

# **HARVEST HILLS SOUTH**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**April 21, 2026**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**AGENDA**  
**LETTER**

# Harvest Hills South Community Development District

## OFFICE OF THE DISTRICT MANAGER

2300 Glades Road, Suite 410W • Boca Raton, Florida 33431

Phone: (561) 571-0010 • Toll-free: (877) 276-0889 • Fax: (561) 571-0013

<https://harvesthillssouthcdd.net/>

April 14, 2026

Board of Supervisors  
Harvest Hills South Community Development District

Dear Board Members:

The Board of Supervisors of the Harvest Hills South Community Development District will hold a Regular Meeting on April 21, 2026 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Acquisition of Infrastructure Improvements
4. Consideration of Resolution 2026-02, Designating the Location of the Local District Records Office and Providing an Effective Date
5. Discussion/Consideration/Ratification: Performance Measures/Standards & Annual Reporting Form
  - A. October 1, 2024 - September 30, 2025 [Posted]
  - B. October 1, 2025 - September 30, 2026
6. Acceptance of Unaudited Financial Statements as of February 28, 2026
7. Approval of Minutes
  - A. November 18, 2025 Regular Meeting
  - B. December 1, 2026 Continued Regular Meeting
8. Staff Reports
  - A. District Counsel: *Kutak Rock LLP*
  - B. District Engineer: *Level Up Consulting, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

### ATTENDEES:

Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

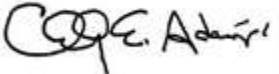
**NOTE: Meeting Time**

- NEXT MEETING DATE: May 19, 2026 at 5:00 PM [Presentation of FY2027 Proposed Budget]
  - QUORUM CHECK

SEAT 1	RICK HARCROW	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 2	MICAH SPRECHER	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 3	GEORGINA QUINLAN	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 4	SETH BENNETT	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO
SEAT 5	LOGAN MARKEY	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	NO

9. Board Members' Comments/Requests
10. Public Comments
11. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,  
  
Chesley E Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**  
**CALL-IN NUMBER: 1-888-354-0094**  
**PARTICIPANT PASSCODE: 229 774 8903**

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**3**

## REQUISITION FOR ASSESSMENT AREA ONE PROJECT

The undersigned, an Authorized Officer of Harvest Hills South Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, as trustee (the "Trustee"), dated as of November 1, 2025 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of November 1, 2025 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:           

(B) Name of Payee: Stanley Martin Homes, LLC

(C) Amount Payable: \$6,046,714.48

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state costs of issuance, if applicable):

(E) Fund or Account and subaccount, if any, from which disbursement to be made:

The undersigned hereby certifies that:

obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2025 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Assessment Area One Project and each represents a Cost of the Assessment Area One Project that has not previously been paid out of such Account;

OR

this requisition is for costs of issuance payable from the Series 2025 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**HARVEST HILLS SOUTH COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2025 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

\_\_\_\_\_  
Consulting Engineer

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

## LEGAL DESCRIPTION:

A parcel of land lying in Section 18, Township 25 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Southwest corner of said Section 18, also being the Northwest corner of FARMINGTON HILLS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 50, Pages 1 through 7 inclusive, of the Public Records of Pasco County, Florida, run thence along the South boundary of the Southwest 1/4 of said Section 18 and the North boundary of said FARMINGTON HILLS SUBDIVISION, N.89°39'06"E., 1.03 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence N.00°19'02"E., 631.97 feet to a point of curvature; thence Northeasterly, 156.67 feet along the arc of a curve to the right having a radius of 100.00 feet and a central angle of 89°45'57" (chord bearing N.45°12'01"E., 141.13 feet) to a point of compound curvature; thence Easterly, 224.83 feet along the arc of a curve to the right having a radius of 2965.00 feet and a central angle of 04°20'41" (chord bearing S.87°44'40"E., 224.78 feet); thence N.04°25'40"E., 70.00 feet to a point on a curve; thence Westerly, 233.94 feet along the arc of a curve to the left having a radius of 3035.00 feet and a central angle of 04°24'59" (chord bearing N.87°46'49"W., 233.88 feet) to a point of reverse curvature; thence Northwesterly, 149.73 feet along the arc of a curve to the right having a radius of 95.00 feet and a central angle of 90°18'21" (chord bearing N.44°50'08"W., 134.71 feet) to a point of tangency; thence N.00°19'02"E., 397.61 feet to a point of curvature; thence Northeasterly, 39.28 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°00'44" (chord bearing N.45°19'24"E., 35.36 feet) to a point of tangency; thence S.89°40'14"E., 60.62 feet; thence N.00°19'46"E., 50.00 feet; thence S.89°40'14"E., 37.05 feet to a point on a curve; thence Northerly, 11.65 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 30°19'46" (chord bearing N.15°09'53"E., 11.51 feet) to a point of tangency; thence NORTH, 225.58 feet to a point of curvature; thence Northerly, 13.12 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 34°09'25" (chord bearing N.17°04'43"W., 12.92 feet) to a point on a curve; thence Westerly, 37.51 feet along the arc of a curve to the right having a radius of 729.00 feet and a central angle of 02°56'52" (chord bearing S.86°34'15"W., 37.50 feet); thence N.01°57'19"W., 58.00 feet to a point on a curve; thence Easterly, 43.28 feet along the arc of said curve to the left having a radius of 671.00 feet and a central angle of 03°41'44" (chord bearing N.86°11'50"E., 43.27 feet) to a point on a curve; thence Northerly, 11.21 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 03°07'06" (chord bearing N.01°33'33"E., 1.20 feet) to a point of tangency; thence NORTH, 612.53 feet to a point of curvature; thence Northerly, 11.52 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 30°00'00" (chord bearing N.15°00'00"W., 11.39 feet); thence WEST, 38.55 feet; thence NORTH, 58.00 feet; thence EAST, 38.55 feet to a point on a curve; thence Northerly, 11.52 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 30°00'00" (chord bearing N.15°00'00"E., 11.39 feet) to a point of tangency; thence NORTH, 87.00 feet to a point of curvature; thence Northwesterly, 34.56 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 90°00'00" (chord bearing N.45°00'00"W., 31.11 feet) to a point of tangency; thence WEST, 9.50 feet; thence NORTH, 25.00 feet; thence EAST, 471.50 feet to a point of curvature; thence Easterly, 11.52 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 30°00'00" (chord bearing N.75°00'00"E., 11.39 feet); thence NORTH, 19.05 feet; thence EAST, 58.00 feet; thence SOUTH, 21.79 feet to a point on a curve; thence Easterly, 3.01 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 07°50'15" (chord bearing S.86°04'53"E., 3.01 feet) to a point of tangency; thence EAST, 1367.72 feet to a point of curvature; thence Easterly, 1.00 feet along the arc of a curve to the left having a radius of 22.00 feet and a central angle of 02°36'19" (chord bearing N.88°41'51"E., 1.00 feet); thence NORTH, 27.98 feet; thence EAST, 70.00 feet; thence SOUTH, 329.49 feet to a point of curvature; thence Southeasterly, 39.14 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°41'47" (chord bearing S.44°50'54"E., 35.26 feet) to a point of tangency; thence S.89°41'47"E., 519.46 feet to a point of curvature; thence Northeasterly, 54.98 feet along the arc of a curve to the left having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing N.45°18'13"E., 49.50 feet) to a point of tangency, said point hereinafter being referred to as **POINT "A"**; thence N.00°18'13"E., 384.25 feet; thence S.89°41'47"E., 21.00 feet to a point on the Westerly boundary of the Additional right-of-way for Handcart Road, as recorded in Official Records Book 4690, Page 537, of the Public Records of Pasco County, Florida; thence along said Westerly boundary of the Additional right-of-way for Handcart Road, S.00°18'13"W., 2577.69 feet to a point on the aforesaid South boundary of the Southwest 1/4 of Section 18, also being the Northeast corner of the aforesaid FARMINGTON HILLS SUBDIVISION; thence along said South boundary of the Southwest 1/4 of Section 18, and the aforesaid North Boundary of FARMINGTON HILLS SUBDIVISION, S.89°39'06"W., 2672.93 feet to the **POINT OF BEGINNING**.

Containing 145.119 acres, more or less.

**LESS AND EXCEPT** the following described parcel:

## LESS OUT PARCEL

From a point previously referred to as **POINT "A"**, run thence S.00°18'13"W., 130.00 feet to the **POINT OF BEGINNING** of the herein described parcel of land; thence continue S.00°18'13"W., 1076.47 feet; thence S.15°14'18"W., 26.97 feet; thence S.45°01'04"W., 63.04 feet to a point of curvature; thence Southwesterly, 9.36 feet along the arc of a curve to the right having a radius of 12.00 feet and a central angle of 44°42'52" (chord bearing S.67°22'30"W., 9.13 feet) to a point of tangency; thence S.89°43'56"W., 137.70 feet to a point of curvature; thence Westerly, 307.11 feet along the arc of a curve to the left having a radius of 1235.50 feet and a central angle of 14°14'31" (chord bearing S.82°36'40"W., 306.32 feet) to a point of reverse curvature; thence Northwesterly, 38.08 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 87°16'18" (chord bearing N.60°52'26"W., 34.50 feet) to a point of tangency; thence N.17°14'17"W., 69.22 feet to a point of curvature; thence Northerly, 139.90 feet along the arc of a curve to the right having a radius of 465.00 feet and a central angle of 17°14'17" (chord bearing N.08°37'08"W., 139.37 feet) to a point of tangency; thence NORTH, 982.81 feet to a point of curvature; thence Northeasterly, 39.40 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 90°18'13" (chord bearing N.45°09'06"E., 35.45 feet) to a point of tangency; thence S.89°41'47"E., 518.88 feet to a point of curvature; thence Southeasterly, 54.98 feet along the arc of a curve to the right having a radius of 35.00 feet and a central angle of 90°00'00" (chord bearing S.44°41'47"E., 49.50 feet) to the **POINT OF BEGINNING**.

Containing 15.725 acres, more or less.

**ALTOGETHER** Containing 129.394 acres, more or less.

## CERTIFICATE OF OWNERSHIP AND DEDICATION

Stanley Martin Homes, LLC, a Delaware limited liability company, authorized to do business in the State of Florida ("Owner"), hereby states and declares that it is the fee simple owner of all lands referenced to as HARVEST HILLS SOUTH PHASES 1A AND 1B, as described in the legal description which is a part of this plat and make the following dedications:

- Owner hereby grants, conveys and dedicates TRACTS "A-1", "A-2", "A-3", "A-4" "A-6", "A-7", "A-8", "A-9", "A-10", "A-11" "A-12" and "A-13" [(CDD) Alley Right-of-Way and (Public) Access and Utility Easement] and TRACTS "R-1" and "R-3" [(CDD) Right-of-Way and (Public) Utility Easement], as shown and depicted hereon to the Harvest Hills South Community Development District, a local unit of special purpose government established under Chapter 190, Florida Statutes ("District" or "CDD").
- Owner hereby grants, conveys and dedicates TRACTS "B-1", "B-2", "B-3", "LA-1", "LA-2", "LA-3", "LA-6", "LA-7" and "LA-8", as shown and depicted hereon to the District.
- Owner does further grant, convey, and dedicate Tract "P-1" (CDD) Park/Amenity Area, "P-2" (CDD) Park Area and "P-3" (CDD) Park Area, as shown and depicted hereon to the District, said District shall be responsible for maintenance thereof. Said tracts shall be for the benefit of the individual lot owners, tenants, and their assigns.
- Owner hereby dedicates to the District all (CDD) Drainage and Access Easements, (CDD) Wall Easements, (CDD) Drainage Easements and (CDD) Side Yard Drainage/Access Easements, as shown hereon for maintenance and other purposes incidental thereto.
- Owner further does:
  - grant, convey and dedicate to Pasco County ("County") TRACT "R-2" (Public) Right-of-Way for TYNDALL ROAD as shown and depicted on this plat for the perpetual use of the general public for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
  - grant, convey and dedicate to the County TRACT "R-4" (Additional Public Right-of Way for HANDCART ROAD), as shown and depicted on this plat to the County for the perpetual use of the general public for any and all purposes incidental thereto and shall also be conveyed by separate instrument to the County, subsequent to the recording of this plat.
  - grant, convey and dedicate to the "County", a perpetual easement for ingress and egress over and across TRACTS "A-1", "A-2", "A-3", "A-4", "A-6", "A-7", "A-8", "A-9", "A-10", "A-11" "A-12" and "A-13" [(CDD) Alley, Right-of-Way and (Public) Access and Utility Easement] and TRACTS "R-1" and "R-3" [(CDD) Right-of-Way and (Public) Utility Easement] as shown hereon, for any and all governmental purposes including (without limitation) fire and law enforcement, and emergency medical services.
  - grant, convey and dedicate to the County the (Public) Access and Drainage Easements and (Public) Access and Utility Easement, as shown on this plat for any and all purposes incidental thereto.
  - grant, convey and dedicate to the County TRACT "LS-1" (Public) Lift Station Site, as shown on this plat, and the utility improvements and facilities located therein for purposes incidental thereto. Owner hereby reserves unto itself, its successors and assigns, a temporary easement on, over and under TRACT "LS-1" for the purpose of constructing, operating and maintaining all utility improvements and facilities lying within or upon TRACT "LS-1" until such time as the operation and maintenance of such improvements and facilities are assumed by the County.
  - grant, convey and dedicate to the County, statutorily authorized public utility entities and all licensed private utility entities a non-exclusive, unobstructed Utility Easement for telephone, electric, cable television, water, sewer, street lights, fire protection and other utilities over and across those portions of the Plat shown as "Utility Easement" and identified hereon for such purposes, the use and benefit of which shall extend and inure to the benefit of the County, statutorily authorized public utility entities and all duly licensed private utility companies. In the event utility improvements are constructed within such Utility Easement areas, it shall be the responsibility of the utility entities to repair or replace said utility improvements as necessary for maintenance of said utilities.

CERTIFICATE OF OWNERSHIP AND DEDICATION CONTINUED NEXT COLUMN

## CONTINUATION OF CERTIFICATE OF OWNERSHIP AND DEDICATION

- grant, convey and dedicate to the perpetual use of the public and the County all utility improvements, facilities and appurtenances, together with any necessary easements, lying within or upon the lands depicted on this plat, and further does hereby reserve unto themselves, their successors or assigns, the right to construct, operate and maintain all utility improvements, or utilities and appurtenances lying within the lands depicted on this plat until such time as the operation and maintenance of said utility improvements, facilities, and appurtenances are assumed by the County.
  - grant, convey, warrant, and dedicate to the County a Non-Exclusive Flow Through Easement and reasonable right of access to ensure the free flow of water for general public drainage purposes over, through and under all drainage easements or commonly owned property shown on this plat. In the event the Owner or the District fail to properly maintain any drainage easements/facilities preventing the free flow of water, the County shall have the reasonable right, but not the obligation, to access and enter upon any drainage easement for the purpose of performing maintenance to ensure the free flow of water.
- Owner hereby reserves for itself and its successors and assigns a non-exclusive easement in common with others located within the Utility Easement over and across the front of all lots shown hereon. Said non-exclusive easement is for the installation, operation, and maintenance and/or replacement of communication lines including but not limited to cable television, internet access, telecommunications and bulk telecommunication services to the extent consistent with Section 177.091(28), Florida Statutes.
  - Owner hereby grants and reserves unto the District, title to any lands or improvements dedicated to the public or to the County if for any reason such dedication shall be either voluntarily vacated, voided, or invalidated to the extent consistent with Section 177.085(1), Florida Statutes.

## OWNER: Stanley Martin Homes, LLC, a Delaware limited liability company

By: \_\_\_\_\_  
Rick Harcrow, as Division President  
Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_

ACKNOWLEDGMENT: State of \_\_\_\_\_, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, Rick Harcrow, as Division President of Stanley Martin Homes, LLC, a Delaware limited liability company, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of ownership and dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, \_\_\_\_\_, the day and year aforesaid.

Notary Public, State of \_\_\_\_\_ at Large  
(Printed Name of Notary) \_\_\_\_\_  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

## CERTIFICATE OF ACCEPTANCE

of HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT

The dedications to Harvest Hills South Community Development District, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, were accepted at an open meeting of \_\_\_\_\_ Community Development District by their Board of Supervisors this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, and the District hereby consents to and joins in the recording of this instrument and accepts the dedications and maintenance responsibilities shown hereon.

By: \_\_\_\_\_, as \_\_\_\_\_  
Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Witness \_\_\_\_\_  
Printed Name \_\_\_\_\_

ACKNOWLEDGMENT: State of Florida, County of \_\_\_\_\_

I hereby certify on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared by means of physical presence, \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_ Community Development District, [ ] personally known to me or [ ] who has produced \_\_\_\_\_ as identification, who has identified himself as the person described in and who executed the foregoing certificate of acceptance and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

Witness my hand and seal at \_\_\_\_\_ County, Florida, the day and year aforesaid.

Notary Public, State of Florida at Large  
(Printed Name of Notary) \_\_\_\_\_  
My Commission expires: \_\_\_\_\_  
Commission Number: \_\_\_\_\_

## PROPERTY INFORMATION

STATE OF FLORIDA )  
                                  ) SS:  
COUNTY OF PASCO )

We, Fidelity National Title Insurance Company, a Title Company duly licensed in the State of Florida, have completed a property information report (Plat Property Information Report, Order No. 12755204) and, based on said report find that the title of the property is vested in Stanley Martin Homes, LLC, a Delaware limited liability, that the current taxes have been paid, and that the property is not encumbered by any mortgages, other encumbrances or easements other than shown in that Plat Property Information Report, Order No. 12755204.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

## Fidelity National Title Insurance Company

By: \_\_\_\_\_  
Robert E. Mosher, IV, Authorized Signatory

## REVIEW OF PLAT BY PROFESSIONAL SURVEYOR AND MAPPER, PASCO COUNTY, FLORIDA

Pursuant to Section 177.081 (1), Florida Statutes, I hereby certify that I have performed a limited review of this plat for conformity to Chapter 177 Part I, Florida Statutes, and that this plat complies with the technical requirements of said chapter, however my review and certification does not include computations or field verification of any points or measurements.

Signed and Sealed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Alex W. Parnes, Pasco County Surveyor  
Florida Professional Surveyor and Mapper No. 5131

## CERTIFICATE OF APPROVAL BY THE ADMINISTRATIVE AUTHORITY FOR PASCO COUNTY, FLORIDA

This is to certify that on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the foregoing plat was approved to be recorded by the administrative officer of Pasco County, Florida.

David F. Allen, P.E.,  
Assistant County Administrator  
Development Services

## CERTIFICATE OF THE CLERK OF CIRCUIT COURT

I hereby certify that the foregoing plat has been filed in the Public Records of Pasco County, Florida on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in Plat Book \_\_\_\_\_, Page(s) \_\_\_\_\_.

BY: \_\_\_\_\_  
Nikki Alvarez-Sowles, Esq.,  
Pasco County Clerk & Comptroller

## SURVEYOR'S CERTIFICATE

The undersigned, being currently licensed by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was prepared under my direction and supervision, and said plat complies with all survey requirements of Florida Statutes Chapter 177, Part I, and that Permanent Reference Monuments (P.R.M.'s) were set on the \_\_\_\_\_, 20\_\_\_\_, 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), or pursuant to terms of bond.

Signed and Sealed this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

AMERRITT, INC.  
3010 W. Azelee Street, Suite 150  
Tampa, Florida 33609

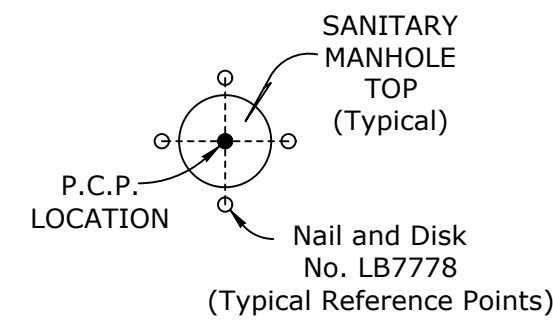
Arthur W. Merritt  
Professional Land Surveyor No. LS4498  
Certificate of Authorization No. LB7778

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number-LB 7778  
3010 W. Azelee Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200  
Job No. AMI-SMH-HH-022  
File: P:\Harvest Hills South\Master Plat\Pd\Phases 1A & 1B\HARVEST HILLS SOUTH PH 1A-1B-01

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

Note: In the case where the location of a P.C.P. falls in the top of a Sanitary Manhole or other Utility Structure and it cannot be set, four (4) reference points are set establishing two lines that intersect at the P.C.P. location.



**P.C.P. REFERENCE DIAGRAM**  
(NOT TO SCALE)

The coordinate values shown hereon are based on the Pasco County Primary Horizontal Control Network and were established to Pasco County Surveying and Mapping accepted methods and procedures for establishment of horizontal surveying control, and/or approved by the County Surveyor.

**NOTE:**

A 1/2 INCH DIAMETER IRON ROD WITH CAP No. LB7778, OR A 5/8 INCH DIAMETER IRON PIPE WITH CAP No. LB7778, WILL BE SET AT EACH LOT CORNER AS REQUIRED BY CHAPTER 177 OF THE FLORIDA STATUTES WITHIN THE TIME ALLOTTED IN 177.091 (9), UNLESS PRIOR MONUMENTATION OF THE LOT CORNER IS FOUND IN PLACE.

**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.

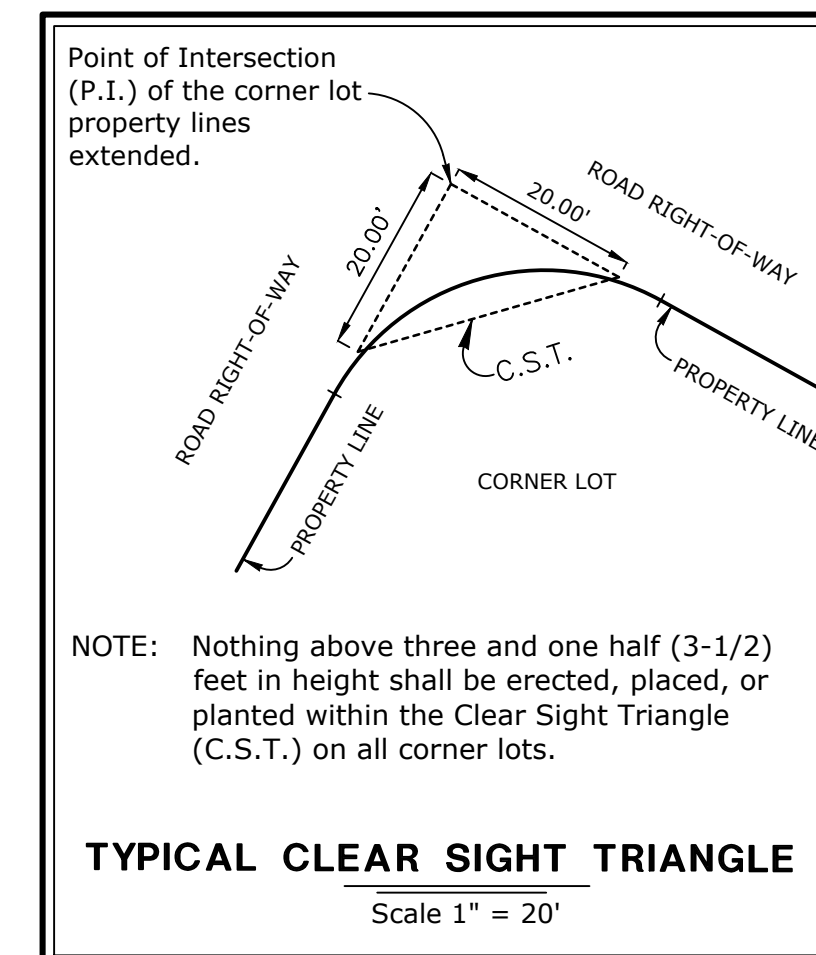
**NOTE:**

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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

**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')**

**TRACT DESIGNATION TABLE**

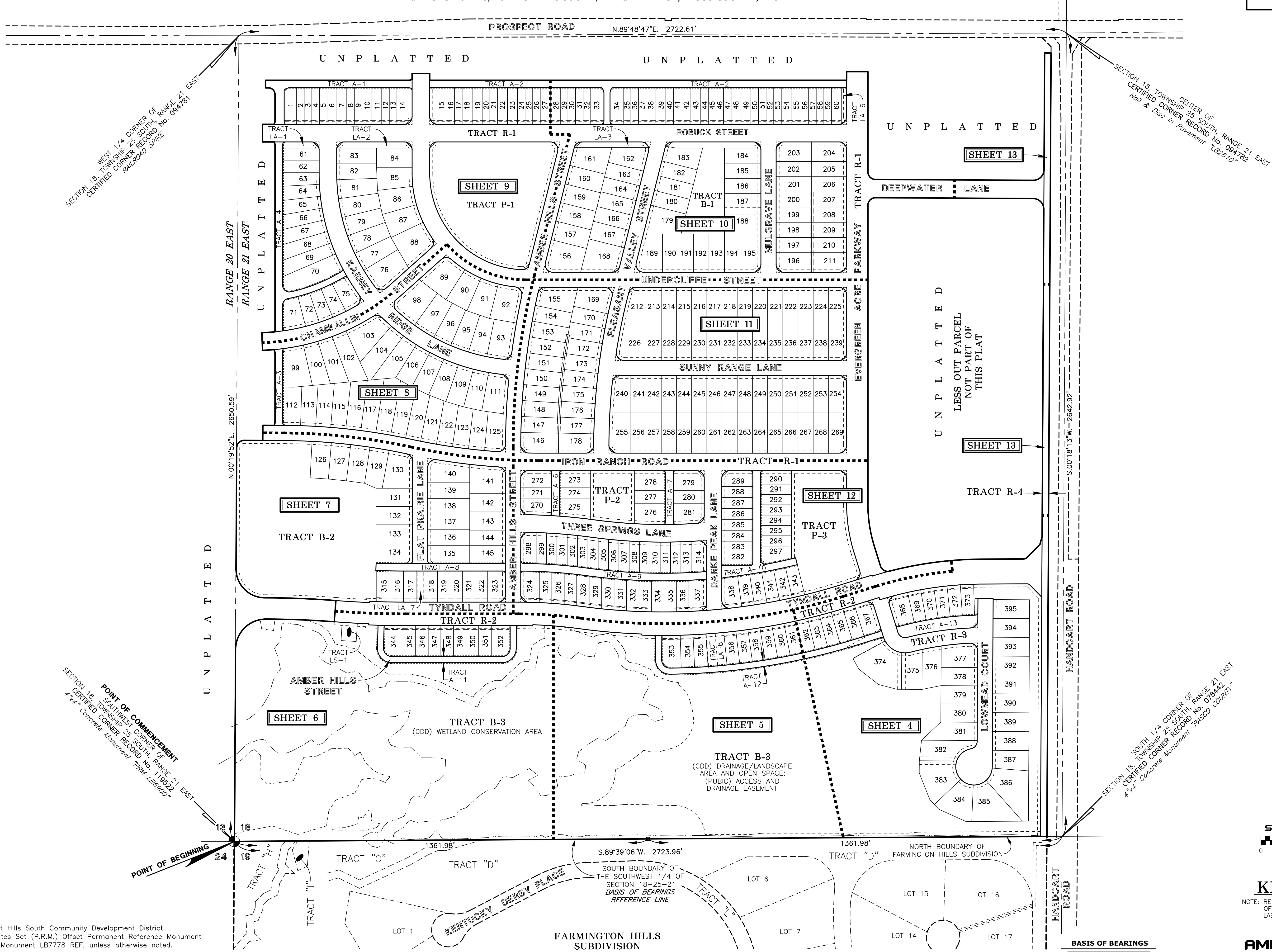
TRACT	DESIGNATION	ACREAGE
TRACT "A-1"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.364 Ac.±
TRACT "A-2"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.845 Ac.±
TRACT "A-3"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.145 Ac.±
TRACT "A-4"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.465 Ac.±
TRACT "A-6"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.086 Ac.±
TRACT "A-7"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.103 Ac.±
TRACT "A-8"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.235 Ac.±
TRACT "A-9"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.353 Ac.±
TRACT "A-10"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.340 Ac.±
TRACT "A-11"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.289 Ac.±
TRACT "A-12"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.391 Ac.±
TRACT "A-13"	(CDD) ALLEY RIGHT-OF-WAY; (PUBLIC) ACCESS AND UTILITY EASEMENT	0.248 Ac.±
TRACT "B-1"	(CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE	0.833 Ac.±
TRACT "B-2"	(CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE; (PUBLIC) ACCESS AND UTILITY EASEMENT	4.817 Ac.±
TRACT "B-3"	(CDD) LANDSCAPE AREA AND OPEN SPACE; (CDD) OPEN SPACE; (CDD) DRAINAGE/LANDSCAPE AREA AND OPEN SPACE; (PUBLIC) ACCESS AND UTILITY EASEMENT; (CDD) UPLAND AREA AND OPEN SPACE; (CDD) WETLAND CONSERVATION AREA	33.982 Ac.±
TRACT "LA-1"	(CDD) LANDSCAPE AREA	0.052 Ac.±
TRACT "LA-2"	(CDD) LANDSCAPE AREA	0.108 Ac.±
TRACT "LA-3"	(CDD) LANDSCAPE AREA	0.098 Ac.±
TRACT "LA-6"	(CDD) LANDSCAPE AREA	0.045 Ac.±
TRACT "LA-7"	(CDD) LANDSCAPE AREA; (CDD) WALL EASEMENT; (PUBLIC) UTILITY EASEMENT	0.063 Ac.±
TRACT "LA-8"	(CDD) LANDSCAPE AREA; (PUBLIC) ACCESS AND DRAINAGE EASEMENT	0.151 Ac.±
TRACT "LS-1"	(PUBLIC) LIFT STATION SITE	0.069 Ac.±
TRACT "P-1"	(CDD) PARK/AMENITY AREA	3.125 Ac.±
TRACT "P-2"	(CDD) PARK AREA	0.561 Ac.±
TRACT "P-3"	(CDD) PARK AREA	1.670 Ac.±
TRACT "R-1"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	18.991 Ac.±
TRACT "R-2"	(PUBLIC) RIGHT-OF-WAY FOR TYNDALL ROAD	4.231 Ac.±
TRACT "R-3"	(CDD) RIGHT-OF-WAY; (PUBLIC) UTILITY EASEMENT	1.351 Ac.±
TRACT "R-4"	ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR HARD CART ROAD	1.243 Ac.±



**TYPICAL CLEAR SIGHT TRIANGLE**  
Scale 1" = 20'

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
 CERTIFIED CORNER RECORD No. 094781  
 WEST 1/4 CORNER OF RAILROAD SPIKE

SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
 CERTIFIED CORNER RECORD No. 094782  
 CENTER OF NEIL & DISC IN PAVEMENT 126210'

POINT OF COMMENCEMENT  
 SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
 CERTIFIED CORNER RECORD No. 119522  
 4"x4" Concrete Monument "P.M. LB2630"

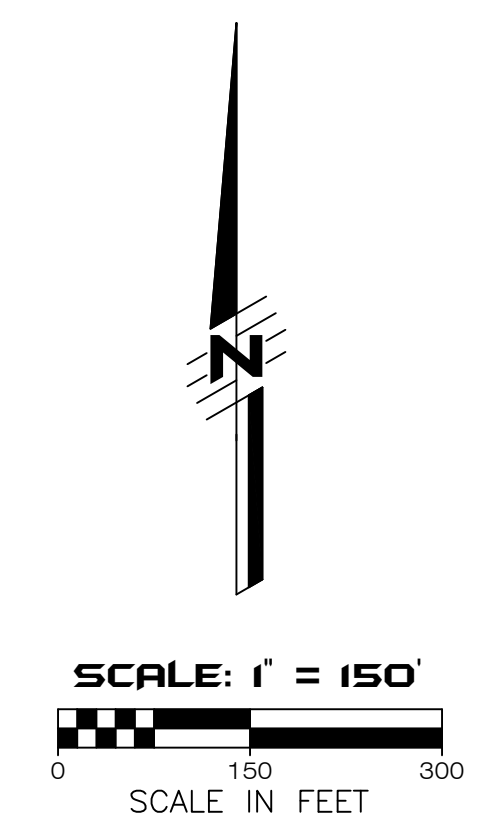
SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST  
 CERTIFIED CORNER RECORD No. 078442  
 SOUTH 1/4 CORNER OF 4"x4" Concrete Monument "PASCO COUNTY"

- LEGEND**
- (CDD) - Harvest Hills South Community Development District
  - Symbol indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.

**Wetland Conservation Area Note:**  
 Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

**FARMINGTON HILLS SUBDIVISION**  
 (PLAT BOOK 50, PAGES 1 - 7)

The South boundary of the Southwest 1/4 of Section 18, Township 25 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°39'06"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.



**KEY SHEET**

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

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 W. Azeele Street, Suite 150  
 Tampa, FL 33609  
 PHONE (813) 221-5200

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

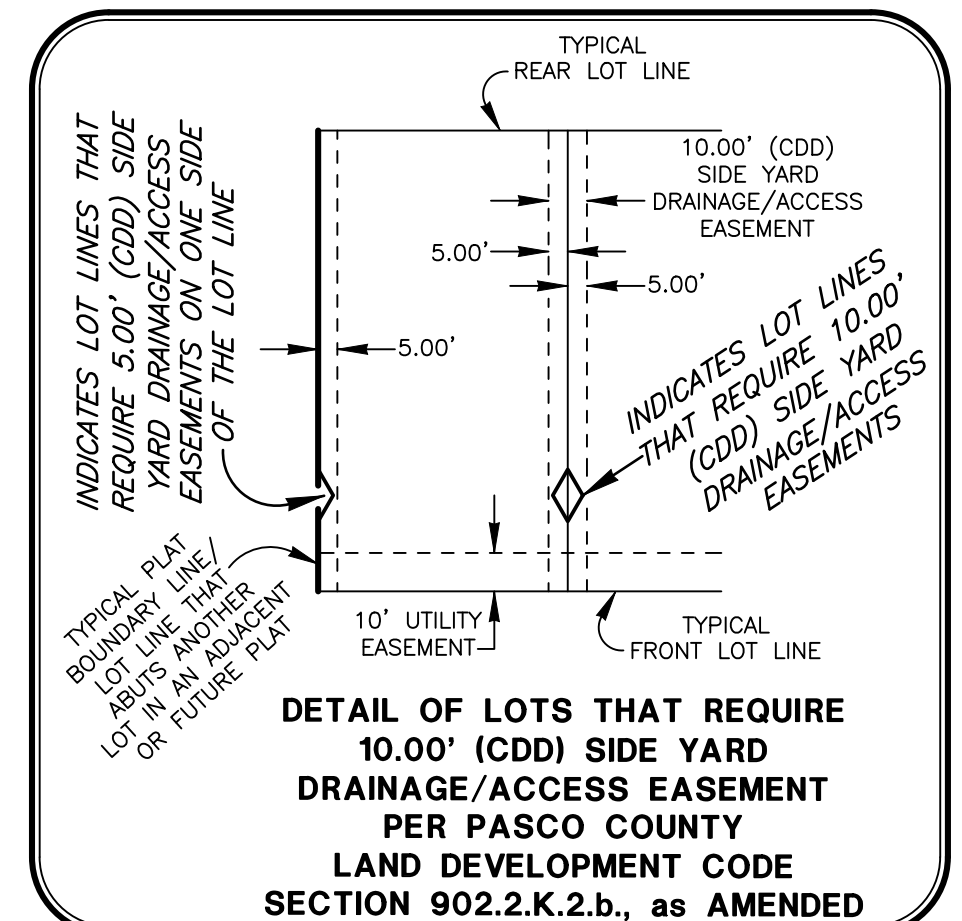
MATCH LINE  
SEE SHEET 13  
SHEET 13

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
32	1200.00	16°58'13"	355.42	354.13	S.81°14'50"W.
36	2000.00	25°02'25"	874.07	867.13	S.85°16'56"W.
42	1041.50	14°47'43"	268.94	268.20	N.81°32'06"E.
43	75.00	39°55'04"	52.25	51.20	S.20°15'45"W.
44	50.00	87°13'52"	76.12	88.98	S.60°51'13"E.
45	985.00	14°46'39"	254.05	253.34	N.82°59'11"E.
46	2156.17	16°37'08"	625.40	623.21	S.81°04'17"W.
46	2156.17	16°37'08"	625.40	623.21	S.81°04'17"W.
202	2038.67	01°07'27"	40.00	40.00	N.77°03'21"E.
203	2038.67	01°07'27"	40.00	40.00	N.75°55'54"E.
204	2038.67	01°07'27"	40.00	40.00	N.74°48'27"E.
205	2038.67	01°07'27"	40.00	40.00	N.73°41'00"E.
206	2038.67	00°21'33"	12.78	12.78	N.72°56'30"E.
207	25.00	90°00'00"	39.27	35.36	S.62°14'17"E.
208	22.00	30°00'00"	11.52	11.39	S.57°45'43"W.
209	2146.17	00°21'33"	13.46	13.46	S.72°56'30"W.
210	2146.17	01°07'27"	42.11	42.11	S.73°41'00"W.
211	2146.17	01°07'27"	42.11	42.11	S.74°48'27"W.
212	2146.17	01°07'27"	42.11	42.11	S.75°55'54"W.
213	2146.17	01°07'27"	42.11	42.11	S.77°03'21"W.
228	2166.17	16°37'08"	628.30	626.10	N.81°04'17"E.
229	22.00	21°47'01"	8.36	8.31	N.83°39'14"E.
230	75.00	01°10'15"	1.53	1.53	S.17°49'24"E.
231	75.00	10°00'02"	13.09	13.07	S.23°24'33"E.
232	75.00	52°50'49"	69.18	66.75	S.54°49'59"E.
235	75.00	23°12'45"	30.39	30.18	N.87°08'14"E.
236	960.00	02°17'42"	38.45	38.45	N.76°40'43"E.
237	960.00	03°47'43"	63.59	63.58	N.79°43'25"E.
238	960.00	05°37'19"	94.20	94.16	N.84°25'56"E.
239	25.00	93°03'37"	40.61	36.29	S.46°13'36"E.
240	25.00	79°50'09"	34.83	32.08	S.40°13'17"W.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
241	60.00	61°24'44"	64.31	61.28	S.49°25'59"W.
242	60.00	62°19'23"	65.26	62.09	S.12°26'04"E.
243	60.00	44°02'55"	46.13	45.00	S.65°37'13"E.
244	60.00	44°02'55"	46.13	45.00	N.70°19'52"E.
245	60.00	44°02'55"	46.13	45.00	N.26°16'57"E.
246	60.00	03°57'18"	4.14	4.14	N.02°16'51"E.
247	25.00	87°14'09"	38.06	34.49	S.43°55'17"W.
248	1010.00	12°00'30"	211.68	211.29	S.81°32'06"W.
249	25.00	87°13'52"	38.06	34.49	N.60°51'13"W.
250	25.00	92°32'22"	40.38	36.13	N.29°01'54"E.
251	22.00	28°04'42"	10.78	10.67	N.88°43'22"E.
252	1051.50	02°43'51"	50.73	50.72	N.76°03'57"E.
253	1051.50	02°10'47"	40.00	40.00	N.78°32'16"E.
254	1051.50	02°10'47"	40.00	40.00	N.80°43'03"E.
255	1051.50	02°10'47"	40.00	40.00	N.82°53'50"E.
256	1051.50	02°10'47"	40.00	40.00	N.85°04'37"E.
257	1051.50	02°10'47"	40.00	40.00	N.87°15'24"E.
258	1051.50	00°02'24"	0.73	0.73	N.88°21'59"E.
259	22.00	28°04'58"	10.78	10.68	N.74°20'42"E.
260	1153.50	02°32'22"	51.12	51.12	N.74°01'54"E.
261	1153.50	02°08'47"	43.21	43.21	N.76°22'29"E.

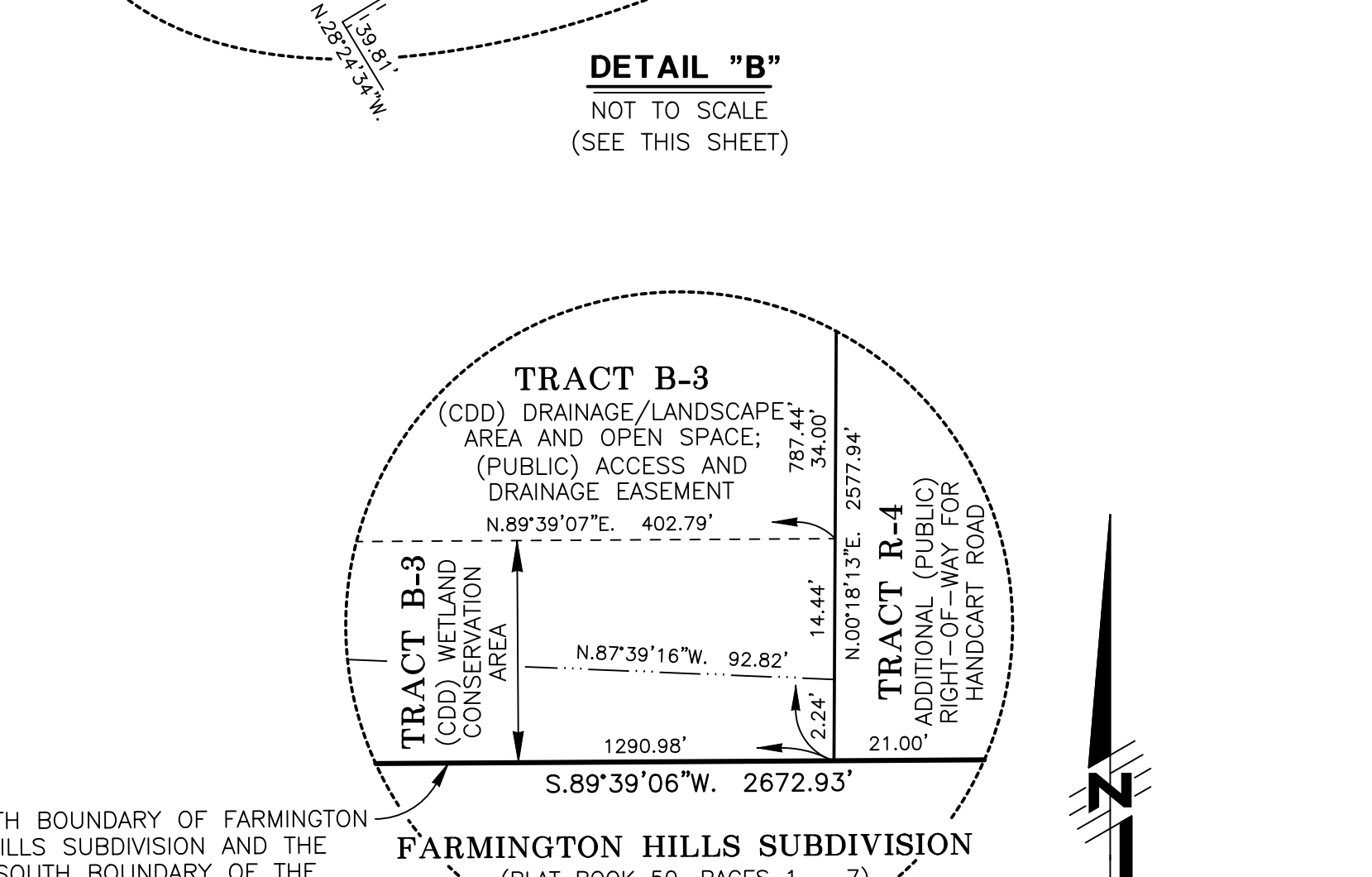
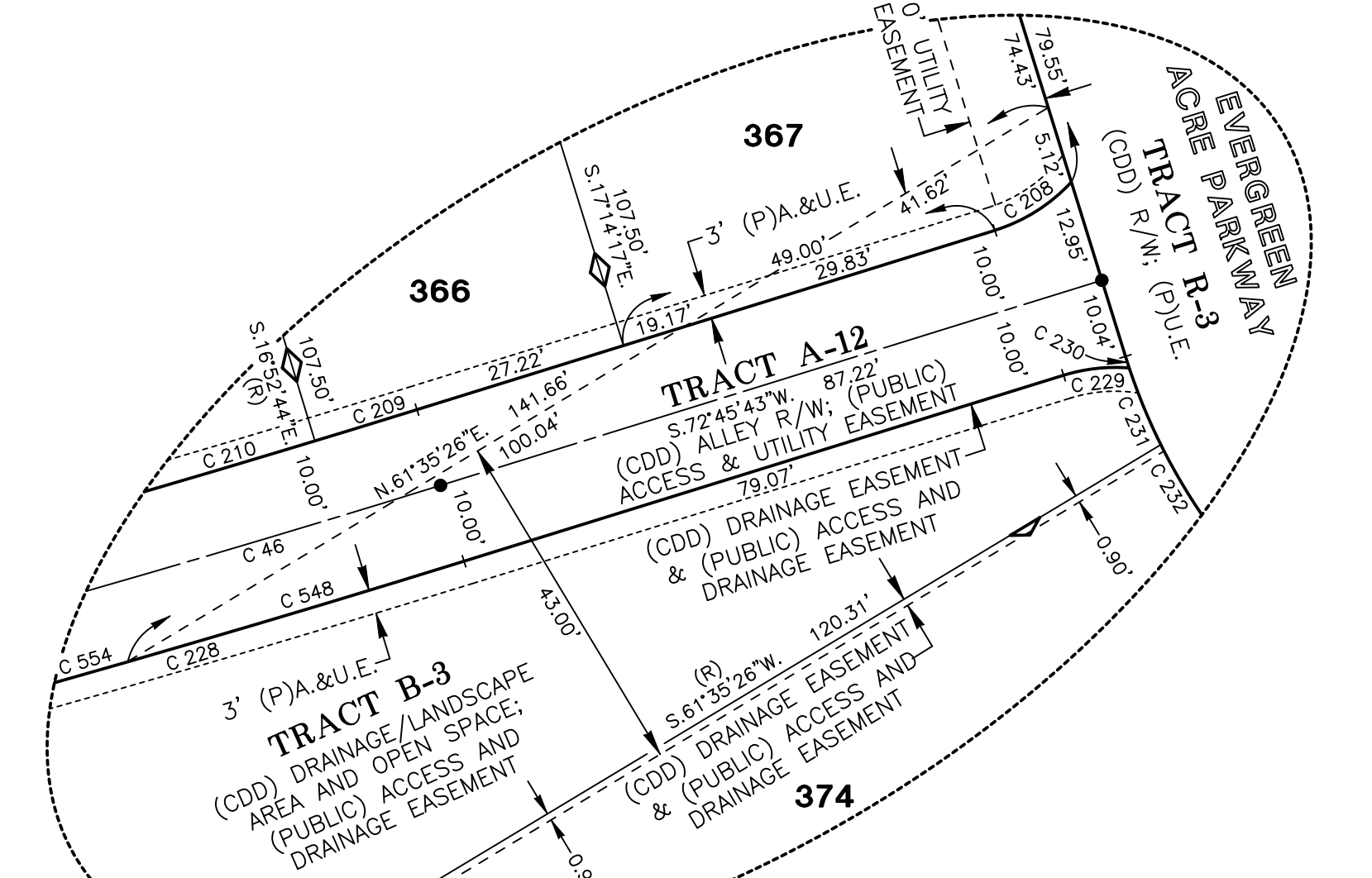
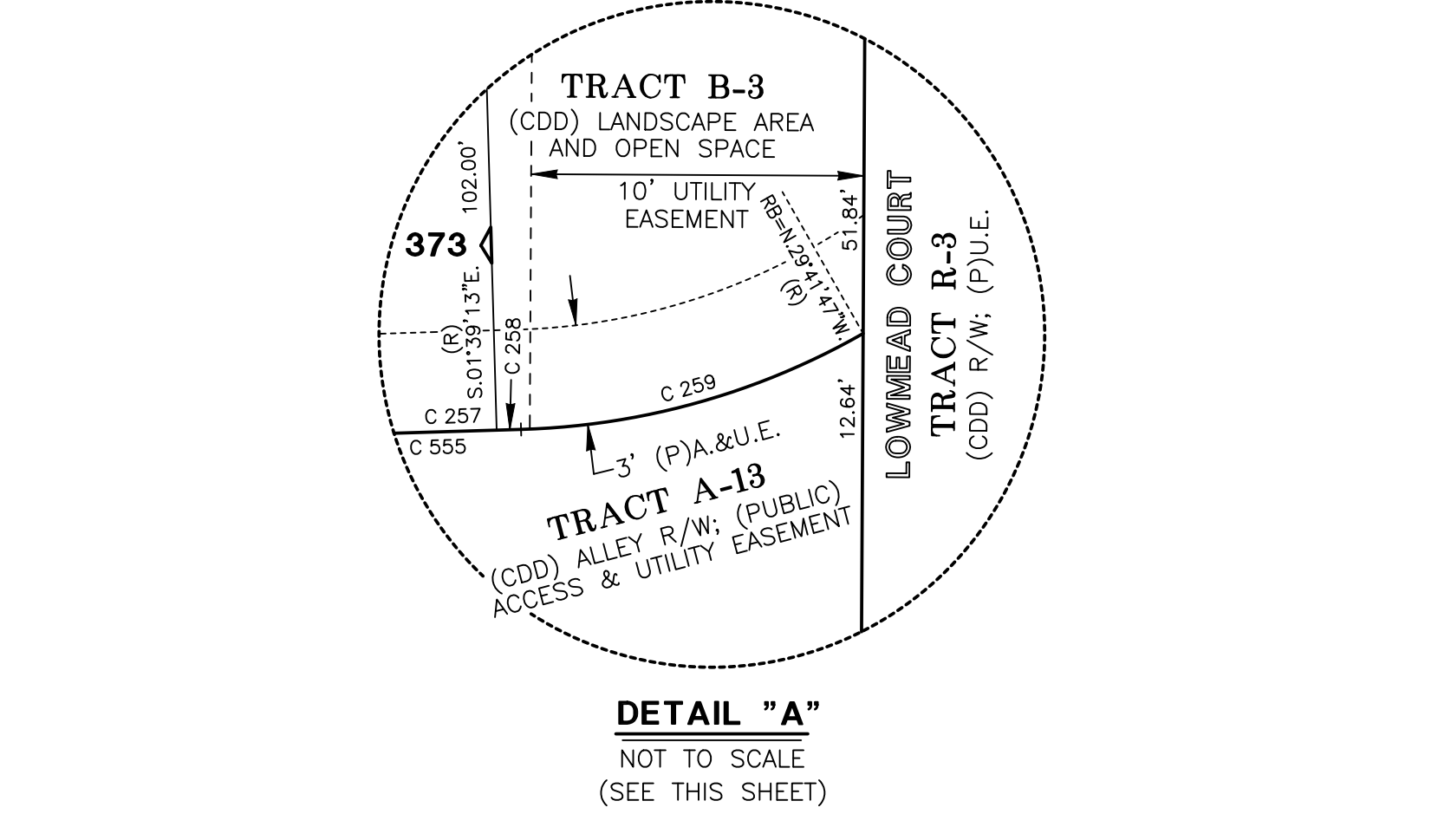
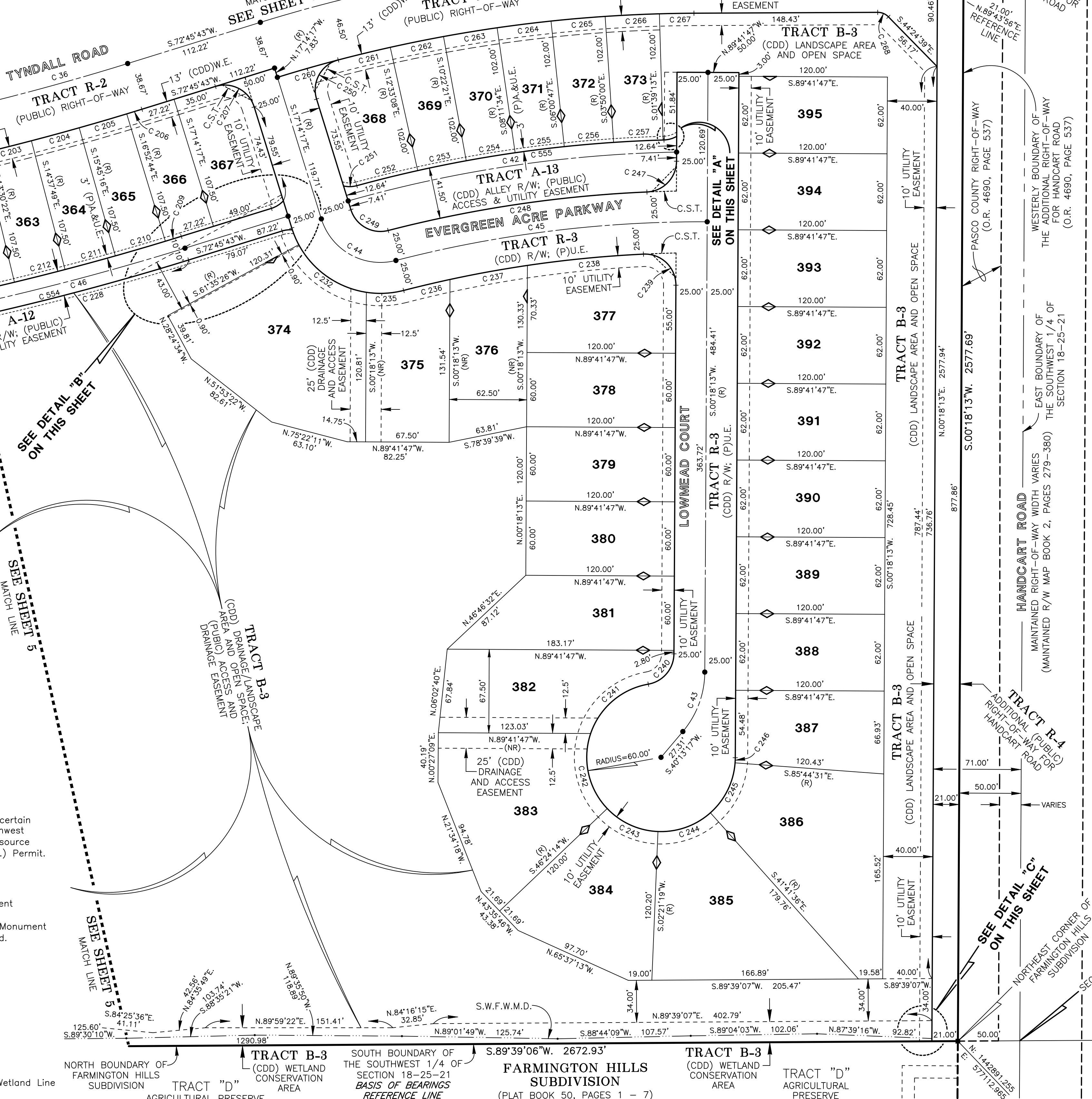
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
262	1153.50	02°10'47"	43.88	43.88	N.78°32'16"E.
263	1153.50	02°10'47"	43.88	43.88	N.80°43'03"E.
264	1153.50	02°10'47"	43.88	43.88	N.82°53'50"E.
265	1153.50	02°10'47"	43.88	43.88	N.85°04'37"E.
266	1153.50	02°10'47"	43.88	43.88	N.87°15'24"E.
267	1153.50	02°10'47"	43.88	43.88	N.89°26'11"E.
268	12.00	45°51'25"	9.60	9.35	S.67°20'22"E.
269	12.00	44°42'52"	9.36	9.13	S.67°22'30"W.
270	1235.50	14°14'31"	307.11	306.32	S.82°36'40"W.
548	2166.17	01°22'09"	51.76	51.76	S.73°26'48"W.
554	2166.17	12°25'30"	469.75	468.83	N.78°58'28"E.
555	1051.50	13°42'09"	251.47	250.87	N.81°32'06"E.

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
362	100.00	107.85	107.85	107.85	S.15°30'27"E.
363	100.00	107.85	107.85	107.85	S.15°30'27"E.
364	100.00	107.85	107.85	107.85	S.15°30'27"E.
365	100.00	107.85	107.85	107.85	S.15°30'27"E.
366	100.00	107.85	107.85	107.85	S.15°30'27"E.
367	100.00	107.85	107.85	107.85	S.15°30'27"E.
368	100.00	107.85	107.85	107.85	S.15°30'27"E.
369	100.00	107.85	107.85	107.85	S.15°30'27"E.
370	100.00	107.85	107.85	107.85	S.15°30'27"E.
371	100.00	107.85	107.85	107.85	S.15°30'27"E.
372	100.00	107.85	107.85	107.85	S.15°30'27"E.
373	100.00	107.85	107.85	107.85	S.15°30'27"E.
374	100.00	107.85	107.85	107.85	S.15°30'27"E.
375	100.00	107.85	107.85	107.85	S.15°30'27"E.
376	100.00	107.85	107.85	107.85	S.15°30'27"E.
377	100.00	107.85	107.85	107.85	S.15°30'27"E.
378	100.00	107.85	107.85	107.85	S.15°30'27"E.
379	100.00	107.85	107.85	107.85	S.15°30'27"E.
380	100.00	107.85	107.85	107.85	S.15°30'27"E.
381	100.00	107.85	107.85	107.85	S.15°30'27"E.
382	100.00	107.85	107.85	107.85	S.15°30'27"E.
383	100.00	107.85	107.85	107.85	S.15°30'27"E.
384	100.00	107.85	107.85	107.85	S.15°30'27"E.
385	100.00	107.85	107.85	107.85	S.15°30'27"E.
386	100.00	107.85	107.85	107.85	S.15°30'27"E.
387	100.00	107.85	107.85	107.85	S.15°30'27"E.
388	100.00	107.85	107.85	107.85	S.15°30'27"E.
389	100.00	107.85	107.85	107.85	S.15°30'27"E.
390	100.00	107.85	107.85	107.85	S.15°30'27"E.
391	100.00	107.85	107.85	107.85	S.15°30'27"E.
392	100.00	107.85	107.85	107.85	S.15°30'27"E.
393	100.00	107.85	107.85	107.85	S.15°30'27"E.
394	100.00	107.85	107.85	107.85	S.15°30'27"E.
395	100.00	107.85	107.85	107.85	S.15°30'27"E.
396	100.00	107.85	107.85	107.85	S.15°30'27"E.
397	100.00	107.85	107.85	107.85	S.15°30'27"E.
398	100.00	107.85	107.85	107.85	S.15°30'27"E.
399	100.00	107.85	107.85	107.85	S.15°30'27"E.
400	100.00	107.85	107.85	107.85	S.15°30'27"E.



**Wetland Conservation Area Note:**  
Wetland Conservation Area as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
  - (P)A.&D.E. - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



**SCALE: 1" = 50'**  
SCALE IN FEET

SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

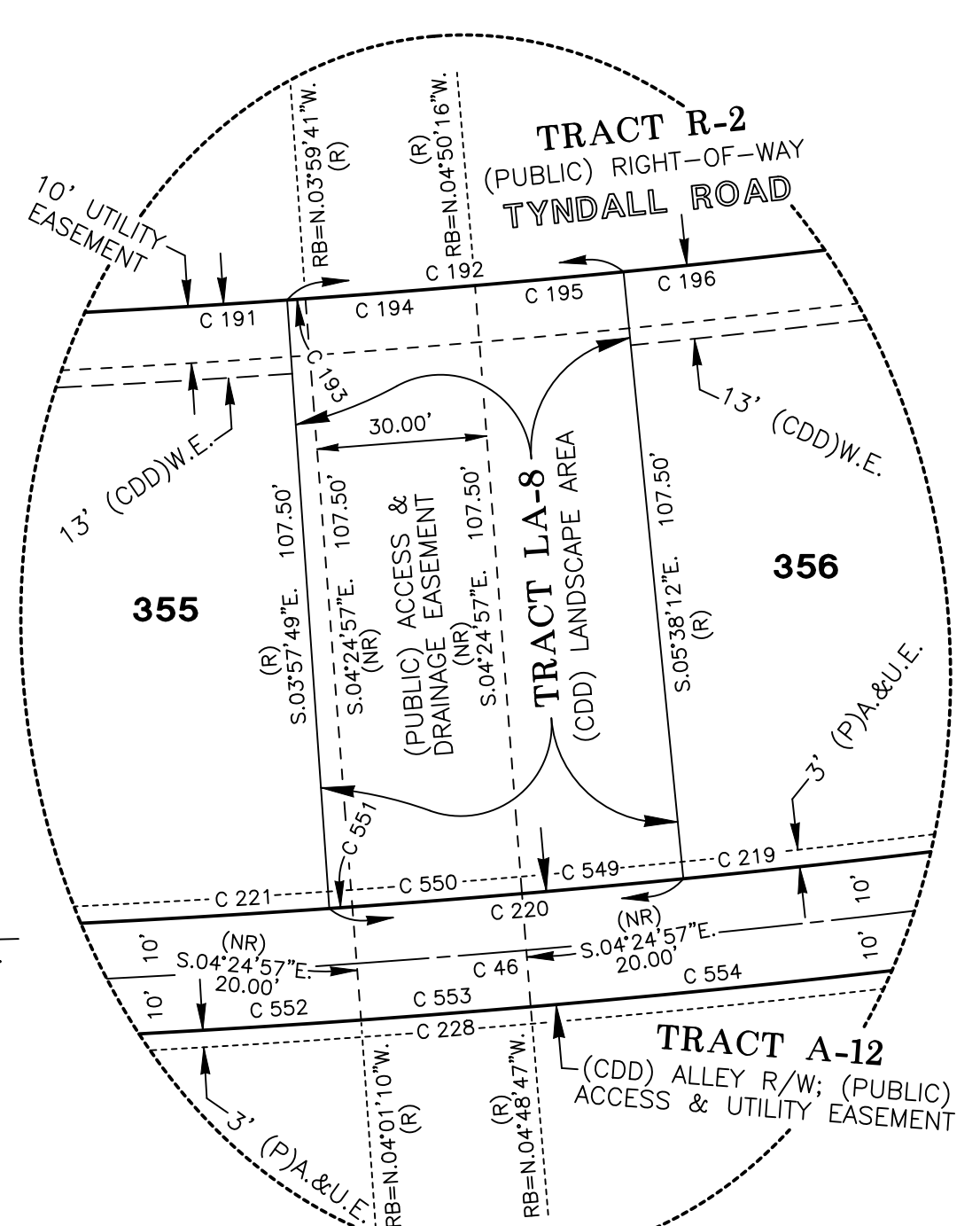
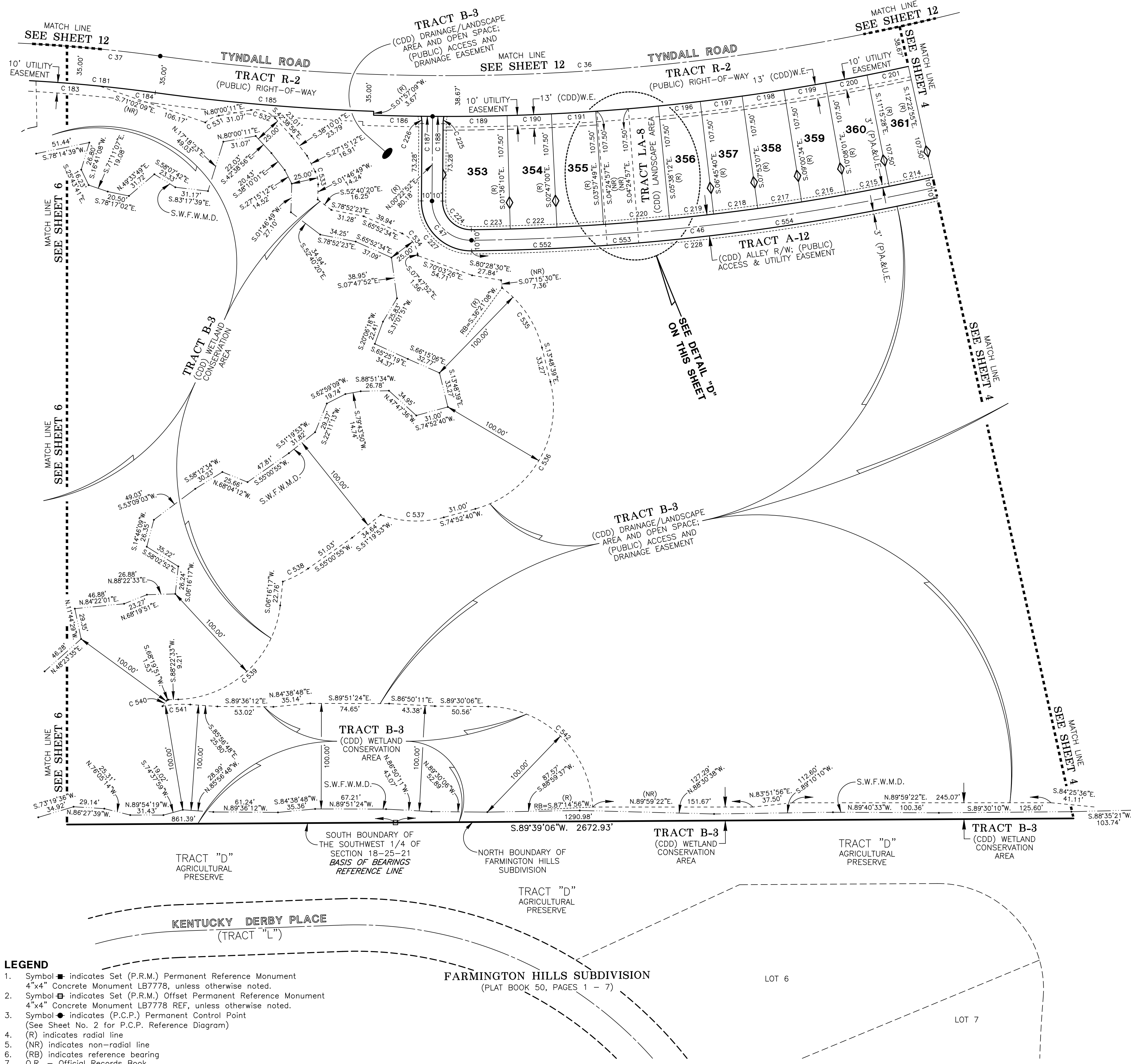
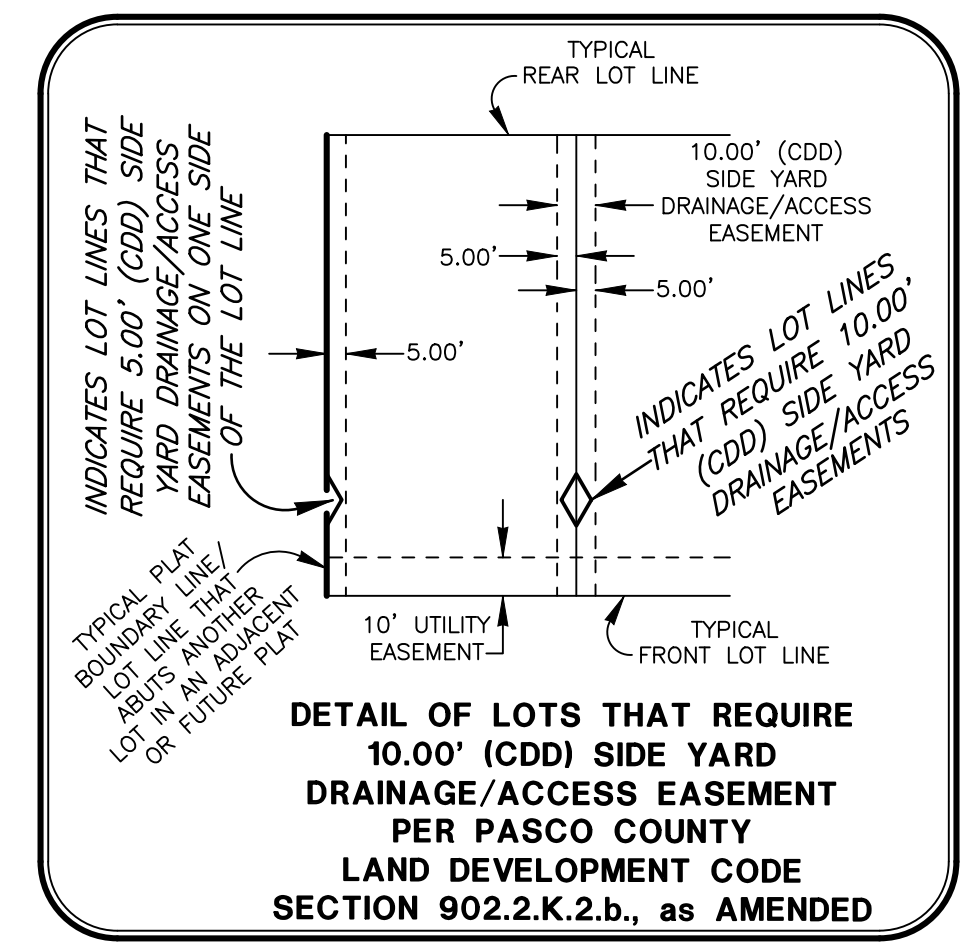
**SHEET 4 OF 14 SHEETS**

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
36	2000.00	25°02'25"	874.07	867.13	S.85°16'56"W.
37	1500.00	07°48'08"	204.26	204.11	N.86°05'56"W.
46	2156.17	16°37'08"	625.40	623.21	S.81°04'17"W.
47	37.00	91°00'01"	58.77	52.78	N.45°07'09"W.
181	1465.00	05°57'44"	152.45	152.38	S.85°10'44"E.
183	1465.00	02°21'13"	60.18	60.18	S.85°27'39"E.
184	1465.00	02°05'11"	53.35	53.34	S.83°14'27"E.
185	2035.00	05°50'59"	207.77	207.68	S.85°07'21"E.
186	2038.67	07°48'08"	45.15	45.15	S.88°40'55"E.
187	2038.67	00°18'08"	10.76	10.76	S.89°28'04"E.
188	2038.67	00°18'08"	10.76	10.76	S.89°46'12"E.
189	2038.67	01°40'54"	59.84	59.84	N.89°14'17"E.
190	2038.67	01°10'49"	42.00	42.00	N.87°48'25"E.
191	2038.67	01°10'49"	42.00	42.00	N.86°37'35"E.
192	2038.67	01°40'23"	59.53	59.53	N.85°11'59"E.
193	2038.67	00°01'51"	1.10	1.10	N.86°01'15"E.
194	2038.67	00°50'35"	30.00	30.00	N.85°35'02"E.
195	2038.67	00°47'56"	28.43	28.43	N.84°45'46"E.
196	2038.67	01°07'27"	40.00	40.00	N.83°48'04"E.
197	2038.67	01°07'27"	40.00	40.00	N.82°40'37"E.
198	2038.67	01°07'27"	40.00	40.00	N.81°33'10"E.
199	2038.67	01°07'27"	40.00	40.00	N.80°25'43"E.
200	2038.67	01°07'27"	40.00	40.00	N.79°18'16"E.
201	2038.67	01°07'27"	40.00	40.00	N.78°10'48"E.
214	2146.17	01°07'27"	42.11	42.11	S.78°10'48"W.
215	2146.17	01°07'27"	42.11	42.11	S.79°18'16"W.
216	2146.17	01°07'27"	42.11	42.11	S.80°25'43"W.
217	2146.17	01°07'27"	42.11	42.11	S.81°33'10"W.
218	2146.17	01°07'27"	42.11	42.11	S.82°40'37"W.
219	2146.17	01°07'27"	42.11	42.11	S.83°48'04"W.
220	2146.17	01°40'23"	62.67	62.67	S.85°11'59"W.
221	2146.17	01°10'49"	44.22	44.21	S.86°37'35"W.
222	2146.17	01°10'49"	44.22	44.21	S.87°48'25"W.
223	2146.17	00°59'01"	36.85	36.85	S.88°53'20"W.
224	27.00	91°00'01"	42.88	38.52	N.45°07'09"W.
225	32.00	12°30'08"	6.98	6.97	N.86°27'53"E.
226	32.00	12°30'08"	6.98	6.97	S.05°52'12"E.
227	47.00	91°00'01"	74.65	67.05	S.45°07'09"E.
228	2166.17	16°37'08"	628.30	626.10	N.81°04'17"E.
531	25.00	33°10'21"	14.47	14.27	N.63°25'01"E.
532	25.00	57°20'52"	25.02	23.99	S.71°19'23"E.
533	25.00	29°02'01"	12.67	12.53	S.12°44'11"E.
534	25.00	58°04'42"	23.34	24.27	S.36°50'13"E.
535	100.00	39°50'14"	69.53	68.14	S.33°43'45"E.
536	100.00	88°41'19"	154.79	139.79	S.30°32'01"W.
537	100.00	34°47'54"	60.73	59.81	N.87°43'23"W.
538	100.00	15°26'28"	26.95	26.87	S.62°44'09"W.
539	100.00	82°06'16"	143.30	131.35	S.47°19'25"W.
540	100.00	04°06'55"	7.18	7.18	S.37°34'28"W.
541	100.00	15°10'36"	26.49	26.41	N.86°27'53"E.
542	100.00	86°45'02"	151.41	137.35	S.46°07'35"E.
549	2146.17	00°49'13"	30.72	30.72	S.84°46'24"W.
550	2146.17	00°48'03"	30.00	30.00	S.85°35'02"W.
551	2146.17	00°03'07"	1.95	1.95	S.86°00'37"W.
552	2166.17	03°24'01"	128.55	128.53	N.87°40'50"E.
553	2166.17	00°47'37"	30.00	30.00	N.85°35'02"E.
554	2166.17	12°28'50"	469.75	468.83	N.76°58'28"E.



- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

**Wetland Conservation Area Note:**  
Wetland Conservation Area as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

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

SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

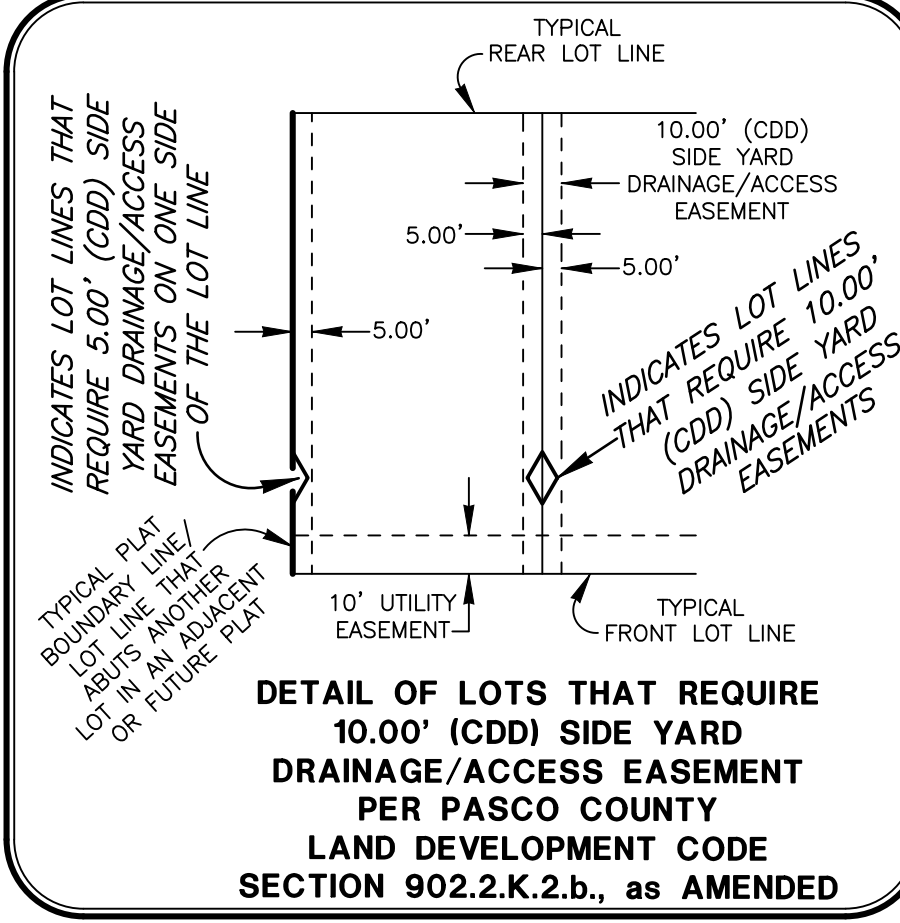
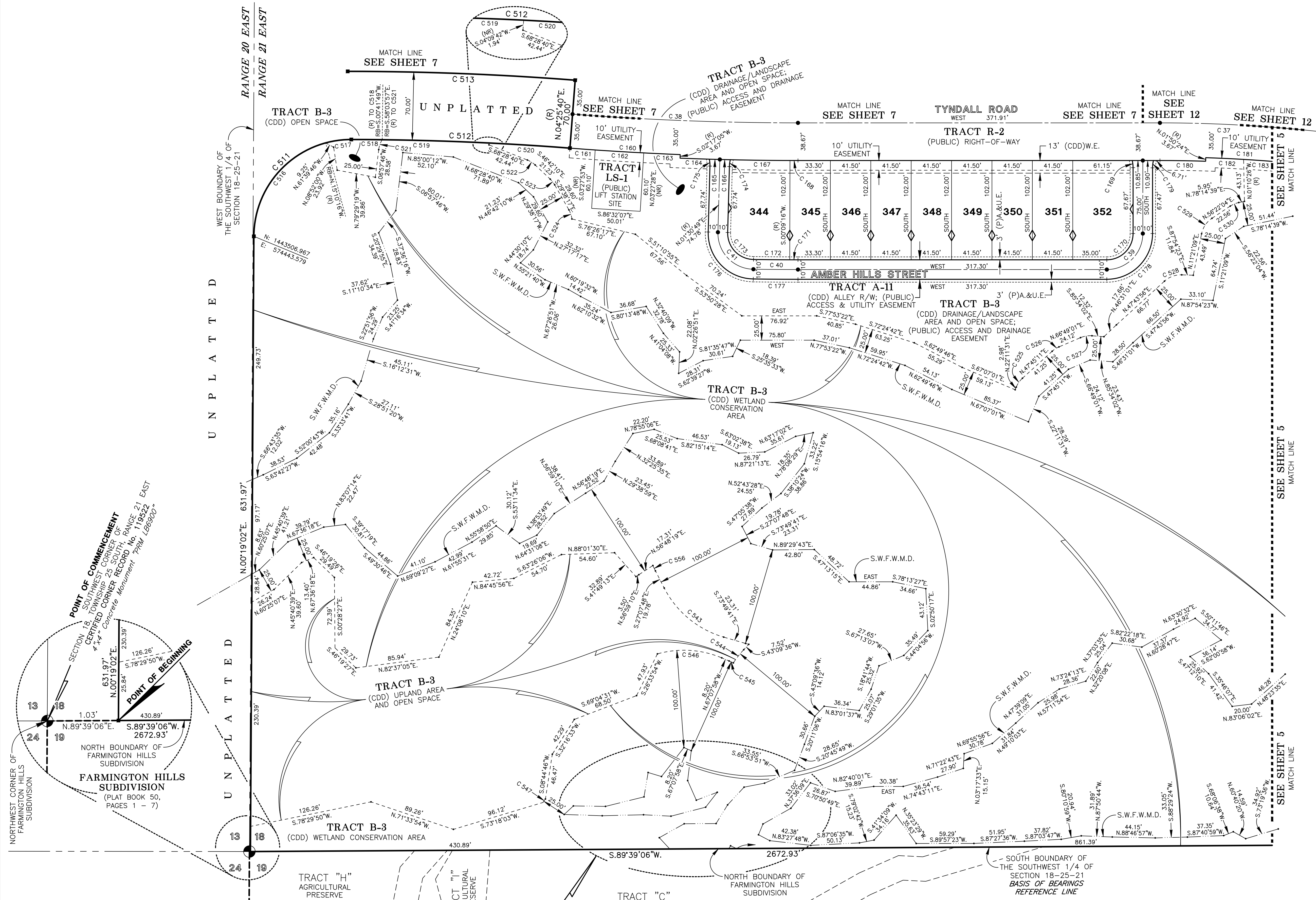
SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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Certificate of Authorization Number LB 7778  
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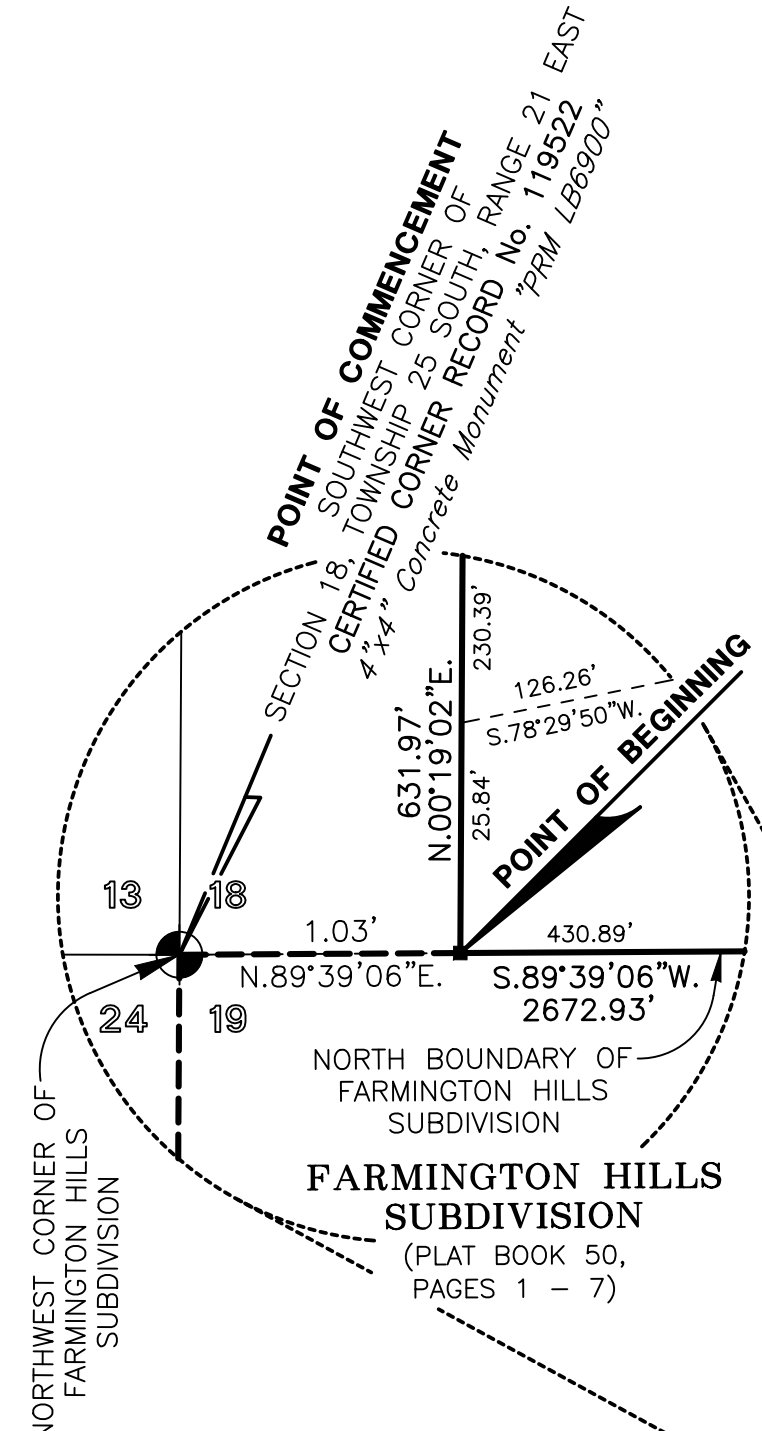
**SHEET 5 OF 14 SHEETS**

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
37	1500.00	07°48'08"	204.26	204.11	N.86°05'56"W.
38	3000.00	04°25'40"	231.84	231.78	N.87°47'10"W.
39	37.00	90°00'00"	58.12	52.33	S.45°00'00"W.
40	3150.67	00°49'58"	45.79	45.79	N.89°35'01"W.
41	37.00	90°40'51"	58.56	52.64	N.43°49'37"W.
160	3035.00	02°08'35"	113.52	113.51	S.86°38'37"E.
161	3035.00	00°29'28"	26.02	26.02	S.85°49'04"E.
162	3035.00	00°56'38"	50.00	50.00	S.86°32'07"E.
163	3035.00	00°42'28"	37.50	37.50	S.87°21'41"E.
164	3038.67	00°34'04"	30.11	30.11	S.87°59'57"E.
165	3038.67	00°12'12"	10.79	10.79	S.88°23'05"E.
166	3038.67	00°12'12"	10.79	10.79	S.88°35'17"E.
167	3038.67	01°09'20"	61.29	61.29	S.89°13'04"E.
168	3038.67	00°09'16"	8.20	8.20	S.89°55'22"E.
169	32.00	13°14'31"	7.40	7.38	S.06°37'15"E.
170	27.00	90°00'00"	42.41	38.18	S.45°00'00"W.
171	3140.67	00°09'16"	8.47	8.47	N.89°55'22"W.
172	3140.67	00°40'41"	37.17	37.17	N.89°30'23"W.
173	27.00	90°40'51"	42.73	38.41	N.43°49'37"E.
174	32.00	12°44'42"	7.12	7.10	N.07°53'10"E.
175	32.00	12°44'42"	7.12	7.10	S.04°51'32"E.
176	47.00	90°40'51"	74.39	66.86	S.43°49'37"E.
177	3160.67	00°49'58"	45.94	45.94	S.89°35'01"E.
178	47.00	90°00'00"	73.83	66.47	N.45°00'00"E.
179	32.00	13°37'07"	7.61	7.59	N.06°48'33"E.
180	1461.33	01°50'24"	46.93	46.93	S.89°04'48"E.
181	1465.00	05°57'44"	152.45	152.38	S.85°10'44"E.
182	1465.00	01°31'20"	38.92	38.92	S.87°23'56"E.
183	1465.00	02°21'13"	60.18	60.18	S.85°27'39"E.
512	2965.00	04°20'41"	224.83	224.78	S.87°44'40"E.
513	3035.00	04°24'59"	233.94	233.88	N.87°46'49"W.
516	100.00	74°30'42"	130.05	121.08	N.37°34'23"E.
517	100.00	15°15'15"	26.62	26.54	N.82°27'22"E.
518	2965.00	00°36'50"	31.76	31.76	S.89°36'36"E.
519	2965.00	02°07'24"	109.88	109.87	S.88°14'29"E.
520	2965.00	01°36'27"	83.19	83.19	S.86°22'34"E.
521	25.00	24°58'17"	10.90	10.81	S.19°26'54"W.
522	25.00	21°46'30"	9.50	9.44	S.57°35'25"E.
523	25.00	17°03'53"	7.45	7.42	S.38°10'13"E.
524	25.00	22°42'35"	9.91	9.84	S.18°16'59"E.
525	25.00	25°33'40"	11.15	11.06	N.34°58'21"E.
526	25.00	19°03'50"	8.32	8.28	N.57°17'06"E.
527	25.00	27°36'56"	12.05	11.93	N.80°37'29"E.
528	25.00	44°21'41"	19.36	18.88	N.69°54'46"E.
529	25.00	45°00'55"	19.64	19.14	N.33°51'36"E.
530	25.00	21°52'36"	9.55	9.49	N.67°18'21"E.
543	100.00	46°41'53"	81.50	79.27	S.50°28'45"E.
544	100.00	09°55'00"	17.31	17.29	S.38°12'06"W.
545	100.00	02°45'12"	4.81	4.81	N.65°45'22"W.
546	100.00	38°39'37"	67.47	66.20	N.86°27'46"W.
547	25.00	10°02'16"	4.38	4.37	S.34°35'01"W.
556	100.00	03°29'28"	6.09	6.09	S.25°23'04"E.



- LEGEND**
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  - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
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  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
  - (P)A.&D.E. - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line

FARMINGTON HILLS SUBDIVISION (PLAT BOOK 50, PAGES 1 - 7)

**Wetland Conservation Area Note:**  
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

FARMINGTON HILLS SUBDIVISION (PLAT BOOK 50, PAGES 1 - 7)

**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.

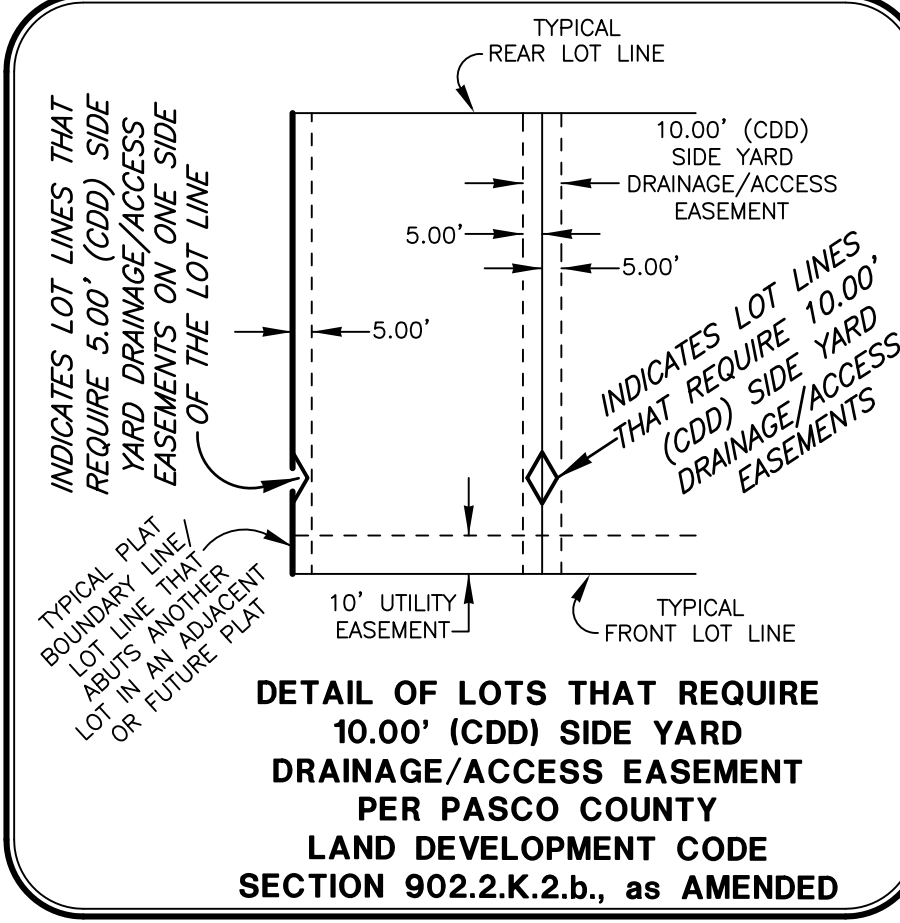
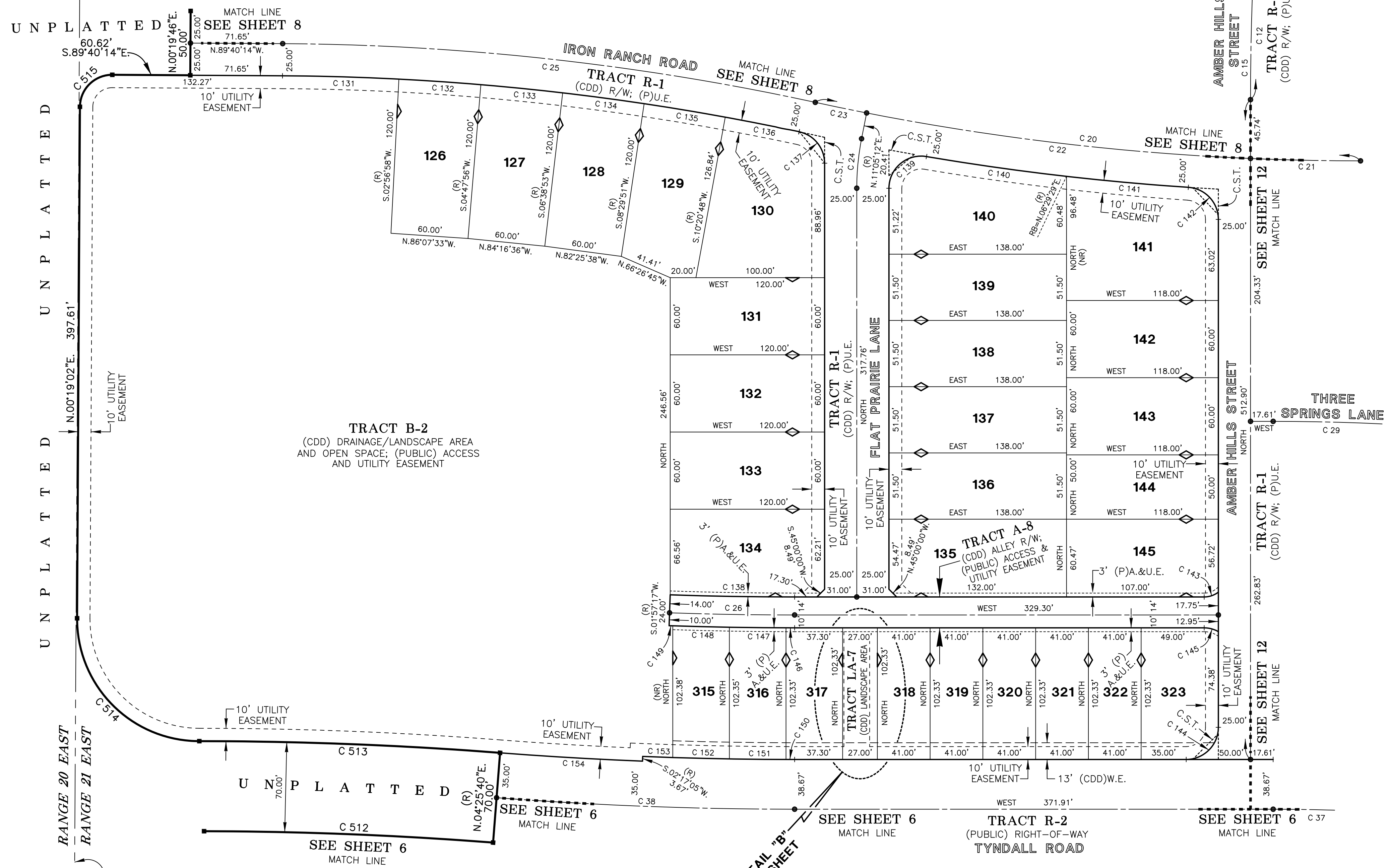


SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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**SHEET 6 OF 14 SHEETS**

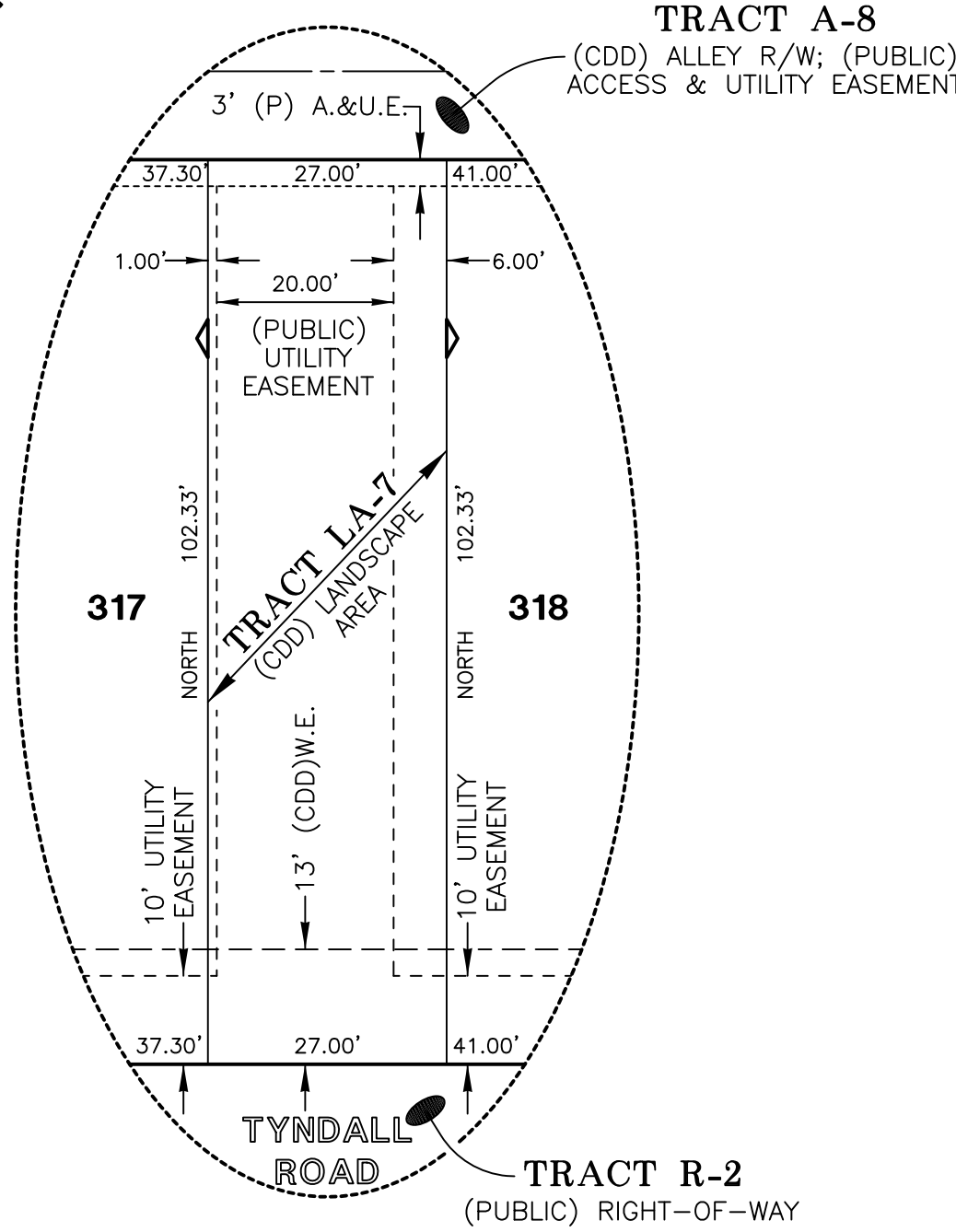
# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



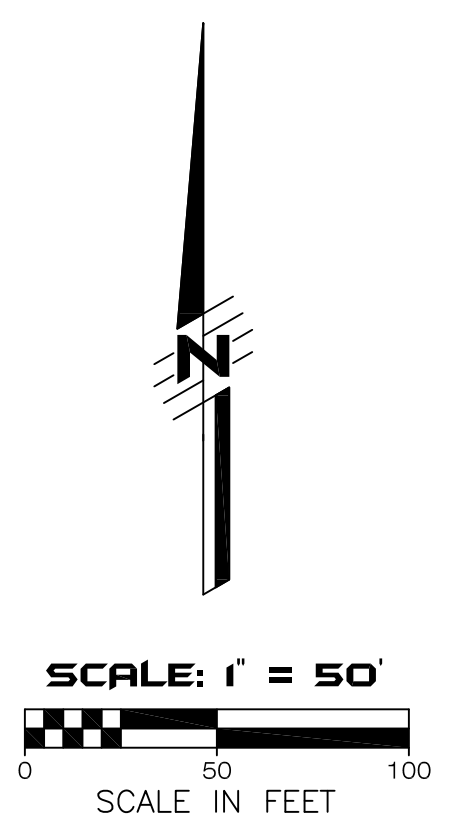
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Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.

SEE DETAIL "B" ON THIS SHEET



NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	2300.00	14°04'57"	565.31	563.89	S.07°02'29"W.
15	2300.00	06°23'12"	256.37	256.24	S.03°11'36"W.
20	1996.00	12°15'23"	426.97	426.15	N.83°52'19"W.
21	1996.00	02°27'16"	85.50	85.50	N.88°46'22"W.
22	1996.00	08°37'56"	300.72	300.44	N.83°13'46"W.
23	1996.00	01°10'10"	40.74	40.74	N.78°19'43"W.
24	200.00	11°05'12"	38.70	38.64	N.05°32'36"E.
25	2004.00	11°55'37"	417.16	416.41	N.83°42'28"W.
26	2849.00	01°57'17"	97.19	97.19	N.89°01'22"W.
29	1801.50	07°48'08"	245.32	245.13	N.86°05'56"W.
37	1500.00	07°48'08"	204.26	204.11	N.86°05'56"W.
38	3000.00	04°25'40"	231.84	231.78	N.87°47'10"W.
131	1979.00	02°37'12"	90.50	90.49	S.88°21'38"E.
132	1979.00	01°50'58"	63.88	63.87	S.86°07'33"E.
133	1979.00	01°50'58"	63.88	63.87	S.84°18'36"E.
134	1979.00	01°50'58"	63.88	63.87	S.82°25'38"E.
135	1979.00	01°50'58"	63.88	63.87	S.80°34'40"E.
136	1979.00	01°41'43"	58.55	58.55	S.78°48'20"E.
137	25.00	77°57'29"	34.02	31.45	S.38°58'44"E.
138	2835.00	01°57'17"	96.71	96.71	N.89°01'22"W.
139	25.00	89°36'28"	43.46	38.19	N.49°48'14"E.
140	2021.00	03°06'59"	109.92	109.92	S.81°57'02"E.
141	2021.00	02°41'41"	95.05	95.04	S.84°51'22"E.
142	25.00	86°12'12"	37.61	34.16	S.43°06'06"E.
143	18.00	37°40'12"	11.83	11.62	S.71°09'54"W.
144	25.00	90°00'00"	39.27	35.36	S.45°00'00"W.
145	22.00	30°00'00"	11.52	11.39	N.75°00'00"W.
146	2859.00	00°08'03"	6.70	6.70	N.89°55'58"W.
147	2859.00	00°52'55"	44.00	44.00	N.89°25'30"W.
148	2859.00	00°52'55"	44.01	44.01	N.88°32'35"W.
149	2859.00	00°03'23"	2.82	2.82	N.88°04'25"W.
150	2961.33	00°07'46"	6.70	6.70	N.89°56'07"W.
151	2961.33	00°51'05"	44.00	44.00	N.89°26'41"W.
152	2961.33	00°51'06"	44.01	44.01	N.88°35'36"W.
153	2961.33	00°27'08"	23.38	23.37	N.87°48'19"W.
154	2965.00	02°08'35"	110.90	110.89	N.86°38'37"W.
512	2965.00	04°20'41"	224.83	224.78	S.87°44'40"E.
513	3035.00	04°24'59"	233.94	233.88	N.87°46'49"W.
514	95.00	90°18'21"	149.73	134.71	N.44°50'08"W.
515	25.00	90°00'44"	39.28	35.36	N.45°19'24"E.

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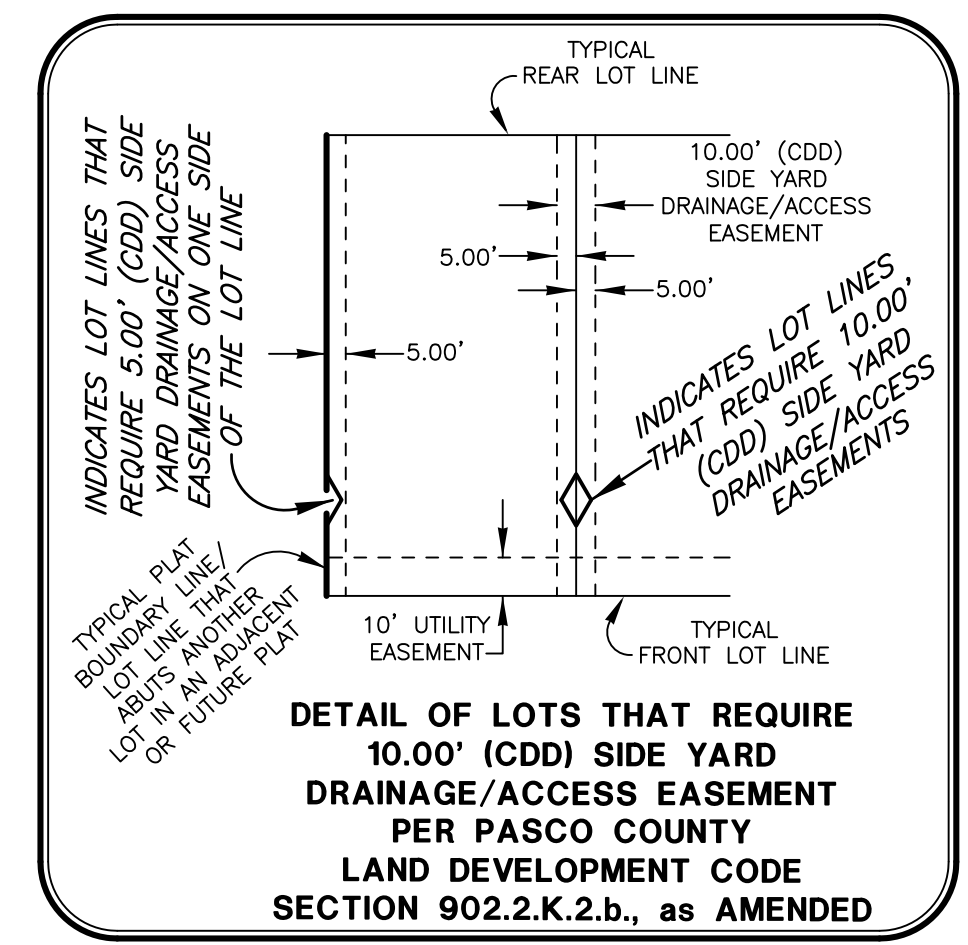
SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



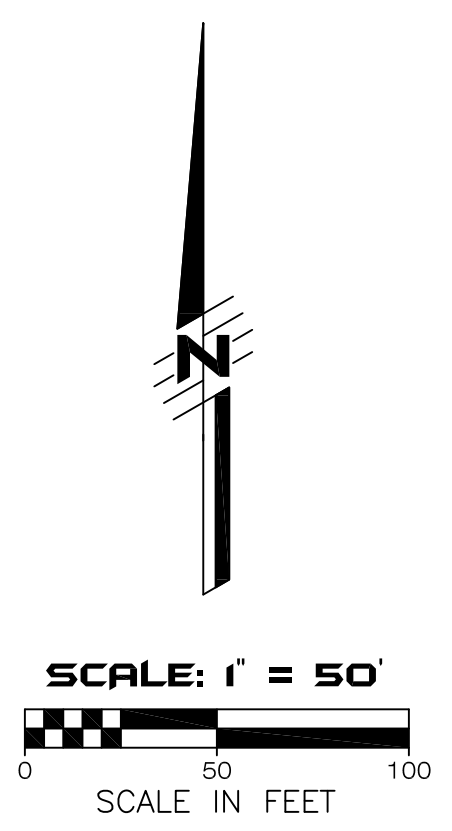
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EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	350.00	90°00'00"	549.78	494.97	S.45°00'00"E.
3	350.00	41°48'05"	255.35	249.73	S.20°54'03"E.
4	350.00	48°11'55"	294.43	285.82	S.65°54'03"E.
5	640.00	83°47'26"	935.95	854.75	S.41°53'43"E.
6	640.00	41°53'01"	487.84	457.50	S.20°56'30"E.
7	640.00	41°54'25"	468.11	457.74	S.62°50'13"E.
8	704.00	39°50'47"	489.60	479.79	S.68°07'18"W.
9	704.00	06°25'16"	78.90	78.85	S.51°24'32"W.
10	704.00	33°25'31"	410.70	404.90	S.71°19'56"W.
12	2300.00	14°04'57"	565.31	563.89	S.07°02'29"W.
13	2300.00	00°18'48"	12.58	12.58	S.13°55'33"W.
14	2300.00	07°22'58"	296.36	296.16	S.10°04'40"W.
15	2300.00	06°23'12"	256.37	256.24	S.03°11'36"W.
20	1996.00	12°15'23"	426.97	426.15	N.83°52'19"W.
21	1996.00	02°27'16"	85.50	85.50	N.88°46'22"W.
22	1996.00	08°37'56"	300.72	300.44	N.83°13'46"W.
23	1996.00	01°10'10"	40.74	40.74	N.78°19'43"W.
24	700.00	11°05'12"	38.70	38.64	N.05°32'36"E.
25	2004.00	11°55'37"	417.16	416.41	N.83°42'28"W.
90	729.00	02°56'52"	37.51	37.50	S.86°34'15"W.
91	729.00	01°05'21"	13.86	13.86	N.84°33'09"E.
92	729.00	01°23'48"	17.77	17.77	N.83°18'34"E.
93	729.00	05°14'38"	66.72	66.70	N.79°59'21"E.
94	729.00	03°52'38"	49.33	49.32	N.75°25'43"E.
95	729.00	03°52'38"	49.33	49.32	N.71°53'05"E.
96	729.00	03°52'38"	49.33	49.32	N.67°40'29"E.
97	729.00	07°49'03"	99.46	99.39	N.61°49'36"E.
98	25.00	76°34'55"	33.42	30.98	S.83°47'28"E.
99	665.00	03°36'02"	41.79	41.78	S.47°18'01"E.
100	665.00	04°24'54"	51.24	51.23	S.51°18'30"E.
101	665.00	04°24'54"	51.24	51.23	S.59°45'23"E.
102	665.00	04°24'54"	51.24	51.23	S.60°08'17"E.
104	665.00	04°24'54"	51.24	51.23	S.64°33'11"E.
104	665.00	04°24'54"	51.24	51.23	S.68°58'05"E.
105	665.00	04°24'54"	51.24	51.23	S.73°22'59"E.
106	665.00	04°24'54"	51.24	51.23	S.77°47'53"E.
107	665.00	03°45'53"	43.69	43.69	S.81°53'17"E.
108	25.00	88°56'02"	38.80	35.02	S.39°18'12"E.
109	2325.00	02°33'52"	104.06	104.05	S.03°52'53"W.
110	2325.00	02°25'30"	98.40	98.40	S.01°23'12"W.
111	25.00	93°49'03"	40.94	36.51	S.47°04'59"W.
112	1971.00	01°14'07"	42.49	42.49	N.85°23'26"W.
113	1971.00	01°32'52"	53.24	53.24	N.83°59'57"W.
114	1971.00	01°32'52"	53.24	53.24	N.82°27'05"W.
115	1971.00	01°32'52"	53.24	53.24	N.80°54'13"W.
116	1971.00	01°32'52"	53.24	53.24	N.79°21'21"W.
117	1971.00	00°50'18"	28.84	28.84	N.78°09'46"W.
118	2029.00	00°36'40"	21.64	21.64	N.78°02'57"W.
119	2029.00	01°24'18"	49.76	49.75	N.79°03'26"W.
120	2029.00	01°24'18"	49.76	49.75	N.80°27'44"W.
121	2029.00	01°24'18"	49.76	49.75	N.81°52'03"W.
122	2029.00	01°24'18"	49.76	49.75	N.83°16'52"W.
123	2029.00	01°24'18"	49.76	49.75	N.84°40'39"W.
124	2029.00	01°24'18"	49.76	49.75	N.86°04'57"W.
125	2029.00	01°24'18"	49.76	49.75	N.87°29'15"W.
126	2029.00	01°28'50"	52.43	52.43	N.88°55'49"W.
127	17.00	39°52'30"	11.83	11.59	N.19°56'15"W.
128	17.00	32°25'26"	9.62	9.49	N.16°12'43"E.
129	22.00	30°19'46"	11.65	11.51	N.15°09'53"E.
130	22.00	34°09'25"	13.12	12.92	N.17°04'43"W.
440	25.00	88°36'06"	38.66	34.92	S.51°54'10"W.
441	615.00	05°10'00"	55.46	55.44	N.81°12'47"W.
442	615.00	05°47'42"	62.20	62.18	N.75°43'55"W.
443	615.00	05°47'42"	62.20	62.18	N.69°56'13"W.
444	615.00	05°47'42"	62.20	62.18	N.64°08'36"W.
445	615.00	06°56'38"	74.54	74.49	N.57°45'29"W.
446	615.00	07°09'42"	76.87	76.82	N.50°45'10"W.
447	25.00	97°19'35"	42.47	37.54	N.01°31'29"E.
448	729.00	01°59'21"	25.31	25.31	N.49°11'35"E.
449	25.00	82°49'09"	36.14	33.07	N.89°36'29"E.
450	375.00	08°34'51"	56.16	56.11	S.53°16'22"E.
451	375.00	09°08'53"	59.87	59.81	S.62°08'14"E.
452	375.00	09°08'53"	59.87	59.81	S.71°11'07"E.
453	375.00	08°34'51"	56.16	56.11	S.60°08'58"E.
454	25.00	96°42'26"	42.20	37.36	S.36°05'11"E.
455	2325.00	02°13'29"	90.27	90.27	S.11°09'18"W.
456	2325.00	02°26'26"	99.04	99.03	S.08°49'20"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
  - (P)A.&D.E. - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
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PHONE (813) 221-5200

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

SECTION 18, WEST 1/4 CORNER OF CERTIFIED CORNER RECORD No. 084781

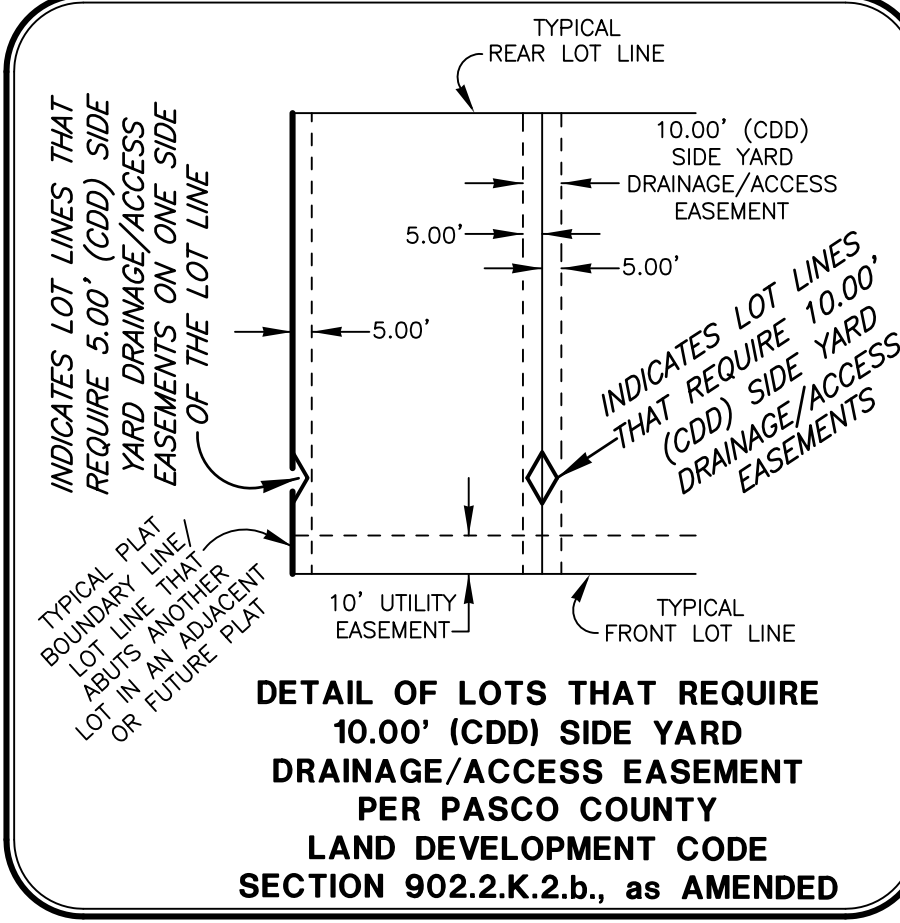
### PROSPECT ROAD

(STATE ROAD Nos. S-579 & S-579-A)  
(ROAD PLAT BOOK 2, PAGES 13 AND 14)  
(PUBLIC) RIGHT-OF-WAY WIDTH VARIES

### PROSPECT ROAD

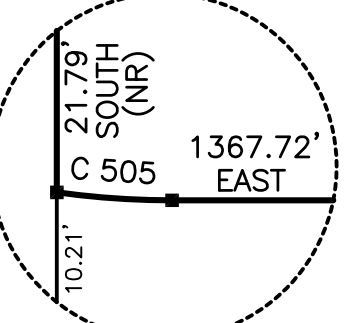
(STATE ROAD Nos. S-579 & S-579-A)  
(ROAD PLAT BOOK 2, PAGES 13 AND 14)  
(PUBLIC) RIGHT-OF-WAY WIDTH VARIES

NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 18-25-21

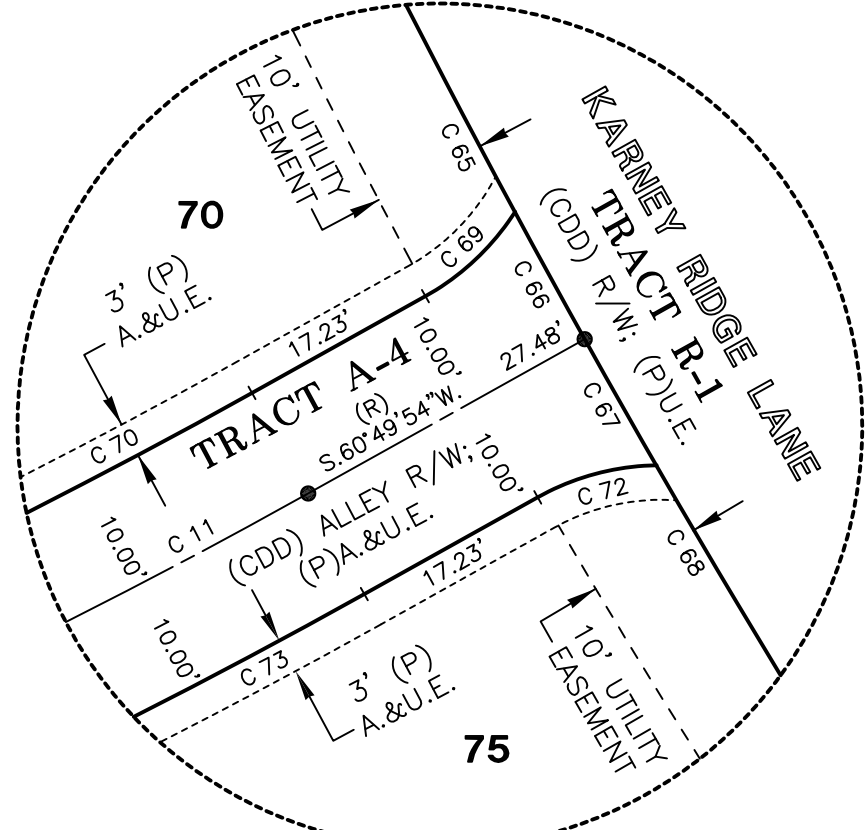


**DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b, as AMENDED**

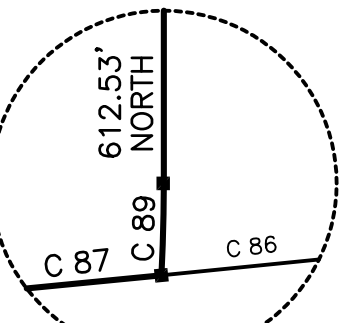
**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.



**DETAIL "J"**  
NOT TO SCALE  
(SEE THIS SHEET)

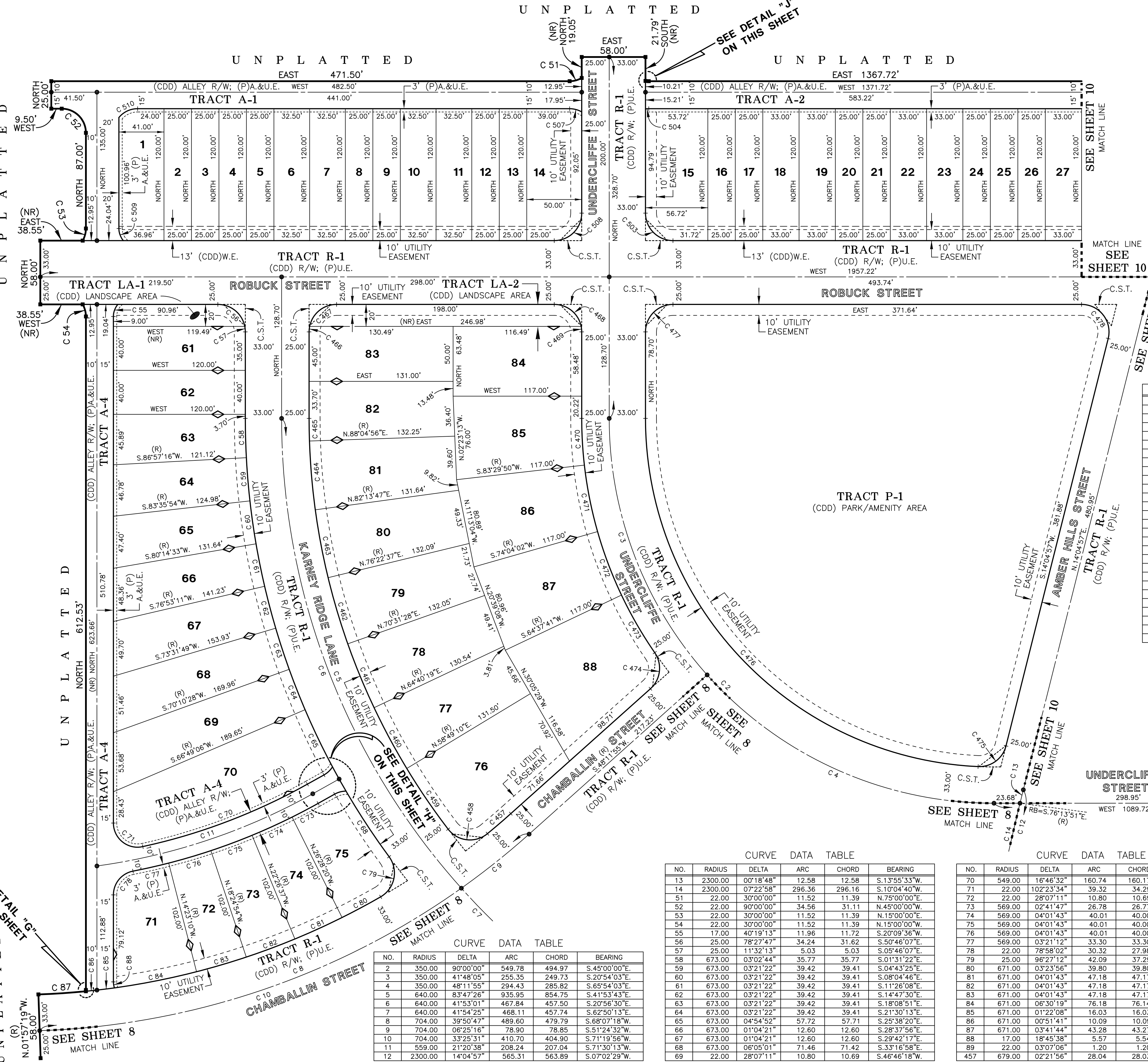


**DETAIL "H"**  
NOT TO SCALE  
(SEE THIS SHEET)



**DETAIL "G"**  
NOT TO SCALE  
(SEE THIS SHEET)

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  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
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  - (P)A.&D.E. - (Public) Access and Drainage Easement
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  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



**CURVE DATA TABLE**

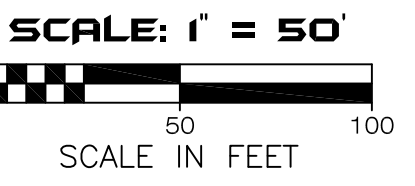
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
458	25.00	92°01'50"	40.16	35.98	N.83°25'14"W.
459	615.00	06°13'29"	66.81	66.78	N.34°17'35"W.
460	615.00	05°51'09"	62.82	62.79	N.28°15'16"W.
461	615.00	05°51'09"	62.82	62.79	N.22°24'07"W.
462	615.00	05°51'09"	62.82	62.79	N.16°32'57"W.
463	615.00	05°51'09"	62.82	62.79	N.10°41'48"W.
464	615.00	05°51'09"	62.82	62.79	N.04°50'39"W.
465	615.00	01°55'04"	20.59	20.58	N.00°57'32"W.
466	25.00	11°32'13"	5.03	5.03	S.05°46'07"E.
467	25.00	78°27'47"	34.24	31.62	N.50°46'07"E.
468	25.00	78°27'47"	34.24	31.62	S.50°46'07"E.
469	25.00	11°32'13"	5.03	5.03	S.05°46'07"E.
470	375.00	06°30'10"	42.56	42.54	S.03°15'05"E.
471	375.00	09°25'48"	61.72	61.65	S.11°13'04"E.
472	375.00	09°26'21"	61.78	61.71	S.20°39'08"E.
473	375.00	09°14'56"	60.53	60.47	S.29°59'47"E.
474	25.00	82°49'09"	36.14	33.07	S.06°47'20"W.
475	25.00	78°31'23"	34.26	31.64	S.33°20'39"W.
476	317.00	87°23'40"	483.53	438.00	N.43°41'50"W.
477	25.00	90°00'00"	39.27	35.36	N.45°00'00"E.
478	25.00	104°04'57"	45.41	39.42	S.37°57'31"E.
503	25.00	90°00'00"	39.27	35.36	N.45°00'00"W.
504	22.00	07°50'15"	3.01	3.01	N.86°04'53"E.
505	22.00	07°50'15"	3.01	3.01	S.86°04'53"E.
507	22.00	30°00'00"	11.52	11.39	S.79°00'00"E.
508	25.00	90°00'00"	39.27	35.36	S.45°00'00"W.
509	17.00	40°19'13"	11.96	11.72	N.20°09'36"W.
510	22.00	50°35'58"	19.43	18.80	N.64°42'01"E.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
13	2300.00	00°18'48"	12.58	12.58	S.13°55'33"W.
14	2300.00	07°22'58"	296.36	296.16	S.10°04'40"W.
51	22.00	30°00'00"	11.52	11.39	N.75°00'00"E.
52	22.00	90°00'00"	34.56	31.11	N.45°00'00"W.
53	22.00	30°00'00"	11.52	11.39	N.15°00'00"E.
54	22.00	30°00'00"	11.52	11.39	N.15°00'00"W.
55	17.00	40°19'13"	11.96	11.72	S.20°09'36"W.
56	25.00	78°27'47"	34.24	31.62	S.50°46'07"E.
57	25.00	11°32'13"	5.03	5.03	S.05°46'07"E.
58	673.00	03°02'44"	35.77	35.77	S.01°31'22"E.
59	673.00	03°21'22"	39.42	39.41	S.04°43'25"E.
60	673.00	03°21'22"	39.42	39.41	S.08°04'46"E.
61	673.00	03°21'22"	39.42	39.41	S.11°26'08"E.
62	673.00	03°21'22"	39.42	39.41	S.14°47'30"E.
63	673.00	03°21'22"	39.42	39.41	S.18°08'51"E.
64	673.00	03°21'22"	39.42	39.41	S.21°30'13"E.
65	673.00	04°54'52"	57.72	57.71	S.25°38'20"E.
66	673.00	01°04'21"	12.60	12.60	S.28°37'56"E.
67	673.00	01°04'21"	12.60	12.60	S.29°42'17"E.
68	673.00	06°05'01"	71.46	71.42	S.33°16'58"E.
69	22.00	28°07'11"	10.80	10.69	S.46°46'18"W.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
70	549.00	16°46'32"	160.74	160.17	S.69°13'10"W.
71	22.00	10°23'34"	39.32	34.29	N.51°11'47"W.
72	22.00	28°07'11"	10.80	10.69	S.74°53'29"W.
73	569.00	02°41'47"	26.78	26.77	S.62°10'47"W.
74	569.00	04°01'43"	40.01	40.00	S.65°32'32"W.
75	569.00	04°01'43"	40.01	40.00	S.69°34'15"W.
76	569.00	04°01'43"	40.01	40.00	S.73°35'58"W.
77	569.00	03°21'22"	33.30	33.30	S.77°17'26"W.
78	22.00	78°58'02"	30.32	27.98	S.39°29'01"W.
79	25.00	96°27'12"	42.09	37.29	S.11°54'08"W.
80	671.00	03°23'56"	39.80	39.80	S.61°49'42"W.
81	671.00	04°01'43"	47.18	47.17	S.65°32'32"W.
82	671.00	04°01'43"	47.18	47.17	S.69°34'15"W.
83	671.00	04°01'43"	47.18	47.17	S.73°35'58"W.
84	671.00	06°30'10"	76.18	76.14	S.78°51'59"W.
85	671.00	01°22'08"	16.03	16.03	S.82°48'12"W.
86	671.00	05°14'11"	10.09	10.09	S.83°55'07"W.
87	671.00	03°41'44"	43.28	43.27	N.86°11'50"E.
88	17.00	18°45'38"	5.57	5.54	S.09°22'49"E.
89	22.00	03°07'06"	1.20	1.20	N.01°33'33"E.
457	679.00	02°21'56"	28.04	28.03	S.49°22'53"W.



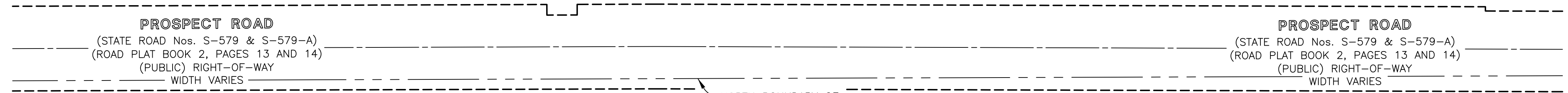
SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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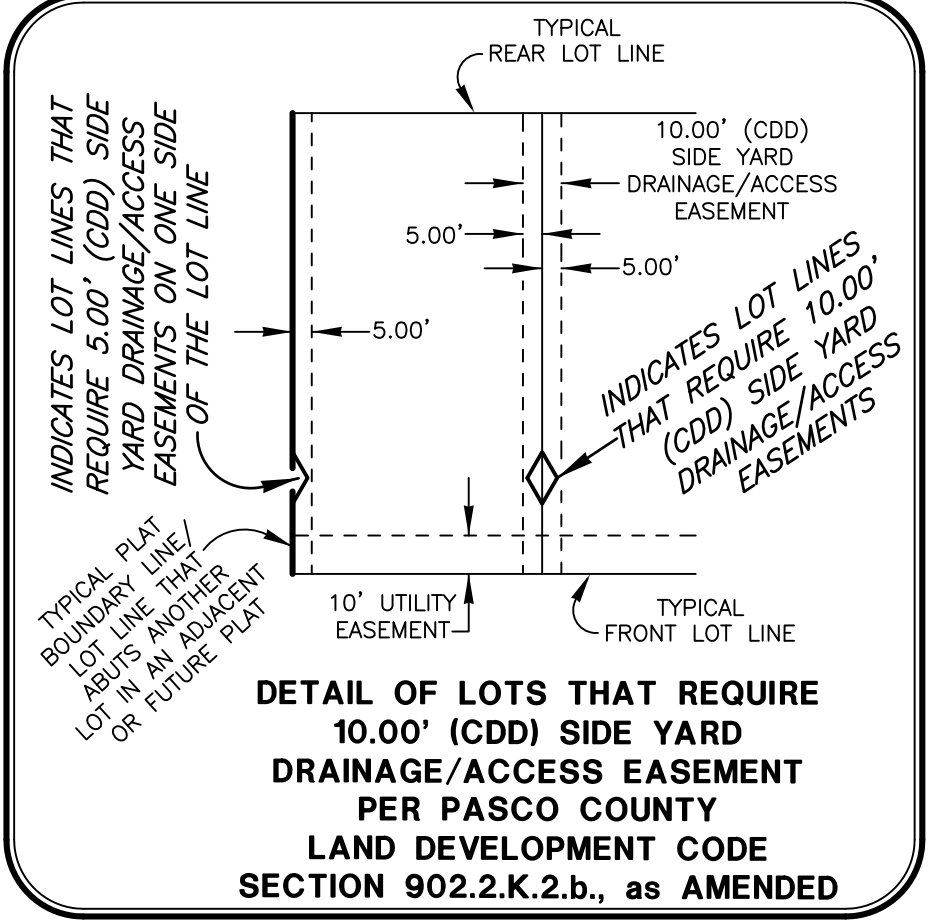
# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

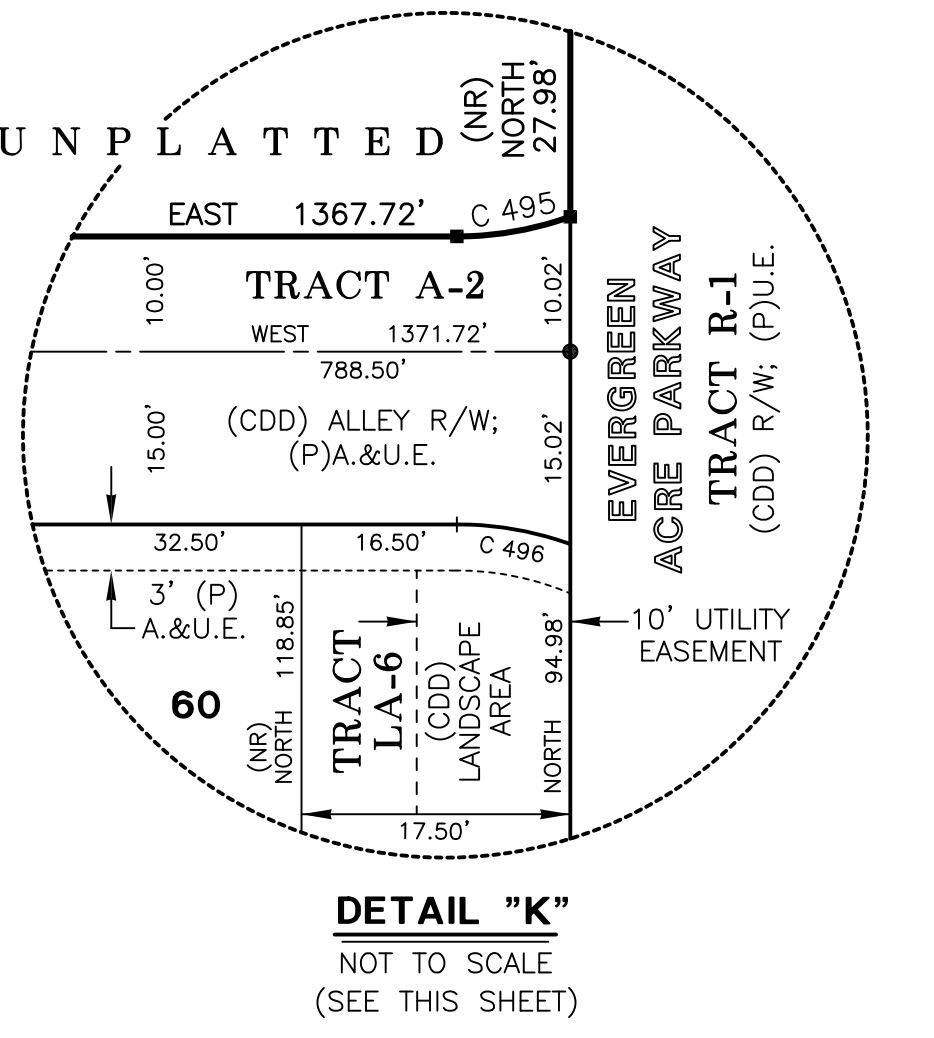


NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 18-25-21

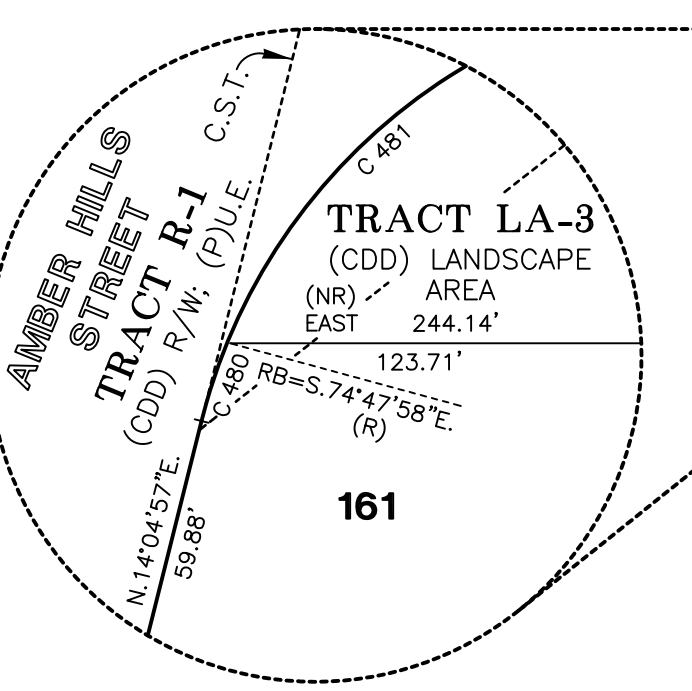
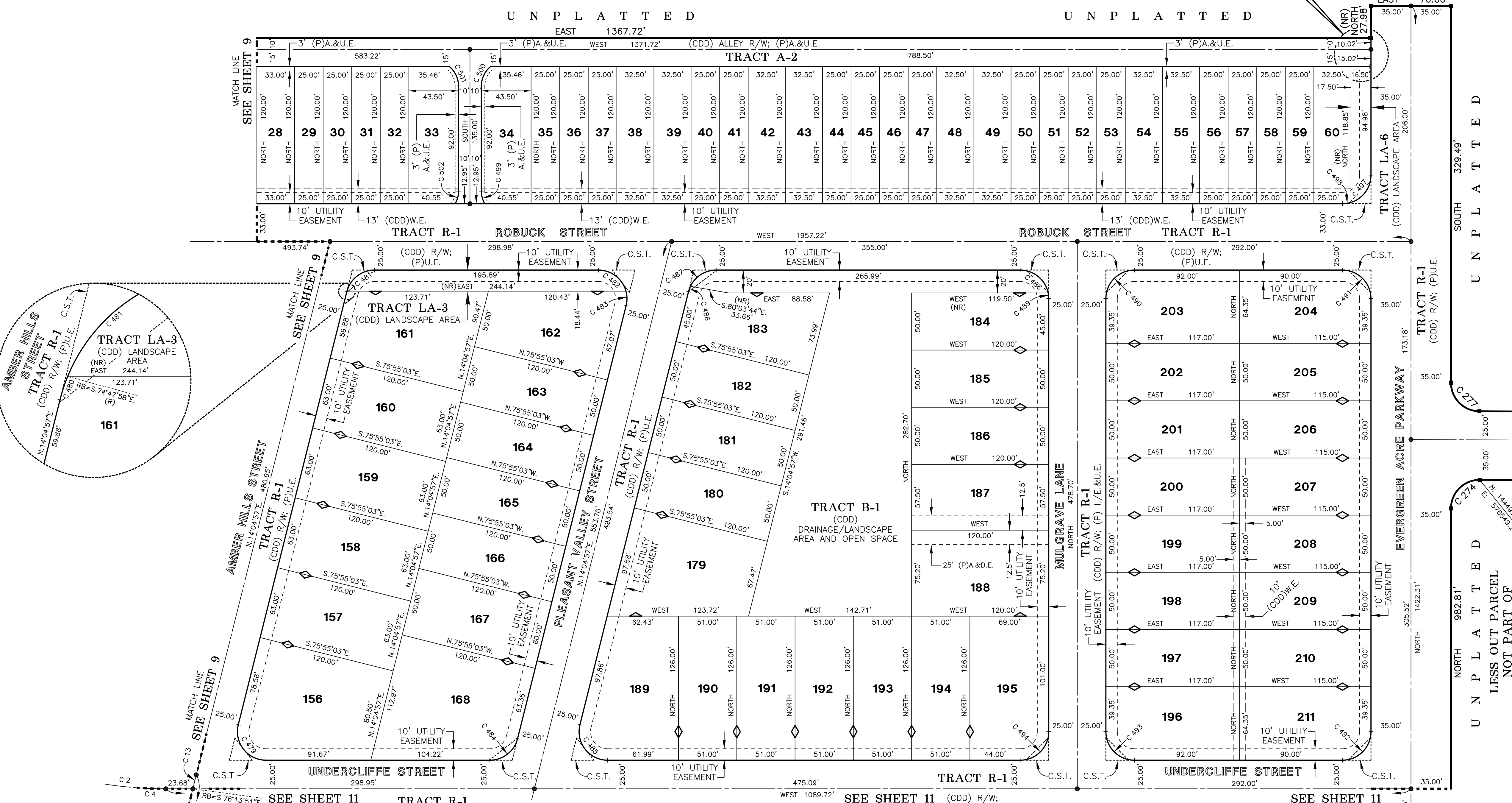
SEE DETAIL "K" ON THIS SHEET



DETAIL OF LOTS THAT REQUIRE 10.00' (CDD) SIDE YARD DRAINAGE/ACCESS EASEMENT PER PASCO COUNTY LAND DEVELOPMENT CODE SECTION 902.2.K.2.b., as AMENDED



DETAIL "K" NOT TO SCALE (SEE THIS SHEET)



- LEGEND**
- Symbol  $\blacktriangle$  indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol  $\square$  indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol  $\bullet$  indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
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  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

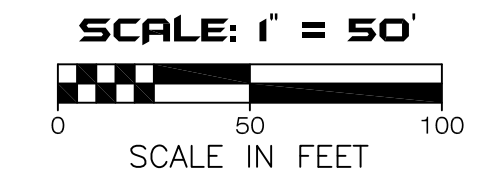
**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	350.00	90°00'00"	549.78	494.97	S.45°00'00"E
4	350.00	48°11'55"	294.43	285.82	S.65°54'03"E
12	2300.00	14°04'57"	565.31	563.89	S.07°02'29"W
13	2300.00	00°18'48"	12.58	12.58	S.13°55'33"W
14	2300.00	07°22'58"	296.36	296.16	S.10°04'40"W
274	25.00	90°18'13"	39.40	35.45	N.45°09'06"E
277	25.00	89°41'47"	39.14	35.26	S.44°50'54"E
479	25.00	104°04'57"	45.41	39.42	N.37°57'31"W
480	25.00	01°07'05"	0.49	0.49	N.14°38'30"E
481	25.00	74°47'58"	32.64	30.37	N.52°36'01"E
482	25.00	74°47'58"	32.64	30.37	S.52°36'01"E
483	25.00	29°17'00"	12.78	12.64	S.00°33'33"E
484	25.00	75°55'03"	33.13	30.75	S.52°02'29"W
485	25.00	104°04'57"	45.41	39.42	N.37°57'31"W
486	25.00	11°32'13"	5.03	5.03	N.19°51'04"E
487	25.00	64°22'50"	28.09	26.64	N.57°48'35"E

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
488	25.00	78°27'47"	34.24	31.62	S.50°46'07"E
489	25.00	11°32'13"	5.03	5.03	S.05°46'07"E
490	25.00	90°00'00"	39.27	35.36	N.45°00'00"E
491	25.00	90°00'00"	39.27	35.36	S.45°00'00"E
492	25.00	90°00'00"	39.27	35.36	S.45°00'00"W
493	25.00	90°00'00"	39.27	35.36	N.45°00'00"W
494	25.00	90°00'00"	39.27	35.36	S.45°00'00"W
495	22.00	02°36'19"	1.00	1.00	N.88°41'51"E
496	22.00	02°36'19"	1.00	1.00	N.88°41'51"W
497	25.00	72°32'33"	31.65	29.58	S.36°16'16"W
498	25.00	17°27'27"	7.62	7.59	S.81°16'16"W
499	22.00	30°00'00"	11.52	11.39	N.15°00'00"W
500	22.00	50°35'58"	19.43	18.80	N.25°17'59"E
501	22.00	50°35'58"	19.43	18.80	S.25°17'59"W
502	22.00	30°00'00"	11.52	11.39	S.15°00'00"W



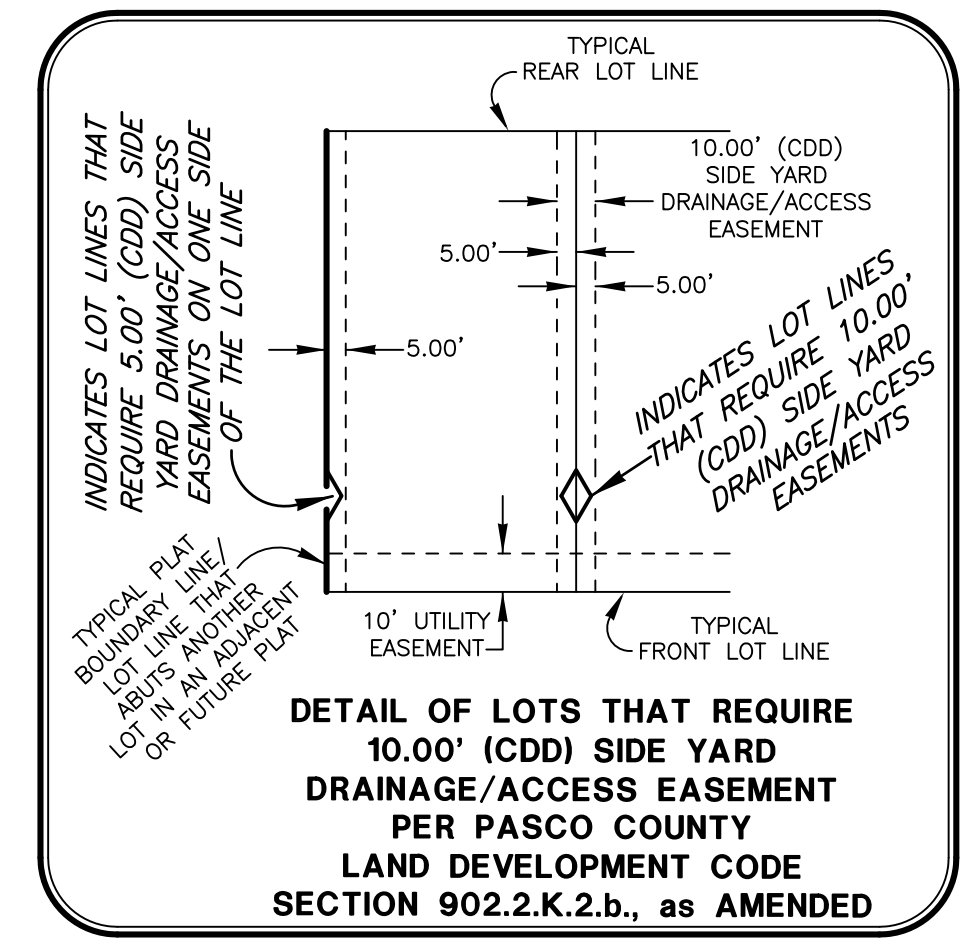
SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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# HARVEST HILLS SOUTH PHASES 1A AND 1B

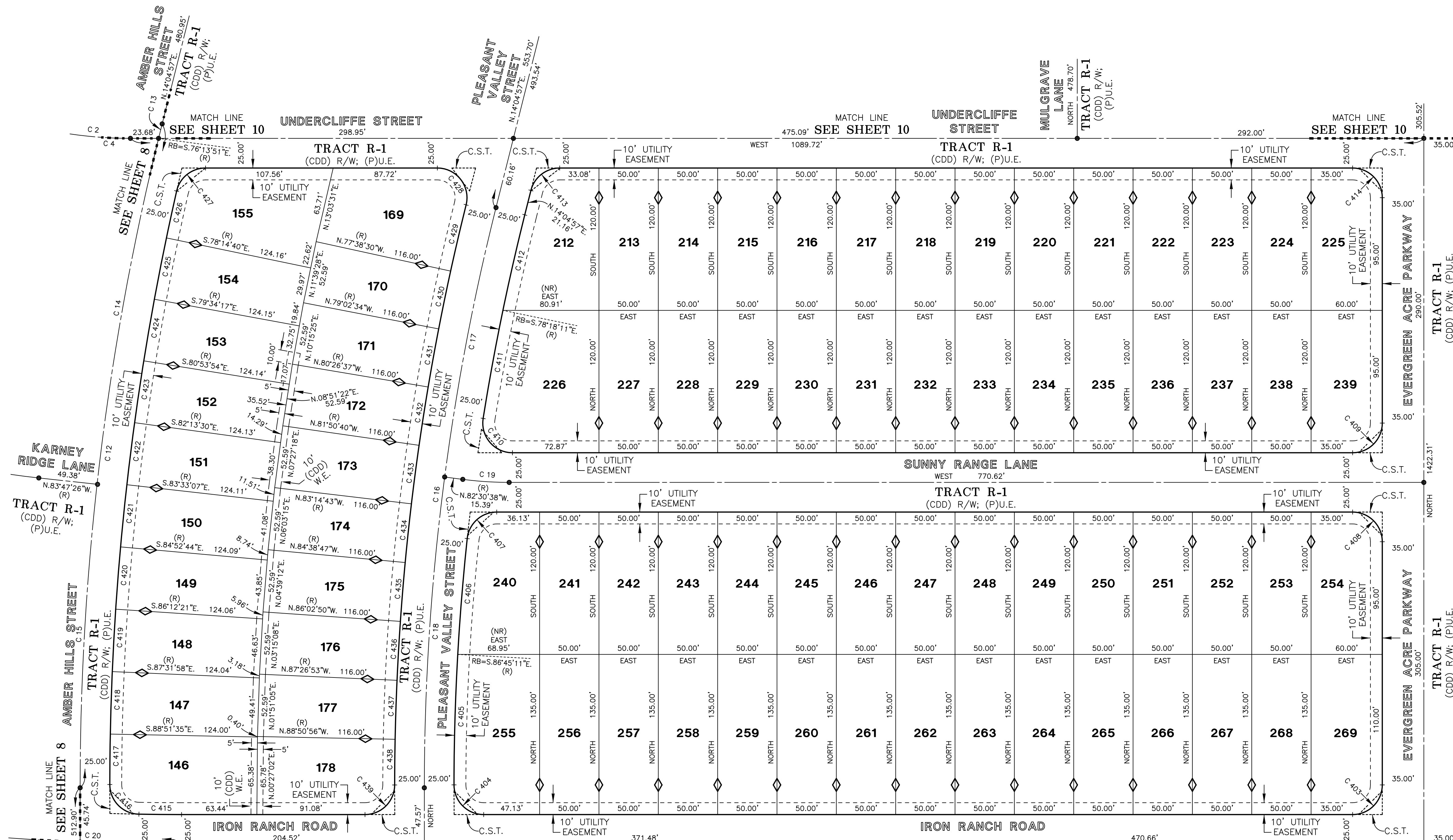
LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



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SOUTH - S.00°00'00"W.  
EAST - E.90°00'00"E.  
WEST - W.90°00'00"W.

UNPLATTED  
LESS OUT PARCEL  
NOT PART OF  
THIS PLAT

UNPLATTED  
LESS OUT PARCEL  
NOT PART OF  
THIS PLAT



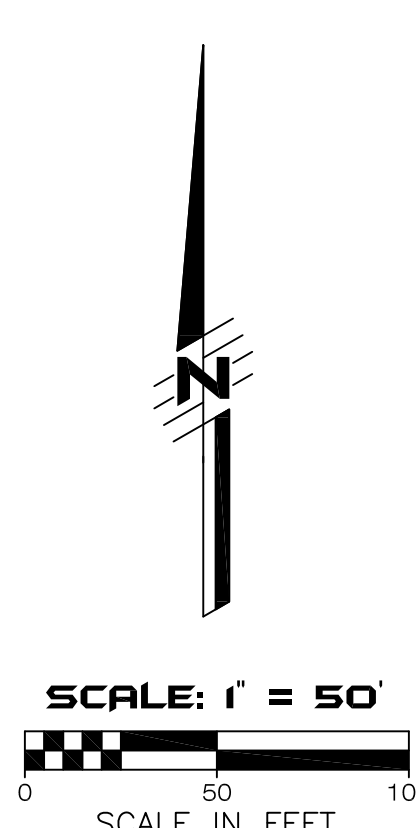
CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	350.00	90°00'00"	549.78	494.97	S.45°00'00"E.
4	350.00	48°11'55"	294.43	285.82	S.65°54'03"E.
12	2300.00	1°40'57"	565.31	563.89	S.07°02'29"W.
13	2300.00	0°18'48"	12.58	12.58	S.13°55'33"W.
14	2300.00	0°22'58"	296.36	296.16	S.10°04'40"W.
15	2300.00	06°23'12"	256.37	256.24	S.03°11'36"W.
16	2010.00	14°04'57"	494.03	492.79	S.07°02'29"W.
17	2010.00	06°36'35"	231.29	231.16	S.10°47'10"W.
18	2010.00	07°29'22"	262.74	262.55	S.03°44'41"W.
19	300.00	07°29'22"	39.22	39.19	N.86°15'19"W.
20	1996.00	12°15'23"	426.97	426.15	N.83°52'19"W.
21	1996.00	02°27'16"	85.50	85.50	N.88°46'22"W.
22	1996.00	08°37'56"	300.72	300.44	N.83°13'46"W.
403	25.00	90°00'00"	39.27	35.36	S.45°00'00"W.
404	25.00	90°04'16"	39.30	35.38	N.44°57'52"W.
405	1985.00	03°10'33"	110.03	110.02	N.01°39'32"E.
406	1985.00	02°49'41"	97.98	97.97	N.04°39'39"E.
407	25.00	83°55'30"	36.62	33.43	N.48°02'15"E.
408	25.00	90°00'00"	39.27	35.36	S.45°00'00"E.
409	25.00	90°00'00"	39.27	35.36	S.45°00'00"W.
410	25.00	99°01'27"	43.21	38.03	N.40°29'16"W.
411	1985.00	02°40'22"	92.60	92.59	N.10°21'38"E.
412	1985.00	02°23'08"	82.65	82.65	N.12°53'23"E.
413	25.00	1°15'55"	43.13	30.75	N.52°02'29"E.
414	25.00	90°00'00"	39.27	35.36	S.45°00'00"E.

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
415	1971.00	01°02'40"	35.93	35.93	N.89°28'40"W.
416	25.00	89°01'32"	38.84	35.05	N.44°26'34"W.
417	2275.00	01°04'12"	42.49	42.49	N.00°36'18"E.
418	2275.00	01°19'37"	52.69	52.69	N.01°48'13"E.
419	2275.00	01°19'37"	52.69	52.69	N.03°07'50"E.
420	2275.00	01°19'37"	52.69	52.69	N.04°27'27"E.
421	2275.00	01°19'37"	52.69	52.69	N.05°47'04"E.
422	2275.00	01°19'37"	52.69	52.69	N.07°06'41"E.
423	2275.00	01°19'37"	52.69	52.69	N.08°26'18"E.
424	2275.00	01°19'37"	52.69	52.69	N.09°45'55"E.
425	2275.00	01°19'37"	52.69	52.69	N.11°05'32"E.
426	2275.00	01°01'00"	40.37	40.37	N.12°15'51"E.
427	25.00	77°13'39"	33.70	31.20	N.51°23'10"E.
428	25.00	103°58'24"	45.37	39.39	S.38°00'48"E.
429	2035.00	01°36'54"	57.36	57.36	S.13°09'57"W.
430	2035.00	01°24'03"	49.76	49.76	S.11°39'28"W.
431	2035.00	01°24'03"	49.76	49.76	S.10°15'25"W.
432	2035.00	01°24'03"	49.76	49.76	S.08°51'22"W.
433	2035.00	01°24'03"	49.76	49.76	S.07°27'18"W.
434	2035.00	01°24'03"	49.76	49.76	S.06°03'15"W.
435	2035.00	01°24'03"	49.76	49.76	S.04°39'12"W.
436	2035.00	01°24'03"	49.76	49.76	S.03°15'08"W.
437	2035.00	01°24'03"	49.76	49.76	S.01°51'05"W.
438	2035.00	01°15'55"	48.48	35.48	S.00°36'33"W.
439	25.00	89°55'57"	39.24	35.33	S.45°02'02"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
  - (P)A.&D.E. - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)



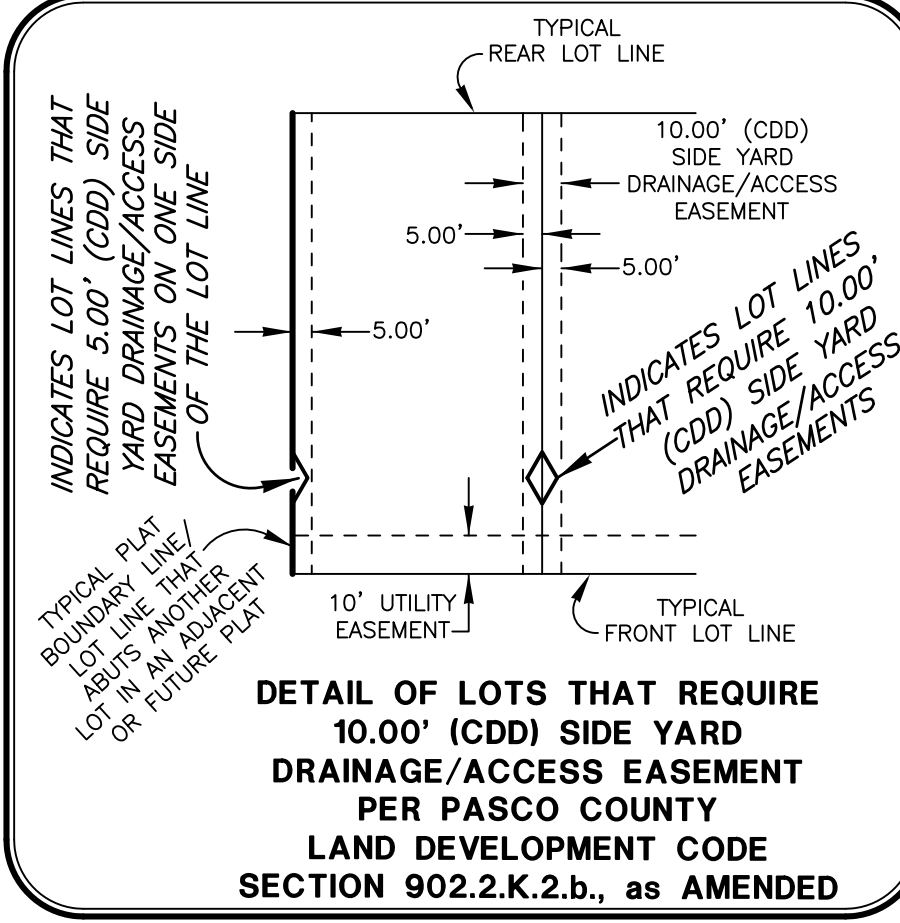
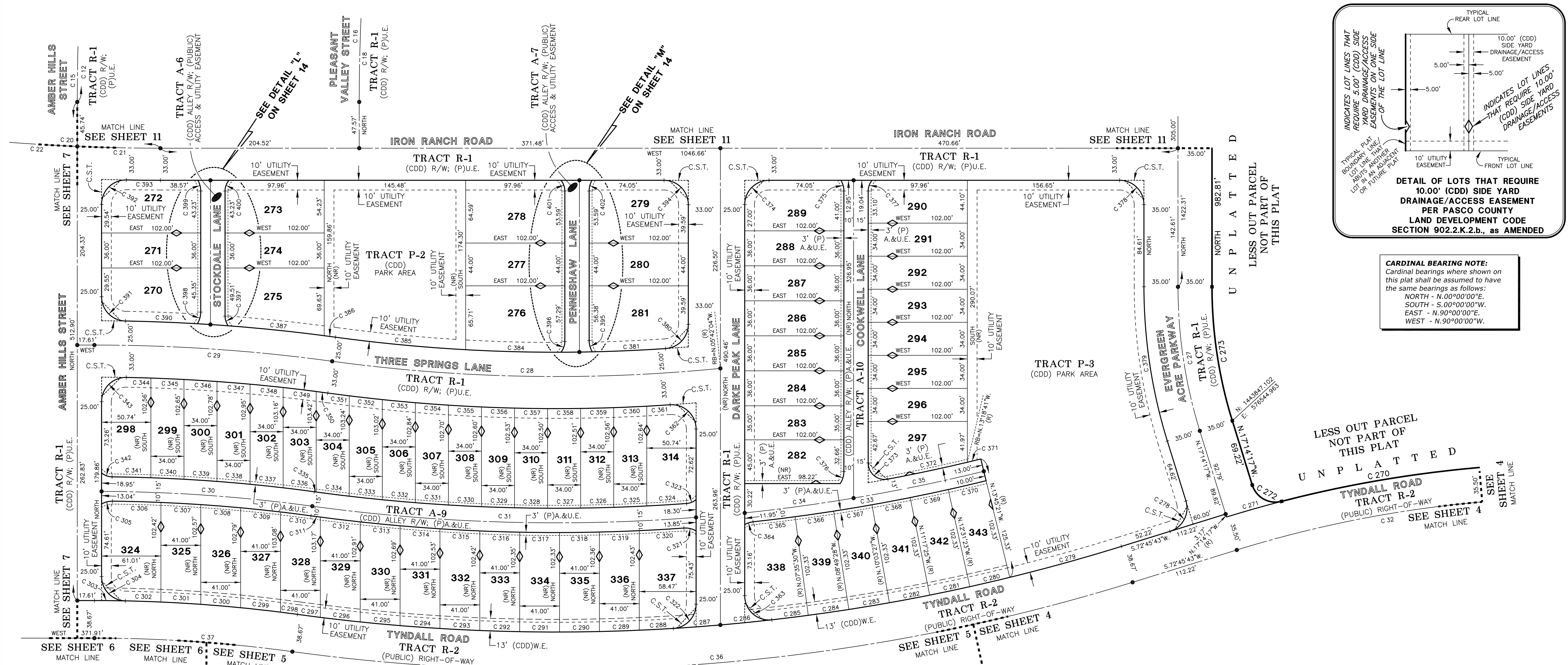
SEE SHEET 3 OF 14  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
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Tampa, FL 33609  
PHONE (813) 221-5200

# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA



**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00\"E.  
SOUTH - S.00°00'00\"W.  
EAST - E.90°00'00\"E.  
WEST - W.90°00'00\"W.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument  
4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol □ indicates Set (P.R.M.) Offset Permanent Reference Monument  
4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point  
(See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P.U.E.) - (Public) Utility Easement
  - (P.A.&D.E.) - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line
  - C.S.T. - Clear Sight Triangle (See Sheet 2 for Detail)

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
12	2300.00	14°04'57"	565.31	563.89	S.07°02'29\"W.
15	2300.00	06°23'12"	256.37	256.24	S.03°11'36\"W.
16	2010.00	14°04'57"	494.03	492.79	S.07°02'29\"W.
18	2010.00	07°29'22"	262.74	262.55	S.03°44'41\"W.
20	1996.00	12°15'23"	426.97	426.15	N.83°52'19\"W.
21	1996.00	02°27'10"	85.50	85.50	N.88°46'22\"W.
22	1996.00	06°37'56"	300.72	300.44	N.83°13'46\"W.
27	500.00	17°14'17"	150.43	149.86	N.08°37'08\"W.
28	1698.50	13°30'13"	400.30	399.38	N.88°56'58\"W.
29	1801.50	07°48'08"	245.32	245.13	N.86°05'56\"W.
30	1651.00	07°32'45"	217.43	217.28	S.85°58'14\"E.
31	1849.00	12°15'23"	395.66	394.91	S.88°19'41\"E.
32	1200.00	02°27'10"	85.50	85.50	N.88°46'22\"W.
33	1849.00	07°44'30"	249.83	249.64	N.80°06'54\"E.
34	1849.00	03°30'12"	113.05	113.04	N.82°14'03\"E.
35	1849.00	04°14'18"	136.78	136.75	N.78°21'48\"E.
36	2000.00	25°02'25"	874.07	867.13	S.85°16'56\"W.
37	1500.00	07°48'08"	204.26	204.11	N.86°05'56\"W.
370	1235.50	14°14'31"	307.11	306.32	S.82°36'40\"W.
271	1235.50	02°43'48"	98.83	98.83	S.74°30'11\"W.
272	25.00	87°16'18"	38.08	34.50	N.60°52'26\"W.
273	465.00	17°14'17"	139.90	139.37	N.08°37'08\"W.
278	25.00	90°00'00"	39.27	35.36	S.27°45'43\"W.
279	1961.33	03°28'55"	119.20	119.18	S.74°30'11\"W.
280	1961.33	01°13'58"	42.20	42.20	S.76°51'38\"W.
281	1961.33	01°13'58"	42.20	42.20	S.78°05'36\"W.
282	1961.33	01°13'58"	42.20	42.20	S.79°19'34\"W.
283	1961.33	01°13'58"	42.20	42.20	S.80°33'33\"W.
284	1961.33	01°13'58"	42.20	42.20	S.81°47'31\"W.
285	1961.33	01°06'20"	37.85	37.85	S.82°57'40\"W.
286	1961.33	01°33'03"	53.09	53.09	S.84°17'22\"W.
287	1961.33	01°25'11"	48.60	48.60	S.85°46'29\"W.
288	1961.33	01°01'26"	35.05	35.05	S.86°59'47\"W.
289	1961.33	01°11'54"	41.02	41.02	S.88°08'28\"W.
290	1961.33	01°11'52"	41.00	41.00	S.89°18'21\"W.
291	1961.33	01°11'52"	41.00	41.00	S.89°29'47\"W.
292	1961.33	01°11'54"	41.02	41.02	N.88°17'54\"W.

**CURVE DATA TABLE**

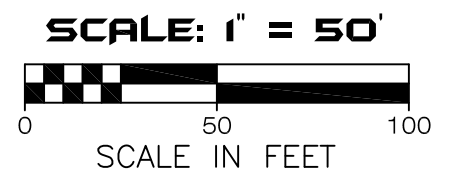
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
293	1961.33	01°11'57"	41.05	41.05	N.87°05'59\"W.
294	1961.33	01°12'03"	41.11	41.11	N.85°53'58\"W.
295	1961.33	01°12'10"	41.18	41.18	N.84°41'52\"W.
296	1961.33	01°12'20"	41.27	41.27	N.83°29'37\"W.
297	1961.33	00°41'35"	23.73	23.72	N.82°32'39\"W.
298	1538.67	00°39'23"	17.63	17.63	N.82°31'33\"W.
299	1538.67	01°32'11"	41.26	41.26	N.83°37'20\"W.
300	1538.67	01°31'56"	41.15	41.15	N.85°09'23\"W.
301	1538.67	01°31'46"	41.07	41.07	N.86°41'14\"W.
302	1538.67	01°21'40"	36.55	36.55	N.88°07'57\"W.
303	1538.67	01°11'13"	31.88	31.88	N.89°24'23\"W.
304	25.00	88°48'47"	38.75	34.99	N.44°24'23\"W.
305	22.00	30°39'03"	11.77	11.83	N.79°19'32\"E.
306	1641.00	01°44'17"	49.78	49.78	S.88°28'48\"E.
307	1641.00	01°26'01"	41.06	41.06	S.86°53'39\"E.
308	1641.00	01°26'10"	41.13	41.13	S.85°27'33\"E.
309	1641.00	01°26'22"	41.23	41.22	S.84°01'17\"E.
310	1641.00	01°06'15"	31.62	31.62	S.82°44'59\"E.
311	1859.00	00°17'58"	9.72	9.72	S.82°20'51\"E.
312	1859.00	01°16'22"	41.30	41.30	S.83°08'01\"E.
313	1859.00	01°16'11"	41.20	41.20	S.84°24'18\"E.
314	1859.00	01°16'02"	41.12	41.12	S.85°40'24\"E.
315	1859.00	01°15'56"	41.06	41.06	S.86°56'23\"E.
316	1859.00	01°15'51"	41.02	41.02	S.88°12'17\"E.
317	1859.00	01°15'49"	41.00	41.00	S.89°28'07\"E.
318	1859.00	01°15'50"	41.00	41.00	S.89°18'03\"E.
319	1859.00	01°15'42"	41.03	41.02	S.88°01'17\"E.
320	1859.00	01°25'03"	45.99	45.99	S.86°39'45\"E.
321	22.00	34°02'47"	13.07	12.88	S.77°01'23\"E.
322	25.00	86°29'04"	37.74	34.25	S.43°14'32\"W.
323	17.00	36°07'52"	10.72	10.54	S.67°44'43\"W.
324	1834.00	01°16'58"	41.06	41.06	S.86°27'08\"W.
325	1834.00	01°03'47"	34.03	34.03	S.87°37'31\"W.
326	1834.00	01°03'25"	34.01	34.01	S.88°41'17\"W.
327	1834.00	01°03'44"	34.00	34.00	S.89°45'01\"W.
328	1834.00	01°03'44"	34.00	34.00	N.89°11'14\"W.
329	1834.00	01°03'46"	34.02	34.02	N.88°07'29\"W.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
330	1834.00	01°03'49"	34.05	34.04	N.87°03'42\"W.
331	1834.00	01°03'53"	34.08	34.08	N.85°59'51\"W.
332	1834.00	01°03'59"	34.13	34.13	N.84°55'55\"W.
333	1834.00	01°04'06"	34.20	34.20	N.83°29'37\"W.
334	1834.00	01°04'14"	34.27	34.27	N.82°47'42\"W.
335	1834.00	00°43'43"	1.98	1.98	N.82°13'43\"W.
336	1666.00	01°06'38"	32.29	32.29	N.82°45'11\"W.
337	1666.00	01°06'34"	34.19	34.19	N.83°53'47\"W.
338	1666.00	01°10'25"	34.13	34.13	N.85°04'16\"W.
339	1666.00	01°10'19"	34.07	34.07	N.86°14'38\"W.
340	1666.00	01°10'14"	34.04	34.03	N.87°24'54\"W.
341	1666.00	01°22'25"	39.94	39.94	N.88°41'13\"W.
342	17.00	39°41'38"	14.78	11.54	N.69°31'36\"W.
343	25.00	91°03'53"	39.73	35.68	N.45°31'56\"E.
344	1768.50	00°49'09"	25.28	25.28	S.88°31'33\"E.
345	1768.50	01°06'09"	34.03	34.03	S.87°33'54\"E.
346	1768.50	01°06'13"	34.07	34.06	S.86°27'43\"E.
347	1768.50	01°06'19"	34.11	34.11	S.85°21'27\"E.
348	1768.50	01°06'26"	34.17	34.17	S.84°15'05\"E.
349	1768.50	01°06'34"	34.23	34.24	S.83°08'35\"E.
350	1768.50	00°23'26"	12.06	12.06	S.82°23'35\"E.
351	1731.50	00°44'09"	22.24	22.24	S.85°40'24\"E.
352	1731.50	01°07'57"	34.22	34.22	S.83°29'59\"E.
353	1731.50	01°07'48"	34.15	34.15	S.84°37'51\"E.
354	1731.50	01°07'41"	34.09	34.09	S.85°45'36\"E.
355	1731.50	01°07'36"	34.05	34.05	S.86°53'15\"E.
356	1731.50	01°07'31"	34.01	34.01	S.88°01'17\"E.
357	1731.50	01°07'31"	34.00	34.00	S.89°08'21\"E.
358	1731.50	01°07'30"	34.00	34.00	N.89°44'08\"E.
359	1731.50	01°07'32"	34.01	34.01	N.88°36'37\"E.
360	1731.50	01°07'34"	34.03	34.03	N.87°29'04\"E.
361	1731.50	00°47'50"	24.10	24.09	N.86°31'22\"E.
362	25.00	93°52'33"	40.96	36.53	S.46°56'17\"E.
363	25.00	96°29'10"	42.10	37.30	N.48°14'35\"W.
364	22.00	23°45'05"	9.12	9.05	N.71°52'33\"E.
365	1859.00	01°20'35"	43.58	43.58	N.83°04'48\"E.
366	1859.00	01°13'58"	40.00	40.00	N.81°47'31\"E.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
367	1859.00	01°13'58"	40.00	40.00	N.80°33'33\"E.
368	1859.00	01°13'58"	40.00	40.00	N.79°19'34\"E.
369	1859.00	01°13'58"	40.00	40.00	N.84°55'55\"W.
370	1859.00	01°13'58"	40.00	40.00	N.83°33'33\"E.
371	1836.00	00°26'40"	14.24	14.24	S.76°27'59\"W.
372	1836.00	02°36'41"	83.68	83.67	S.77°59'39\"W.
373	17.00	100°42'00"	29.88	26.18	N.50°21'00\"W.
374	25.00	90°00'00"	39.27	35.36	N.45°00'00\"E.
375	22.00	30°00'00"	11.52	11.39	S.15°00'00\"E.
376	22.00	34°06'15"	13.10	12.90	S.17°03'07\"W.
377	17.00	40°19'13"	11.96	11.72	N.20°09'36\"E.
378	25.00	90°00'00"	39.27	35.36	S.45°00'00\"E.
379	535.00	17°14'17"	160.96	160.35	S.87°37'08\"E.
380	25.00	86°08'55"	37.59	34.15	S.43°04'27\"W.
381	1673.50	02°35'06"	75.50	75.49	S.87°26'28\"W.
382	1673.50	03°21'19"	98.00	97.98	N.88°28'58\"W.
385	1673.50	04°36'15"	134.57	134.54	N.84°30'05\"W.
386	1826.50	01°13'58"	40.00	40.00	N.82°22'50\"W.
387	1826.50	03°06'56"	99.32	99.31	N.84°07'17\"W.
390	1826.50	02°36'41"	83.68	83.67	S.77°59'39\"W.
391	25.00	88°59'51"	38.83	35.04	N.44°29'56\"W.
392	25.00	90°00'00"	39.27	35.36	N.45°29'41\"E.
393	2029.00	00°59'23"	35.05	35.05	S.89°30'19\"E.
394	25.00	90°00'00"	39.27	35.36	S.45°00'00\"E.
395	22.00	31°39'36"	12.13	11.98	S.34°74'48\"W.
396	17.00	40°22'56"	11.98	11.74	S.20°11'28\"W.
397	17.00	35°47'48"	10.62	10.45	N.17°53'54\"W.
398	22.00	33°01'25"	12.68	12.51	S.16°30'42\"W.
399	22.00	30°00'00"	11.52	11.39	S.15°00'00\"E.
400	17.00	40°19'13"	11.96	11.72	N.20°09'36\"E.
401	17.00	40°19'13"	11.96	11.72	S.20°09'36\"E.
402	22.00	30°00'00"	11.52	11.39	N.15°00'00\"E.



SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

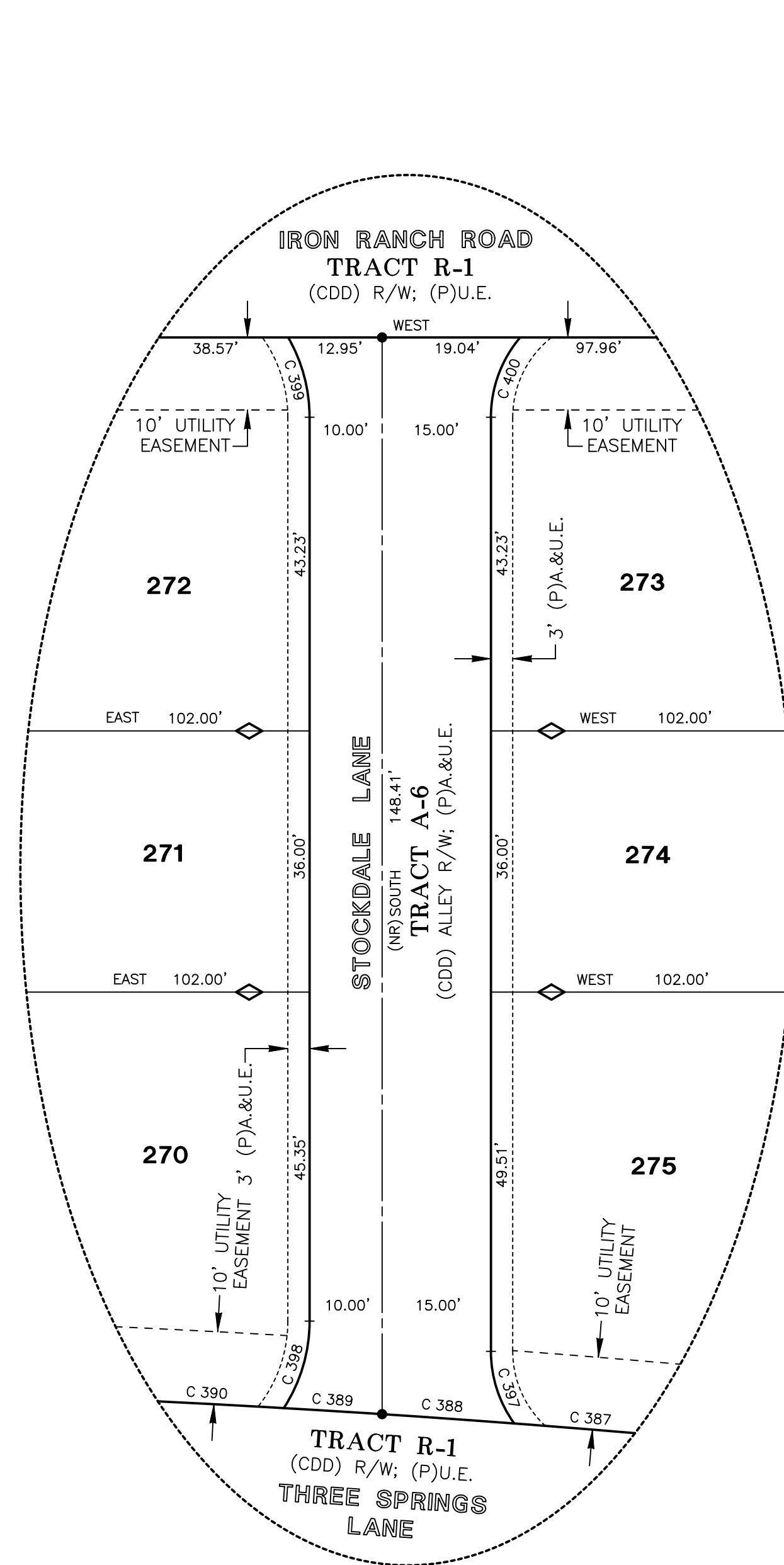
SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

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Tampa, FL 33609  
PHONE (813) 221-5200

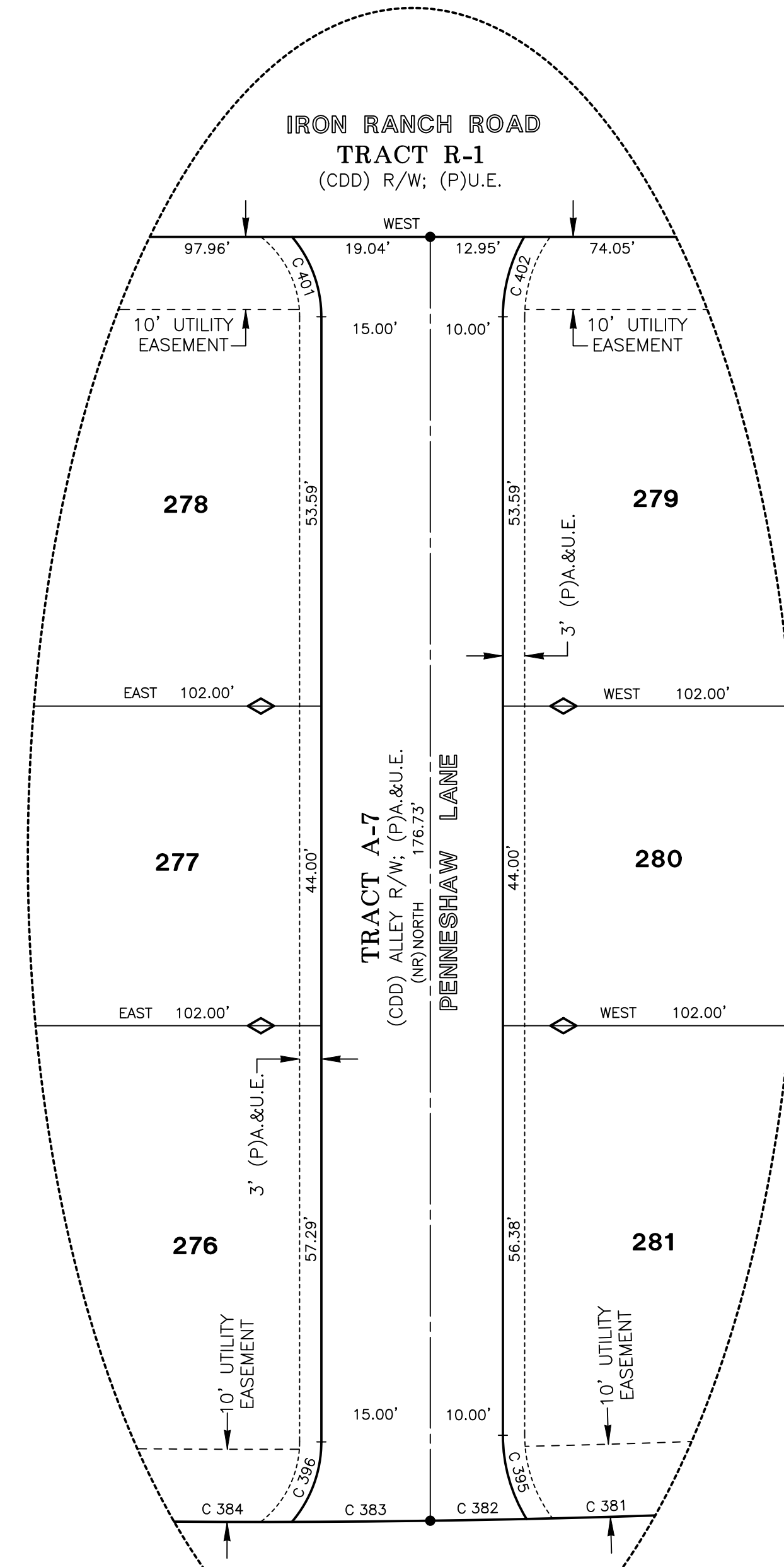


# HARVEST HILLS SOUTH PHASES 1A AND 1B

LYING IN SECTION 18, TOWNSHIP 25 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA

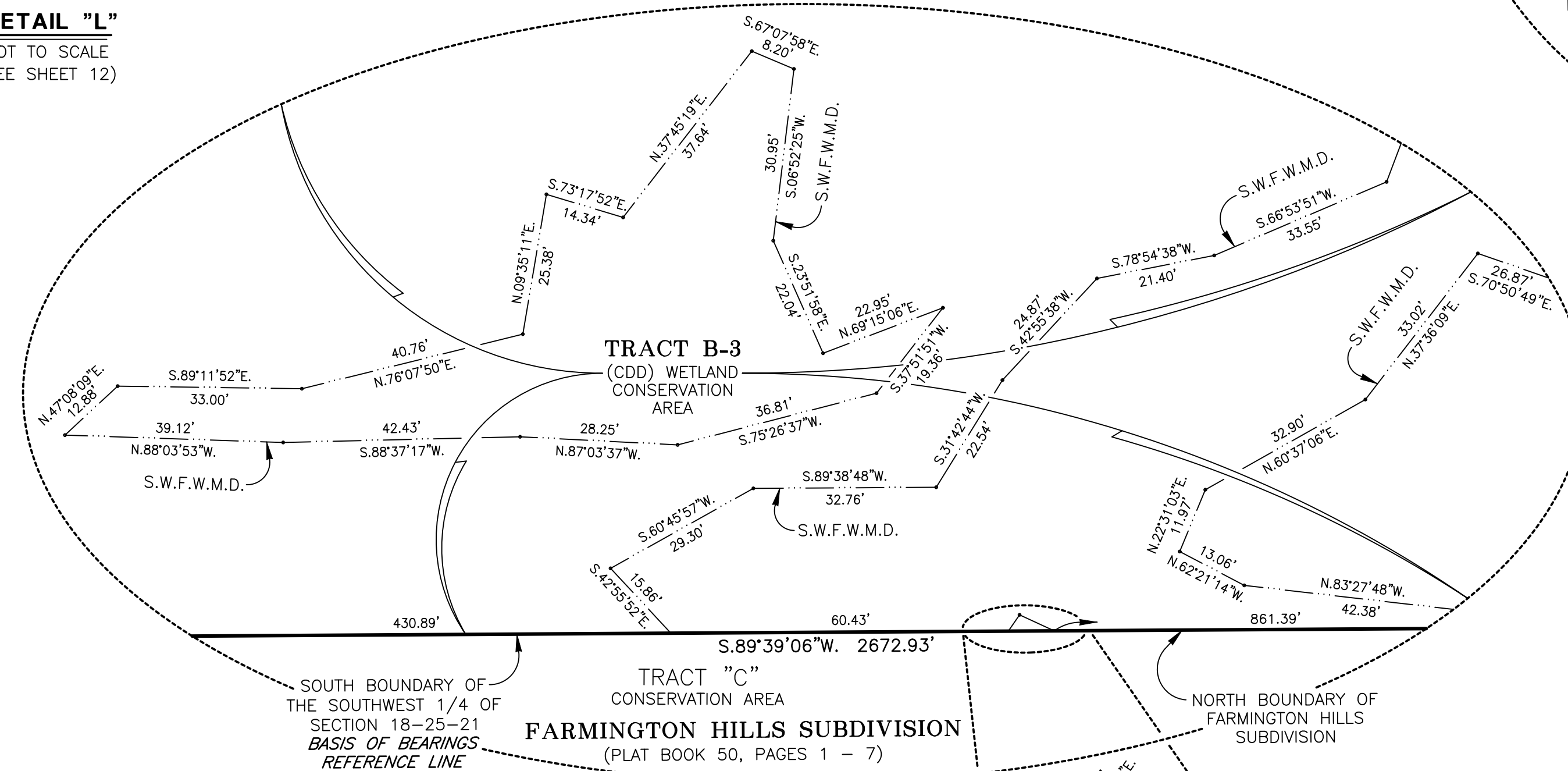


**DETAIL "L"**  
NOT TO SCALE  
(SEE SHEET 12)

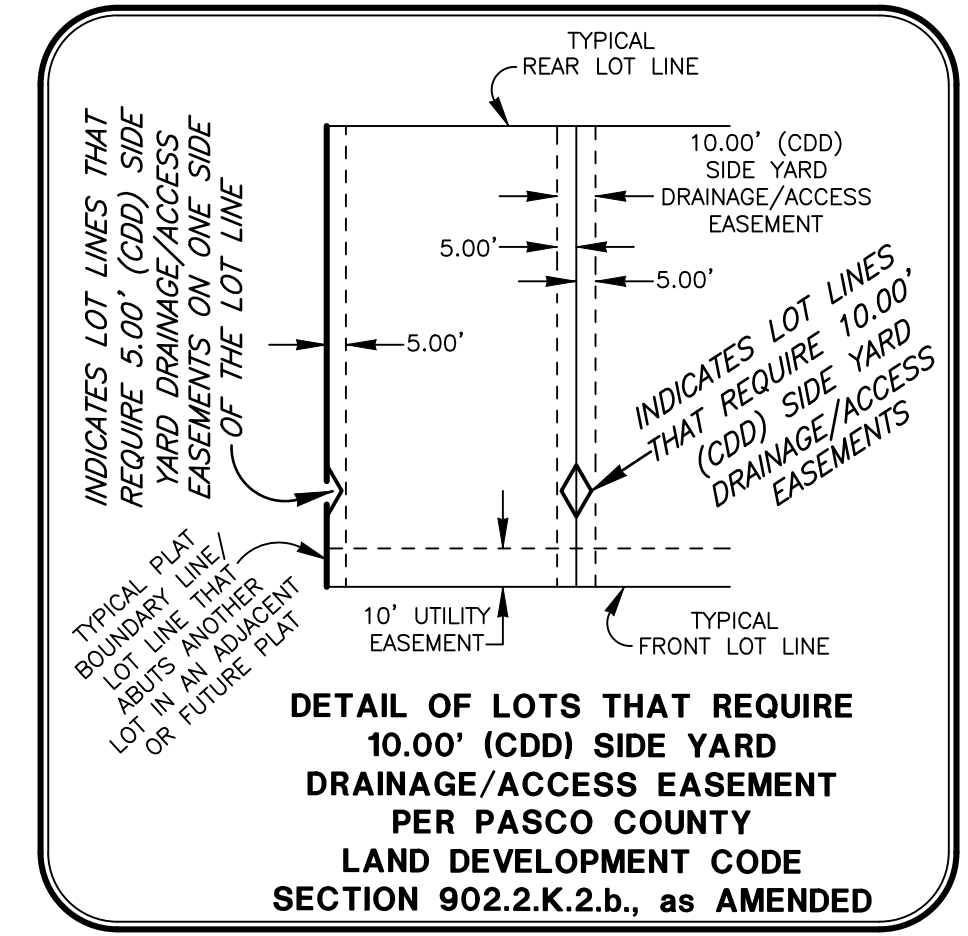


**DETAIL "M"**  
NOT TO SCALE  
(SEE SHEET 12)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
381	1673.50	02°35'06"	75.50	75.49	S.87°26'28"W.
382	1673.50	00°27'15"	13.26	13.26	S.88°57'38"W.
383	1673.50	00°39'08"	19.05	19.05	S.89°30'49"W.
384	1673.50	03°21'19"	98.00	97.98	N.88°28'58"W.
387	1826.50	03°06'56"	99.32	99.31	N.84°07'17"W.
388	1826.50	00°34'22"	18.26	18.26	N.85°57'57"W.
389	1826.50	00°25'34"	13.58	13.58	N.86°27'54"W.
390	1826.50	02°19'10"	73.94	73.94	N.87°50'16"W.
395	22.00	31°35'36"	12.13	11.98	N.15°47'48"W.
396	17.00	40°22'56"	11.98	11.74	S.20°11'28"W.
397	17.00	35°47'48"	10.82	10.45	N.17°53'54"W.
398	22.00	33°01'25"	12.68	12.51	S.16°30'42"W.
399	22.00	30°00'00"	11.52	11.39	S.15°00'00"E.
400	17.00	40°19'13"	11.96	11.72	N.20°09'36"E.
401	17.00	40°19'13"	11.96	11.72	S.20°09'36"E.
402	22.00	30°00'00"	11.52	11.39	N.15°00'00"E.



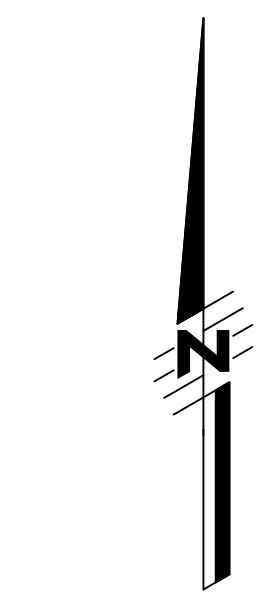
**DETAIL "E"**  
NOT TO SCALE  
(SEE SHEET 6)



**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

**Wetland Conservation Area Note:**  
Wetland Conservation Areas as shown hereon may be subject to certain restrictions found in: Pasco County Land Development Code, Southwest Florida Water Management District (S.W.F.W.M.D.) Environmental Resource Permit, and/or the United States Army Corps of Engineers (C.O.E.) Permit.

- LEGEND**
- Symbol ■ indicates Set (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol ⊕ indicates Set (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778 REF, unless otherwise noted.
  - Symbol ● indicates (P.C.P.) Permanent Control Point (See Sheet No. 2 for P.C.P. Reference Diagram)
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - (RB) indicates reference bearing
  - O.R. - Official Records Book
  - (CDD) - Harvest Hills South Community Development District
  - (P)U.E. - (Public) Utility Easement
  - (P)A.&D.E. - (Public) Access and Drainage Easement
  - R/W - Right-of-Way
  - W.E. - Wall Easement
  - L.A.&O.S. - Landscape Area and Open Space
  - S.W.F.W.M.D. - Southwest Florida Water Management District Wetland Line



SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

24. March, 2026

Board of Supervisors  
Harvest Hills South Community Development District  
c/o Wrathell, Hunt & Associates, LLC  
2300 Glades Road, Suite 410W  
Boca Raton, Florida 33431

RE: Acquisition of Phase 1A Stormwater and Utility Infrastructure

Dear Sir or Madam,

We are writing to request that the Harvest Hills South Community Development District (“**District**”) acquire from Stanley Martin Homes, LLC (“**Developer**”) the public infrastructure improvements and/or work product set forth in **Exhibit A**, which is attached hereto. Developer created the improvements and/or work product consistent with the District’s *Engineer’s Report*, dated May 2025, as supplemented by the *First Supplemental Engineer’s Report*, dated September 2025, prepared by the District Engineer and the improvements and/or work product are now complete. As set forth in more detail in a Bill of Sale dated on or about the same date as this letter, the Developer wishes to convey the improvements and work product to the District in exchange for the payment of \$6,046,714.48, representing the actual cost of creating and/or constructing such improvements and work product. Please have the funds made payable to the Developer.

Notwithstanding anything to the contrary herein, certain amounts, as identified in **Exhibit A**, may still be owed to contractors (balance to finish) and Developer agrees to timely make payment for all remaining amounts owed under the Developer’s contract(s) with the contractor(s), and to ensure that no liens are placed on the improvements. Subject to the terms of the Acquisition Agreement, dated December 4, 2025, the District will process the remaining amounts owed by requisition and pay the Developer upon availability of bond proceeds and upon proof of payment by the Developer to the contractor(s) of the remaining amounts.

Sincerely,

STANLEY MARTIN HOMES, LLC

By:   
Its: Rick Foreman  
Division President

ACKNOWLEDGED AND AGREED TO BY:

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors  
Harvest Hills South Community Development District

**Exhibit A**

Description of Improvements

The following constitute the Improvements as constructed in and for the Harvest Hills South Community Development District capital improvement plan as described in the District's *Engineer's Report*, dated May 2025, as supplemented by the *First Supplemental Engineer's Report*, dated September 2025, in and for the development, all located on portions of the real property as shown on the preliminary plat known as *Harvest Hills South Phases 1A and 1B*, attached hereto as **Attachment "A"**:

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment; and

All drainage and surface water management systems including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith.

<b>Description of Work</b>	<b>Total</b>	<b>Paid to Date</b>	<b>Balance to Finish</b>
Stormwater Systems	\$3,526,879.67	\$3,526,879.67	\$0.00
Water	\$715,279.01	\$708,495.69	\$6,783.32
Sewer	\$1,804,555.80	\$1,748,742.40	\$55,813.40
<b>Total</b>	<b>\$6,046,714.48</b>	<b>\$5,984,117.76</b>	<b>\$62,596.72</b>

**AFFIDAVIT REGARDING COSTS PAID**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, William as Division Pres. of **Stanley Martin Homes, LLC**, a Delaware limited liability company, being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.

2. My name is Rick Hansen and I am Division Pres. of **Stanley Martin Homes, LLC**, a Delaware limited liability company (“**Developer**”). I have authority to make this affidavit on behalf of Developer.

3. Developer is the developer of certain lands within the Harvest Hills South Community Development District, a special purpose unit of local government established pursuant to Chapter 190, *Florida Statutes* (“**District**”).

4. The District’s *Engineer’s Report*, dated May 2025, as supplemented by the *First Supplemental Engineer’s Report*, dated September 2025 (together, the “**Engineer’s Report**”) describes certain public infrastructure improvements and/or work product that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.

5. Pursuant to contracts in place between Developer and certain contractors and construction related professionals, Developer has expended funds to develop improvements that are included and described in the Engineer’s Report and are part of the District’s capital improvement plan. The attached **Exhibit A** accurately identifies the completed improvements and states, at least in part, the amounts that Developer has spent on the completed improvements. Except for the Balance to Finish set forth in **Exhibit A**, no money is owed to any contractors or subcontractors for any work performed on the completed improvements.

6. In making this affidavit, I understand that the District intends to rely on this affidavit for purposes of acquiring the completed improvements that Developer has developed consistent with the Engineer’s Report.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

[CONTINUED ON NEXT PAGE]

Executed this 24 day of March 2026.

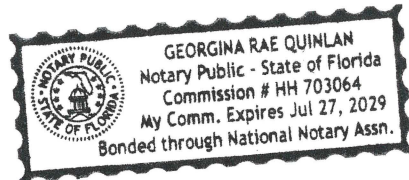
STANLEY MARTIN HOMES, LLC, a Delaware limited liability company

By: [Signature]  
Its: Division President

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of March 2026, by Rick Harcrow, as Division President of Stanley Martin Homes, LLC, a Delaware limited liability company, and who is either  personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

Georgina Rae Quinlan  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. HH 703064  
My Commission Expires: 07/27/2029

Exhibit A: Description of Improvements and/or Work Product

**Exhibit A**  
Description of Improvements

The following constitute the Improvements as constructed in and for the Harvest Hills South Community Development District capital improvement plan as described in the District's *Engineer's Report*, dated May 2025, as supplemented by the *First Supplemental Engineer's Report*, dated September 2025, in and for the development, all located on portions of the real property as shown on the preliminary plat known as *Harvest Hills South Phases 1A and 1B*, attached hereto as **Attachment "A"**:

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment; and

All drainage and surface water management systems including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith.

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<b>Total</b>	<b>\$6,046,714.48</b>	<b>\$5,984,117.76</b>	<b>\$62,596.72</b>

**CERTIFICATE OF DISTRICT ENGINEER  
RELATING TO PHASE 1A STORMWATER & UTILITIES ACQUISITION**

March 3<sup>rd</sup>, 2026

Board of Supervisors  
Harvest Hills South Community Development District

Re: Harvest Hills South Community Development District  
Phase 1A Stormwater & Utilities Acquisition

Ladies and Gentlemen:

The undersigned, a representative of LevelUp Consulting, LLC (“**District Engineer**”), as District Engineer for the Harvest Hills South Community Development District (“**District**”), hereby makes the following certifications in connection with an acquisition of certain Phase 1A Stormwater and Utilities work product (“**Work Product**”) and improvements (“**Improvements**”), as described in that certain bill of sale (“**Bill of Sale**”) dated as of or about the same date as this certificate. The undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed certain documentation relating to the Work Product and Improvements, including but not limited to, the forms of agreement, plans, schedules, invoices, and other documents.
2. The Work Product and Improvements are within the scope of the Phase 1 Project as set forth in the *Engineer’s Report*, dated May 2025, as supplemented by the *First Supplemental Engineer’s Report*, dated September 2025, prepared by the District Engineer (“**Engineer’s Report**”), and specially benefit property within the District as further described in the Engineer’s Report.
3. The total costs associated with the Work Product and Improvements are as set forth in the Bill of Sale. Such costs are equal to or less than each of the following: (i) what was actually paid by Stanley Martin Homes, LLC, to create and/or construct the Work Product and Improvements, and (ii) the reasonable fair market value of the Work Product and Improvements.
4. All known plans, permits and specifications necessary for the future operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for future operations and maintenance responsibilities.
5. With this document, I hereby certify that it is appropriate at this time to acquire the Work Product and Improvements.

Under penalties of perjury, I declare that I have read the foregoing certificate and that the facts stated in it are true.

LEVELUP CONSULTING, LLC

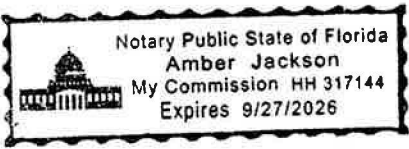
By: [Signature]  
Brandon Wilson, P.E.

STATE OF Florida  
COUNTY OF Hillsborough

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of March 2025, by Brandon Wilson of LevelUp Consulting, LLC, on behalf of the company, and who is either  personally known to me or  has produced \_\_\_\_\_ as identification.

[Signature]  
\_\_\_\_\_  
(Official Notary Signature & Seal)  
Name: Amber Jackson  
Personally Known   
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

[notary seal]



## EXHIBIT A

The following constitute the Improvements as constructed in and for the Harvest Hills South Community Development District capital improvement plan as described in the District's *Engineer's Report*, dated May 2025, as supplemented by the *First Supplemental Engineer's Report*, dated September 2025, in and for the development, all located on portions of the real property as shown on the preliminary plat known as *Harvest Hills South Phases 1A and 1B*, attached hereto as **Attachment "A"**:

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All drainage and surface water management systems including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith.

**WARRANTY AND RELEASE OF RESTRICTIONS ON THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT'S RIGHT TO USE AND RELY UPON DRAWINGS, PLANS, SPECIFICATIONS AND RELATED DOCUMENTS CREATED OR UNDERTAKEN IN CONNECTION WITH THE CONSTRUCTION OF CERTAIN INFRASTRUCTURE IMPROVEMENTS**

**THIS WARRANTY AND RELEASE** is made the 3 day of March 2026, by **LevelUp Consulting, LLC**, whose address is 505 E. Jackson Street, Suite 200, Tampa, Florida 33602 ("Professional"), in favor of the **Harvest Hills South Community Development District** ("District"), which is a local unit of special-purpose government situated in Pasco County, Florida, and having offices located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

**SECTION 1. DESCRIPTION OF SCOPE OF SERVICES.** Professional has provided work product in connection with the construction/installation of certain infrastructure improvements for Stanley Martin Homes, LLC, a landowner within the District ("Developer"). An outline of the scope of services provided by Professional is attached as **Exhibit A** ("Work Product").

**SECTION 2. USE OF WORK PRODUCT.** Professional acknowledges that the Developer may in the future convey the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product.

**SECTION 3. WARRANTY.** Professional hereby expressly guarantees that the Work Product identified in **Exhibit A** is fit for any and all purposes, including the purposes for which it is intended. This expressed warranty shall not serve to eliminate any responsibility of Professional for the Work Product under Florida Statutes or case law, or to exclude any implied warranties and responsibilities.

**SECTION 4. RELEASES.** Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes, including the purposes for which it is intended. Professional hereby affirmatively agrees that the Work identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens.

**SECTION 5. CERTIFICATE OF PAYMENT.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that no outstanding requests for payment exist related to the Work Product identified in **Exhibit A** and that there is no disagreement as to the appropriateness of payment made for the Work Product. This document shall constitute a final waiver and release of lien for any payments due to Professional by Developer and/or the District for the Work Product identified in **Exhibit A**.

**SECTION 6. EFFECTIVE DATE.** This Warranty and Release shall take effect upon execution.

WITNESSES

Amber Jackson

Amber Jackson  
[print name]

Tatiana Galiano

Tatiana Galiano  
[print name]

**LEVELUP CONSULTING, LLC**



Brandon Wilson, P.E.

## EXHIBIT A

The following constitute the Improvements as constructed in and for the Harvest Hills South Community Development District capital improvement plan as described in the District's *Engineer's Report*, dated May 2025, as supplemented by the *First Supplemental Engineer's Report*, dated September 2025, in and for the development, all located on portions of the real property as shown on the preliminary plat known as *Harvest Hills South Phases 1A and 1B*, attached hereto as **Attachment "A"**:

All water and wastewater facilities to the point of delivery or connection, including but not limited to potable water, reclaimed water, sewer, fire protection water lines, pipes, and related equipment, and publicly owned reclaim mains and related equipment; and

All drainage and surface water management systems including but not limited to, surface water control structures, and pipes, and general conditions and earthwork associated therewith.

## BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Stanley Martin Homes, LLC**, a Delaware limited liability company, whose address for purposes hereof is 54042 Park Oaks Boulevard, Suite 430, Tampa, Florida 33610 (“**Seller**”), and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **Harvest Hills South Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (“**District**”) whose address is c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Orlando, Boca Raton, Florida 33431, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

See **Exhibit A**.

TO HAVE AND TO HOLD all of the foregoing unto the District, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

AND the Seller does hereby covenant to and with the District, its successors and assigns, that they are the lawful owners of the above-described personal property and assets; that said personal property and assets are free from all liens and encumbrances; that Seller has good right to sell said personal property and assets; that all contractors, subcontractors and material men furnishing labor or materials relative to the construction of the personal property and assets have been paid in full; and that Seller will warrant and defend the sale of its said personal property and assets hereby made, unto the District, its successors and assigns, against the lawful claims and demands of all persons whosoever.

*[signature contained on following page]*

IN WITNESS WHEREOF, the Seller has caused this instrument to be executed in its name this 24 day of March - 2026.

Signed, sealed and delivered in the presence of:

STANLEY MARTIN HOMES, LLC,  
a Delaware limited liability company

Witnessed:

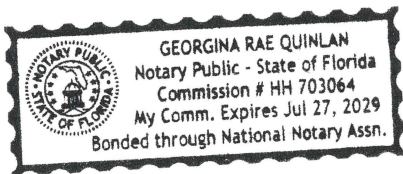
[Signature]  
Print Name: Logan Markay  
[Signature]  
Print Name: Cara Boswell

[Signature]  
Print Name: Rick Harcrow  
Print Title: Division President

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of March 2026, by Rick Harcrow, as Division President of **Stanley Martin Homes, LLC**, a Delaware limited liability company, and who is either  personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

Georgina Rae Quinlan  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. 144703064  
My Commission Expires: 07/27/2029

**Exhibit A**

The following constitute the Improvements as constructed in and for the Harvest Hills South Community Development District capital improvement plan as described in the District's *Engineer's Report*, dated May 2025, as supplemented by the *First Supplemental Engineer's Report*, dated September 2025, in and for the development, all located on portions of the real property as shown on the preliminary plat known as *Harvest Hills South Phases 1A and 1B*, attached hereto as **Attachment "A"**:

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Stormwater Systems	\$3,526,879.67	\$3,526,879.67	\$0.00
Water	\$715,279.01	\$708,495.69	\$6,783.32
Sewer	\$1,804,555.80	\$1,748,742.40	\$55,813.40
<b>Total</b>	<b>\$6,046,714.48</b>	<b>\$5,984,117.76</b>	<b>\$62,596.72</b>

**ACKNOWLEDGMENT AND RELEASE  
(PHASE 1A STORMWATER & UTILITIES ACQUISITION)**

**THIS ACKNOWLEDGMENT AND RELEASE (“Release”)** is made the 18<sup>th</sup> day of March 2026, by **The Kearney Companies, LLC**, having offices located at 9625 Wes Kearney Way, Riverview, Florida 33578 (“**Contractor**”), in favor of the **Harvest Hills South Community Development District (“District”)**, which is a local unit of special-purpose government situated in Pasco County, Florida, and having a mailing address c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Orlando, Boca Raton, Florida 33431.

**RECITALS**

**WHEREAS**, pursuant to that certain agreement (“**Contract**”) dated June 27, 2025 and between Contractor and Stanley Martin Homes, LLC (“**Developer**”), Contractor has constructed for Developer certain infrastructure improvements, as described in **Exhibit A (“Improvements”)**; and

**WHEREAS**, Developer may in the future convey the work product to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District’s right to use and rely upon the Improvements; and

**WHEREAS**, Contractor has agreed to the release of any such restrictions.

**NOW, THEREFORE**, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

**SECTION 1. GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

**SECTION 2. ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Construction Contract for same.


**SECTION 3. WARRANTY.** Contractor hereby expressly acknowledges the District’s right to enforce the terms of the Contract, including any warranties provided therein and to rely upon and enforce any other warranties provided under Florida law.

**SECTION 4. INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney’s fees and costs incurred by the District.

**SECTION 5. CERTIFICATE OF PAYMENT.** Except as set forth herein, Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies (to and for the benefit of the District and the Developer) that, except as set forth herein, no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the appropriateness or payment made for the Improvements. Notwithstanding anything to the contrary herein, Contractor is owed certain amounts related to the Improvements, as identified in **Exhibit A**, and the overall Contract and understands that such amounts shall be paid by the Developer. The effectiveness of this Release shall not be contingent upon such payment being timely made by Developer.

**SECTION 6. EFFECTIVE DATE.** This Release shall take effect upon execution.

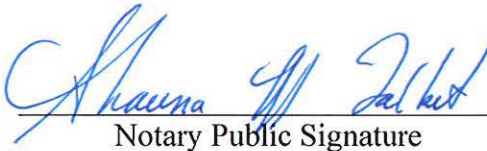
**THE KEARNEY COMPANIES, LLC**

  
By: April C. Pearson  
Its: CFO

STATE OF Florida  
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of March 2026, by April Pearson, as CFO of **The Kearney Companies, LLC**, and who is either  personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

  
Notary Public Signature



Shawna M. Tolbert  
Comm.: HH 463146  
Expires: Nov. 12, 2027  
Notary Public - State of Florida

Shawna M Tolbert  
(Name typed, printed or stamped)  
Notary Public, State of Florida  
Commission No. HH463146  
My Commission Expires: 11-12-2027

**Exhibit A**

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Water	\$715,279.01	\$708,495.69	\$6,783.32
Sewer	\$1,804,555.80	\$1,748,742.40	\$55,813.40
<b>Total</b>	<b>\$6,046,714.48</b>	<b>\$5,984,117.76</b>	<b>\$62,596.72</b>

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**4**

**RESOLUTION 2026-02**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Harvest Hills South Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within Pasco County, Florida; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s local records office shall be located at:

**LOCATION:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**SECTION 2.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5**

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5A**

**HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT  
Performance Measures/Standards & Annual Reporting Form  
October 1, 2024 – September 30, 2025**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1 Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2 Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No  Not Applicable

District established in March 2025 and website will be available within 12 months of establishment.

**Goal 1.3 Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No  Not Applicable

See 1.2

---

**2. INFRASTRUCTURE AND FACILITIES MAINTENANCE**

**Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No  Not Applicable

The District has not acquired and/or constructed any improvements.

---

**3. FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No  Not Applicable

See 1.2

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### **Goal 3.2 Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No  Not Applicable

See 1.2

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### **Goal 3.3 Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No  Not Applicable

The District was established in FY 25, therefore FY 24 audit is inapplicable.

---

  
District Manager

WESLEY E. ADAMS JR.  
Print Name

5.13.25  
Date

  
Chair/Vice Chair, Board of Supervisors

Rick Harcrow  
Print Name

05/13/2025  
Date

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**5B**

**HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1 Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes  No

**Goal 1.2 Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes  No

**Goal 1.3 Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes  No

## 2. **INFRASTRUCTURE AND FACILITIES MAINTENANCE**

### **Goal 2.1 District Infrastructure and Facilities Inspections**

**Objective:** District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

**Measurement:** A minimum of one (1) inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

**Standard:** Minimum of one (1) inspection was completed in the Fiscal Year by the district's engineer.

**Achieved:** Yes  No

## 3. **FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

### **Goal 3.1 Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes  No

**Goal 3.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: current fiscal year budget with any amendments, most recent financials within the latest agenda package; and annual audit via link to Florida Auditor General website.

**Measurement:** Previous years' budgets, financials and annual audit, are accessible to the public as evidenced by corresponding documents and link on the CDD's website.

**Standard:** CDD website contains 100% of the following information: most recent link to annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes  No

**Goal 3.3      Annual Financial Audit**

**Objective:** Conduct an annual independent financial audit per statutory requirements, transmit to the State of Florida and publish corresponding link to Florida Auditor General Website on the CDD website for public inspection.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is transmitted to the State of Florida and available on the Florida Auditor General Website, for which a corresponding link is published on the CDD website.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were transmitted to the State of Florida and corresponding link to Florida Auditor General Website is published on CDD website.

**Achieved:** Yes  No

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District Manager

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Chair/Vice Chair, Board of Supervisors

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Print Name

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Print Name

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Date

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Date

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**UNAUDITED**  
**FINANCIAL**  
**STATEMENTS**

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
FEBRUARY 28, 2026**

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
FEBRUARY 28, 2026**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>ASSETS</b>				
Cash	\$ 17,896	\$ -	\$ -	\$ 17,896
Investments				
Reserve	-	1,386,898	-	1,386,898
Interest	-	448,021	-	448,021
Construction	-	-	17,677,184	17,677,184
Cost of issuance	-	6,539	-	6,539
Due from general fund	-	3,626	114	3,740
Total assets	<u>\$ 17,896</u>	<u>\$ 1,845,084</u>	<u>\$17,677,298</u>	<u>\$19,540,278</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 2,817	\$ 3,626	\$ 114	\$ 6,557
Due to Landowner	-	8,898	114	9,012
Due to debt service fund	3,626	-	-	3,626
Due to capital projects fund	114	-	-	114
Landowner advance	11,645	-	-	11,645
Total liabilities	<u>18,202</u>	<u>12,524</u>	<u>228</u>	<u>30,954</u>
Fund balances:				
Unassigned	<u>(306)</u>	<u>1,832,560</u>	<u>-</u>	<u>1,832,254</u>
Total fund balances	<u>(306)</u>	<u>1,832,560</u>	<u>17,677,070</u>	<u>19,509,324</u>
Total liabilities, deferred inflows of resources and fund balances	17,896	1,845,084	17,677,298	19,540,278
Total liabilities and fund balances	<u>\$ 17,896</u>	<u>\$ 1,845,084</u>	<u>\$ 17,677,298</u>	<u>\$ 19,540,278</u>

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 2,755	\$ 39,367	\$ 98,540	40%
Total revenues	<u>2,755</u>	<u>39,367</u>	<u>98,540</u>	40%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording**	2,000	10,000	48,000	21%
Legal	359	2,484	25,000	10%
Engineering	-	1,013	2,000	51%
Audit*	-	-	5,500	0%
Arbitrage rebate calculation*	-	-	500	0%
Dissemination agent*	-	-	2,000	0%
Trustee*	-	-	4,500	0%
Telephone	16	83	200	42%
Postage	-	37	500	7%
Printing & binding	42	208	500	42%
Legal advertising	153	153	1,750	9%
Annual special district fee	-	175	175	100%
Insurance	-	5,000	5,500	91%
Contingencies/bank charges	556	1,360	1,500	91%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Total expenditures	<u>3,126</u>	<u>20,513</u>	<u>98,540</u>	21%
Excess/(deficiency) of revenues over/(under) expenditures	(371)	18,854	-	
Net change in fund balances	(371)	18,854	-	
Fund balances - beginning	65	(19,160)	-	
Fund balances - ending	<u>\$ (306)</u>	<u>\$ (306)</u>	<u>\$ -</u>	

\*These items will be realized when bonds are issued.

\*\*WHA will charge a reduced management fee of \$2,000 per month until bonds are issued.

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>		
Interest	\$ 5,651	\$ 10,843
Total revenues	<u>5,651</u>	<u>10,843</u>
<b>EXPENDITURES</b>		
Construction costs	-	50,000
Cost of issuance	-	146,294
Total expenditures	<u>-</u>	<u>196,294</u>
Excess/(deficiency) of revenues over/(under) expenditures	5,651	(185,451)
<b>OTHER FINANCING SOURCES/(USES)</b>		
Receipt of bond proceeds	-	2,426,909
Underwriter's discount	-	(400,000)
Total other financing sources/(uses)	<u>-</u>	<u>2,026,909</u>
Net change in fund balances	5,651	1,841,458
Fund balance - beginning	1,826,909	(8,898)
Fund balance - ending	<u>\$ 1,832,560</u>	<u>\$ 1,832,560</u>

**HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED FEBRUARY 28, 2026**

	Current Month	Year To Date
<b>REVENUES</b>		
Interest	\$ 54,233	\$ 104,092
Total revenues	54,233	104,092
<b>EXPENDITURES</b>		
Construction costs	114	113
Total expenditures	114	113
Excess/(deficiency) of revenues over/(under) expenditures	54,119	103,979
<b>OTHER FINANCING SOURCES/(USES)</b>		
Receipt of bond proceeds	-	17,573,091
Total other financing sources/(uses)	-	17,573,091
Net change in fund balances	54,119	17,677,070
Fund balances - beginning	17,622,951	-
Fund balances - ending	\$ 17,677,070	\$ 17,677,070

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**A**

**DRAFT**

**MINUTES OF MEETING  
HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Harvest Hills South Community Development District held a Regular Meeting on November 18, 2025 at 11:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

**Present:**

Rick Harcrow	Chair
Georgina Quinlan	Assistant Secretary
Logan Markey	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tucker Mackie (via telephone)	District Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:03 a.m. The Oath of Office was administered to Logan Markey before the meeting.

Supervisors Harcrow, Quinlan and Markey were present. Supervisors Bennett and Sprecher were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Logan Markey (the following to be provided under separate cover)**

This item was addressed during the First Order of Business. Mr. Adams reviewed the following items with Mr. Markey before the meeting:



70 **SIXTH ORDER OF BUSINESS**

**Presentation of First Supplemental Special Assessment Methodology Report**

71

72

73 This item was deferred.

74

75 **SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Setting Forth the Specific Terms of the District’s Capital Improvement Revenue Bonds, Series 2025; Making Certain Additional Findings and Confirming and/or Adopting an Engineer’s Report and a Supplemental Assessment Report; Delegating Authority to Prepare Final Reports and Update this Resolution; Confirming the Maximum Assessment Lien Securing the Bonds; Addressing the Allocation and Collection of the Assessments Securing the Bonds; Addressing Prepayments; Addressing True-Up Payments; Providing for the Supplementation of the Improvement Lien Book; and Providing for Conflicts, Severability and an Effective Date**

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94 This item was deferred.

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96 **EIGHTH ORDER OF BUSINESS**

**Consideration of Issuer’s Counsel Documents**

97

98

99 **A. Collateral Assignment**

100 **B. Completion Agreement**

101 **C. Declaration of Consent**

102 **D. True-Up Agreement**

103 **E. Acquisition Agreement**

104

105

106 These items were deferred.

107

106 **NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02, Designating the Location of the Local**

107

108 District Records Office and Providing an  
109 Effective Date

110  
111 This item was deferred.

112  
113 **TENTH ORDER OF BUSINESS** **Acceptance of Unaudited Financial**  
114 **Statements as of September 30, 2025**

115  
116 Mr. Adams presented the Unaudited Financial Statements as of September 30, 2025.

117 The financials were accepted.

118  
119 **ELEVENTH ORDER OF BUSINESS** **Approval of September 16, 2025 Regular**  
120 **Meeting Minutes**

121  
122 **On MOTION by Mr. Harcrow and seconded by Mr. Quinlan, with all in favor,**  
123 **the September 16, 2025 Regular Meeting Minutes, as presented, were**  
124 **approved.**

125  
126  
127 **TWELFTH ORDER OF BUSINESS** **Staff Reports**

128  
129 **A. District Counsel: Kutak Rock LLP**

130 Discussion ensued regarding the Continued Meeting, the bond pre-closing and  
131 finalization of documents.

132 **B. District Engineer: LevelUp Consulting, LLC**

133 There was no report.

134 **C. District Manager: Wrathell, Hunt and Associates, LLC**

135 • **NEXT MEETING DATE: December 16, 2025 at 5:00 PM**

136 The next meeting will be the Continued Meeting on December 1, 2025, at 10:00 a.m.

137 The December 16, 2025 meeting will likely be cancelled.

138 ○ **QUORUM CHECK**

139 Supervisors Harcrow, Quinlan and Markey confirmed their attendance at the December  
140 1, 2025 Continued Meeting.

141

142 **THIRTEENTH ORDER OF BUSINESS** **Board Members' Comments/Requests**

143

144 There were no Board Members' comments or requests.

145

146 **FOURTEENTH ORDER OF BUSINESS** **Public Comments**

147

148 No members of the public spoke.

149

150 **FIFTEENTH ORDER OF BUSINESS** **Adjournment**

151

152 **On MOTION by Mr. Harcrow and seconded by Mr. Quinlan, with all in favor,**  
153 **the meeting recessed at 11:16 a.m., and was continued to December 1, 2025 at**  
154 **10:00 a.m.**

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[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

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\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**MINUTES**

**B**

**DRAFT**

**MINUTES OF MEETING  
HARVEST HILLS SOUTH  
COMMUNITY DEVELOPMENT DISTRICT**

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The Board of Supervisors of the Harvest Hills South Community Development District held a Continued Regular Meeting on December 1, 2025 at 10:00 a.m., at the Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel, 2740 Cypress Ridge Blvd., Wesley Chapel, Florida 33544.

**Present:**

Rick Harcrow	Chair
Georgina Quinlan	Assistant Secretary
Logan Markey	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Tucker Mackie (via telephone)	District Counsel
Tatiana Galiano (via telephone)	District Engineer
Cythia Wilhelm (via telephone)	Bond Counsel

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 10:00 a.m. Supervisors Harcrow, Quinlan and Markey were present. Supervisors Bennett and Sprecher were absent.

**SECOND ORDER OF BUSINESS**

**Public Comments**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Presentation of First Supplemental Engineer's Report**

Mr. Adams stated that no material changes to the First Supplemental Engineer's Report have been made since it was last presented.

**FOURTH ORDER OF BUSINESS**

**Presentation of Final First Supplemental Special Assessment Methodology Report**

41 Mr. Adams stated that the only substantive change to the Final First Supplemental  
42 Special Assessment Methodology Report is the inclusion of final numbers in Table 3 on Page 14.

43

44 **FIFTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-01, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Proving for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability and an Effective Date**

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**On MOTION by Mr. Harcrow and seconded by Ms. Quinlan, with all in favor, Resolution 2026-01, Making Certain Findings; Approving the Supplemental Engineer’s Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Proving for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability and an Effective Date, was adopted.**

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73 **SIXTH ORDER OF BUSINESS**

**Consideration of Issuer’s Counsel Documents**

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76

Ms. Mackie presented the following:

77 **A. Collateral Assignment**

**On MOTION by Mr. Harcrow and seconded by Ms. Quinlan, with all in favor, the Collateral Assignment, was approved.**

78  
79  
80  
81

**B. Completion Agreement**

82 On MOTION by Mr. Harcrow and seconded by Ms. Quinlan, with all in favor,  
83 the Completion Agreement, was approved.

84  
85

86 C. Declaration of Consent

87 This item was included for informational purposes.

88 D. True-Up Agreement

89 On MOTION by Mr. Harcrow and seconded by Ms. Quinlan, with all in favor,  
90 the True-Up Agreement, was approved.

91  
92 E. Acquisition Agreement

93 On MOTION by Mr. Harcrow and seconded by Ms. Quinlan, with all in favor,  
94 the Acquisition Agreement, was approved.

95  
96 F. Notice of Special Assessments

97 This item was included for informational purposes.

98

99 SEVENTH ORDER OF BUSINESS

UPCOMING MEETINGS

- 100
- 101 ➤ December 16, 2025 at 5:00 PM
- 102 ➤ January 20, 2026 at 5:00 PM
- 103 ➤ February 17, 2026 at 11:00 AM

104 Mr. Adams stated the December 16, 2025 meeting will likely be cancelled.

- 105 ○ QUORUM CHECK

106

107 EIGHTH ORDER OF BUSINESS

Board Members' Comments/Requests

108  
109 There were no Board Members' comments or requests.

110  
111 NINTH ORDER OF BUSINESS

Public Comments

112  
113 No members of the public spoke.

114

115 TENTH ORDER OF BUSINESS

Adjournment

116  
117 On MOTION by Mr. Harcrow and seconded by Mr. Markey, with all in favor,  
118 the meeting adjourned at 10:11 a.m.

119

120

121

122 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

**HARVEST HILLS SOUTH**  
**COMMUNITY DEVELOPMENT DISTRICT**

**STAFF**  
**REPORTS**

**HARVEST HILLS SOUTH COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2025/2026 MEETING SCHEDULE**

**LOCATION**

*Hampton Inn and Suites by Hilton - Tampa/Wesley Chapel  
2740 Cypress Ridge Blvd, Wesley Chapel, FL 33544*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 21, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>11:00 AM</del>
<b>November 18, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 1, 2025</b>	<b>Continued Regular Meeting</b>	<b>10:00 AM</b>
<b>December 16, 2025 CANCELED</b>	<del>Regular Meeting</del>	<del>5:00 PM</del>
<b>January 20, 2026 CANCELED</b>	<del>Regular Meeting</del>	<del>5:00 PM</del>
<b>February 17, 2026 CANCELED</b>	<del>Regular Meeting</del>	<del>11:00 AM</del>
<b>March 17, 2026 CANCELED</b>	<del>Regular Meeting</del>	<del>11:00 AM</del>
<b>April 21, 2026</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 19, 2026</b>	<b>Regular Meeting</b> <i>Presentation of FY2027 Proposed Budget</i>	<b>5:00 PM</b>
<b>June 16, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>
<b>July 21, 2026</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 18, 2026</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 15, 2026</b>	<b>Regular Meeting</b>	<b>5:00 PM</b>