

**THE HAMMOCKS
COMMUNITY DEVELOPMENT
DISTRICT**

FEBRUARY 8, 2023

AGENDA PACKAGE

Join Zoom Meeting
<https://us06web.zoom.us/j/2261159400>

CONFERENCE CALL IN: 301-715-8592
CONFERENCE ID: # 226 115 9400



210 N. UNIVERSITY DRIVE, SUITE 702
CORAL SPRINGS, FLORIDA 33071

**THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

Agenda Page #2

Board of Supervisors:

Frances Plantikow, Chairperson
Mike Henke, Vice Chairperson
Michelle Rodriguez, Assistant Secretary
Alex Manero, Assistant Secretary
Eilyn Rivera, Assistant Secretary

David Wenck, District Manager
Vivek Babbar, District Counsel
Tonja Stewart, District Engineer

Meeting Agenda

February 8, 2023 - 8:00 a.m.

Join Zoom Meeting <https://us06web.zoom.us/j/2261159400>

CONFERENCE CALL IN: 301-715-8592

CONFERENCE ID: # 226 115 9400

- 1. Call to Order and Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Consent Agenda**
 - A. Approval of the Minutes of the January 11, 2023 Meeting [Page 5]
 - B. Approval of December 2022 Financial Statements [Page 10]
- 4. Staff Reports**
 - A. District Manager
 - i. Revised FY 2023 Meeting Schedule [Page 25]
 - ii. Bench Pressure Washing [Page 27]
 - iii. Esplanade Dog Park Trees
 - iv. Fence Removal Update
 - v. Sign Installation Update
 - B. District Attorney
 - C. District Engineer
 - i. Royal Hammocks Blvd Ownership and Maintenance [Page 30]
 - D. SOLitude
 - i. Pond Maintenance Report [Page 40]
- 5. New Business**
 - A. Discussion of Dog Park
- 6. Old Business**
- 7. Supervisors' Requests**
- 8. Audience Comments**
- 9. Adjournment**

NOTE: Next Meeting Scheduled for March 8, 2023

District Office:

210 N. University Drive, Suite 702
Coral Springs, Florida

Meeting Location:

Brentwood Clubhouse
8504 Sandpiper Ridge Avenue
Tampa, Florida

Third Order of Business

3A.

**MINUTES OF MEETING
THE HAMMOCKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Hammocks Community Development District held a Regular Meeting on Wednesday, January 11, 2023 at 8:00 a.m. at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida 33647.

Present and constituting a quorum were:

Frances Plantikow	Chairperson
Mike Henke	Vice Chairman
Michelle Rodriguez	Assistant Secretary
Alex Manero	Assistant Secretary
Eilyn Rivera	Assistant Secretary

Also present were:

David Wenck	District Manager
Residents	

The following is a summary of the minutes and actions taken.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

Mr. Wenck called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS

Organizational Matters

- A. **Oath of Office of Newly Elected Supervisors – Michelle Rodriguez, Seat 3, and Mike Henke, Seat 4**
- The Oath of Office was administered to Ms. Rodriguez and Mr. Henke by Mr. Wenck.
- B. **Election of Officers – Resolution 2023-1**

On MOTION by Mr. Henke seconded by Ms. Rodriguez, with all in favor, Resolution 2023-1 designating officers as Frances Plantikow – Chairperson, Mike Henke – Vice Chairman, David Wenck – Secretary and Assistant Treasurer, Stephen Bloom – Treasurer, Michelle Rodriguez, Alex Manero and Eilyn Rivera – Assistant Secretaries was adopted. (5-0)

THIRD ORDER OF BUSINESS

Public Comments on Agenda Items

- Ms. Oram commented on the need for a new pond maintenance company.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of the November 9, 2022 Meeting**
- B. Approval of November 2022 Financial Statements**

On MOTION by Mr. Manero seconded by Ms. Plantikow, with all in favor, the Consent Agenda was approved. (5-0)

FIFTH ORDER OF BUSINESS

Staff Reports

i. Review of Warning Signs

- Mr. Wenck noted the wording for the warning signs was included in the agenda package.
 - The consensus of the Board is for Mr. Wenck to obtain quotes on the green colored sign presented in the agenda package. *‘Florida Wildlife May Be Present. No Fishing or Swimming.’*
- Mr. Wenck inquired about the signs for the trails.
 - The signs are intended to mark the beginning of the trails.
- The ownership of Royal Hampton Blvd was discussed.

B. District Attorney

- Mr. Wenck reported Ms. Steinerts is leaving the firm and will no longer be District Counsel. Mr. Vivek Babbar will be taking over the District.

A. District Manager (continued)

- Mr. Wenck addressed a company coming out to pressure wash the benches.

C. District Engineer

There being none, the next item followed.

D. SOLitude

i. Pond Maintenance Report

ii. Discussion of SOLitude Recommendations

- Mr. Wenck noted the report was included in the agenda package and Mr. Nick Margo is in attendance.
- Mr. Margo reviewed the information from the November report, *“As per the last meeting, the sites I think would benefit from aeration or a fountain would be sites 3, 6 & 8. Site 3 would probably benefit the site the most as it does get algae and Chara frequently. The other two are the only other sites I believe are deep enough to actually use aeration and*

January 11, 2023

fountains correctly. Every other site I have seen dry during non-drought years and ideally that isn't where you want to install a fountain.”

- Discussion continued on aerators and fountains with it being noted aerators are more beneficial.
- Discussion ensued on beneficial plants and grasses.
- Obtaining proposals for aerators and fountains was discussed. *Numerous speakers made the discussion inaudible.*
- It was noted a proposal from SOLitude would not include the electrical if it were to be hard-wired. TECO would need to set up the meter connection.
- Discussion ensued on Pond 4 with Mr. Margo noting it is dead. In the wintertime with less sunlight the plants are slower to take up chemical, slower to decay and slower to decompose. It is dead, but he cannot say when it will decompose. If the Board really wants it gone, they can talk about a work order for the mobi-track.
 - Ms. Plantikow inquired if they will have to tolerate the browned vegetation becoming mucky.
 - Mr. Margo noted it will not become mucky; the only reason it would do this if there were algae from it decomposing. It is something they would spray and it would go away.
- Mr. Wenck asked if both Pond 5’s would be treated and if there would be an adjustment.
 - Mr. Margo noted they are going to treat, and he spoke with his boss and it has already been added. He has sprayed it and it a lot of West Indian Marsh grass and is notorious for coming back.

SIXTH ORDER OF BUSINESS

New Business

- Mr. Manero noted he and Ms. Oram went for a walk with OLM and LMP and there is an area off of Starfinder that has trees they want to have removed.
 - Mr. Wenck to obtain proposal to remove two trees from CDD property at the bend on Starfinder.

SEVENTH ORDER OF BUSINESS

Old Business

A. Discussion of Monthly Meetings

- Discussion ensued on holding monthly meetings with Mr. Wenck noting the additional cost to the District would be an additional \$3,000 for management fees.

January 11, 2023

The Hammocks CDD

- Discussion ensued on meetings versus workshops and holding as needed.

Mr. Manero MOVED to increase the meeting schedule to monthly meetings.

- Discussion ensued on cancelling meetings if no agenda items to discuss.
- Monthly meetings to be effective in February 2023.

Mr. Henke seconded the motion and with all in favor, the motion was approved. (5-0)

B. Discussion of Indian Rosewood Dr Fence Removal

- Removal of the fence was discussed

On MOTION by Mr. Manero seconded by Mr. Henke, with all in favor, to remove the section of fence on the south end of the cul-de-sac on Indian Rosewood Drive was approved. (5-0)

EIGHTH ORDER OF BUSINESS

Supervisors' Requests

- It was requested discussion of a dog park be placed on the next agenda.

NINTH ORDER OF BUSINESS

Audience Comments

- Ms. Oram addressed the items they would need to have for a dog park
- Ms. Rodriguez addressed Esplanade installing a dog park and taking down all the trees.

TENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. Henke seconded by Mr. Manero, with all in favor, the meeting was adjourned. (5-0)

Frances Plantikow
Chairperson

3B.

**The Hammocks
Community Development District**

Financial Report

December 31, 2022

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**The Hammocks
Community Development District**

Financial Statements

(Unaudited)

December 31, 2022

Balance Sheet
December 31, 2022

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<u>ASSETS</u>			
Cash - Checking Account	\$ 79,046	\$ -	\$ 79,046
Accounts Receivable	10,545	-	10,545
Investments:			
Money Market Account	566,846	-	566,846
Reserve Fund	-	127,824	127,824
Revenue Fund	-	355,007	355,007
TOTAL ASSETS	\$ 656,437	\$ 482,831	\$ 1,139,268
<u>LIABILITIES</u>			
Accounts Payable	\$ 23,050	\$ -	\$ 23,050
TOTAL LIABILITIES	23,050	-	23,050
<u>FUND BALANCES</u>			
Restricted for:			
Debt Service	-	482,831	482,831
Assigned to:			
Operating Reserves	58,520	-	58,520
Reserves - Ponds	174,978	-	174,978
Unassigned:	399,889	-	399,889
TOTAL FUND BALANCES	\$ 633,387	\$ 482,831	\$ 1,116,218
TOTAL LIABILITIES & FUND BALANCES	\$ 656,437	\$ 482,831	\$ 1,139,268

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 1,209	\$ 303	\$ 3,416	\$ 3,113
Special Assmnts- Tax Collector	241,800	193,440	224,417	30,977
Special Assmnts- Discounts	(9,672)	(7,738)	(8,978)	(1,240)
TOTAL REVENUES	233,337	186,005	218,855	32,850
EXPENDITURES				
Administration				
P/R-Board of Supervisors	6,000	1,000	800	200
FICA Taxes	459	77	61	16
ProfServ-Engineering	1,000	250	956	(706)
ProfServ-Legal Services	2,000	500	1,244	(744)
ProfServ-Mgmt Consulting	51,017	12,754	12,754	-
ProfServ-Special Assessment	12,751	12,751	12,751	-
ProfServ-Trustee Fees	3,717	3,717	3,717	-
Auditing Services	5,100	-	-	-
Postage and Freight	250	62	20	42
Insurance - General Liability	10,732	10,732	8,075	2,657
Printing and Binding	100	25	4	21
Legal Advertising	3,500	875	-	875
Misc-Bank Charges	700	175	302	(127)
Misc-Assessment Collection Cost	4,836	3,869	4,309	(440)
Misc-Web Hosting	3,000	750	1,563	(813)
Office Supplies	100	25	-	25
Annual District Filing Fee	175	175	175	-
Total Administration	105,437	47,737	46,731	1,006
Field				
Contracts-Landscape	85,166	21,292	4,519	16,773
Contracts-Lakes	5,317	1,329	1,355	(26)
R&M-Fence	5,000	1,250	-	1,250
R&M-Irrigation	5,459	1,365	-	1,365
R&M-Mulch	11,000	11,000	-	11,000
Misc-Contingency	16,700	4,175	415	3,760
Reserve - Ponds	20,000	-	-	-
Total Field	148,642	40,411	6,289	34,122
TOTAL EXPENDITURES	254,079	88,148	53,020	35,128
Excess (deficiency) of revenues Over (under) expenditures	(20,742)	97,857	165,835	67,978

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(20,742)	-	-	-
TOTAL FINANCING SOURCES (USES)	(20,742)	-	0%	-
Net change in fund balance	\$ (20,742)	\$ 97,857	\$ 165,835	\$ 67,978
FUND BALANCE, BEGINNING (OCT 1, 2022)	467,552	467,552	467,552	
FUND BALANCE, ENDING	\$ 446,810	\$ 565,409	\$ 633,387	

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2022

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES				
Interest - Investments	\$ 18	\$ 5	\$ 4	\$ (1)
Special Assmnts- Tax Collector	350,774	280,619	325,557	44,938
Special Assmnts- Discounts	(14,032)	(11,226)	(13,024)	(1,798)
TOTAL REVENUES	336,760	269,398	312,537	43,139
EXPENDITURES				
Administration				
Misc-Assessment Collection Cost	7,015	5,612	6,251	(639)
Total Administration	7,015	5,612	6,251	(639)
Debt Service				
Principal Debt Retirement	200,000	-	-	-
Principal Prepayments	-	-	5,000	(5,000)
Interest Expense	120,960	60,480	60,480	-
Total Debt Service	320,960	60,480	65,480	(5,000)
TOTAL EXPENDITURES	327,975	66,092	71,731	(5,639)
Excess (deficiency) of revenues Over (under) expenditures	8,785	203,306	240,806	37,500
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	8,785	-	-	-
TOTAL FINANCING SOURCES (USES)	8,785	-	0%	-
Net change in fund balance	\$ 8,785	\$ 203,306	\$ 240,806	\$ 37,500
FUND BALANCE, BEGINNING (OCT 1, 2022)	242,025	242,025	242,025	
FUND BALANCE, ENDING	\$ 250,810	\$ 445,331	\$ 482,831	

**The Hammocks
Community Development District**

Supporting Schedules

December 31, 2022

**Non-Ad Valorem Special Assessments
Hillsborough County Tax Collector - Monthly Collection Report
For the Fiscal Year Ending September 30, 2023**

Date Received	Net Amt Rcvd	Discount / (Penalties) Amount	Collection Cost	Gross Amount Received	Allocation	
					General Fund Assessments	Debt Service Fund Assessments
ASSESSMENTS LEVIED FY 2023				\$ 592,573	\$ 241,800	\$ 350,774
Allocation %				100%	41%	59%
11/02/22	\$ 6,201	\$ 321	\$ 127	\$ 6,649	\$ 2,713	\$ 3,936
11/16/22	\$ 46,000	\$ 1,956	\$ 939	\$ 48,894	\$ 19,951	\$ 28,943
11/22/22	\$ 29,578	\$ 1,258	\$ 604	\$ 31,439	\$ 12,829	\$ 18,610
11/29/22	\$ 54,600	\$ 2,321	\$ 1,114	\$ 58,036	\$ 23,682	\$ 34,354
12/07/22	\$ 369,534	\$ 15,711	\$ 7,542	\$ 392,786	\$ 160,277	\$ 232,510
12/14/22	\$ 11,502	\$ 434	\$ 235	\$ 12,170	\$ 4,966	\$ 7,204
TOTAL	\$ 517,414	\$ 22,001	\$ 10,559	\$ 549,975	\$ 224,417	\$ 325,557
% COLLECTED				93%	93%	93%
TOTAL OUTSTANDING				\$ 42,599	\$ 17,382	\$ 25,216

Cash and Investment Report
December 31, 2022

General Fund

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley	n/a	3.50%	\$58,589
Checking Account - Operating	Hancock	n/a	0.00%	\$20,457
MMA	Bank United	Money Market Account	2.96%	\$566,846
Subtotal				<u>\$645,892</u>

Debt Service Funds

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Yield</u>	<u>Balance</u>
Series 2016 Reserve	US Bank	US Bank Open Ended CP	0.005%	\$127,824
Series 2016 Revenue Fund	US Bank	US Bank Open Ended CP	0.005%	\$355,007
Subtotal				<u>\$482,831</u>
Total				<u><u>\$1,128,723</u></u>

The Hammocks CDD

Bank Reconciliation

Bank Account No. 7492 VALLEY BANK GF CHECKING
 Statement No. 12-22
 Statement Date 12/31/2022

G/L Balance (LCY)	58,589.38	Statement Balance	64,534.71
G/L Balance	58,589.38	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	64,534.71
Subtotal	58,589.38	Outstanding Checks	5,945.33
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	58,589.38	Ending Balance	58,589.38
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
12/13/2022	Payment	4224	LANDSCAPE MAINTENANCE	5,477.33	0.00	5,477.33
12/29/2022	Payment	4226	STANTEC CONSULTING SERVICES INC	468.00	0.00	468.00
Total Outstanding Checks.....				5,945.33		5,945.33

THE HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Bank Account

For the Period from 12/1/22 to 12/31/22

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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VALLEY BANK GF CHECKING - (ACCT# XXXXX7492)

Check	4218	12/08/22	Vendor	INFRAMARK, LLC	86019	NOV 2022 MGMT FEES	ProfServ-Mgmt Consulting Serv	001-531027-51201	\$4,251.42
Check	4218	12/08/22	Vendor	INFRAMARK, LLC	86019	NOV 2022 MGMT FEES	Postage and Freight	001-541006-51301	\$3.42
Check	4219	12/08/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	120122-4	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$49,829.05
Check	4219	12/08/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	120722-1	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$218,745.39
Check	4220	12/08/22	Vendor	HAMMOCKS CDD	120122-12	TRANSFER FROM VALLEY CK TO BU MM	Cash with Fiscal Agent	103000	\$200,000.00
Check	4221	12/08/22	Vendor	LANDSCAPE MAINTENANCE	170326	OCT 2022 MONTHLY GROUND MAINT	Contracts-Landscape	001-534050-53901	\$4,108.00
Check	4222	12/08/22	Vendor	SOLITUDE LAKE MANAGEMENT	PSI-28656	11/2022 LAKE & POND MGMT	Contracts-Lakes	001-534084-53901	\$451.54
Check	4223	12/13/22	Vendor	STRALEY & ROBIN	22423	PROFESSIONAL SERVICES THRU 11/15/22	ProfServ-Legal Services	001-531023-51401	\$1,027.80
Check	4224	12/13/22	Vendor	LANDSCAPE MAINTENANCE	170988	11/2022 LANDSCAPE MAINT	Contracts-Landscape	001-534050-53901	\$5,477.33
Check	4225	12/20/22	Vendor	HAMMOCKS CDD C/O US BANK N.A.	121422-1	TRANSFER OF TAX RECEIPTS (SERIES 2016)	Due From Other Funds	131000	\$6,808.39
Check	4226	12/29/22	Vendor	STANTEC CONSULTING SERVICES INC	2014952	GENERAL CONSULTING THRU 11/25/22	ProfServ-Engineering	001-531013-51501	\$468.00
Account Total									\$491,170.34

Total Amount Paid	\$491,170.34
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Fourth Order of Business

4A

4Ai

REVISED
Notice of Meetings for the Fiscal Year 2023
The Hammocks
Community Development District

The Board of Supervisors of The Hammocks Community Development District will hold their meetings for the remainder of Fiscal Year 2023 at the Brentwood Clubhouse, 8504 Sandpiper Ridge Avenue, Tampa, Florida on the **second** Wednesday of every month at 8:00 a.m. as follows unless indicated otherwise:

February 8, 2023
March 8, 2023
April 12, 2023
May 10, 2023
June 14, 2023
July 12, 2023
August 9, 2023
September 13, 2023

Meetings may be continued to a date and time certain which will be announced at the meeting. There may be occasions when one or more Supervisors may participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Management Company, Inframark, Infrastructure Management Services at (954) 603-0033. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or (800) 955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the hearing and meeting.

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 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 such appeal is to be based.

David Wenck
District Manager

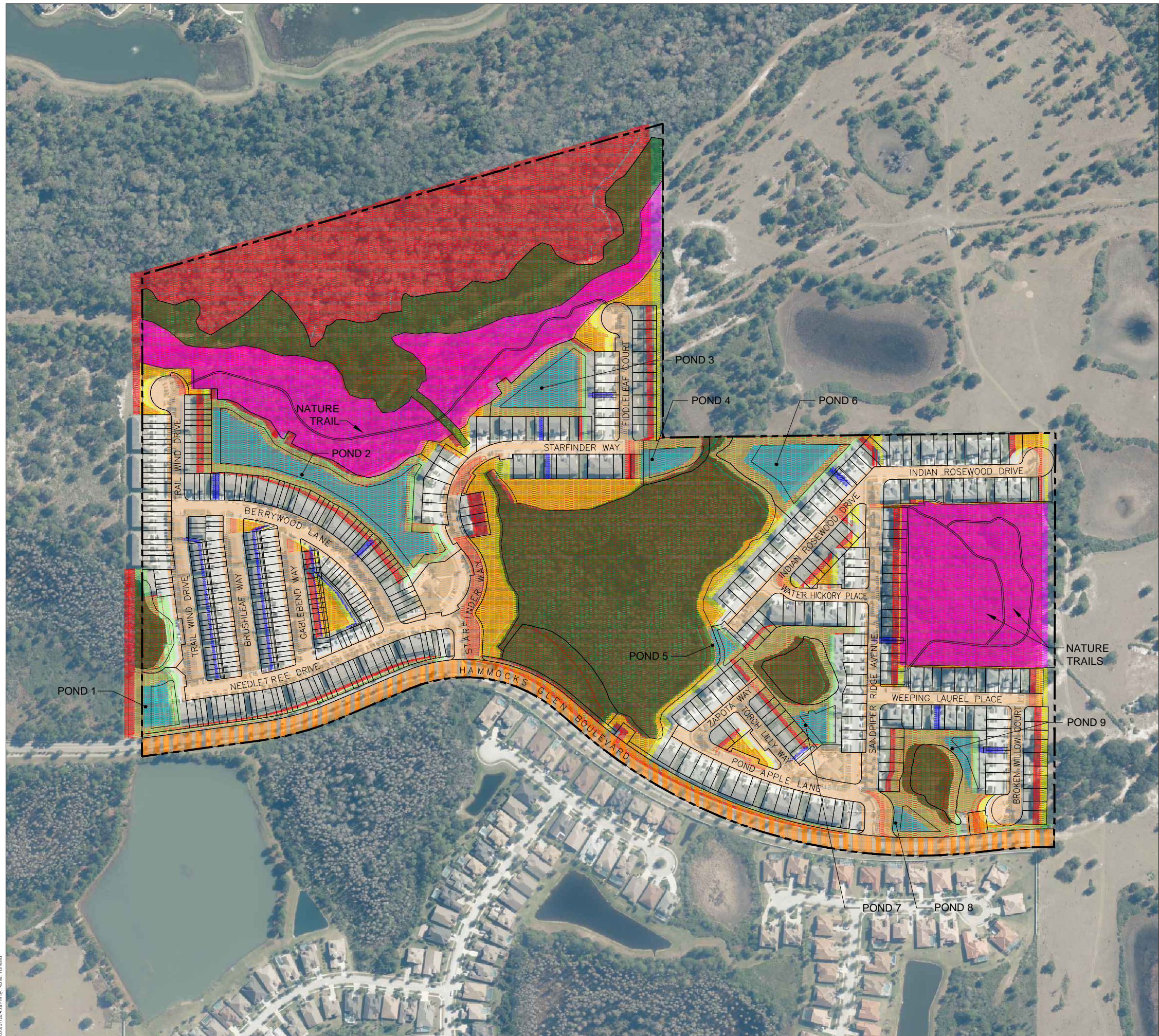
4Aii.



4C

4Ci

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2023/10/28 4:25 PM BY: NAKA_V\215600



0 150' 300'
SCALE: 1" = 150'

LEGEND

- CDD BOUNDARY
- OWNED BY CITY OF TAMPA
- OWNED BY HOA
- UNPLATTED (OWNED BY CDD)
- COMMON AREA
- EASEMENTS
- LANDSCAPE MAINTENANCE
- OPEN WATER
- SIGNIFICANT WILDLIFE HABITAT
- WETLAND

Revision		Issued	By	Appr.	Y/M/AD

Client/Project: HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT
THE HAMMOCKS
Tampa, Florida

Title: HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT OWNERSHIP & MAINTENANCE MAP

GRAND HAMPTON NORTHEAST ENTRY ROAD

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 27 South, Range 19 East, Hillsborough County Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 2, run thence along the East boundary of said Section 2, S.00°04'57"E., 477.53 feet to a point on a curve on the Southerly right-of-way line of COUNTY LINE ROAD, as recorded in Official Record Book 4486, Page 1747, of the Public Records of Hillsborough County, Florida, said point also being the Northwest corner of West Coast Regional Water Supply Authority Parcel 102.1, as recorded in Official Record Book 6173, Page 1773, of the Public Records of Hillsborough County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line, also being the Northerly boundary of said West Coast Regional Water Supply Authority Parcel 102.1, Easterly, 40.74 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 00°45'46" (chord bearing N.79°00'28"E., 40.74 feet); thence along a line lying 40.00 feet East of and parallel with the West boundary of the aforesaid Section 1, also being the West boundary of said West Coast Regional Water Supply Authority Parcel 102.1, S.00°04'57"E., 857.59 feet to a point on the South boundary of the Northwest 1/4 of the Northwest 1/4 of said Section 1, also being the South boundary of said West Coast Regional Water Supply Authority Parcel 102.1; thence along said South boundary of the Northwest 1/4 of the Northwest 1/4 of Section 1 and said South boundary of said West Coast Regional Water Supply Authority Parcel 102.1, N.89°57'51"W., 40.00 feet to the Southwest corner of said Northwest 1/4 of the Northwest 1/4 of Section 1, also being the Southwest corner of said West Coast Regional Water Supply Authority Parcel 102.1; thence along the South boundary of the North 1/4 of the aforesaid Section 2, N.89°50'32"W., 17.05 feet to a point on a curve; thence Northerly, 102.56 feet along the arc of a curve to the right having a radius of 1332.00 feet and a central angle of 04°24'41" (chord bearing N.02°17'17"W., 102.53 feet) to a point of tangency; thence along a line lying 21.00 feet West of and parallel with the aforesaid East boundary of Section 2, N.00°04'57"W., 444.44 feet to a point of curvature; thence Northerly, 71.86 feet along the arc of a curve to the left having a radius of 462.00 feet and a central angle of 08°54'43" (chord bearing N.04°32'18"W., 71.79 feet) to a point of reverse curvature; thence Northerly, 82.75 feet along the arc of a curve to the right having a radius of 532.00 feet and a central angle of 08°54'43" (chord bearing N.04°32'18"W., 82.67 feet) to a point of tangency; thence along a line lying 33.00 feet West of and parallel with said East boundary of Section 2, N.00°04'57"W., 142.90 feet to a point on a curve on the aforesaid Southerly right-of-way line of COUNTY LINE ROAD; thence along said Southerly right-of-way line of COUNTY LINE ROAD, Easterly, 33.53 feet along the arc of a curve to the left having a radius of 3060.00 feet and a central angle of 00°37'40" (chord bearing N.79°42'11"E., 33.53 feet) to the POINT OF BEGINNING.

Containing 1.251 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

SURVEYOR'S CERTIFICATE

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the 13TH day of September, 2005, as shown hereon, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (Licensed Business Number LB148)
2212 Swann Avenue
Tampa, Florida 33606

Arthur W. Merritt
Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper



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

Date 12-1-05 Chairman *[Signature]*

CLERK OF CIRCUIT COURT

County of Hillsborough
State of Florida

I hereby certify that this subdivision plat meets the requirements in form, of Chapter 177 Part I of the Florida Statutes and has been filed for record in Plat Book 106, Page 235, of the Public Records of Hillsborough County, Florida.

BY Pat Frank
Clerk of Circuit Court

BY *[Signature]*
Deputy Clerk

This 1st day of December, 2005.

TIME 3:07 PM

CLERK FILE NUMBER 2005557499

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

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

Reviewed By: *[Signature]* 6038
Florida Professional Surveyor and Mapper, License No. 6038
County Surveying Division, Real Estate Department,
Hillsborough County, Florida.



HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING
Job No.: TEH-GH-009
P:\Hampton\Gham-ne-entry

GRAND HAMPTON NORTHEAST ENTRY ROAD

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION: John-Mary Enterprises, LTD. and Tampa Bay Water ("Owners") are collectively the fee simple owners of all lands referred to as GRAND HAMPTON NORTHEAST ENTRY ROAD, as described more fully in the legal description which is part of this plat and do hereby state the following:

Owners hereby dedicate the roads, streets and rights-of-way for HAMMOCKS GLEN BOULEVARD as shown hereon to the perpetual use of the public for access, drainage and utility purposes and other purposes incidental thereto.

This plat is subject to the West Coast Regional Water Supply Authority 50.00 foot wide Permanent Easement as recorded in Official Records Book 6173, Page 1773, of the Public Records of Hillsborough County, Florida, together with that 50.00 foot wide Permanent Easement reserved to Tampa Bay Water, A Regional Water Supply Authority (successor to West Coast Regional Water Supply Authority) as shown hereon.

TAMPA BAY WATER, A Regional Water Supply Authority - Owner

Theodore J. Schrader *Carol A. Smith* *Linda Smith*
Theodore J. Schrader, Chairman, Witness, Carol A. Smith, Witness, Linda Smith
Board of Directors

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 6th day of Sept, 2005, by Theodore J. Schrader, as Chairman, Board of Directors of Tampa Bay Water, A Regional Water Supply Authority. He is personally known to me.

Michelle Dempster
Notary Public, State of Florida at Large
Michelle Dempster



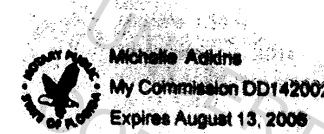
JOHN-MARY ENTERPRISES, LTD., a Florida limited partnership - Owner

John Greco *Mark A. Linsky* *Michael J. Nemecek*
John Greco, authorized General Partner, Witness, Mark A. Linsky, Witness, Michael J. Nemecek

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

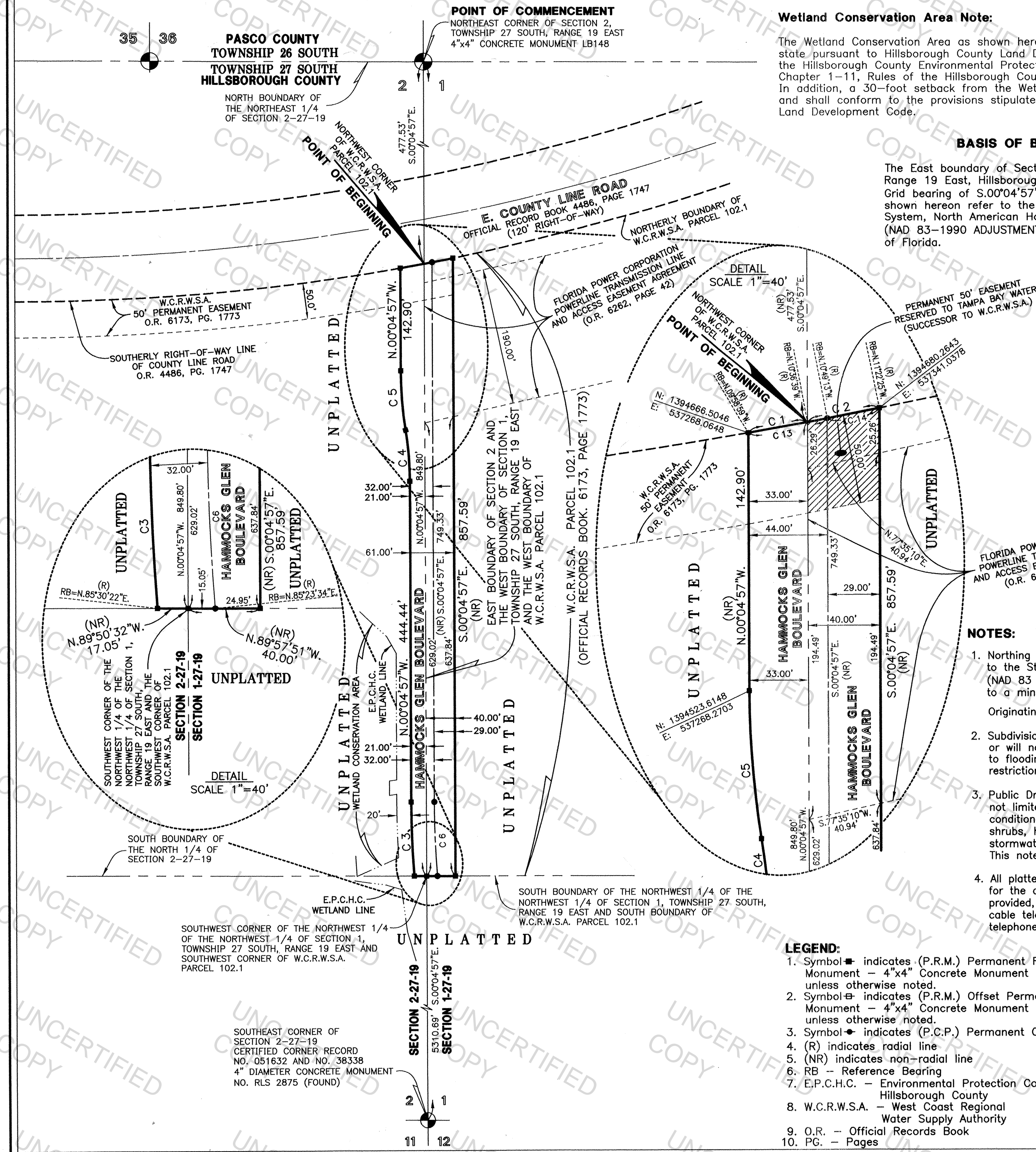
The foregoing instrument was acknowledged before me this 14th day of July, 2005, by John Greco, as authorized General Partner of John-Mary Enterprises, Ltd., a Florida limited partnership. He is personally known to me.

Michelle Adkins
Notary Public, State of Florida at Large
Michelle Adkins



GRAND HAMPTON NORTHEAST ENTRY ROAD

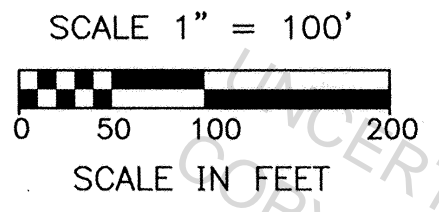
SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



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

BASIS OF BEARINGS

The East boundary of Section 2, Township 27 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°04'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	3060.00	00°37'40"	33.53	16.76	33.53	N.79°42'11"E.
2	3060.00	00°45'46"	40.74	20.37	40.74	N.79°00'28"E.
3	1332.00	04°24'41"	102.56	51.30	102.53	N.02°17'17"W.
4	462.00	08°54'43"	71.86	36.00	71.79	N.04°32'18"W.
5	532.00	08°54'43"	82.75	41.46	82.67	N.04°32'18"W.
6	1300.00	04°31'29"	102.67	51.36	102.64	S.02°20'41"E.
13	3060.00	00°50'14"	44.72	22.36	44.72	N.79°35'54"E.
14	3060.00	00°33'11"	29.54	14.77	29.54	N.78°54'11"E.

NOTES:

- Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.
 Originating Coordinates: Stations "BRANCH" and "Q-18"
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Services Division has information regarding flooding and restrictions on development.
- Public Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code. This note shall appear on each affected deed.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.

LEGEND:

- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
- Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
- Symbol \bullet indicates (P.C.P.) Permanent Control Point LB148
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing
- E.P.C.H.C. - Environmental Protection Commission Hillsborough County
- W.C.R.W.S.A. - West Coast Regional Water Supply Authority
- O.R. - Official Records Book
- PG. - Pages

2212 SWANN AVENUE
 TAMPA, FLORIDA 33606
 PHONE (813) 253-5311
 FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
 LICENSED BUSINESS NUMBER LB148
 CIVIL ENGINEERING
 LAND SURVEYING

HAMMOCKS

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Sections 1 and 2, Township 27 South, Range 19 East, Hillsborough County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 1, run thence along the West boundary of said Section 1, S.00°04'57"E., 1327.33 feet to a point on the South boundary of GRAND HAMPTON NORTHEAST ENTRY ROAD, according to the plat thereof as recorded in Plat Book 106, Pages 235 through 237, inclusive of the Public Records of Hillsborough County, Florida, said point also being the Northwest corner of the South 1/2 of the Northwest 1/4 of said Section 1, said point also being the Southwest corner of West Coast Regional Water Supply Authority Parcel 102.1, as recorded in Official Record Book 6173, Page 1773, of the Public Records of Hillsborough County, Florida, and said point also being the POINT OF BEGINNING; thence along the North boundary of said South 1/2 of the Northwest 1/4 of Section 1 and the South boundary of said West Coast Regional Water Supply Authority Parcel 102.1, the following two (2) courses: 1) along said South boundary of GRAND HAMPTON NORTHEAST ENTRY ROAD, S.89°57'51"E., 40.00 feet to the Southeast corner of said GRAND HAMPTON NORTHEAST ENTRY ROAD; 2) continue S.89°57'51"E., 1549.98 feet to a point on the approximate centerline of TROUT CREEK, said point hereinafter being referred to as POINT "A"; thence Southeasterly along said approximate centerline of TROUT CREEK, to a point lying S.16°10'24"E., 1806.50 feet from the point previously referred to as POINT "A", said point also lying on the Southerly boundary of that parcel recorded in Official Records Book 4060, Page 46, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary, the following three (3) courses: 1) N.89°57'51"W., 1046.49 feet; 2) S.00°40'23"E., 1309.04 feet; 3) N.89°51'16"W., 1380.60 feet to a point on a curve, said point also being the Southeasterly corner of GRAND HAMPTON PHASE 1B-2, according to the plat thereof as recorded in Plat Book 102, Pages 212 through 220, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said GRAND HAMPTON PHASE 1B-2, the following two (2) courses: 1) Northerly, 225.54 feet along the arc of a curve to the left having a radius of 1670.00 feet and a central angle of 07°44'17" (chord bearing N.03°43'00"W., 225.37 feet) to a point of reverse curvature; 2) Northerly, 752.11 feet along the arc of a curve to the right having a radius of 1730.00 feet and a central angle of 24°54'32" (chord bearing N.04°52'08"E., 746.20 feet) to the Southeasterly corner of GRAND HAMPTON PHASE 1B-3, according to the plat thereof as recorded in Plat Book 102, Pages 221 through 231, inclusive, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary of said GRAND HAMPTON PHASE 1B-3, the following six (6) courses: 1) continue Northerly, 699.80 feet along the arc of said curve to the right having the same radius of 1730.00 feet and a central angle of 23°10'36" (chord bearing N.28°54'42"E., 695.04 feet) to a point of tangency; 2) N.40°30'00"E., 105.00 feet to a point of curvature; 3) Northerly, 520.89 feet along the arc of a curve to the left having a radius of 470.00 feet and a central angle of 63°30'00" (chord bearing N.08°45'00"E., 494.64 feet) to a point of tangency; 4) N.23°00'00"W., 259.15 feet to a point of curvature; 5) Northerly, 275.33 feet along the arc of a curve to the right having a radius of 1030.00 feet and a central angle of 15°18'57" (chord bearing N.15°20'32"W., 274.51 feet) to a point of tangency; 6) N.07°41'03"W., 395.58 feet to the Northeast corner of said GRAND HAMPTON PHASE 1B-3, said point also being a point on the South boundary of the North 1/4 of the aforesaid Section 2; thence along said South boundary of the North 1/4 of Section 2, S.89°50'32"E., 0.07 feet to the Southwest corner of the aforesaid GRAND HAMPTON NORTHEAST ENTRY ROAD; thence continue along said South boundary of GRAND HAMPTON NORTHEAST ENTRY ROAD and said South boundary of the North 1/4 of Section 2, S.89°50'32"E., 17.05 feet to the POINT OF BEGINNING.

Containing 100.835 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Witness, Daniel L. Coe
 Daniel L. Coe

Witness, Gina M. Garcia
 Gina M. Garcia

GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government organized pursuant to Chapter 190, F.S.

By: James P. Harvey
 Its: Chairman of the Board of Supervisors

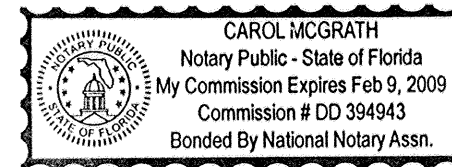
STATE OF FLORIDA
 COUNTY OF HILLSBOROUGH

Personally appeared before me this 12 day of December, 2005, the undersigned authority, James P. Harvey, as the Chairman of the Board of Supervisors, of GRAND HAMPTON COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes, to me well known and known to me to be the persons described herein who executed the foregoing instrument and acknowledged the execution thereof to their his free act and deed as such officers on behalf of the corporation for the uses and purposes herein expressed, and they did not take an oath.

Carol McGrath
 Notary Public, State of Florida at Large
 Carol McGrath
 (Printed name of notary)

My Commission expires:

Commission Number:



CLERK OF THE CIRCUIT COURT

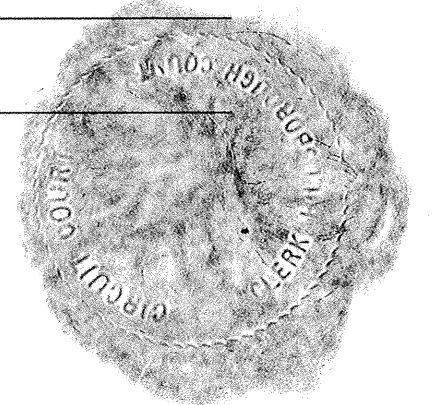
State of Florida, County of Hillsborough. I certify that the within plat complies in form with all the requirements of Chapter 177 of the Florida Statutes. Filed in Plat Book 107, Page 45, of the Public Records of Hillsborough County, Florida.

Dec. 22, 2005
 Date

Pat Frank
 Clerk of the Circuit Court

Dec. 22, 2005
 Date
2005595700
 TIME: 2:54 PM

Cynthia Biss
 Deputy Clerk



CITY OF TAMPA:

This plat is hereby accepted and approved for record by the City Council of the City of Tampa, Florida.

Brendlyn Miller
 Chairman

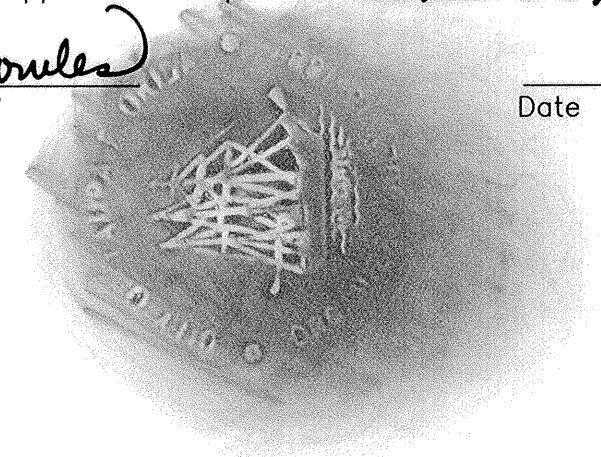
2005-1643
 Resolution No.

Shirley Fox-Knowles
 City Clerk/Deputy City Clerk

I hereby certify that the mayor of the City of Tampa approved this plat on Dec 15, 2005

City Clerk/Deputy City Clerk Shirley Fox-Knowles

Date



SURVEYOR'S CERTIFICATE

I hereby certify that this plat was prepared under my direction and supervision and that it complies with all of the survey requirements of Chapter 177, PART I, of the Florida Statutes, and that the "P.R.M.'s" (Permanent Reference Monuments) as shown hereon have been set, and that the "P.C.P.'s" (Permanent Control Points) as shown hereon, and all other monumentation of lot corners, points of intersection and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9).

HEIDT & ASSOCIATES, INC., (LB148)
 2212 Swann Avenue
 Tampa, Florida 33606

Arthur W. Merritt
 Arthur W. Merritt, (LS4498)
 Florida Professional Surveyor and Mapper

November 21, 2005
 Date



REVIEWING AGENCY SURVEYOR'S CERTIFICATE

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

Reviewed by: LEONARD SKELTON

Date: 12-21-05

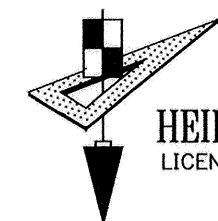
Florida Professional Surveyor and Mapper, License 5068
 For the Department of Public Works, Survey Section, City of Tampa, Florida.

The Board of Supervisors, of Grand Hampton Community Development District, hereby accepts the dedication and associated maintenance obligations.

Date: 12.12.2005

Date: 12.12.2005

James P. Harvey
 Chairman
Karen J. Nafziger
 Vice-Chairman



HEIDT & ASSOCIATES, INC.
 LICENSED BUSINESS NUMBER LB148
 CIVIL ENGINEERING
 LAND SURVEYING

2212 SWANN AVENUE
 TAMPA, FLORIDA 33606
 PHONE (813) 253-5311
 FAX (813) 253-2478

SHEET 1 OF 41 SHEETS

HAMMOCKS

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

DEDICATION: The undersigned, BRUCE B. DOWNS PARTNERS, L.L.C., a Florida limited partnership ("BRUCE B. DOWNS PARTNERS"), and HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes ("HAMMOCKS CDD"), as owners of the lands described herein (collectively "Owners"), hereby dedicate this plat of the HAMMOCKS ("Plat"), and do hereby state and declare the following:

The lands within this Plat are located within the HAMMOCKS COMMUNITY DEVELOPMENT DISTRICT, which may impose and levy taxes or assessments, or both taxes and assessments, on the lands within this Plat.

The lands within this Plat shall be subject to covenants, conditions and restrictions to be hereafter recorded by separate written instrument and governed by a homeowners association to be hereafter established ("HOMEOWNERS ASSOCIATION").

The HAMMOCKS CDD hereby dedicates all those lands depicted on this Plat as HAMMOCKS GLEN BOULEVARD to the City of Tampa, Florida for the construction, operation and maintenance of a public roadway along with sewer and water facilities located therein.

A perpetual, non-exclusive easement over, under and across all those lands depicted on the plat as HAMMOCKS GLEN BOULEVARD is hereby reserved by the HAMMOCKS CDD, its successors and assigns, for the construction, operation and maintenance of street lighting and related facilities and appurtenances.

TRACTS "A-1" and "A-2" are reserved by BRUCE B. DOWNS PARTNERS and shall hereafter be conveyed by separate instrument to the HOMEOWNERS ASSOCIATION, its successors and assigns, for the ownership and maintenance of private roadways serving the lands within this Plat.

A perpetual, non-exclusive easement over, under and across TRACTS "A-1" and "A-2" is hereby dedicated to the City of Tampa, Florida for any and all other governmental purposes including police, fire, emergency medical, postal delivery, sanitation and other similar services benefiting the lands within this Plat.

A perpetual, non-exclusive easement over, under and across TRACTS "A-1" and "A-2" is hereby dedicated to the HAMMOCKS CDD, its successors and assigns, for vehicular and pedestrian ingress and egress to construct, operate and maintain its facilities and appurtenances.

All those lands depicted on this Plat as "Wall/Landscape Easement" are hereby dedicated to the HAMMOCKS CDD, its successors and assigns, for the construction, operation and maintenance of walls, landscaping and related improvements.

All those lands depicted on this Plat as "Wetland Mitigation Area and Wetland Conservation Area" are hereby dedicated to the HAMMOCKS CDD, its successors and assigns, for the preservation and maintenance of such lands.

All those lands depicted on this Plat as "Significant Wildlife Habitat Conservation Easement" are hereby dedicated to the HAMMOCKS CDD, its successors and assigns, for the preservation and maintenance of such lands. Such areas are subject to restrictions set forth in the approved Habitat Management Plan for the Grand Hampton development as amended.

A perpetual, non-exclusive easement over, under and across all those lands depicted on this Plat as "Significant Wildlife Habitat Conservation Easement" is hereby dedicated to the City of Tampa, Florida.

All those lands depicted on this Plat as "Drainage Easement" are hereby dedicated to the HAMMOCKS CDD, its successors and assigns, for the construction, operation and maintenance of a common drainage and surface water management system.

A perpetual, non-exclusive easement over, under and across those lands depicted on this Plat as "Drainage Easement" is hereby dedicated to the City of Tampa, Florida. Nothing herein shall constitute a public dedication for drainage and surface water systems benefiting lands outside this Plat.

TRACTS "C-1" and "C-2" are reserved by BRUCE B. DOWNS PARTNERS and shall hereafter be conveyed by separate instrument to the HOMEOWNERS ASSOCIATION, its successors and assigns, for the construction, operation and maintenance of private recreational amenities serving the lands in this Plat.

All those lands depicted on this Plat as "Common Area" are reserved by BRUCE B. DOWNS PARTNERS and shall hereafter be conveyed by separate instrument to the HOMEOWNERS ASSOCIATION, its successors and assigns, for the ownership and maintenance of private common areas serving the lands in this Plat.

TRACT "Z" is hereby dedicated to the City of Tampa, Florida for the construction, operation and maintenance of a sanitary pump station and related facilities and appurtenances.

TRACT "T" is reserved by BRUCE B. DOWNS PARTNERS for the construction, operation and maintenance of cable service facilities.

A perpetual, non-exclusive easement over, under and across those lands depicted on this Plat as "Utility Easement" is hereby reserved to the City of Tampa, Florida and the HAMMOCKS CDD, its successors and assigns, for the ownership construction, operation and maintenance of public utilities, including but not limited to street lights, telephone, electric, natural gas, cable television, and other public utility services serving the lands within this Plat.

All water and sanitary sewer facilities located within TRACTS "A-1" and "A-2" as shown hereon are dedicated to the City of Tampa for public use together with the obligation of maintenance thereof.

A perpetual non-exclusive utility and ingress/egress easement over, under, and across TRACTS "A-1" and "A-2" as shown hereon is hereby dedicated to the duly licensed public and private utility companies and to the City of Tampa Water and Sewer Departments for the installation, maintenance, and replacement of street lights, telephone, electric, cable television, gas, and other public utilities providing such service to the owners of Lots and Tracts within this plat.

Stormwater from portions of Hammocks Glen Boulevard discharges into the Grand Hampton Community Development District ("GRAND HAMPTON CDD") maintained pipes, ponds, easements, and roadways. The GRAND HAMPTON CDD acknowledges that it is accepting stormwater flow from Hammocks Glen Boulevard, a public City of Tampa roadway, and acknowledges its maintenance responsibility for said stormwater systems accepting this flow. The GRAND HAMPTON CDD will also allow City forces access for emergency maintenance in the case of lack of adequate maintenance by the GRAND HAMPTON CDD which impacts Hammocks Glen Boulevard.

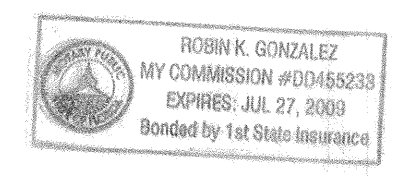
HAMMOCKS TOWNHOMES HOMEOWNERS ASSOCIATION

Robert D. Krieff
Robert D. Krieff, President
Mark S. Newton
Witness, Mark S. Newton
Eric G. Riter
Witness, Eric G. Riter

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23, day of November, 2005, by Robert D. Krieff, as President of Hammocks Townhomes Homeowners Association. He is personally known to me.

Robin K. Gonzalez
Notary Public, State of Florida at Large
Robin K. Gonzalez



BRUCE B. DOWNS PARTNERS, L.L.C., a Florida limited liability company - Owner

Arthur Falcone
Arthur Falcone, Manager
Elizabeth Schumacher
Witness, Elizabeth Schumacher
Thomas Duncan
Witness, Thomas Duncan

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23, day of NOVEMBER, 2005, by Arthur Falcone, as Manager of Bruce B. Downs, L.L.C., a Florida limited liability company. He is personally known to me.

Cora DiFiore
Notary Public, State of Florida at Large
Cora DiFiore

My Commission expires: 5/7/2006
Commission Number: DD 0087654



HAMMOCK COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government organized pursuant to Chapter 190, F.S.

By: *Jan Ickovic*
Name: Jan Ickovic
Its: Chairman of the Board of Supervisors

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

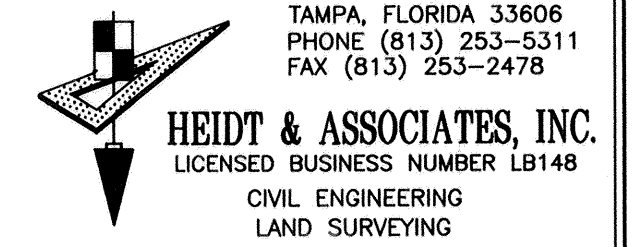
Personally appeared before me this 23 day of November, 2005, the undersigned authority, Jan Ickovic, as the Chairman of the Board of Supervisors, of HAMMOCK COMMUNITY DEVELOPMENT DISTRICT, a special purpose unit of local government organized pursuant to Chapter 190, Florida Statutes, to me well known and known to me to be the persons described herein who executed the foregoing instrument and acknowledged the execution thereof to their his free act and deed as such officers on behalf of the corporation for the uses and purposes herein expressed, and they did not take an oath.

Cora DiFiore
Notary Public, State of Florida at Large
Cora DiFiore

My Commission expires: 5/7/2006
Commission Number: DD 0087654



2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478



HAMMOCKS

SECTIONS 1 AND 2, TOWNSHIP 27 SOUTH, RANGE 19 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PASCO COUNTY
TOWNSHIP 26 SOUTH
TOWNSHIP 27 SOUTH
HILLSBOROUGH COUNTY

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
SECTION 1-27-19
4"x4" CONCRETE MONUMENT LB148

NOTE:

The City of Tampa Landscaping, Tree Removal and Site Clearing Ordinances require setbacks from wetlands under the jurisdiction of the Environmental Protection Commission of Hillsborough County, the Florida Department of Environmental Protection, the United States Army Corps of Engineers, the Southwest Florida Water Management District, or the Tampa Port Authority.

Any use of wetland areas is subject to any and all applicable Laws, Rules or Regulations of the City of Tampa, the Environmental Protection Commission of Hillsborough County, and the Southwest Florida Water Management District.

LEGEND:

1. W.C.R.W.S.A. - West Coast Regional Water Supply Authority

E. COUNTY LINE ROAD
OFFICIAL RECORDS BOOK 4486, PAGE 1747 (120' RIGHT-OF-WAY)

GRAND HAMPTON
NORTHEAST ENTRY ROAD
PLAT BOOK 106, PAGES 235-237

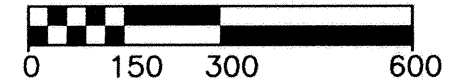
W.C.R.W.S.A. PARCEL 102.1
(OFFICIAL RECORDS BOOK
6173, PAGE 1773)

HAMMOCKS
GLEN
BOULEVARD

NORTH BOUNDARY OF THE SOUTH 1/2
OF THE NW. 1/4 OF SECTION 1-27-19
AND THE SOUTH BOUNDARY OF
W.C.R.W.S.A. PARCEL 102.1

N

SCALE 1" = 300'



SCALE IN FEET

BASIS OF BEARINGS

The West boundary of Section 1, Township 27 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°04'57"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

THE CITY OF TAMPA UPLAND HABITAT PROTECTION ORDINANCE AND THE GRAND HAMPTON AMENDED DEVELOPMENT AGREEMENT REQUIRE CONSERVATION EASEMENTS OVER ALL SIGNIFICANT WILDLIFE HABITAT AND PRESERVED OAK HAMMOCKS.

ANY USE OF SIGNIFICANT WILDLIFE HABITAT AND PRESERVED OAK HAMMOCK AREAS ARE SUBJECT TO ANY AND ALL APPLICABLE REGULATIONS OF THE CITY OF TAMPA AND THE "NATURAL RESOURCE RESTORATION PLAN FOR GRAND HAMPTON: ON-SITE UPLAND SIGNIFICANT WILDLIFE HABITAT PRESERVES" MANAGEMENT PLAN.

THE WEST BOUNDARY OF
SECTION 1-27-19 AND
THE WEST BOUNDARY OF
W.C.R.W.S.A. PARCEL 102.1

UNPLATTED

POINT OF BEGINNING
SEE SHEET 4

TRACT "B-3"

GRAND HAMPTON
PHASE 1B-3
PLAT BOOK 102, PAGES 221-231

SEE NORTH KEY
MAP ON SHEET 4

UNPLATTED
TROUT
CREEK

NOTE:

In the event that the City is required to demolish or remove any portion of the street pavement, gutter or private drainage improvements within Tracts "A-1" and "A-2", in order to enable the City to install, maintain, repair or replace the water and sewer lines, the City shall, upon completion of such repairs or maintenance, reasonably reconstruct and restore the disturbed paved roadway areas and drainage improvements to their original condition, provided, however, that the City shall only be required to reconstruct and repair such streets to the prevailing minimum construction quality standards in the City of Tampa.

NOTES:

- Northing and Easting coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.
Originating Coordinates: Stations "BRANCH" and "Q-18"
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of the plat may or may not be subject to flooding. The City of Tampa Building Department has information regarding flooding and restrictions on development.
- Public Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, plants and landscaping except as approved by the Department of Sanitary Sewers Stormwater Division.
- The Hammock Community Development District is responsible for the costs, installation and maintenance of the street lights on Hammocks Glen Boulevard.

NE. 1/4 OF
SECTION 2-27-19
SE. 1/4 OF
SECTION 2-27-19

NW. 1/4 OF
SECTION 1-27-19
SW. 1/4 OF
SECTION 1-27-19

GRAND HAMPTON
PHASE 1B-1
PLAT BOOK 100, PAGES 111-120

UNPLATTED

SEE SOUTH KEY
MAP ON SHEET 5

UNPLATTED

GRAND HAMPTON
PHASE 1B-2
PLAT BOOK 102, PAGES 212-220

SOUTHWEST CORNER OF
SECTION 1-27-19
CERTIFIED CORNER RECORD
NO. 051632 AND NO. 38338
4" DIAMETER CONCRETE MONUMENT
NO. RLS 2875 (FOUND)

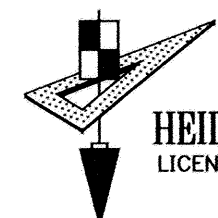
UNPLATTED

NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00')

LOCATION MAP

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

2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478



HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

SHEET 3 OF 41 SHEETS

OWNERSHIP AND MAINTENANCE

Ownership and maintenance of the improvements is anticipated as set forth below:

IMPROVEMENT

Public Roadway Systems

Stormwater Management System

Sanitary Sewer Collection System

Water Distribution System

Landscape Buffers and Walls

OWNERSHIP/MAINTENANCE

- North-south roadway including intersection improvements at County Line Road – City of Tampa / Hillsborough County

CDD

City of Tampa

City of Tampa

- Adjacent to north-south roadway – CDD

4D.

4Di



The Hammocks
COMMUNITY DEVELOPMENT DISTRICT
Tampa, Florida

Hammocks CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-01-20

Prepared for:

David Wenck
Inframark

Prepared by:

Nick Margo, Aquatic Biologist

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Site: 1

Comments:

Site looks good

The site is still in good condition with minimal nuisance vegetation and no algae noted. There are a few stands of native, beneficial pickerelweed.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 2

Comments:

Site looks good

There is still some shelf decay but overall the site is in good condition with minimal algae and vegetation regrowth along with excellent water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 3

Comments:

Site looks good

The site is in overall good condition with most of the nuisance grasses within the shed in decay.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 4

Comments:

Site looks good

The algae and submersed vegetation is greatly reduced but the dead gulf Spikerush may take a while to decay due to the season.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 5

Comments:

Site looks good

Both the old and new site 5 are in good condition with no regrowth. The decay might take some to go away due to the season.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 6

Comments:

Site looks good

The site remains in good condition with minimal issues and good water clarity.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 7

Comments:

Site looks good

The site continues to be in good condition with minimal algae growth and no nuisance weeds noted.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 8

Comments:

Site looks good

The site remains in good condition with minimal issues and with good water clarity.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 9

Comments:

Normal growth observed

The site has a small amount of green seasonal algae along the perimeter.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Management Summary

None of the sites have any noted seasonal shoreline weed growth or submersed weed growth.

Site 4 still has a lot of decay that may or may not fall out soon. Things have a tendency to decompose slower this time of year. The same goes for site 5.

Site 9 was the only site that had any algae on it; so far just limited to the perimeter.

Thank You For Choosing SOLitude Lake Management.

Hammocks CDD Waterway Inspection Report

Agenda Page #46
2023-01-20

Site	Comments	Target	Action Required
1	Site looks good	Species non-specific	Routine maintenance next visit
2	Site looks good	Species non-specific	Routine maintenance next visit
3	Site looks good	Species non-specific	Routine maintenance next visit
4	Site looks good	Species non-specific	Routine maintenance next visit
5	Site looks good	Species non-specific	Routine maintenance next visit
6	Site looks good	Species non-specific	Routine maintenance next visit
7	Site looks good	Species non-specific	Routine maintenance next visit
8	Site looks good	Species non-specific	Routine maintenance next visit
9	Normal growth observed	Surface algae	Routine maintenance next visit

