders. While inspecting your home I did find spider webs and eggs in the back perimeter of your home, and treated accordingly. Due to the treatment of your home today you may experience death or dying insects in the next 3 to 5 days. If you have any questions in regards to our service, please give our office a call. Thanks, Leonard.

Curbside Call was completed, Customer aware of service.

Thank you for choosing HomeTeam Pest Defense as your service provider.
Your next scheduled service month will be in March.

<p>You may notice a slight increase in your service charge effective July 1</p>

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Demand G		100-1240	0.0450%	n/a	Lambda-cyhalothrin	1.0000 Pound	1.0000 Pound
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.



HomeTeam Pest Defense, Inc.
310 First St. NE
Ruskin, FL 33570-3621
813-489-7041

Invoice and detailed service report

INVOICE #: 67094304

WORK DATE: 12/4/19

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Suspend Polyzone		432-1514	4.7500%	0.0300	Deltamethrin	2.0000 Ounce	0.0100 Ounce
Areas Applied: Exterior entry points							
Target Pests: Ants, Roaches, Spiders							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Termidor SC		7969-210-AA	9.1000%	0.1250	Fipronil	2.0000 Gallon	0.0275 Gallon
Areas Applied: Exterior perimeter							
Target Pests: Ants, Roaches, Spiders							

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Lot #
Suspend Polyzone	4.7500%	2.0000 Ounce	One Gallon Compressed Sprayer	12:37:15 PM
432-1514	0.03000000	0.0100 Ounce	Spot Treatment	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior entry points				
Weather: 0°, 0 MPH				
Demand G	0.0450%	1.0000 Pound	Spreader	12:36:52 PM
100-1240	n/a	1.0000 Pound	Broadcast	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				
Termidor SC	9.1000%	2.0000 Gallon	Backpack Compressed Sprayer	12:37:41 PM
7969-210-AA	0.12500000	0.0275 Gallon	Surface application	
Target Pests: Ants, Roaches, Spiders				
Areas Applied: Exterior perimeter				
Weather: 0°, 0 MPH				

GENERAL COMMENTS / INSTRUCTIONS

If this ticket shows a previous balance due which has been paid, please disregard & accept our thanks for your payment. If you have questions about your service or invoice, please call us at (813)489-7041. Pay online at www.pestdefense.com

Treated Area(s) - Do not allow unprotected persons, children or pets to touch, enter or replace items or bedding, to contact or enter treated area(s) until dry. Ventilation/Reoccupying - Vacate and keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before reoccupying. Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment and surfaces with an effective cleaning compound and rinse with clean water if not removed or covered during a treatment. This area should be odor free before food products are placed in the area. Exterior Applications (Baits) - Do not allow grazing or feed, lawn or sod clippings to livestock after bait applications. Do not burn treated fire wood for one month after treatment. Granular Application(s) Do not water to the point of run-off.

November 30, 2019

Invoice Number: 069143201113019
Account Number: 0050691432-01
Security Code: 2769
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Contact Us

Visit us at SpectrumBusiness.net
Or, call us at 1-877-824-6249

Summary

*Services from 11/28/19 through 12/27/19
details on following pages*

Previous Balance	281.44
Payments Received - Thank You	-281.44
Remaining Balance	\$0.00
Spectrum Business™ TV	77.98
Spectrum Business™ Internet	89.98
Spectrum Business™ Voice	99.98
Other Charges	13.50
Current Charges	\$281.44
Total Due by 12/15/19	\$281.44

SPECTRUM BUSINESS NEWS

NOTE. Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

NEW! Spectrum Mobile is now available for Small Business owners! You can save up to 40% on your monthly wireless bill with our new mobile service that runs on America's most reliable LTE Network. Plus, you can even keep your phone or trade it in for a new Apple, Samsung, Google, or LG phone. Call 1-844-635-7342 to learn more!



Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.



4145 S. Falkenburg Rd Riverview, FL 33578-8652
7635 1610 NO RP 30 11302019 NNNNNY 01 000618 0002

FERN HILL
C/O C/O MERITUS
2005 PAN AM CIR
STE 120
TAMPA FL 33607-2529



November 30, 2019

FERN HILL

Invoice Number: 069143201113019
Account Number: 0050691432-01
Service At: 10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-4621

Total Due by 12/15/19 **\$281.44**
Amount you are enclosing \$

Please Remit Payment To:

BRIGHT HOUSE NETWORKS
PO BOX 790450
SAINT LOUIS, MO 63179-0450



Received
DEC 09 2019



Invoice Number: 069143201113019
 Account Number: 0050691432-01
 Security Code: 2769

Contact Us

Visit us at SpectrumBusiness.net
 Or, call us at 1-877-824-6249

7635 1610 NO RP 30 11302019 NNNNNY 01 000618 0002

Charge Details

Previous Balance	281.44
Payments Received - Thank You 11/20	-281.44
Remaining Balance	\$0.00

Payments received after 11/30/19 will appear on your next bill.

Services from 11/28/19 through 12/27/19**Spectrum Business™ TV**

Spectrum Business TV Premier	69.99
Spectrum Receiver	7.99
	\$77.98

Spectrum Business™ TV Total **\$77.98**

Spectrum Business™ Internet

Spectrum Business Internet Plus	109.99
Business WiFi	4.99
Promo Discount	-25.00
	\$89.98

Spectrum Business™ Internet Total **\$89.98**

Spectrum Business™ Voice

Phone Number 813-769-9173	
Spectrum Business Voice	49.99
	\$49.99

Phone Number 813-915-5481	
Spectrum Business Voice	49.99
	\$49.99

For additional call details,
 please visit Spectrum.net/account.

Spectrum Business™ Voice Total **\$99.98**

Other Charges

Broadcast TV Surcharge	13.50
Other Charges Total	\$13.50

Current Charges	\$281.44
Total Due by 12/15/19	\$281.44

Billing Information

Tax and Fees - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit spectrum.net/taxesandfees for more information.

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

Past Due Fee / Late Fee Reminder - A late fee will be assessed for past due charges for service.

Spectrum Receiver \$7.99 - Charges include \$6.99 for Receiver Rental and \$1.00 for Secure Connection.

The following taxes, fees and surcharges are included in the price of the applicable service - Florida CST \$11.11, Federal USF \$4.86, E911 Fee \$0.80, TRS Surcharge \$0.20, Sales Tax \$0.11.

Voice Fees and Charges - These include charges, to recover or defray government fees imposed on Spectrum, and certain other costs related to Spectrum's Voice service, including a Federal Universal Service Charge and, if applicable, a State Universal Service Charge to recover amounts Spectrum must pay to support affordable telephone service, and may include a state Telecommunications Relay Service Fee to support relay services for hearing and speech impaired customers. Please note that these charges are not taxes and are subject to change. For more information, visit spectrum.net/taxesandfees.

Complaint Procedures - You have 60 days from the billing date to register a complaint if you disagree with your charges.

Spectrum Voice Provider - Spectrum Advanced Services, LLC

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support.

Your WAY can be the GREEN way!
GO GREEN with Spectrum Business.

Online Bill Pay is helping the environment one customer at a time. It's easy - all you need to do is sign up for Online Bill Pay. It will save you money on postage and time - and it will also save trees!

Enrolling is easy, just go to Spectrumbusiness.net. Each month, you'll receive a paperless e-bill that you pay online with your choice of payment options.

- Debit Card - Credit Card - Electronic Funds Transfer
- Receive a quick summary of your account at any time
- Access up to 6 months of statements

Payment Options

Pay Online - Create or Login to pay or view your bill online at Spectrumbusiness.net.

Pay by Mail - Detach payment coupon and enclose with your check made payable to Bright House Networks. Please do not include correspondences of any type with payments.

For questions or concerns, please call **1-877-824-6249**.



Statement Date: 12/06/2019

Account: 211000167513

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
10636 FERN HILL DR WL
RIVERVIEW, FL 33578-0000

Current month's charges:	\$184.58
Total amount due:	\$184.58
Payment Due By:	12/27/2019

Your Account Summary

Previous Amount Due	\$70.28
Payment(s) Received Since Last Statement	-\$70.28
Current Month's Charges	\$184.58
Total Amount Due	\$184.58

Help neighbors in need this holiday season.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.



We're shedding new light on dark winter nights.

New LED lighting will bring:

- **Energy savings** – up to 60% more efficient
- **Performance** – longer life and superior lighting
- **Safety** – wide, consistent light pattern improves visibility

Visit tampaelectric.com/newLEDs to learn more about the benefits and when we'll be in a neighborhood near you.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167513

Current month's charges:	\$184.58
Total amount due:	\$184.58
Payment Due By:	12/27/2019

Amount Enclosed \$ _____

604469723903



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6044697239032110001675130000000184584

Account: 211000167513
 Statement Date: 12/06/2019
 Current month's charges due 12/27/2019

Details of Charges – Service from 11/02/2019 to 12/04/2019

Service for: 10636 FERN HILL DR WL, RIVERVIEW, FL 33578-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
C24484	12/04/2019	35,404		33,634		1,770 kWh	1	33 Days

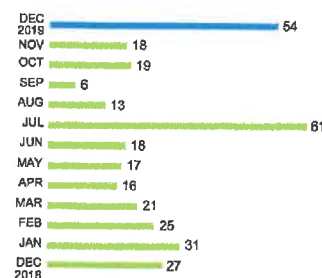
Basic Service Charge		\$18.14
Energy Charge	1,770 kWh @ \$0.05916/kWh	\$104.71
Fuel Charge	1,770 kWh @ \$0.03227/kWh	\$57.12
Florida Gross Receipt Tax		\$4.61
Electric Service Cost		\$184.58

Total Current Month's Charges

\$184.58

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Warmest wishes from our family to yours

All of us at Tampa Electric wish you a wonderful holiday season and a very happy new year. We're proud to provide you with the safe, reliable and affordable energy that fuels your life.

Good news! Look for a credit on your next bill.

The credit will be based upon your usage, but figure about \$9 if you average 1,000 kilowatt-hours a month. After recovering costs of restoring power for Hurricane Irma and other storms, Tampa Electric still had savings from a recent federal tax law change – this credit is returning these savings back to customers. The credit was proposed by Tampa Electric, approved by the Florida Public Service Commission and supported by Florida's Office of Public Counsel, the Florida Industrial Power Users Group and the Florida Retail Federation.



Statement Date: 12/06/2019

Account: 211000167729

SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
FERN HL, PH 1A
RIVERVIEW, FL 33578-0000

Current month's charges:	\$1,833.89
Total amount due:	\$1,833.89
Payment Due By:	12/27/2019

Your Account Summary

Previous Amount Due	\$1,833.89
Payment(s) Received Since Last Statement	-\$1,833.89
Current Month's Charges	\$1,833.89
Total Amount Due	\$1,833.89

00006750-0014346-Page 9 of 12

Help neighbors in need this holiday season.



Our Share program makes it easy for you to help customers in need pay their electric and/or natural gas bills. Visit tampaelectric.com/share and peoplesgas.com/share to learn more.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167729

Current month's charges:	\$1,833.89
Total amount due:	\$1,833.89
Payment Due By:	12/27/2019

Amount Enclosed \$ _____

604469723904



SUMMIT AT FERN HILL CCD
SUMMIT AT FERN HILL CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211000167729
 Statement Date: 12/06/2019
 Current month's charges due 12/27/2019

Details of Charges – Service from 11/01/2019 to 12/02/2019

Service for: FERN HL, PH 1A, RIVERVIEW, FL 33578-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	916 kWh @ \$0.02904/kWh	\$26.60
Fixture & Maintenance Charge	46 Fixtures	\$413.16
Lighting Pole / Wire	57 Poles	\$1363.44
Lighting Fuel Charge	916 kWh @ \$0.03194/kWh	\$29.26
Florida Gross Receipt Tax		\$1.43
Lighting Charges		\$1,833.89

Total Current Month's Charges

\$1,833.89

Important Messages

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 12/06/2019

Account: 211000167901

SUMMIT AT FERN HILL CCD
10340 BOGGY MOSS DR
RIVERVIEW, FL 33578-9502

Current month's charges:	\$613.51
Total amount due:	\$613.51
Payment Due By:	12/27/2019

Your Account Summary

Previous Amount Due	\$533.33
Payment(s) Received Since Last Statement	-\$533.33
Current Month's Charges	\$613.51
Total Amount Due	\$613.51

**Help neighbors in need
this holiday season.**



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211000167901

Current month's charges:	\$613.51
Total amount due:	\$613.51
Payment Due By:	12/27/2019
Amount Enclosed	\$

604469723905

00006750 02 AV 0.38 33607 FTECO112061923341310 00000 02 01000000 015 03 13658 006



SUMMIT AT FERN HILL CCD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
DEC 11 2019

Account: 211000167901
Statement Date: 12/06/2019
Current month's charges due 12/27/2019

Details of Charges – Service from 11/02/2019 to 12/04/2019

Service for: 10340 BOGGY MOSS DR, RIVERVIEW, FL 33578-9502

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
K67917	12/04/2019	22,913		16,569		6,344 kWh	1	33 Days

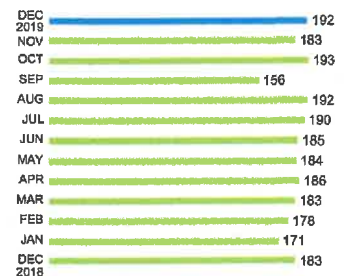
Basic Service Charge		\$18.14
Energy Charge	6,344 kWh @ \$0.05916/kWh	\$375.31
Fuel Charge	6,344 kWh @ \$0.03227/kWh	\$204.72
Florida Gross Receipt Tax		\$15.34
Electric Service Cost		\$613.51

Total Current Month's Charges

\$613.51

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

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Spearem Enterprises, LLC
 18865 State Rd. 54 Suite122
 Lutz, FL 33558
 (727) 237-2316
 spearem.jmb@gmail.com



INVOICE

BILL TO

Summit at Fern Hill CDD
 c/o Meritus
 2005 Pan Am Circle, Suite 120
 Tampa , FL 33607

INVOICE # 4072

DATE 12/01/2019

DUE DATE 12/16/2019

TERMS Net 15

DESCRIPTION	QTY	RATE	AMOUNT
-------------	-----	------	--------

Labor

11-11--2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain
- Pick up all trash and debris on Clubhouse grounds
- Tables wiped off & straitened inside & outside
- Dust all furniture, pictures, tables, lamps and baseboards in clubhouse
- Blinds and window sills dusted

WAT *535W*
H602

Description Of Work To Be Performed One Time Per Week:

- Blow off Parking area, sidewalks, cabanas & pool deck
- Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris
- Remove wasp/hornets nests as needed

Labor

11-18-2019

- Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas
- Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected
- Sweep, Vacuum & Mop ALL floors
- ALL Trash bins to be emptied upon each visit and new liners in place
- Replacement of burned out light bulbs.
- Clean/Disinfect drinking fountain

1 100.00 100.00

DESCRIPTION	QTY	RATE	AMOUNT
<ul style="list-style-type: none"> • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
11-25-2019			
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			
Labor	1	100.00	100.00
12-2-2019			
<ul style="list-style-type: none"> • Scrubbing and disinfecting the toilets, all sinks, all counter top areas, all cabinet areas • Mirrors ,door knobs, handicap bars, light switches, locking mechanisms on doors, paper goods fixtures as well as all other fixtures located in restroom & clubhouse cleaned/disinfected • Sweep, Vacuum & Mop ALL floors • ALL Trash bins to be emptied upon each visit and new liners in place • Replacement of burned out light bulbs. • Clean/Disinfect drinking fountain • Pick up all trash and debris on Clubhouse grounds • Tables wiped off & straitened inside & outside • Dust all furniture, pictures, tables, lamps and baseboards in clubhouse • Blinds and window sills dusted <p>Description Of Work To Be Performed One Time Per Week:</p> <ul style="list-style-type: none"> • Blow off Parking area, sidewalks, cabanas & pool deck • Dust the ceiling and walls of the cabana & light fixtures to remove any bugs, dirt or other debris • Remove wasp/hornets nests as needed 			

DESCRIPTION	QTY	RATE	AMOUNT
Material Papergoods, Soap, Trash bags included in cost.	1	0.00	0.00

BALANCE DUE			\$400.00

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: November 26, 2019
Invoice # 5555

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

ID	LOCATION	QTY	COST	TOTAL
	Along outside of Northern fence line			
	A) Bush hog very over grown high weeds, grass, ect.			
	B) Cut back encroaching pepper trees along with other trees between adjacent properties and fence line.			
	C) Line trim along fence line			
	D) Haul all debris to dump			\$ 2,200.00
	WAS 5310 4605			
				\$ -
				\$ -
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 2,200.00

Payment due upon receipt

Phone #	Fax #	E-mail
813-526-3739	813-280-2476	carsonwd@yahoo.com

Billing Address
P.O. Box 3203
Riverview, FL 33568

INVOICE

DATE: November 26, 2019
Invoice # 5556

Billing address	Service address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607	The Summit at Fern Hill

[illegible]**Payment due upon receipt**

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Carson's Lawn & Landscaping Services

INVOICE

Billing Address
P.O. Box 3203
Riverview, FL 33568

DATE: December 16, 2019
Invoice # 5568

Billing address
The Summit at Fern Hill C/O Meritus 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Service address
The Summit at Fern Hill

ID	LOCATION	QTY	COST	TOTAL
	Front entrance along Fern Hill			
	A) Test decoder for fault			
	B) Cut out faulty decoder			
	C) Deliver and Install new decoder and program to proper station. "Note" decoder under warranty labor only.		\$	45.00
	Entrance at Cone Grove and Fuzzy Cattail entrance side			
	A) Dig up wash out area on entrance side due to damage by probe.			
	B) Cut out and repair 1 1/2 in irrigation line damaged by probe. Parts and labor only		\$	55.00
	Exit side at Cone Grove and Fuzzy Cattail			
	A) Dig up washed out area broken by graders			
	B) Repair junction damaged by grader. Parts and labor only.		\$	55.00
			\$	-
			\$	-
THANK YOU FOR USING CARSON'S LAWN & LANDSCAPING SERVICES			TOTAL	\$ 155.00

Payment due upon receipt

Phone #
813-526-3739

Fax #
813-280-2476

E-mail
carsonwd@yahoo.com

Summit at Fern Hill Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2019



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Summit at Fern Hill Community Development District

Balance Sheet

As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Assets							
Cash-Operating Account	266,404	0	0	0	0	0	266,404
Investments - Revenue 2016 # 0000	0	251,820	0	0	0	0	251,820
Investments - Interest 2016 # 0001	0	0	0	0	0	0	0
Investments - Sinking 2016 # 0002	0	0	0	0	0	0	0
Investments - Reserve 2016 # 0003	0	123,178	0	0	0	0	123,178
Investments - Prepayment 2016 # 0004	0	0	0	0	0	0	0
Investments - Construction 2016 # 0005	0	0	0	0	0	0	0
Investments - Revenue 2018 #1000	0	0	63,310	0	0	0	63,310
Investments - Interest 2018 #1001	0	0	0	0	0	0	0
Investments - Sinking 2018 #1002	0	0	0	0	0	0	0
Investments - Reserve 2018 # 1003	0	0	69,325	0	0	0	69,325
Investments - Construction 2018 #1005	0	0	0	43	0	0	43
Investments - COI 2018 # 1006	0	0	0	0	0	0	0
Accounts Receivable - Other	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0
Assessments Receivable - Tax Roll	0	0	0	0	0	0	0
Assessments Receivable - Off Roll	0	0	0	0	0	0	0
Due From General Fund	0	0	0	0	0	0	0
Prepaid Items	0	0	0	0	0	0	0
Prepaid General Liability Insurance	0	0	0	0	0	0	0
Prepaid Public Officials Insurance	0	0	0	0	0	0	0
Prepaid Trustee Fees	1,684	0	0	0	0	0	1,684
Deposits	4,240	0	0	0	0	0	4,240
Equipment & Furniture	0	0	0	0	439,065	0	439,065
Construction Work In Progress	0	0	0	0	4,882,476	0	4,882,476
Amount Available-Debt Service	0	0	0	0	0	229,390	229,390
Amount To Be Provided-Debt Service	0	0	0	0	0	5,523,610	5,523,610
Other	0	0	0	0	0	0	0
Total Assets	272,327	374,998	132,635	43	5,321,541	5,753,000	11,854,545
Liabilities							
Accounts Payable	10,889	0	0	0	0	0	10,889
Accounts Payable Other	0	0	0	0	0	0	0
Due To Debt Service Fund	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Deposits	1,200	0	0	0	0	0	1,200
Revenue Bonds Payable-LT-2016	0	0	0	0	0	3,631,000	3,631,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	2,122,000	2,122,000

Summit at Fern Hill Community Development District

Balance Sheet

As of 12/31/2019
(In Whole Numbers)

	General Fund	Debt Service - Series 2016	Debt Service - Series 2018	Capital Projects - Series 2018	General Fixed Assets Account Group	General Long-Term Debt	Total
Total Liabilities	<u>12,089</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5,753,000</u>	<u>5,765,089</u>
Fund Equity & Other Credits							
Fund Balance-All Other Reserves	0	229,390	129,214	438,944	0	0	797,548
Fund Balance-Unreserved	89,832	0	0	0	0	0	89,832
Investment In General Fixed Assets	0	0	0	0	5,321,541	0	5,321,541
Other	<u>170,407</u>	<u>145,608</u>	<u>3,421</u>	<u>(438,901)</u>	<u>0</u>	<u>0</u>	<u>(119,465)</u>
Total Fund Equity & Other Credits	<u>260,238</u>	<u>374,998</u>	<u>132,635</u>	<u>43</u>	<u>5,321,541</u>	<u>0</u>	<u>6,089,456</u>
Total Liabilities & Fund Equity	<u>272,327</u>	<u>374,998</u>	<u>132,635</u>	<u>43</u>	<u>5,321,541</u>	<u>5,753,000</u>	<u>11,854,545</u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 12/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Service Charges				
O&M Assmts - Tax Roll	240,530	231,102	(9,428)	(4)%
O&M Assmts - Off Roll	57,225	0	(57,225)	(100)%
Other Miscellaneous Revenues				
Miscellaneous	0	50	50	0 %
Total Revenues	<u>297,755</u>	<u>231,152</u>	<u>(66,603)</u>	<u>(22)%</u>
Expenditures				
Financial & Administrative				
District Manager	33,750	8,438	25,313	75 %
District Engineer	2,250	2,214	37	2 %
Disclosure Report	8,400	0	8,400	100 %
Trustees Fees	8,500	673	7,827	92 %
Auditing Services	6,500	546	5,954	92 %
Postage, Phone, Faxes, Copies	200	20	180	90 %
Public Officials Insurance	2,500	2,307	193	8 %
Legal Advertising	1,500	0	1,500	100 %
Bank Fees	400	76	324	81 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	200	0	200	100 %
Website Administration	4,000	1,990	2,010	50 %
Legal Counsel				
District Counsel	6,000	1,066	4,934	82 %
Electric Utility Services				
Electric Utility Services	50,000	5,172	44,828	90 %
Water-Sewer Combination Services				
Water Utility Services	6,000	998	5,003	83 %
Other Physical Environment				
Waterway Management Program	10,000	1,335	8,665	87 %
Property & Casualty Insurance	6,500	5,601	899	14 %
Club Facility Maintenance	15,000	2,435	12,565	84 %
Landscape Maintenance - Contract	100,000	18,775	81,225	81 %
Landscape Maintenance - Other	14,880	5,380	9,500	64 %
Plant Replacement Program	2,500	0	2,500	100 %
Irrigation Maintenance	3,500	0	3,500	100 %
Pool Maintenance	10,000	2,198	7,802	78 %
Park Facility Maintenance	5,000	0	5,000	100 %
Total Expenditures	<u>297,755</u>	<u>59,398</u>	<u>238,357</u>	<u>80 %</u>
Excess Revenues Over (Under) Expenditures	<u>0</u>	<u>171,754</u>	<u>171,754</u>	<u>0 %</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>89,832</u>	<u>89,832</u>	<u>0 %</u>
Fund Balance, End of Balance	<u><u>0</u></u>	<u><u>261,585</u></u>	<u><u>261,585</u></u>	<u><u>0 %</u></u>

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

200 - Debt Service - Series 2016
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	242,280	231,342	(10,938)	(5)%
Interest Earnings				
Interest Earnings	0	80	80	0 %
Total Revenues	242,280	231,423	(10,857)	(4)%
Expenditures				
Debt Service Payments				
Interest Payment	170,280	85,815	84,465	50 %
Principal Payment	72,000	0	72,000	100 %
Total Expenditures	242,280	85,815	156,465	65 %
Excess Revenues Over (Under) Expenditures	0	145,608	145,608	0 %
Fund Balance, Beginning of Period	0	229,390	229,390	0 %
Fund Balance, End of Balance	0	374,998	374,998	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

201 - Debt Service - Series 2018
From 10/1/2019 Through 12/31/2019
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
DS Assmts - Tax Roll	138,510	55,481	(83,029)	(60)%
Interest Earnings				
Interest Earnings	0	45	45	0 %
Total Revenues	138,510	55,526	(82,984)	(60)%
Expenditures				
Debt Service Payments				
Interest Payment	103,510	52,105	51,405	50 %
Principal Payment	35,000	0	35,000	100 %
Total Expenditures	138,510	52,105	86,405	62 %
Excess Revenues Over (Under) Expenditures	0	3,421	3,421	0 %
Fund Balance, Beginning of Period	0	129,214	129,214	0 %
Fund Balance, End of Balance	0	132,635	132,635	0 %

Summit at Fern Hill Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects - Series 2018

From 10/1/2019 Through 12/31/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	164	164	0 %
Total Revenues	0	164	164	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	439,065	(439,065)	0 %
Total Expenditures	0	439,065	(439,065)	0 %
Excess Revenues Over (Under) Expenditures	0	(438,901)	(438,901)	0 %
Fund Balance, Beginning of Period	0	438,944	438,944	0 %
Fund Balance, End of Balance	0	43	43	0 %

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 12/31/2019
Reconciliation Date: 12/31/2019
Status: Locked

Bank Balance	299,940.63
Less Outstanding Checks/Vouchers	33,537.13
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	266,403.50
Balance Per Books	<u>266,403.50</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1679	12/12/2019	Series 2016 FY20 Tax Dist ID 451	27,049.94	Summit at Fern Hill CDD
1680	12/12/2019	Series 2018 FY20 Tax Dist ID 451	6,487.19	Summit at Fern Hill CDD
Outstanding Checks/Vouchers			33,537.13	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1668	11/20/2019	Series 2016 FY20 Tax Dist ID 445	2,761.17	Summit at Fern Hill CDD
1669	11/20/2019	Series 2018 FY20 Tax Dist ID 445	662.19	Summit at Fern Hill CDD
1671	11/22/2019	Series 2018 FY20 Tax Dist ID 447	1,133.59	Summit at Fern Hill CDD
1672	11/22/2019	Series 2016 FY20 Tax Dist ID 447	4,726.78	Summit at Fern Hill CDD
1670	12/2/2019	System Generated Check/Voucher	159.75	BOCC
1673	12/6/2019	Series 2018 FY20 Tax Dist ID 449	47,198.23	Summit at Fern Hill CDD
1674	12/6/2019	Series 2016 FY20 Tax Dist ID 449	196,804.59	Summit at Fern Hill CDD
1675	12/12/2019	System Generated Check/Voucher	445.00	First Choice Aquatic
1676	12/12/2019	System Generated Check/Voucher	281.44	Bright House Networks
1677	12/12/2019	System Generated Check/Voucher	305.00	Straley Robin Vericker
1678	12/12/2019	System Generated Check/Voucher	2,631.98	Tampa Electric
1681	12/19/2019	System Generated Check/Voucher	359.43	BOCC
1682	12/19/2019	System Generated Check/Voucher	9,683.34	Carson's Lawn & Landscaping Services, LLC
1683	12/19/2019	System Generated Check/Voucher	128.00	Home Team Pest Defense, Inc.
1684	12/19/2019	System Generated Check/Voucher	400.00	Speare Enterprises, LLC
1685	12/19/2019	System Generated Check/Voucher	348.00	Stantec Consulting Services Inc.
cd015	12/19/2019	Bank fee	25.56	
1686	12/24/2019	System Generated Check/Voucher	175.19	BOCC
Cleared Checks/Vouchers			268,229.24	

Summit at Fern Hill Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 12/31/2019

Reconciliation Date: 12/31/2019

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	139	11/22/2019	Clubhouse Rental - 12.07.19 - Duraisamy	50.00
	CR208	12/6/2019	Tax Distribution 12-06-19	440,602.65
	CR209	12/12/2019	Tax Distribution 12-12-19	<u>60,558.93</u>
Cleared Deposits				<u><u>501,211.58</u></u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 2/3/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
AQUATICS				
DEBRIS	25	25	0	<u>Looked clean</u>
INVASIVE MATERIAL (FLOATING)	20	16	-4	<u>Some algae</u>
INVASIVE MATERIAL (SUBMERSED)	20	20	0	<u>Look good</u>
FOUNTAINS/AERATORS	20	20	0	<u>N/A</u>
DESIRABLE PLANTS	15	15	0	<u>Good</u>
AMENITIES				
CLUBHOUSE INTERIOR	4	4	0	<u>Clean</u>
CLUBHOUSE EXTERIOR	3	2	-1	<u>Windows need to be cleaned</u>
POOL WATER	10	10	0	<u>Clean</u>
POOL TILES	10	10	0	<u>Good</u>
POOL LIGHTS	5	5	0	
POOL FURNITURE/EQUIPMENT	8	5	-3	<u>Can use some pressure washing</u>
FIRST AID/SAFETY ITEMS	10	10	0	
SIGNAGE (rules, pool, playground)	5	5	0	<u>Ok</u>
PLAYGROUND EQUIPMENT	5	5	0	<u>Good</u>
RECREATIONAL FACILITIES	7	7	0	
RESTROOMS	6	4	-2	<u>Fair</u>
HARDSCAPE	10	10	0	
ACCESS & MONITORING SYSTEM	3	3	0	<u>Fob system will be installed soon</u>
IT/PHONE SYSTEM	3	3	0	<u>Ok</u>
TRASH RECEPTACLES	3	2	-1	<u>Could use a new one.</u>
FOUNTAINS	8	8	0	<u>Ok</u>
MONUMENTS AND SIGNS				
CLEAR VISIBILITY (Landscaping)	25	25	0	<u>Good</u>
PAINTING	25	25	0	<u>good</u>
CLEANLINESS	25	25	0	
GENERAL CONDITION	25	25	0	<u>Good</u>



Meritus

MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 2/3/20

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
HIGH IMPACT LANDSCAPING				
ENTRANCE MONUMENT	40	40	0	Good
RECREATIONAL AREAS	30	30	0	Good
SUBDIVISION MONUMENTS	30	30	0	Good
HARDSCAPE ELEMENTS				
WALLS/FENCING	15	15	0	Good
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	10	-5	Foam trim has been broke
STREETS	25	25	0	
PARKING LOTS	15	15	0	Ok
LIGHTING ELEMENTS				
STREET LIGHTING	33	33	0	?
LANDSCAPE UP LIGHTING	22	22	0	Good
MONUMENT LIGHTING	30	30	0	Good
AMENITY CENTER LIGHTING	15	15	0	Good
GATES				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	20		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
SCORE	700	679	-16	97%

Manager's Signature: Gene Roberts

Supervisor's Signature: _____



Meritus

MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: Summit at Fern Hill

Date: 1/3/20

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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LANDSCAPE MAINTENANCE

TURF	5	4	-1	OK
TURF FERTILITY	10	8	-2	Pre-emergence should be applied now.
TURF EDGING	5	5	0	Good
WEED CONTROL - TURF AREAS	5	5	0	Better
TURF INSECT/DISEASE CONTROL	10	10	0	None observed
PLANT FERTILITY	5	4	-1	Fair-off color due to cool temperatures
WEED CONTROL - BED AREAS	5	5	0	Good
PLANT INSECT/DISEASE CONTROL	5	5	0	None observed
PRUNING	10	8	-2	Ornamental grasses need to be trimmed
CLEANLINESS	5	5	0	Good
MULCHING	5	4	-1	Some needed
WATER/IRRIGATION MGMT	8	8	0	Good
CARRYOVERS	5	5	0	

SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	5	-2	Blue daze needs fertility
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

SCORE

100	91	-9	91%
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Contractor Signature: _____

Manager's Signature: Gene Roberts

Summit at Fern Hill February

February 3, 2020



The recent cold temperatures have discolored the Firebush and some of the other species.



Turf along Fern Hill a little off color but weed free.



The secondary sign has been damaged and needs repair. Columns should be pressure washed.



Crepe myrtle trees around the amenity center need to be pencil pruned.



Pool entrance gate has been moved to the front of the building. Key fob entry system will be installed in the next few weeks.



Ornamental grasses around the pool perimeter need to be trimmed.



Landscape around the pool looks good.



Turf in front of the amenity parking lot looks chlorotic and in need of fertility.



New landscape has been added to the turn around at the end of Golden Wonder.



The playground area is complete as well as the shell path around it.



The ponds look good with the exception of this one on Boggy Moss and Golden Wonder, it needs to be treated for algae.





