



Rizzetta & Company

K-Bar Ranch Community Development District

**Audit Committee and Board of
Supervisors' Meeting
April 7, 2021**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.kbarranchcdd.com

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

K Bar Ranch Amenity Center 10820 Mistflower Lane, Tampa, FL 33647

Board of Supervisors	Vicki Shuster Dr. Christiane Rinck John Bowersox Edmund Radigan Cynthia Gustavel	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Vivek Babbar	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 5844 OLD PASCO RD • SUITE 100 • WESLEY CHAPEL, FL
33544

WWW.KBARRANCHCDD.COM

Board of Supervisors
K-Bar Ranch Community
Development District

March 30, 2021

FINAL AGENDA

Dear Board Members:

The audit committee and regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District will be held on **Wednesday, April 7, 2021 at 6:00 p.m.** at the K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647. The following is the final agenda for the meeting.

AUDIT COMMITTEE MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. BUSINESS ADMINISTRATION**
 - A. Presentation of Audit Proposal Instructions Tab 1
 - B. Presentation of Audit Evaluation Criteria..... Tab 2
 - C. Consideration of Audit RFP Ad Tab 3
- 3. ADJOURNMENT**

BOS MEETING:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting on March 3, 2021 Tab 4
 - B. Consideration of Operation and Maintenance Expenditures for February 2021 Tab 5
- 4. STAFF REPORTS**
 - A. District Chairman
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Presentation of Action Items List..... Tab 6
- 5. BUSINESS ITEMS**
 - A. Presentation of Fiscal Year 2019/2020 Audit Tab 7
 - B. Presentation of Field Inspection Report Tab 8
 - C. Presentation of Yellowstone Landscape Report Tab 9
 - D. Presentation of Aquatics Report..... Tab 10
 - E. Discussion/Update of Fencing Projects
 - F. Consideration of Securiteam Access Control Quote. Tab 11
 - G. Discussion of No Fishing- TPA Trespassing Authorization
 - H. Consideration of Landscape Proposal Tab 12
 - I. Discussion of Laurel Vista Crosswalk Project Tab 13

6. SUPERVISOR REQUESTS
7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
[Lynn Hayes](#)
District Manager

Tab 1

**K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS**

**District Auditing Services for Fiscal Year 2021-2023
Hillsborough County, Florida**

INSTRUCTIONS TO PROPOSERS

SECTION 1. DUE DATE. Sealed proposals must be received no later than **April 26, 2021 at 12:00 p.m.**, at the offices of District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. Proposals will be publicly opened at that time.

SECTION 2. FAMILIARITY WITH THE LAW. By submitting a proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances, and regulations.

SECTION 3. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience and licensing to do the work specified herein. The Proposer shall submit with its proposal satisfactory evidence of experience in similar work and show that it is fully prepared to complete the work to the satisfaction of the District.

SECTION 4. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

SECTION 5. SUBMISSION OF PROPOSAL. Submit one (1) digital copy and one (1) hard copy of the Proposal Documents, and other requested attachments at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the title “Auditing Services – K-Bar Ranch Community Development District” on the face of it.

SECTION 6. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where proposals are to be submitted at any time prior to the time and date the proposals are due. No proposal may be withdrawn after opening for a period of ninety (90) days.

SECTION 7. PROPOSAL DOCUMENTS. The proposal documents shall consist of the notice announcing the request for proposals, these instructions, the Evaluation Criteria Sheet and a proposal with all required documentation pursuant to Section 12 of these instructions (the “Proposal Documents”).

SECTION 8. PROPOSAL. In making its proposal, each Proposer represents that it has read and understands the Proposal Documents and that the proposal is made in accordance therewith.

SECTION 9. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

SECTION 10. CONTRACT AWARD. Within fourteen (14) days of receipt of the Notice of Award from the District, the Proposer shall enter into and execute a Contract (engagement letter) with the District.

SECTION 11. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District's limited waiver of liability contained in section 768.28, Florida Statutes, or any other statute or law.

SECTION 12. MISCELLANEOUS. All proposals shall include the following information in addition to any other requirements of the proposal documents.

- A. List position or title of all personnel to perform work on the District audit. Include resumes for each person listed; list years of experience in present position for each party listed and years of related experience.
- B. Describe proposed staffing levels, including resumes with applicable certifications.
- C. Three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- D. The lump sum cost of the provision of the services under the proposal

SECTION 13. PROTESTS. Any protest regarding the Proposal Documents, must be filed in writing, at the offices of the District Manager, within seventy-two (72) hours after the receipt of the proposed project plans and specifications or other contract documents. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents.

SECTION 14. EVALUATION OF PROPOSALS. The criteria to be used in the evaluation of proposals are presented in the Evaluation Criteria Sheet, contained within the Proposal Documents.

Tab 2

AUDITOR SELECTION EVALUATION CRITERIA

1. Ability of Personnel. (20 Points)

(E.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing work load; proposed staffing levels, etc.)

2. Proposer's Experience. (20 Points)

(E.g. past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character, integrity, reputation, of respondent, etc.)

3. *Understanding of Scope of Work.* (20 Points)

Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.

4. *Ability to Furnish the Required Services.* (20 Points)

Extent to which the proposal demonstrates the adequacy of Proposer's financial resources and stability as a business entity necessary to complete the services required (E.g. the existence of any natural disaster plan for business operations).

5. Price (20 Points)

Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to the services

Tab 3

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

The K-Bar Ranch Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the Fiscal Year ending September 30, 2021 with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District was created by Pasco County Ordinance and it has issued Special Assessment Revenue Bonds Series 2005 to finance the acquisition and construction of certain improvements for the benefit of the District. For fiscal year 2020/2021, the District had a total annual operating budget of approximately \$865,299. The final contract will require that among other things, the audit for the period ending September 30, 2021 be completed no later than March 1, 2022.

The Auditing entity submitting a proposal must be duly licensed under Chapter 173, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards", as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.

Proposers must provide one (1) hard copy of their proposal and one (1) Adobe PDF file on flash drive using only the following delivery methods, UPS, FedEx or hand delivery to the District Manager, at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544, in a sealed envelope marked on the outside "Auditing Services – K-Bar Ranch Community Development District." **Proposals must be received by 12:00 p.m. on April 26, 2021** at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager, who can be reached at 813-994-1001.

K-Bar Ranch Community Development District
Lynn Hayes, District Manager

Run Date: April 11, 2021

Tab 4

MINUTES OF MEETING

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

**K-BAR RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch Community Development District was held on **Wednesday, March 3, 2021 at 6:00 p.m.**, at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647.

Present and constituting a quorum were:

Vicki Shuster	Board Supervisor, Chair
Dr. Christiane Rinck	Board Supervisor, Vice Chair
Edmund Radigan	Board Supervisor, Assistant Secretary
Cynthia Gustavel	Board Supervisor, Assistant Secretary
John Bowersox	Board Supervisor, Assistant Secretary

Also present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Vivek Babbar	District Counsel, Straley, Robin & Vericker
Tonja Stewart	District Engineer, Stantec Consulting
Jason Liggett	Field Services, Rizzetta & Company, Inc.
Jamie Stephens	Representative, Yellowstone Landscape
Virgil Stoltz	Representative, Blue Water Aquatics
	<i>(joined meeting at 6:10 p.m.)</i>

Audience

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called the meeting to order and conducted roll call.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Antra Malhotra indicated her concern with the pond maintenance. No other audience comments were put forth at this time.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Meeting held
on February 3, 2021**

Mr. Hayes presented the February 3, 2021 meeting minutes and asked if there were any amendments necessary. There were none.

On a Motion by Mr. Bowersox seconded by Ms. Gustavel, with all in favor, the Board of Supervisors approved the meeting minutes of the Board of Supervisors meeting held on February 3, 2021 as presented, for K-Bar Ranch Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of the Operation and Maintenance Expenditures for January 2021.

Mr. Hayes presented the Operation and Maintenance Expenditures for January 2021.

On a Motion by Mr. Radigan, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors ratified the Operation & Maintenance Expenditures for January 2021 (\$72,632.91) as presented, for K-Bar Ranch Community Development District.

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Chairman

Ms. Schuster brought up adding a splash pad and/or dog park at the amenity center. The Board requested District Management obtain quotes for the amenities center fencing project.

B. District Counsel

No report.

C. District Engineer

Discussion ensued regarding crosswalk proposals. The District Engineer will obtain a second quote and will send to the Vice Chair to apply for a neighborhood grant.

D. District Manager

Mr. Hayes stated that the next Board of Supervisors meeting will be held on Wednesday, April 7, 2021 at 6:00 p.m. at the K Bar Ranch II Amenity Center located at 10820 Mistflower Lane, Tampa, FL 33647. He informed the Board he is beginning to work on the proposed budget for Fiscal Year 2021-2022 and plans to provide the proposed budget at the June 2, 2021 meeting. He also indicated that the sidewalk repair at Wild Tamerind and Yellow Clover has been completed.

Mr. Hayes presented his Action Item List.

SIXTH ORDER OF BUSINESS

**Presentation of Field Inspection
Report- February 2021**

Mr. Liggett presented the Field Inspection Report dated February 17, 2021. He informed the Board that Yellowstone will begin mowing weekly starting on March 1, 2021.

SEVENTH ORDER OF BUSINESS

**Presentation of Yellowstone's
Landscape Report**

Mr. Stephen's and Mr. Liggett discussed the field service report and comments.

EIGHTH ORDER OF BUSINESS

Presentation of Aquatics Report

Mr. Stoltz presented the aquatics report.

NINTH ORDER OF BUSINESS

Discussion of Fencing Projects

Mr. Hayes presented photos of fencing to the board for review. He indicated that he is waiting on additional information from the developer on a few contracts for this project.

TENTH ORDER OF BUSINESS

Consideration of Pool Signage Quote

The Board discussed the pool sign quote and proposal received by Romaner Graphics.

On a Motion by Ms. Schuster, seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Romaner Graphics Pool Sign quote at a total cost of \$520, for K-Bar Ranch Community Development District.

ELEVENTH ORDER OF BUSINESS

**Consideration of Yellowstone
Landscape Proposals – Conservation
Cut Back**

On a Motion by Ms. Schuster, seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Romaner Graphics Pool Sign, for K-Bar Ranch Community Development District

TWELFTH ORDER OF BUSINESS

**Consideration/Discussion for Trees
in Field-Mistflower and Early Violet**

The Board tabled the proposal to add trees in the field at Mistflower and Early Violet.

THIRTEENTH ORDER OF BUSINESS

**Consideration of Clubhouse Plant
Proposal**

On a Motion by Ms. Schuster, seconded by Mr. Radigan, with all in favor, the Board of Supervisors approved the Yellowstone Proposal # 112341 to replace plants at the clubhouse, for K-Bar Ranch Community Development District

On a Motion by Ms. Gustavel, seconded by Dr. Rinck, with all in favor, the Board of Supervisors approved the Yellowstone Proposal # 114682 for spring annuals as amended, for K-Bar Ranch Community Development District

FOURTEENTH ORDER OF BUSINESS

Supervisor Requests

A few requests were made by the Board of Supervisors to District Staff.

FIFTEENTH ORDER OF BUSINESS

Adjournment

Mr. Hayes stated that if there was no further business to come before the Board then a motion to adjourn would be in order.

On a Motion by Ms. Schuster, seconded by Mr. Bowersox, with all in favor, the Board of Supervisors adjourned the meeting at 7:54 p.m. for K-Bar Ranch Community Development District.

Secretary / Assistant Secretary

Chairman / Vice Chairman

Tab 5

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · CITRUS PARK, FL 33625

Operation and Maintenance Expenditures February 2021 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2021 through February 28, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$45,349.49**

Approval of Expenditures:

____ Chairperson

____ Vice Chairperson

____ Assistant Secretary

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	002153	56057	Wetland/Upland Maintenance - Semi-Annual 02/21	\$ 4,393.00
Believe Plumbing Inc.	002160	4409	Service Call - Repair Sink 02/21	\$ 285.00
Christiane Rinck	002149	CR020321	Board of Supervisors Meeting 02/03/21	\$ 200.00
City of Tampa Utilities	002161	2133060 01/21	10511 Wild Tamarind Dr 01/21	\$ 133.32
City of Tampa Utilities	002161	2163299 01/21	19349 Water Maple Dr 01/21	\$ 8.25
Cynthia Gustavel	002142	CG020321	Board of Supervisors Meeting 02/03/21	\$ 200.00
Edmund P Radigan	002148	ER020321	Board of Supervisors Meeting 02/03/21	\$ 200.00
JBW Designs, LLC dba Poop 911	002146	3896324	10 Stations Filled/Emptied 12/20	\$ 237.90
JBW Designs, LLC dba Poop 911	002146	3968606	10 Stations Filled/Emptied 01/21	\$ 237.90
John C. Bowersox	002143	JB020321	Board of Supervisors Meeting 02/03/21	\$ 200.00
K-Bar Ranch CDD	CD012	CD012	Debit Card Replenishment	\$ 179.83
K-Bar Ranch II CDD	002144	010621	Board of Supervisors Meeting Room Rental 01/06/21	\$ 100.00
K-Bar Ranch II CDD	002132	020121	Reimburse Yellowstone Invoice #158861	\$ 274.15

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
K-Bar Ranch II CDD	002144	020321	Board of Supervisors Meeting Room Rental 02/03/21	\$ 100.00
Nvirotect Pest Control Service, Inc	002133	224655	Pest Control Account #9822 01/21	\$ 65.00
Nvirotect Pest Control Service, Inc	002145	227020	Pest Control Account #9822 02/21	\$ 65.00
Phil Lentsch	002154	00032358	Three Books Copied 01/21	\$ 158.85
Republic Services #696	002134	0696-000925434	Disposal Service 02/21	\$ 189.75
Rizzetta & Company, Inc.	002135	INV0000056008	District Management Services 02/21	\$ 4,193.34
Rizzetta Amenity Services, Inc.	002136	INV00000000008461	Amenity Management Services 01/21	\$ 585.45
Rizzetta Amenity Services, Inc.	002155	INV00000000008489	Amenity Management Services 02/21	\$ 1,533.37
Rizzetta Technology Services, LLC	002137	INV0000006804	Email & Website Hosting Services 02/21	\$ 175.00
Rust Off, LLC	002156	29319	Rust Prevention 02/21	\$ 595.00
Scott C. Masucci	002147	Kbaro14	Pool Service 01/21	\$ 505.00
Securiteam, Inc.	002157	13816	Security Monitoring - Clubhouse 01/21	\$ 2,640.00
Securiteam, Inc.	002150	13900	Security Monitoring - Clubhouse 02/21	\$ 2,880.00

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Stantec Consulting Services Inc	002158	1752139	Engineering Services 01/21	\$ 1,140.00
Straley Robin Vericker	002138	19386	Legal Services 01/21	\$ 1,784.10
Tampa Electric Company	002152	211004822469 01/21	Stonecreek TNHMS LD 929 01/21	\$ 595.90
Tampa Electric Company	002152	211004822964 01/21	Bassett Creek Drive 01/21	\$ 2,486.56
Tampa Electric Company	002159	Electric Summary 01/21	Electric Summary 01/21	\$ 12,459.42
United Building Maintenance, Inc.	002139	339	Pool Cabana/Restroom Maintenance 02/21	\$ 600.00
United Building Maintenance, Inc.	002141	340	Janitorial Supplies 02/21	\$ 19.98
Victoria Shuster	002151	VS020321	Board of Supervisors Meeting 02/03/21	\$ 200.00
Yellowstone Landscape	002140	TM 186372	Irrigation Repairs - Frontier Damage 01/21	\$ 118.13
Yellowstone Landscape	002140	TM 186373	Irrigation Repairs 01/21	\$ 466.20
Yellowstone Landscape	002140	TM 186374	Irrigation Repairs - Frontier Damage 01/21	\$ 831.11
Yellowstone Landscape	002140	TM 186375	Irrigation Repairs 01/21	\$ 464.43
Yellowstone Landscape	002140	TM 187529	Install Plants - Basic Enhancement 01/21	\$ 2,257.35

K-Bar Ranch Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2021 Through February 28, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Yellowstone Landscape	002140	TM 187530	Install Plants - Basic Enhancement 01/21	\$ 420.10
Yellowstone Landscape	002140	TM 187531	Install Plants - Basic Enhancement 01/21	\$ 1,014.95
Yellowstone Landscape	002140	TM 187532	Trim Oak - Wild Tamarind Dr. 01/21	<u>\$ 156.15</u>
Report Total				<u>\$ 45,349.49</u>

Tab 6

K-Bar Ranch - Open Action Items

Prepared by Lynn Hayes

Action Item	Date Action Assigned	Actionee	Requested Completion Date	Actual Completion Date	Comments
Sidewalk repairs - Mistflower	9/23/20	Lynn/Vicki/Melinda			Ongoing Vicki/Melinda working w/ County to replace
Amenties Center Fencing / Card Reader Quotes	2/3/21	Lynn/Tonja/Vicki			Ongoing
Splash pads or Dog park Amenities Center or Mistflower/Early Violet or Water Maple, Playground Where? Once determined Contact Egis for liabilties/asset quote	3/3/21				Ongoing - BOS need to make decisions on what and where they want possible items
Clubhouse Plants - Firebush		Jamie			Scheduled for 4/2/21
Laurel Vista Area Crosswalk Aclpm Quote	1/6/21	Tonja/Christie			Christie/Tonja working on grant - Ongoing

Tab 7



To the Board of Supervisors
K-Bar Ranch Community Development District

We have audited the financial statements of K-Bar Ranch Community Development District (the "District") as of and for the year ended September 30, 2020, and have issued our report thereon dated March 15, 2021. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated October 14, 2020, our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm have complied with all relevant ethical requirements regarding independence.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 1 to the financial statements. As described in Note 1 to the financial statements, during the year, the district adopted Governmental Accounting Standards Board (GASB) Statements No. 95, Postponement of Effective Dates of Certain Authoritative Guidance. There was no effect on beginning net position. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are.

Management's estimate of depreciation is based on the estimated useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the depreciation estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole and in relation to the applicable opinion units.

Significant Difficulties Encountered During the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. There were no identified misstatements.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the attached letter dated March 15, 2021.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these parties.



Orlando, Florida
March 15, 2021

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD, SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

March 15, 2021

McDermitt Davis, LLC
934 North Magnolia Ave., Suite 100
Orlando, FL 32803

This representation letter is provided in connection with your audit of the basic financial statements of the K-Bar Ranch Community Development District as of September 30, 2020 and for the year then ended, and the related notes to the financial statements, for the purpose of expressing opinions on whether the basic financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows, where applicable, of the various opinion units of the K-Bar Ranch Community Development District in conformity with accounting principles generally accepted for governments in the United States of America (U.S. GAAP).

Certain representations in this letter are described as being limited to matters that are material. Items are considered material, regardless of size, if they involve an omission or misstatement of accounting information that, in the light of surrounding circumstances, makes it probable that the judgment of a reasonable person relying on the information would be changed or influenced by the omission or misstatement.

We confirm that, to the best of our knowledge and belief, having made such inquiries as we considered necessary for the purpose of appropriately informing ourselves as of March 15, 2021.

Financial Statements

- We have fulfilled our responsibilities, as set out in the terms of the audit engagement dated October 14, 2020 for the preparation and fair presentation of the financial statements of the various opinion units referred to above in accordance with U.S. GAAP.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- We acknowledge our responsibility for compliance with the laws, regulations, and provisions of contracts and grant agreements.
- We have reviewed, approved, and taken responsibility for the financial statements and related notes.
- We have a process to track the status of audit findings and recommendations.
- We have identified and communicated to you all previous audits, attestation engagements, and other studies related to the audit objectives and whether related recommendations have been implemented.
- Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.
- Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of U.S. GAAP.
- All events subsequent to the date of the financial statements and for which U.S. GAAP requires adjustment or disclosure have been adjusted or disclosed.
- The effects of all known actual or possible litigation and claims have been accounted for and disclosed in accordance with U.S. GAAP.

Financial Report

Year Ended September 30, 2020

**K-Bar Ranch Community
Development District**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
K-Bar Ranch Community Development District

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of the *K-Bar Ranch Community Development District* (the "District"), as of and for the fiscal year ended September 30, 2020, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

The District's management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting principles used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of the *K-Bar Ranch Community Development District*, as of September 30, 2020, and the respective changes in financial position thereof, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis starting on page 3, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated March 15, 2021, on our consideration of the *K-Bar Ranch Community Development District's* internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

McDiarmid Davis

Orlando, Florida
March 15, 2021

Our discussion and analysis of the *K-Bar Ranch Community Development District* (the "District") financial accomplishments provide an overview of the District's financial activities for the year ended September 30, 2020. Please read it in conjunction with the District's Independent Auditor's Report, financial statements and accompanying notes.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement (GASB) No. 34, *Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments* issued June 1999.

Financial Highlights

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a deficit net position balance of (\$855,405), an increase of \$178,870 in comparison with the prior year.
- At September 30, 2020, the District's governmental funds reported fund balances of \$1,776,075, an increase of \$227,717 in comparison with the prior year.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the *K-Bar Ranch Community Development District's* financial statements. The District's financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include general government, physical environment, culture and recreation, and roads and streets related functions.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances for the general fund and debt service fund, which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-Wide Financial Analysis

Statement of Net Position

The District's net position was (\$855,405) at September 30, 2020. The following analysis focuses on the net position of the District's governmental activities.

	2020	2019
Assets, excluding capital assets	\$ 1,868,028	\$ 1,617,129
Capital Assets, net of depreciation	5,572,217	5,889,525
Total assets	7,440,245	7,506,654
Liabilities, excluding long-term liabilities	252,844	234,689
Long-term liabilities	8,042,806	8,306,240
Total liabilities	8,295,650	8,540,929
Net Position:		
Net investment in capital assets	951,379	1,112,090
Restricted for debt service	239,602	225,394
Unrestricted	(2,046,386)	(2,371,759)
Total net position	\$ (855,405)	\$ (1,034,275)

The following is a summary of the District's governmental activities for the year ended September 30, 2020.

Changes in Net Position

	2020	2019
Revenues:		
Program revenues	\$ 1,599,189	\$ 1,632,314
General revenues	4,861	13,777
Total revenues	1,604,050	1,646,091
Expenses:		
General government	112,482	110,849
Culture and recreation	118,216	134,685
Physical environment	780,819	775,107
Roads and streets	18,900	9,350
Interest on long-term debt	394,763	406,018
Total expenses	1,425,180	1,436,009
Change in net position	178,870	210,082
Net position, beginning of year	(1,034,275)	(1,244,357)
Net position, ending	\$ (855,405)	\$ (1,034,275)

As noted above and in the statement of activities, the cost of all governmental activities during the year ended September 30, 2020 was \$1,425,180. The majority of these costs are physical environment expenses.

Financial Analysis of the Government's Funds

The District uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. The focus of the District's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. At September 30, 2020, the District's governmental funds reported combined ending fund balances of \$1,776,075. Of this total, \$37,030 is non-spendable, \$636,497 is restricted, \$343,916 is assigned and the remainder of \$758,632 is unassigned.

General Fund Budgetary Highlights

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget to actual comparison for the general fund, including the original budget and final adopted budget, is shown on page 12. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. There were no budget amendments during the year. The legal level of budgetary control is at the fund level.

Capital Asset and Debt Administration

Capital Assets

At September 30, 2020 the District had \$7,640,212 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$2,067,995 has been taken, which resulted in a net book value of \$5,572,217. More detailed information about the District's capital assets is presented in the notes to financial statements.

Capital Debt

At September 30, 2020, the District had \$8,080,000 in bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to financial statements.

Requests for Information

If you have questions about this report or need additional financial information, contact the *K-Bar Ranch Community Development District's* Finance Department at 12750 Citrus Park Lane, Suite 115, Tampa, Florida 33625.

FINANCIAL STATEMENTS

K-Bar Ranch Community Development District
Statement of Net Position
September 30, 2020

	Governmental Activities
Assets:	
Cash	\$ 1,194,501
Prepaid costs	21,134
Deposits	15,896
Restricted Assets:	
Temporarily restricted investments	636,497
Capital Assets:	
Capital assets not being depreciated	186,140
Capital assets being depreciated, net	5,386,077
Total assets	7,440,245
Liabilities:	
Accounts payable and accrued expenses	91,953
Accrued interest payable	160,891
Noncurrent Liabilities:	
Due within one year	265,000
Due in more than one year	7,777,806
Total liabilities	8,295,650
Net Position:	
Net investment in capital assets	951,379
Restricted for:	
Debt service	239,602
Unrestricted	(2,046,386)
Net position	\$ (855,405)

K-Bar Ranch Community Development District
Statement of Activities
Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenue		Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	
Governmental Activities:				
General government	\$ 112,482	\$ 101,046	\$ -	\$ (11,436)
Culture and recreation	118,216	106,196	-	(12,020)
Physical environment	780,819	701,431	-	(79,388)
Roads and streets	18,900	16,978	-	(1,922)
Interest on long-term debt	394,763	667,933	5,605	278,775
Total governmental activities	\$ 1,425,180	\$ 1,593,584	\$ 5,605	174,009
General Revenues:				
Investment income				4,861
Total general revenues				4,861
Change in net position				178,870
Net position, beginning				(1,034,275)
Net position, ending				\$ (855,405)

K-Bar Ranch Community Development District
Balance Sheet
Governmental Funds
September 30, 2020

	General	Debt Service	Total Governmental Funds
Assets:			
Cash	\$ 1,194,501	\$ -	\$ 1,194,501
Investments	-	636,497	636,497
Prepaid costs	21,134	-	21,134
Deposits	15,896	-	15,896
Total assets	\$ 1,231,531	\$ 636,497	\$ 1,868,028
Liabilities and Fund Balances:			
Liabilities:			
Accounts payable and accrued expenses	\$ 91,953	\$ -	\$ 91,953
Total liabilities	91,953	-	91,953
Fund Balances:			
Nonspendable	37,030	-	37,030
Restricted for debt service	-	636,497	636,497
Assigned- capital reserves	343,916	-	343,916
Unassigned	758,632	-	758,632
Total fund balances	1,139,578	636,497	1,776,075
Total liabilities and fund balances	\$ 1,231,531	\$ 636,497	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. 5,572,217

Liabilities not due and payable from current available resources are not reported in governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide statements.

Accrued interest payable	(160,891)	
Bonds payable	(8,042,806)	(8,203,697)
Net position of governmental activities		\$ (855,405)

K-Bar Ranch Community Development District
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
Year Ended September 30, 2020

	General	Debt Service	Total Governmental Funds
Revenues:			
Special assessments	\$ 925,651	\$ 667,933	\$ 1,593,584
Investment income	4,861	5,605	10,466
Total revenues	930,512	673,538	1,604,050
Expenditures:			
Current:			
General government	112,482	-	112,482
Physical environment	483,008	-	483,008
Roads and streets	18,900	-	18,900
Culture and recreation	98,719	-	98,719
Debt Service:			
Interest	-	398,224	398,224
Principal	-	265,000	265,000
Total expenditures	713,109	663,224	1,376,333
Excess (deficit) of revenues over expenditures	217,403	10,314	227,717
Fund balances, beginning of year	922,175	626,183	1,548,358
Fund balances, end of year	\$ 1,139,578	\$ 636,497	\$ 1,776,075

K-Bar Ranch Community Development District
**Reconciliation of the Statement of Revenues, Expenditures and Changes in
Fund Balances of Governmental Funds to the Statement of Activities**
Year Ended September 30, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:

Net change in fund balances - total governmental funds (page 10)	\$	227,717
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Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources; however, in the statement of net position the cost of those assets is recorded as capital assets. Depreciation on capital assets is not recognized in the governmental fund statements, however, depreciation is reported as an expense in the statement of net position

Capital outlay	\$	21,666	
Depreciation expense		<u>(338,974)</u>	(317,308)

Repayments of long-term liabilities are reported as expenditures in governmental funds, while repayments reduce long-term liabilities in the statement of net position.	265,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest	5,027	
Amortization of bond discount	<u>(1,566)</u>	<u>3,461</u>

Change in net position of governmental activities (page 8)	\$	<u><u>178,870</u></u>
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K-Bar Ranch Community Development District
Statement of Revenues, Expenditures and Changes in
Fund Balance Budget and Actual - General Fund
Year Ended September 30, 2020

	Budgeted Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Revenues:				
Special assessments	\$ 915,300	\$ 915,300	\$ 925,651	\$ 10,351
Investment income	-	-	4,861	4,861
Total revenues	915,300	915,300	930,512	15,212
Expenditures:				
Current:				
General government	122,062	122,062	112,482	9,580
Physical environment	538,493	538,493	483,008	55,485
Roads and street	30,000	30,000	18,900	11,100
Culture and recreation	174,745	174,745	98,719	76,026
Capital reserve	50,000	50,000	-	50,000
Total expenditures	915,300	915,300	713,109	202,191
Excess (Deficit) of Revenues Over Expenditures	-	-	217,403	217,403
Net change in fund balance	-	-	217,403	217,403
Fund balance, beginning	922,175	922,175	922,175	-
Fund balance, ending	\$ 922,175	\$ 922,175	\$ 1,139,578	\$ 217,403

NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The *K-Bar Ranch Community Development District*, (the "District") was established on October 20, 2005 by the City of Tampa, Florida Ordinance No. 2005-291, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides, among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and the power to levy and collect non-ad valorem assessments for the financing and delivery of capital infrastructure. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors (the "Board"), which is composed of five members. All five Supervisors are elected by qualified electors residing within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2020, none of the Board members are affiliated with M/I Homes of Tampa, LLC and Lennar Homes, LLC ("Developers").

The Board has the final responsibility for, among other things:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements 14, 39 and 61. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

Government-Wide and Fund Financial Statements

The financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants, contributions and investment income that are restricted to meeting the operational or capital requirements of a particular function or segment and 3) operating-type special assessments that are treated as charges for services (including assessments for maintenance and debt service). Other items not included among program revenues are reported instead as *general revenues*.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the modified *accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting; however, debt service expenditures are recorded only when payment is due.

Assessments, including debt service assessments and operation and maintenance assessments, are non-ad valorem assessments imposed on all lands located within the District and benefited by the District's activities. Operation and maintenance assessments are levied by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. These assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

General Fund

Is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund

The Debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position/Fund Balance

Restricted Assets

These assets represent cash and investments set aside pursuant to bond covenants.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

Investments of the District are reported at fair value and are categorized within the fair value hierarchy established in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. The District's investments consist of investments authorized in accordance with Section 218.415, Florida Statutes.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., utilities system, stormwater system, landscaping and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreational Facilities	20-25
Stormwater management	25
Underground electrical	25
Landscape/Hardscape	15
Furniture and equipment	5-7
Security System	10

Long Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of premiums or discounts.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 20202020.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District does not have any item that qualifies for reporting in this category for the year ended September 30, 2020.

Net Position Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance Flow Assumption

Sometimes the District will fund outlays for a particular purpose from both restricted and unrestricted resources (total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the District's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The District itself can establish limitations on the use of resources through either commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes fund balance amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority. The Board of Supervisors is the highest level of decision-making authority for the government that can, by adoption of an ordinance or resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance or resolution remains in place until a similar action is taken to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Board of Supervisors has authorized the District Manager to assign amounts for specific purposes. The Board of Supervisors may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above an additional action is essential to either remove or revise a commitment.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standards Issued

In fiscal year 2020, the District implemented Government Accounting Standards Board (GASB) Statement No. 95, *Postponement of the Effective Dates of Certain Authoritative Guidance*. This statement provides temporary relief to governments and other stakeholders in light of the COVID-19 pandemic by postponing the effective dates of provisions in certain other statements. There was no effect on beginning balances of the District for implementation of this Statement.

NOTE 2 STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Information

The District is required to establish a budgetary system and an approved annual budget for the General Fund. Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. All annual appropriations lapse at the fiscal year end. The legal level of budgetary control is at the fund level. Any budget amendments that increase the aggregate budgeted appropriations, at the fund level, must be approved by the Board of Supervisors.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

1. Each year the District Manager submits to the District Board proposed budgets for the fiscal year commencing the following October 1.
2. A public hearing is conducted to obtain public comments.
3. Prior to October 1, the budget is legally adopted by the District Board.
4. Subject to certain limited exceptions set forth in the District's appropriation resolutions adopted each year, all budget changes must be approved by the District Board.
5. The budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America.

NOTE 3 DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset.

Under GASB 72, assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable, and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The District has the following recurring fair value measurements as of September 30, 2020:

- First American Government Obligation Fund of \$553,191 are valued using Level 2 inputs.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

Instead of establishing a written investment policy, the District elected to limit investments to those approved by Florida Statutes and the District Trust Indenture. Authorized District investments include, but are not limited to:

1. The State Board of Administration Local Government Investment Pool (SBA);
2. Securities and Exchange Commission Registered Money Market Funds with the highest credit quality rating from a nationally recognized rating agency;
3. Interest-bearing savings accounts and certificates of deposit in state-certified qualified public depositories;
4. Direct obligations of the U.S. Treasury.

Investments made by the District at September 30, 2020 are summarized below. In accordance with GASB 31, investments are reported at fair value.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Weighted Average Maturity</u>
First American Government Obligation Fund, Class Z	\$ 553,191	AAAm	44 Days
U.S. Bank Money Market	83,306	N/A	N/A
Total	<u><u>\$ 636,497</u></u>		

Credit Risk:

For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. Investments in U.S. Government securities and agencies must be backed by the full faith and credit of the United States Government. Short term bond funds shall be rated by a nationally recognized ratings agency and shall maintain the highest credit quality rating. Investment ratings by investment type are included in the preceding summary of investments.

Custodial Credit Risk:

In the case of deposits, this is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. The District's investment policy requires that bank deposits be secured as provided by Chapter 280, Florida Statutes. This law requires local governments to deposit funds only in financial institutions designated as qualified public depositories by the Chief Financial Officer of the State of Florida, and creates the Public Deposits Trust Fund, a multiple financial institution pool with the ability to assess its member financial institutions for collateral shortfalls if a default or insolvency has occurred. At September 30, 2020, all of the District's bank deposits were in qualified public depositories.

For an investment, this is the risk that, in the event of the failure of the counterparty, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At September 30, 2020, none of the investments listed are exposed to custodial credit risk because their existence is not evidenced by securities that exist in physical or book entry form.

Concentration of Credit Risk:

The District's investment policy does not specify limits on the amount the District may invest in any one issuer.

Interest Rate Risk:

The District's investment policy does not specifically address interest rate risk; however, the general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and in general, avoid speculative investments. The District manages its exposure to declines in fair values by investing primarily in pooled investments that have a weighted average maturity of less than three months.

NOTE 4 CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	\$ 186,140	\$ -	\$ -	\$ 186,140
Total capital assets, not being depreciated	<u>186,140</u>	<u>-</u>	<u>-</u>	<u>186,140</u>
Capital Assets Being Depreciated:				
Landscape/Hardscape	1,230,468	-	-	1,230,468
Security system with cameras	-	21,666	-	21,666
Recreational facilities	757,370	-	-	757,370
Stormwater management	4,864,720	-	-	4,864,720
Underground electrical	525,287	-	-	525,287
Equipment and furniture	54,561	-	-	54,561
Total capital assets, being depreciated	<u>7,432,406</u>	<u>21,666</u>	<u>-</u>	<u>7,454,072</u>
Less Accumulated Depreciation for:				
Landscape/Hardscape	(403,933)	(82,031)	-	(485,964)
Security system with cameras	-	(181)	-	(181)
Recreational facilities	(213,213)	(32,364)	-	(245,577)
Stormwater management	(972,945)	(194,589)	-	(1,167,534)
Underground electrical	(105,055)	(21,011)	-	(126,066)
Equipment and furniture	(33,875)	(8,798)	-	(42,673)
Total accumulated depreciation	<u>(1,729,021)</u>	<u>(338,974)</u>	<u>-</u>	<u>(2,067,995)</u>
Total capital assets being depreciated, net	<u>5,703,385</u>	<u>(317,308)</u>	<u>-</u>	<u>5,386,077</u>
Governmental activities capital assets, net	<u>\$ 5,889,525</u>	<u>\$ (317,308)</u>	<u>\$ -</u>	<u>\$ 5,572,217</u>

Depreciation expense for 2020 was charged \$297,812 to physical environment and \$41,162 to parks and recreation.

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$24.4 million (consisting of: 2006 Project, 2011 Project, Parcel O-1 Project and Parcel Q Project). The infrastructure includes stormwater management facilities, water and wastewater facilities, transportation improvements, landscaping improvements, and an amenity center. The 2006 and 2011 Projects were certified complete. A portion of the project costs was financed with the proceeds from the issuance of Bonds, with the remainder funded by Mobley Homes of Florida, Inc. (the "Original Developer") and the Developers. In addition, infrastructure improvements of \$5,252,816 were completed and conveyed to other entities for ownership and maintenance responsibilities.

NOTE 5 LONG-TERM LIABILITIES

At September 30, 2020, the District had Bonds issued through public offering as follows:

Series	Issue Date	Original Face		Maturity
		Amount	Interest Rate	
Special Assessment Bonds:				
Series 2011	July 1, 2011	145,000	6.50%	November 1, 2024
Series 2011	July 1, 2011	535,000	7.50%	November 1, 2041
Series 2014				
Parcel O-1 Project	July 10, 2014	335,000	4.75%	November 1, 2024
Parcel O-1 Project	July 10, 2014	550,000	5.13%	November 1, 2034
Parcel O-1 Project	July 10, 2014	920,000	5.38%	November 1, 2044
Parcel Q Project	July 10, 2014	375,000	4.75%	November 1, 2024
Parcel Q Project	July 10, 2014	610,000	5.13%	November 1, 2034
Parcel Q Project	July 10, 2014	1,030,000	5.38%	November 1, 2044
Series 2016	April 1, 2016	4,700,000	4.00%	May 1, 2036

The Special Assessment Bonds, Series 2006, 2011, and 2014 were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The Special Assessment Bonds, Series 2016 was issued during the 2016 fiscal year to refund the Series 2006 Bonds.

Interest is to be paid semiannually for each Bond series on each May 1 and November 1. Principal is to be paid serially for the 2016 Bonds on each May 1 and on November 1 for Series 2011 and 2014.

The Series 2011, 2014, and 2016 Bonds are subject to redemption at the option of the District prior to maturity. The Series 2011, 2014 and 2016 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indentures. In the event of default, all principal and interest of the bonds will become immediately due and payable.

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2020.

As of September 30, 2020, total principal and interest remaining on the 2011 Bonds amounts to \$1,226,963. For the year ended September 30, 2020, principal and interest paid was \$55,000 and total special assessment revenue pledged was \$59,448.

As of September 30, 2020, total principal and interest remaining on the 2014 Bonds amounts to \$6,238,210. For the year ended September 30, 2020, principal and interest paid was \$252,831 and total special assessment revenue pledged was \$261,541.

As of September 30, 2020, total principal and interest remaining on the 2016 Bonds amounts to \$5,526,507. For the year ended September 30, 2020, principal and interest paid was \$355,393 and total special assessment revenue pledged was \$346,944.

NOTE 5 LONG-TERM LIABILITIES (CONTINUED)

Long-term liability activity for the year ended September 30, 2020 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental Activities:					
Bonds Payable:					
Series 2011	\$ 615,000	\$ -	\$ (10,000)	\$ 605,000	\$ 10,000
Series 2014	3,540,000	-	(70,000)	3,470,000	75,000
Original issue discount	(38,760)	-	1,566	(37,194)	-
Series 2016	4,190,000	-	(185,000)	4,005,000	180,000
Total	<u>\$ 8,306,240</u>	<u>\$ -</u>	<u>\$ (263,434)</u>	<u>\$ 8,042,806</u>	<u>\$ 265,000</u>

At September 30, 2020, the scheduled debt service requirements on the bonds payable were as follows:

	<u>Governmental Activities</u>	
<u>Year Ending September 30,</u>	<u>Principal</u>	<u>Interest</u>
2021	\$ 265,000	\$ 386,151
2022	280,000	374,475
2023	285,000	362,245
2024	305,000	349,942
2025	315,000	336,235
2026-2030	1,810,000	1,451,399
2031-2035	2,260,000	995,020
2036-2040	1,380,000	499,935
2040-2045	1,180,000	156,278
	<u>\$ 8,080,000</u>	<u>\$ 4,911,680</u>

NOTE 6 MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreements, the District compensates the management company for management, accounting, financial reporting and other administrative costs.

NOTE 7 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. The District did not file any claims under this commercial coverage during the last three years.

NOTE 8 OPERATING LEASES

The District entered into outdoor lighting agreements with Tampa Electric Company for certain lighting equipment within the District in a prior year. Each of the contracts is for a term of 10 years and shall continue thereafter for successive one year term until terminated by either party upon providing the other party with ninety days prior written notice of termination.

Minimum future payments on these leases as of September 30, 2020 are as follows:

<u>Year Ending September 30,</u>	<u>Amount</u>
2021	\$ 34,835
2022	24,235
2023	24,235
2024	5,533
	<u>\$ 88,838</u>

Rental payments for the fiscal year ended September 30, 2020 totaled \$39,318.

COMPLIANCE SECTION



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS***

To the Board of Supervisors
K-Bar Ranch Community Development District

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the *K-Bar Ranch Community Development District* (the "District") as of and for the year ended September 30, 2020 and the related notes to the financial statements, which collectively comprise the District's financial statements and have issued our report thereon dated March 15, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be a material weakness or significant deficiency. Given these limitations, during our audit, we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

McDermitt Davis

Orlando, Florida
March 15, 2021

MANAGEMENT LETTER

Board of Supervisors
K-Bar Ranch Community Development District

Report on the Financial Statements

We have audited the financial statements of *K-Bar Ranch Community Development District*, (the "District") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 15, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 15, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, require that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no such findings in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. This information has been disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the *District* did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the *District's* financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

McDiarmid Davis

Orlando, Florida
March 15, 2021



934 North Magnolia Avenue, Suite 100
Orlando, Florida 32803
407-843-5406
www.mcdermittdavis.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH
THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors
K-Bar Ranch Community Development District

We have examined *K-Bar Ranch Community Development District's* (the "District") compliance with the requirements of Section 218.415, Florida Statutes, during the year ended September 30, 2020. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and the standards applicable to attestation engagements contained in *Government Auditing Standards* issued by the Comptroller General of the United States and, accordingly, included examining, on a test basis, evidence about the District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2020.

McDermitt Davis

Orlando, Florida
March 15, 2021


- All component units, as well as joint ventures with an equity interest, are included and other joint ventures and related organizations are properly disclosed.
- All funds and activities are properly classified.
- All funds that meet the quantitative criteria in GASB Statement No. 34, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments*, and GASB Statement No. 37, *Basic Financial Statements—and Management's Discussion and Analysis—for State and Local Governments: Omnibus* as amended, and GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, for presentation as major are identified and presented as such and all other funds that are presented as major are considered important to financial statement users.
- All components of net position, nonspendable fund balance, and restricted, committed, assigned, and unassigned fund balance are properly classified and, if applicable, approved.
- Our policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position/fund balance are available is appropriately disclosed and net position/fund balance is properly recognized under the policy.
- All revenues within the statement of activities have been properly classified as program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- All expenses have been properly classified in or allocated to functions and programs in the statement of activities, and allocations, if any, have been made on a reasonable basis.
- All interfund and intra-entity transactions and balances have been properly classified and reported.
- Special items and extraordinary items have been properly classified and reported.
- Deposit and investment risks have been properly and fully disclosed.
- Capital assets, including infrastructure assets, are properly capitalized, reported, and if applicable, depreciated.
- We have reviewed capital assets and infrastructure for impairment whenever events or changes in circumstances have indicated that the carrying amount of the assets might not be recoverable and have appropriately recorded the adjustment, if necessary.
- All required supplementary information is measured and presented within the prescribed guidelines.
- With regard to investments and other instruments reported at fair value:
 - The underlying assumptions are reasonable and they appropriately reflect management's intent and ability to carry out its stated courses of action.
 - The measurement methods and related assumptions used in determining fair value are appropriate in the circumstances and have been consistently applied.
 - The disclosures related to fair values are complete, adequate, and in conformity with U.S. GAAP.
 - There are no subsequent events that require adjustments to the fair value measurements and disclosures included in the financial statements.
- With respect to nonattest services provided, drafting the financial statements, we have performed the following:
 - Made all management decisions and performed all management functions;
 - Assigned a competent individual to oversee the services;
 - Evaluated the adequacy of the services performed;
 - Evaluated and accepted responsibility for the result of the service performed; and
 - Established and maintained internal controls, including monitoring ongoing activities.

Information Provided

- We have provided you with:
 - Access to all information, of which we are aware that is relevant to the preparation and fair presentation of the financial statements of the various opinion units referred to above, such as records, documentation, meeting minutes, and other matters;
 - Additional information that you have requested from us for the purpose of the audit; and
 - Unrestricted access to persons within the entity from whom you determined it necessary to obtain audit evidence.

- All transactions have been recorded in the accounting records and are reflected in the financial statements.
- We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.
- We have provided to you our analysis of the entity's ability to continue as a going concern, including significant conditions and events present, and if necessary, our analysis of management's plans, and our ability to achieve those plans.
- We have no knowledge of any fraud or suspected fraud that affects the entity and involves:
 - Management;
 - Employees who have significant roles in internal control; or
 - Others where the fraud could have a material effect on the financial statements.
- We have no knowledge of any allegations of fraud, or suspected fraud, affecting the entity's financial statements communicated by employees, former employees, vendors, regulators, or others.
- We are not aware of any pending or threatened litigation and claims whose effects should be considered when preparing the financial statements.
- We have disclosed to you the identity of the entity's related parties and all the related party relationships and transactions of which we are aware.
- There have been no communications from regulatory agencies concerning noncompliance with or deficiencies in accounting, internal control, or financial reporting practices.
- K-Bar Ranch Community Development District has no plans or intentions that may materially affect the carrying value or classification of assets and liabilities.
- We have disclosed to you all guarantees, whether written or oral, under which K-Bar Ranch Community Development District is contingently liable.
- We have disclosed to you all nonexchange financial guarantees, under which we are obligated and have declared liabilities and disclosed properly in accordance with GASB Statement No. 70, *Accounting and Financial Reporting for Nonexchange Financial Guarantees*, for those guarantees where it is more likely than not that the District will make a payment on any guarantee.
- For nonexchange financial guarantees where we have declared liabilities, the amount of the liability recognized is the discounted present value of the best estimate of the future outflows expected to be incurred as a result of the guarantee. Where there was no best estimate but a range of estimated future outflows has been established, we have recognized the minimum amount within the range.
- We have disclosed to you all significant estimates and material concentrations known to management that are required to be disclosed in accordance with GASB Statement No. 62 (GASB-62), *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*. Significant estimates are estimates at the balance sheet date that could change materially within the next year. Concentrations refer to volumes of business, revenues, available sources of supply, or markets or geographic areas for which events could occur that would significantly disrupt normal finances within the next year.
- We have identified and disclosed to you the laws, regulations, and provisions of contracts and grant agreements that could have a direct and material effect on financial statement amounts, including legal and contractual provisions for reporting specific activities in separate funds.
- There are no:
 - Violations or possible violations of laws or regulations, or provisions of contracts or grant agreements whose effects should be considered for disclosure in the financial statements or as a basis for recording a loss contingency, including applicable budget laws and regulations.
 - Unasserted claims or assessments that our lawyer has advised are probable of assertion and must be disclosed in accordance with GASB-62.
 - Other liabilities or gain or loss contingencies that are required to be accrued or disclosed by GASB-62.
 - Continuing disclosure consent decree agreements or filings with the Securities and Exchange Commission and we have filed updates on a timely basis in accordance with the agreements (Rule 240, 15c2-12).
- K-Bar Ranch Community Development District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset or future revenue been pledged as collateral, except as disclosed to you.

- We have complied with all aspects of grant agreements and other contractual agreements that would have a material effect on the financial statements in the event of noncompliance.

Signed:  _____

Title: Treasurer

Tab 8

K BAR RANCH

FIELD INSPECTION REPORT



March 29, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager



Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance

- ❖ Continue to adjust irrigation for the non rainy drought season.
- ❖ Monitor recovery of all recently installed plant material.

The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation.

1. Continue to monitor recently installed firebush at the front of the clubhouse. (Pic 1)



2. During treatment with round-up make sure we are not hitting Turf Areas with overspray. (Pic 2>)
3. Monitor recovery of recently installed bottle brush at the backside of the pool area.
4. Check the irrigation coverage around the clubhouse and insure hot spotted areas recover.

5. Treat the bed weeds in the center island on Wild Tamarind Drive.

6. During my inspection there was quite a bit of hot spot areas going from Climbing Aster Drive towards the Exit on Bassett Creek Drive. This is due to Decoder faults in the shard clock at the townhomes. DM has reached out to the HOA to get this solved. Yellowstone to follow up once repairs are addressed on the HOA side.

7. The annuals beds from Climbing Aster Drive to the exit on Bassett Creek are drought stressed. From HOA irrigation issues.



Wild Tamarind Dr, Bassett Creek Dr.

8. Crape myrtles are starting to rejuvenate from the spring cutback. Continue to monitor.
9. At the Front entrance on Bassett Creek Drive there is a lot of flagging and hot spotting plant material and turf. This is from the HOA irrigation issues.
10. Does the come area on Climbing Aster Drive have working irrigation zones?
11. **Plant material in the recently installed non irrigated islands is still in recovery mode. This plant material without working irrigation will have trouble coming back. (Pic 11)**



12. Remove the weeds from the Mist Flower Lane center island common area.
13. During my visit I checked out the recently install trees on Mist Flower Lane. Some of them are starting to produce new growth. We will need to continue to fill up the water bags and monitor them.
14. Does the common areas on Pepper Grass Drive have irrigation?

K BAR RANCH

FIELD INSPECTION REPORT



March 29, 2021
Rizzetta & Company
Jason Liggett - Field Services Manager




Rizzetta & Company
Professionals in Community Management

SUMMARY & K-Bar Ranch

General Updates, Recent & Upcoming Maintenance


- ❖ Continue to adjust irrigation for the non rainy drought season.
- ❖ Monitor recovery of all recently installed plant material.


The following are action items for Yellowstone to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. Green text indicates a proposal has been requested. **Blue** indicates irrigation.

1. Continue to monitor recently installed firebush at the front of the clubhouse. (Pic 1)  ¹



2. During treatment with round-up make sure we are not hitting Turf Areas with overspray. (Pic 2>)  ⁵
3. Monitor recovery of recently installed bottle brush at the backside of the pool area.  ⁶
4. Check the irrigation coverage around the clubhouse and insure hot spotted areas recover.  ⁷

5. Treat the bed weeds in the center island on Wild Tamarind Drive.  ²








6. During my inspection there was quite a bit of hot spot areas going from Climbing Aster Drive towards the Exit on Basset Creek Drive. This is due to Decoder faults in the shard clock at the townhomes. DM has reached out to the HOA to get this solved. Yellowstone to follow up once repairs are addressed on the HOA side.  ³

7. The annuals beds from Climbing Aster Drive to the exit on Bassett Creek are drought stressed. From HOA irrigation issues.  ⁴




Summary of Comments on Slide 1



Page: 2

-  Number: 1 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:42:08 PM
I will keep an eye on them , there is a well issue that is currently being worked on.
-  Number: 2 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:46:42 PM
I will address this on the next site visit.
-  Number: 3 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:49:37 PM
The repairs were made on Tuesday march 30th and I have already made adjustments for the irrigation. This issue has been going on since Monday march 12th.
-  Number: 4 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:50:44 PM
These flowers may need to be replaced i will check them at the end of the week and send pictures and give my suggestion.
-  Number: 5 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:43:00 PM
I have talked with the crew about this and will keep training so this wont become an issue.
-  Number: 6 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:43:53 PM
This is also affected by the well issue as well as the frost from this winter i will keep an eye on them.
-  Number: 7 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:46:05 PM
This is also an area that is being affected by the well issues.

Wild Tamarind Dr, Bassett Creek Dr.

8. Crape myrtles are starting to rejuvenate from the spring cutback. Continue to monitor.
9. At the Front entrance on Bassett Creek Drive there is a lot of flagging and hot spotting plant material and turf. This is from the HOA irrigation issues.
10. Does the come area on Climbing Aster Drive have working irrigation zones?  ¹
11. Plant material in the recently installed non irrigated islands is still in recovery mode. This plant material without working irrigation will have trouble coming back. (Pic 11)



12. Remove the weeds from the Mist Flower Lane center island common area.  ²
13. During my visit I checked out the recently install trees on Mist Flower Lane. Some of them are starting to produce new growth. We will need to continue to fill up the water bags and monitor them.
14. Does the common areas on Pepper Grass Drive have irrigation?  ³



Number: 1 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:54:35 PM

There is irrigation in the median between the sidewalk and the road. the open field isnt irrigated.

Number: 2 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:55:09 PM

This will be addressed on the next visit.

Number: 3 Author: jstephens Subject: Sticky Note Date: 3/30/2021 3:56:32 PM

There is irrigation for the trees and plant beds , the open fields are not irrigated.

Tab 9



Jamie Stephens
Yellowstone Landscape

K-BAR-1 FIELD REPORT

Tuesday, March 23, 2021

Prepared For K-Bar-1.

9 Issues Identified



OBSERVATION 1



OBSERVATION 2



OBSERVATION 3



OBSERVATION 4



OBSERVATION 5

Assigned To Round A Bouts

Plants are still not responding from the frost damage.



OBSERVATION 6

Assigned To Conservation Cut Backs.



OBSERVATION 7

Assigned To Community

Conservation cut backs



OBSERVATION 8

Assigned To Community

Crape myrtle trees are all pruned.



OBSERVATION 9

Assigned To Magnolias

We have been working on the moss on all the magnolias throughout the community.

Tab 10

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3-2-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
1,2,3,401, A,	X			X			X	X	X			X		5.0			Partly Cloudy
101, 601, FPM	X			X				X	X			X					
503, 501, 202,	X			X				X	X			X					
201, 301, 302,	X			X				X	X			X					
502, FPM pond																	

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose,
alligator weed, spike rosh, trash pickup, algae, penny
wort

BLUE WATER AQUATICS

Aquatic & Environmental Services

6727 TROUBLE CREEK ROAD
 NEW PORT RICHEY, FL 34653
 (727) 842-2100
 FAX (727) 842-2110

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3-4-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # _____

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
702, 701-M,	X			X				X				X			NO		Partly Cloudy
800L, 100-L,	X			X				X				X					
500, 400, 300,	X			X				X				X					
200, 100, 111x,	X			X				X				X					
112x, 113x, 100x	X			X				X				X					
200-L, 300L	X			X				X				X					
600-L, 700L,	X			X				X				X					
500L-Sump,	X			X				X				X					
400L, K,	X			X				X				X					
301, 800L, 1	X			X				X			X	X					

OBSERVATIONS/RECOMMENDATIONS

treated torpedo grass, primrose, penny wort, alligator weed, cattails, spike rush, azola, duckweed, salvinia

BLUE WATER AQUATICS

Aquatic & Environmental Services

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NEW PORT RICHEY, FL 34653
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- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

BLUE WATER AQUATICS

SERVICE REPORT

DATE: 3-8-21

CUSTOMER: K Bar I

AQUATECH: Melissa

ACCOUNT # _____ WORK ORDER # Follow up

SITE	INSPECTION	TREATMENT	AIRBOAT	JONBOAT	AQUA-MULE	ATV	BACKPACK	ALGAE	GRASSES	CATTAILS	SUBMERSED	FLOATING	BRUSH	D/OXYGEN	WATER LEVEL	RESTRICTION # DAYS	WEATHER CONDITIONS
113x, 100, 300,	X			X			X	X				X	1	N/O			Sunny
400, 500, EWE-1,	X			X			X	X									
A, 101, FPM pond,	X			X			X	X				X					
301, 201,	X			X			X										

OBSERVATIONS/RECOMMENDATIONS treated algae & torpedo grass

BLUE WATER AQUATICS

Aquatic & Environmental Services

6727 TROUBLE CREEK ROAD
NEW PORT RICHEY, FL 34653
(727) 842-2100
FAX (727) 842-2110

- Algae & Aquatic Weed Control Programs
- Water Quality Testing
- Wetland Creation, Restoration & Management
- Lake Aeration Systems
- Mechanical Weed Removal
- Noxious Tree & Brush Control
- Mitigation Services

LAKE MANAGEMENT • AQUATIC SERVICES • ENVIRONMENTAL PLANNING

CUSTOMER

Tab 11



KBAR Access Control Addtions Revised

K Bar Ranch

10511 Wild Tamarind Dr.
Tampa, FL 33647
(813) 933-5571

Prepared by:
Securiteam
Frank Prete
Frank@mysecuriteam.com
(813) 909-7775



WHY SECURITEAM

At Securiteam, we challenge conventional thinking in everything we do. We believe that thinking differently inspires innovation and creativity, enabling us to design and create innovative customized security and technology solutions that are durable, reliable, and user friendly.

We pride ourselves on our responsiveness, attention to detail, and customer service. We listen to your needs, collaborate ideas, and work to develop unique value-added solutions that meet today's most demanding requirements.

ABOUT US

- We are a Premier Security Solutions & Technology Integration Company Founded in 2005
- Nationally recognized as a 2020 Top-100 Systems Integrator by SDM Magazine
- Created our Proprietary Virtual Security Guard Kiosk in 2012
- We Customize State-of-the-Art Solutions that meet YOUR Specific Needs
- Licensed, Bonded, Insured, and State Certified Security & Alarm Contractor
- Customer-Centric Business Culture Providing YOU with Exceptional Customer Service
- Industry Leading A+ Better Business Bureau Rating and a 4.9 Google Rating
- Panasonic Diamond Level Security Solutions Provider

WHAT WE DO

- Access Cards & Fobs
- Access Control Systems (Facility & Vehicle)
- AV (Television & Projector) Systems
- Electronic Meeting Room Scheduler
- Centralized Touchpad Controller
- Climate Control
- Digital Signage
- Ethernet & USB Ports
- Gate Operating Systems
- Guest Wi-Fi
- Low Voltage Cabling
- Lutron Lighting Integration
- Music & Sound Distribution
- Music Streaming Service
- Security Systems
- Surveillance Systems
- Troubleshooting & Repair Services
- Virtual Security Guard Kiosk
- Virtual Security Guard Surveillance
- VOIP Phones and Service





Summary of Qualifications

Securiteam Inc.

- Securiteam is locally owned and operated in Tampa, FL
- Installations include Moffitt Cancer Center, Del Web at Bexley, Harrison Ranch, Tampa Bay Golf, The Groves and many more.
- Licensed, Bonded, Insured and State Certified Security and Fire Alarm Contractors
- \$2 Million Liability Insurance policy
- A+ rating by the BBB
- 24/7/365 live tech support
- Listed in the top 100 Security Integrator's in the country

Key Personnel

Rob Cirillo – Founder & CEO

- 25+ Years of electronic security industry experience including regional management positions.
- Licensed to design and install Security and Fire Alarm Systems in FL, MA, & ME
- Automatic Fire Alarm Association Trained and Certified

Frank Prete – Vice President

- 25+ Years technical industry experience
- Certified for Burglar Alarm and Fire Alarm Installations

Technical Team

- Erik Varno – Installation Manager – 20+ years of experience
- Chris Beck – Service Manager – 15+ years of experience
- Bryce Verdin – Project Manager – 7+ years of experience
- Installers and Service Technicians average over 15+ years of experience

Office Personnel

- Nisha Sevilla – Office Manager – 5+ years of experience

DoorKing Integrated Access Control Platform

DoorKing, Inc. (we are also known as “DKS”) was established in 1948 and is one of the country's leading manufacturers of telephone entry systems, vehicular gate operators, parking control products and access control systems in the United States.

One Stop Shopping

Whether you're for a stand-alone telephone entry system or one combined with integrated card access, Door king provides one point of system management. Access Account manager allows you to manage your card access system and telephone entry from one portal.

System connection options includes 4G Cellular, VOIP and POTS line

Door King Access Plus System



**ACCESS PLUS
ACCOUNT MANAGER**



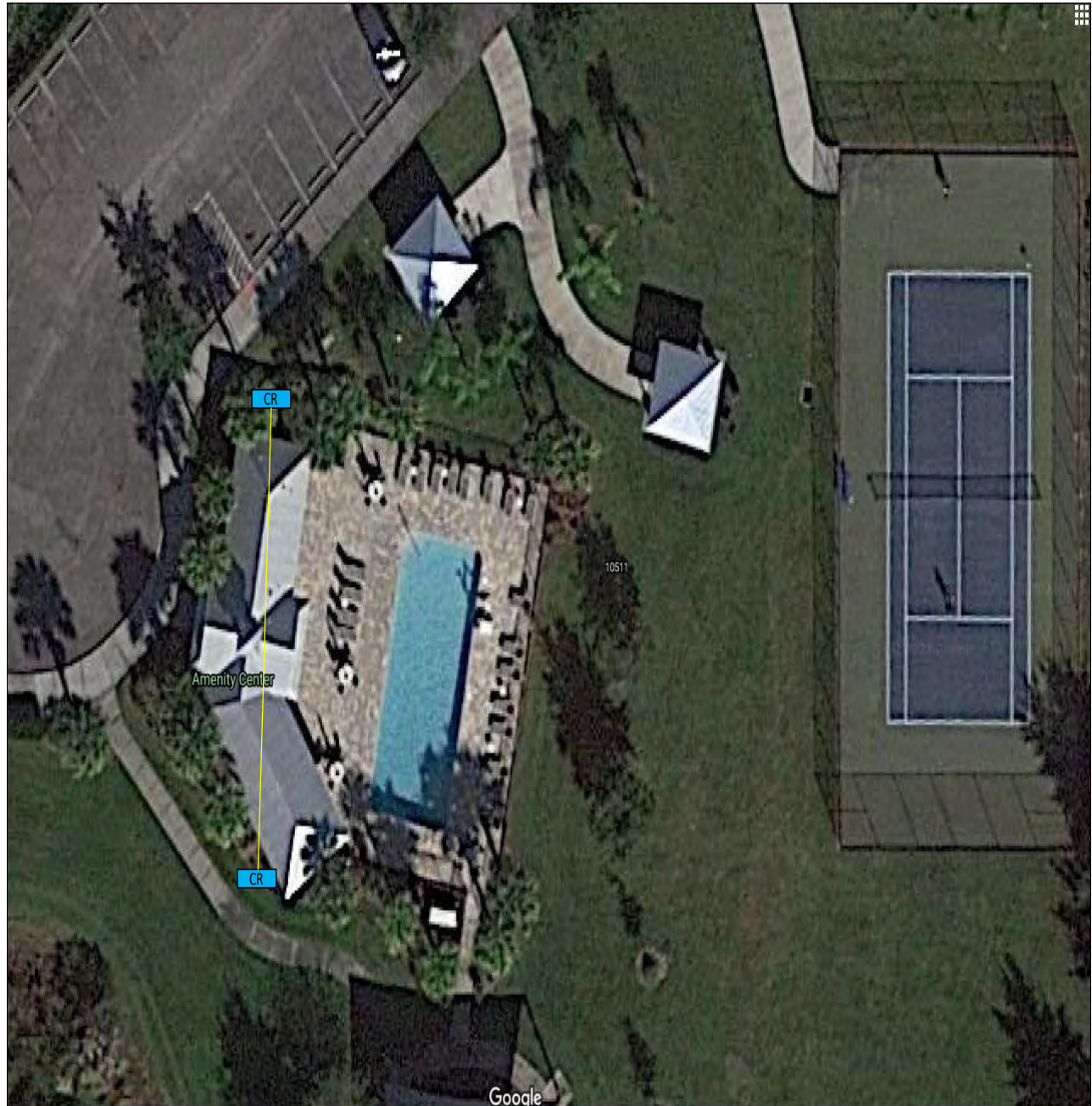
DKS Cellular Option™



DKS Internet Options™



DKS IM Server Modem™





A Security & Technology Company

K BAR RANCH

KBAR ACCESS CONTROL ADDITIONS REVISED

ACCESS CONTROL - CLUB HOUSE ADD ON

2	Door King Single Tracker with Enclosure
1	Door access power controller
2	Door King Proximity Reader
2	1200 LB Electro-magnetic lock - Weldable
2	Z-Bracket for 1200 lb Weldable Maglock
2	4-8' Aluminum Mounting Post - Custom Powder Coat (includes footer)
2	Enforcer Illuminated Request Exit to button with timer
1	18/4 DIRECT BURIAL 1000'
1	Outdoor (and direct burial) rated Reader Cable OAS
2	12-Volt 7AH backup battery

PROJECT SUMMARY

TOTAL (plus applicable taxes)

\$8,169.00

- **Exact fence location TBD from client.**
- **Internet service required for remote system connection**
- **50% down and balance upon substantial completion or**
- **Finance / Lease Options (\$0 down, \$250 document fee, \$1 buyout at the end of term):**
36 months @ \$, 48 months @ \$ or 60 months @ \$ (estimated)
- **Prices don't include municipal permit fees if applicable.**
- **Customer to supply: AC power to Securiteam specifications**

Product Details



Doorking Single Tracker with Enclosure

DKA-2351-080-I

Model 2358 "Tracker" expansion boards are used with models 1833, 1835, 1837 and 1838 access controllers to expand these systems to control up to 24 entry points. DKS access controllers and "tracker" expansion boards make a powerful access control combination that can be used in a variety of applications and they add many door control features to the overall system. Tracker boards are also used with DKS gate operators to provide gate operator data to the access control system.

<http://www.accessdistributioncentre.com/product.php?productid=18998&cat=&page=1>



Door access power controller

AL600ULACM 6amp-I

The most important part of the access control system, the power controller determines which doors are locked and which ones are unlocked. A faulty power controller can restrict emergency egress from the building in the event of a fire. Backup batteries maintain lock functionality in the event of a power outage. 6 amp output.

http://altronix.com/library/pdf/data_sheets/DS_ACMseries.pdf



Door King Proximity Reader

1815-300 Mullion Reader-I

DoorKing offers the following proximity card reader products: DK Prox, HID and AWID proximity card readers, all of which are compatible with the 1830 Series access controllers. All readers feature a cosmetically appealing design that will blend with any architectural design and offer high durability and reliability.



1200 LB Electro-magnetic lock - Weldable

1200 LB Weldable Magloc-I

Features: •For outdoor sliding and swinging electric gates. •Brackets can be welded or bolted directly to gate. •Brackets are zinc-plated for corrosion resistance. •Brackets have black finish to match most gates. •Lock is water and vandal-resistant. •Lock has attractive stainless-steel finish. •Maintenance-free, factory-sealed design. Prewired for 12VDC operation. •Adapter and mounting hardware included.

http://www.seco-larm.com/image/data/A_Documents/01_PI-Sheets/PI_E-94XFC-XXXSQ_150930.pdf



Enforcer Illuminated Request Exit to button with timerOutdoor RTE w Timer-I

- Piezoelectric pushbuttons for indoor or outdoor use (IP65).
- No moving parts for heavy duty use.
- LED ring around button changes from green to red or red to green when the button is pressed.
- Timed or toggle output.
- SD-6176-SSVQ and SD-6276-SSVQ include separate manual override button for use in case of a power failure to the pushbutton.

<http://www.seco-larm.com/pdfs/PI-SD-6x73-SSxQ.pdf>



Outdoor (and direct burial) rated Reader Cable OAS 714410VNQ 18/6 DB Reader

18 AWG 6 Conductor Bare Copper, Shielded with Water Block Tape and overall jacket. Material suitable for underground use and indoor trays. (Low voltage industrial process control circuits, Power-Limited circuits, Power-Limited fire alarm circuits, Power-Limited try cable PLTC)

TERMS, SCOPE & ACCEPTANCE

Your satisfaction is important to us, and we plan to exceed your expectations!
This proposal is a complete package, including design, wiring, equipment, installation.

All equipment is warranted by the manufacturers. We guarantee all installation work to be free of defects for a period of one year from installation date. If service is required, we will be happy to provide you with excellent service for your system.

Customer must maintain sufficient insurance to cover property damages or bodily injury for Customer and any of its licensees, invitees or others who are not such licensees, contractors, employees, agents or invitees of Securiteam, Inc. Customer agrees that recovery from Securiteam for any property damage or bodily injury shall be offset by payment from such insurance.

Prices contained in this proposal are valid for 30 days. Any changes to this proposal will be submitted in writing for approval.

To be supplied by others to Securiteam's specifications:

- Municipal permit fees (if applicable)
- A/C Power
- Applicable internet or telephone communications services

Accepted by

Date

Securiteam

I accept this proposal and authorize the work to be done and accept responsibility for payments due.

Tab 12



Proposal #116647

Date: 03/11/2021

From: Jamie Stephens

Proposal For

K-Bar Ranch I CDD
c/o Rizzetta & Company, Inc.
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625

main:
mobile:
lhayes@rizzetta.com

Location

10511 Wild Tamarind DR
Tampa, FL 33647

Property Name: K-Bar Ranch I CDD

K-Bar-1 laurel vista Heron Preserve annual bed soil replacement.

Terms: Net 30

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
labor to remove soil and clay and install new planting soil.	32.00	\$52.05	\$1,665.60
Labor to remove and install the soil at Laurel vista and Heron Preserve.			
7 yards of top soil for the annual beds	7.00	\$87.50	\$612.50
7 yards of top soil for the annual beds. this will build up the beds and help with drainage and vigor of the flowers.			
Irrigation Labor	8.00	\$59.15	\$473.20

Client Notes

Proposal to replace the soil at the Laurel Vista and Heron Preserve entry signs. we will remove the soil down below the concrete and install proper soil for the health of the Annual flowers.

Signature

x

SUBTOTAL	\$2,751.30
SALES TAX	\$0.00
TOTAL	\$2,751.30

Signature above authorizes Yellowstone Landscape to perform work as described above and verifies that the prices and specifications are hereby accepted. All overdue balances will be charge a 1.5% a month, 18% annual percentage rate.

Limited Warranty: All plant material is under a limited warranty for one year. Transplanted plant material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e. Acts of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

Tab 13

K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 149

DEDICATION:

THE UNDERSIGNED OWNERS OF THE LANDS PLATTED HEREIN, M/I HOMES OF TAMPA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KRUSEN-DOUGLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY DO HEREBY DEDICATE THIS PLAT, "K-BAR RANCH - PARCEL 0" FOR RECORD AND FURTHER DOES HEREBY DEDICATE TRACT "A" TO THE CITY OF TAMPA. K-BAR RANCH PARKWAY AND WILD TAMARIND DRIVE ARE DEDICATED TO THE CITY OF TAMPA AS PUBLIC RIGHTS-OF-WAY.

ALL SEWER FACILITIES, RIGHT-OF-WAY FOR LAUREL VISTA WAY AND WHISPERING BROOK DRIVE SHALL BE OWNED AND MAINTAINED BY THE K-BAR RANCH PARCEL 0 HOMEOWNERS ASSOCIATION (HOA). THE WATER FACILITIES WITHIN RIGHT-OF-WAY FOR LAUREL VISTA WAY AND WHISPERING BROOK DRIVE SHALL BE OWNED AND MAINTAINED BY THE CITY OF TAMPA WATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE STORMWATER FACILITIES AND PONDS SHOWN HEREON AND ALL TREES WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT (CDD). THE STORM PIPES, INLETS AND MANHOLES LOCATED WITHIN ALL RIGHTS-OF-WAY AND DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE CDD. A FLOW-THROUGH EASEMENT IS HEREBY DEDICATED TO THE CITY OF TAMPA OVER TRACT "F", ALL DRAINAGE AREAS AND DRAINAGE EASEMENTS FOR THE FLOW OF WATER FROM THE PUBLIC RIGHTS-OF-WAY.

OWNERSHIP OF AND MAINTENANCE RESPONSIBILITIES FOR TRACTS "A", "B", "C", "D" AND "E" AND THE DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CDD. THE CDD WILL BE RESPONSIBLE FOR THE FUNDING OF THE INSTALLATION, OPERATION, AND MAINTENANCE OF THE STREET LIGHTS INCLUDING K-BAR RANCH PARKWAY VIA CONTRACT WITH TAMPA ELECTRIC COMPANY, CONTRACT NO. 2047, WORK REQUEST NO. 1197610, AS AMENDED.

OWNERSHIP OF AND MAINTENANCE RESPONSIBILITIES FOR TRACT "G" IS HEREBY RETAINED BY THE OWNER.

INGRESS/EGRESS AND UTILITY EASEMENT RIGHTS OVER AND ACROSS TRACT "B" ARE HEREBY DEDICATED TO THE CITY OF TAMPA FOR EMERGENCY ACCESS FOR FIRE, POLICE, OTHER SERVICES AS DEEMED NECESSARY AND OTHER OFFICIAL DUTIES ALSO FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.

THE 10.00' UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE FOLLOWING: THE CITY OF TAMPA WASTEWATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR SEWER SERVICES; TAMPA ELECTRIC COMPANY, ITS SUCCESSORS, ASSIGNS AND DESIGNEES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF ELECTRICAL SERVICES; KRUSEN-DOUGLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS, ASSIGNS AND DESIGNEES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF INCLUDING BUT NOT LIMITED TO NATURAL GAS SERVICE, FIBER OPTIC CABLE, TELECOMMUNICATIONS, INTERNET, CABLE, SECURITY LINES, AND APPURTENANT FACILITIES.

THE 30.00' WATER LINE EASEMENT AND THE WATER TRANSMISSION FACILITIES LOCATED THEREIN, DEPICTED WITHIN TRACT G, IS DEDICATED TO THE CITY OF TAMPA WATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR THE OWNERSHIP AND MAINTENANCE OF PUBLIC WATER FACILITIES LOCATED THEREIN AND FOR ACCESS TO THOSE FACILITIES. WATER TRANSMISSION FACILITIES LOCATED WITH K-BAR RANCH PARKWAY ARE DEDICATED TO THE CITY OF TAMPA WATER DEPARTMENT, ITS SUCCESSORS AND ASSIGNS, FOR OWNERSHIP AND MAINTENANCE OF PUBLIC WATER FACILITIES LOCATED THEREIN.

THE 30.00' FORCE MAIN EASEMENT IS HEREBY DEDICATED TO THE HOA, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF SEWER FACILITIES.

THE 10.00' ELECTRIC POWER EASEMENTS ARE HEREBY DEDICATED TO TAMPA ELECTRIC COMPANY, ITS SUCCESSORS, ASSIGNS AND DESIGNEES FOR THE PURPOSES OF INSTALLATION AND MAINTENANCE OF ELECTRICAL SERVICES.

THE WASTEWATER FACILITIES CONSTRUCTED IN THE PUBLIC RIGHTS-OF-WAY OF K-BAR RANCH PARKWAY AND WILD TAMARIND DRIVE ARE DEDICATED TO THE CITY OF TAMPA FOR OWNERSHIP AND MAINTENANCE.

DESCRIPTION:

A portion of Sections 3 and 4, Township 27 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Section 3 said point also being the Northeast corner of said Section 4, said point also being the Southwest corner of Section 34, Township 26 South, Range 20 East, Pasco County, Florida and the Southwest corner of MEADOW POINTE III PARCEL "SS", as recorded in Plat Book 51, Pages 138 - 142, of the Public Records of Pasco County, Florida; thence N.89°59'19"E, 380.66 feet along the Northern boundary line of said Section 3 and along the Southerly boundary line of said Section 34 and of said MEADOW POINTE III PARCEL "SS"; thence S.04°47'54"E, 1575.25 feet; thence S.00°27'11"E, 608.98 feet; thence S.26°47'22"W, 260.41 feet to the Northerly boundary line of Parcel 1, described in O.R. Book 20642, Page 1438; thence N.90°00'00"E, 175.60 feet along said Northerly boundary line; thence S.01°47'33"E, 154.52 to a point on a non-tangent curve, said point the beginning of a curve concave to the North having a radius of 895.00 feet; thence NORTHEASTERLY, 226.20 feet along said curve through a central angle of 14°28'50" (chord bears N.75°33'08"E, 225.59 feet); thence N.68°18'43"E, 388.46 feet; thence S.21°41'17"E, 120.00 feet; thence S.68°18'43"W, 388.46 feet to the beginning of a curve concave to the North having a radius of 1015.00 feet; thence NORTHWESTERLY, 1098.00 feet along said curve through a central angle of 61°58'52" (chord bears N.80°41'51"W, 1045.24 feet); thence N.49°42'25"W, 266.66 feet to the beginning of a curve concave to the Southeast having a radius of 25.00 feet; thence SOUTHWESTERLY, 39.27 feet along said curve through a central angle of 90°00'00" (chord bears S.85°17'35"W, 35.36 feet); thence S.40°17'35"W, 137.70 feet to the beginning of a curve concave to the East having a radius of 130.00 feet; thence SOUTHWESTERLY, 102.70 feet along said curve through a central angle of 45°15'48" (chord bears S.17°39'40"W, 100.05 feet); thence S.04°58'14"E, 58.47 feet to the beginning of a curve concave to the West having a radius of 255.00 feet; thence SOUTHWESTERLY, 187.85 feet along said curve through a central angle of 42°12'26" (chord bears S.16°07'59"W, 183.63 feet) to the Northerly boundary line of BASSET CREEK ESTATES - PHASE 2A, as recorded in Plat Book 118, Pages 129-143, of the Public Records of Hillsborough County, Florida; thence along said Northerly boundary line the following 24 courses and one curve: N.45°32'10"W, 95.24 feet; thence N.27°00'44"E, 44.95 feet; thence N.02°03'25"W, 76.23 feet; thence N.08°40'28"W, 78.14 feet; thence N.27°04'03"W, 84.05 feet; thence N.31°27'28"W, 55.30 feet; thence N.55°28'52"W, 58.14 feet; thence N.42°12'43"W, 66.43 feet; thence N.59°28'10"W, 45.59 feet; thence N.20°43'03"W, 76.02 feet; thence N.30°05'49"W, 81.72 feet; thence N.26°27'51"W, 87.45 feet; thence N.36°19'37"W, 65.00 feet; thence N.64°46'42"W, 97.71 feet; thence N.61°59'45"W, 83.21 feet; thence N.75°47'25"W, 50.93 feet; thence S.87°08'22"W, 44.29 feet; thence S.59°49'38"W, 50.45 feet; thence N.75°48'40"W, 70.14 feet; thence N.81°35'40"W, 45.68 feet; thence N.29°31'34"W, 39.37 feet; thence N.20°19'40"W, 16.28 feet; thence S.86°43'26"W, 526.83 feet to the beginning of a curve concave to the North having a radius of 1660.00 feet; thence NORTHWESTERLY, 709.20 feet along said curve through a central angle of 24°28'42" (chord bears N.81°02'12"W, 703.82 feet); thence N.68°47'51"W, 50.35 feet to the Northeastmost corner of said BASSET CREEK ESTATES - PHASE 2A; thence continue N.68°47'51"W, 451.63 feet to the beginning of a curve concave to the South having a radius of 895.00 feet; thence SOUTHWESTERLY, 1005.54 feet along said curve through a central angle of 64°22'19" (chord bears S.79°00'59"W, 953.48 feet); thence S.46°49'50"W, 1253.10 feet to the beginning of a curve concave to the Northwest having a radius of 420.00 feet; thence SOUTHWESTERLY, 272.94 feet along said curve through a central angle of 37°14'05" (chord bears S.65°26'52"W, 268.17 feet); thence S.84°03'54"W, 105.42 feet to the beginning of a curve concave to the South having a radius of 1742.01 feet; thence SOUTHWESTERLY, 11.63 feet along said curve through a central angle of 00°22'57" (chord bears S.84°15'21"W, 11.63 feet) to the Westerly boundary line of said Section 4, said line also being the Easterly boundary line of Section 5, Township 27 South, Range 20 East and the Easterly boundary line of OAK PRESERVE BOULEVARD as shown on the plat of LIVE OAK PRESERVE PHASE 2C - VILLAGES 13 AND 16, as recorded in Plat Book 111, Pages 53 - 79, of the Public Records of Hillsborough County, Florida; thence N.00°24'18"W, 120.52 feet along said Easterly and Westerly boundary lines; thence N.84°03'54"E, 105.44 feet to the beginning of a curve concave to the North having a radius of 300.00 feet; thence NORTHEASTERLY, 194.96 feet along said curve through a central angle of 37°14'05" (chord bears N.65°26'52"E, 191.55 feet); thence N.46°49'50"E, 1253.10 feet to the beginning of a curve concave to the South having a radius of 1015.00 feet; thence NORTHEASTERLY, 1140.36 feet along said curve through a central angle of 64°22'19" (chord bears N.79°00'59"E, 1081.32 feet); thence S.68°47'51"E, 501.99 feet to the beginning of a curve concave to the North having a radius of 1540.00 feet; thence SOUTHEASTERLY, 657.93 feet along said curve through a central angle of 24°28'42" (chord bears S.81°02'12"E, 652.94 feet); thence N.86°43'26"E, 418.51 feet; thence N.20°00'00"E, 1357.85 feet; thence N.15°00'00"W, 446.42 feet to the Northerly boundary line of said Section 4; thence S.89°52'44"E, 1202.17 feet along said Northerly boundary line to the POINT OF BEGINNING.

Containing 109.99 Acres (More or Less).

CITY OF TAMPA, FLORIDA:

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA.

RESOLUTION NO. 2013-471
DATE 7/1/13
CITY CLERK/DEPUTY CITY CLERK Shirley Fox-Krout

I HEREBY CERTIFY THAT THE MAYOR OF THE CITY OF TAMPA APPROVED THIS PLAT ON THIS 1st DAY OF July, 2013.

CITY CLERK/DEPUTY CITY CLERK Shirley Fox-Krout

REVIEWING AGENCY SURVEYORS CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY Lawrence E. Mills DATE 8/14/2013
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 3141
FOR THE DEPARTMENT OF PUBLIC WORKS, SURVEY SECTION, CITY OF TAMPA, FLORIDA.

CLERK OF THE CIRCUIT COURT:

COUNTY OF HILLSBOROUGH, STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS PLAT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, FILED FOR RECORD THIS 25 DAY OF September, 2013.

IN PLAT BOOK 121, PAGE NUMBERS 149 TO 105, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: PAT FRANK
CLERK OF CIRCUIT COURT

BY: Chakeya Bay
DEPUTY CLERK

CLERK FILE NUMBER:

THIS 25 DAY OF September, 2013. TIME 3:49 PM NUMBER 2013365730

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE CITY OF TAMPA LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 12TH DAY OF APRIL, 2013, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

Scott R. Fowler
SCOTT R. FOWLER, LS 5185
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 1 OF 17

OWNER:

M/I HOMES OF TAMPA, LLC, a Florida limited liability company

NAME / TITLE M/I Vice President

WITNESS Choke Firebaugh
WITNESS Choke Firebaugh

PRINT Vivonne Lobson
PRINT Choke Firebaugh



COMMUNITY DEVELOPMENT DISTRICT:

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT

NAME / TITLE Betty Valenti, Chairman

WITNESS Choke Firebaugh
WITNESS Choke Firebaugh

PRINT Vivonne Lobson
PRINT Choke Firebaugh

ACKNOWLEDGEMENT:

STATE OF Florida,)
COUNTY OF Hillsborough,)

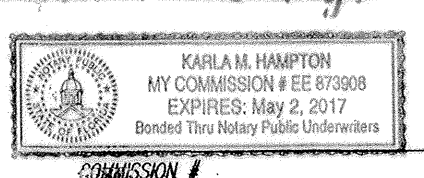
THIS IS TO CERTIFY, THAT ON July 30, 2013, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Marshall Gray,)
OF M/I HOMES OF TAMPA, LLC, WHO IS [X] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

KARLA M. HAMPTON
PRINTED NAME

MAY 2, 2017
MY COMMISSION EXPIRES



OWNER:

KRUSEN-DOUGLAS, LLC, a Florida limited liability company

NAME / TITLE William President

WITNESS Andrew Ingersoll
WITNESS Travis Loxton

PRINT Andrew Ingersoll
PRINT Travis Loxton



HOMEOWNERS ASSOCIATION:

K-BAR RANCH PARCEL 0 HOMEOWNERS ASSOCIATION

NAME / TITLE Betty Valenti, President

WITNESS Choke Firebaugh
WITNESS Choke Firebaugh

PRINT Vivonne Lobson
PRINT Choke Firebaugh

ACKNOWLEDGEMENT:

STATE OF Florida,)
COUNTY OF Hillsborough,)

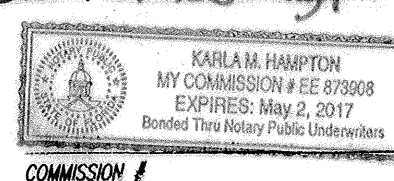
THIS IS TO CERTIFY, THAT ON July 30, 2013, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Betty Valenti,)
OF K-BAR RANCH PARCEL 0 HOMEOWNERS ASSOCIATION, WHO IS [X] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

KARLA M. HAMPTON
PRINTED NAME

MAY 2, 2017
MY COMMISSION EXPIRES



ACKNOWLEDGEMENT:

STATE OF FLORIDA,)
COUNTY OF Hillsborough,)

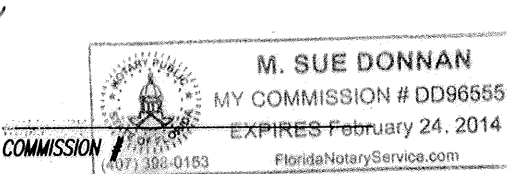
THIS IS TO CERTIFY, THAT ON August 5, 2013, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED M. Andrew Krusen Jr., President,)
OF KRUSEN-DOUGLAS, LLC, WHO IS [X] / IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT Tampa, Hillsborough COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

M. SUE DONNAN
PRINTED NAME

FEBRUARY 24, 2014
MY COMMISSION EXPIRES



K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 150

THIS IS NOT A
UNPLATTED
CERTIFIED COPY

190' FLORIDA POWER CORPORATION
EASEMENT PER O.R. BOOK 5980 PAGE 333
ASSIGNED TO TCFL PER O.R. BOOK 14514

POINT OF BEGINNING

N.W. CORNER OF SECTION 3, TOWNSHIP 27 SOUTH, RANGE 20 EAST;
S.W. CORNER OF SECTION 34, TOWNSHIP 26 SOUTH, RANGE 20 EAST; AND
S.W. CORNER OF MEADOW POINTE III PARCEL "SS"
(PLAT BOOK 51, PAGES 138 - 142)
4"x4" FOUND CONCRETE MONUMENT NO I.D.

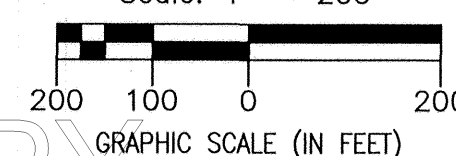
MEADOW POINTE III PARCEL "SS"

(PLAT BOOK 51, PAGES 138-142)
PASCO COUNTY, FLORIDA

N.E. CORNER OF SECTION 3
4"x4" FCM (TOP BROKEN)
No I.D.



Scale: 1" = 200'



LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
- ▣ SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- ⦿ SET PK NAIL & DISK
PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

----- EASEMENT LINE

---.--- MATCH LINE

N00°24'35"W (R) RADIAL BEARING TIES

(B) BLOCK NUMBER

6 SHEET NUMBER

(NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
COT = CITY OF TAMPA
CDD = COMMUNITY DEVELOPMENT DISTRICT
R/W = RIGHT-OF-WAY
O/A = OVER ALL
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION
COMMISSION
FPK = FOUND PK NAIL
FHD = FOUND NAIL & DISK
FCM = FOUND CONCRETE MONUMENT
HOA = HOMEOWNERS ASSOCIATION
SN+D = SET NAIL & DISK LB 3913
R.M. = REFERENCE MONUMENT
NTS = NOT TO SCALE
O.G.S. = OPEN GREEN SPACE
O.R. = ORIGINAL RECORDS
TYP = TYPICAL
SEC = SECTION
NAD83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.C.P. = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE
MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

PLAT NOTES:

1. NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.

ORIGINATING COORDINATES: STATIONS "BRANCH" AND "Z33-131"

2. BASIS OF BEARINGS: THE NORTHERLY BOUNDARY LINE OF SECTION 3, BEARS N.89°59'19"E. (GRID).

3. SUBDIVISIONS PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

4. 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.

5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES BUT SHALL NOT INTERFERE WITH FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

UNPLATTED

UNPLATTED

UNPLATTED

K E Y M A P

The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 48-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 40D, F.A.C.

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 2 OF 17

K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 151

THIS IS NOT A
CERTIFIED COPY

THIS IS NOT A
CERTIFIED COPY

S00°27'11"E
608.98'


LE FOUND PRM
SET 4 PRM
SET 4 PRM

(NR) = NON-RADIAL
 (R) = RADIAL
 (P) = RECORDED PLAT INFORMATION
 C/L = CENTERLINE
 COT = CITY OF TAMPA
 CDD = COMMUNITY DEVELOPMENT DISTRICT
 R/W = RIGHT-OF-WAY
 O/A = OVER ALL

NORTH
 60

SEE SHEET 5 OF 17

UNPLATTED

- LEGEND
- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET PK NAIL & DISK
PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK
-  POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
- NOO°24'35"W (R) RADIAL BEARING TIES

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

(NR) = NON-RADIAL
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P.C.P. = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE
MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT



Scale: 1" = 60'

60 30 0 60

GRAPHIC SCALE (IN FEET)

TRACT "A" (CDD)
DRAINAGE AREA (D.E.)
LANDSCAPE & WALL TRACT

TRACT "A" (CDD)
WETLAND CONSERVATION AREA

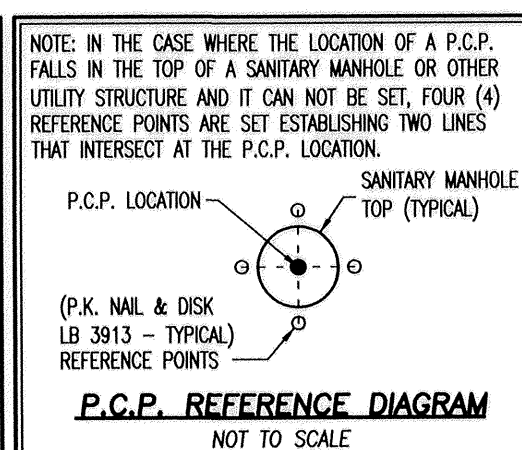
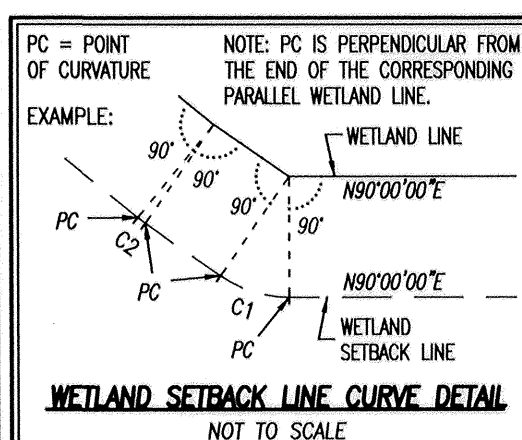
SEE SHEET
4 OF 17

K-BAR RANCH PARKWAY
(PUBLIC)

Radius = 1015.00'
Delta = 61°58'52"
Arc = 1098.00'
Chord = 1045.24'
Chord Bearing:
N80°41'51"W

U N P L A T T E D

The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 400, F.A.C.



CURVE TABLE				
Curve #	Radius	Delta	Arc/Length	Chord Bearing
C1	955.00'	61°58'52"	1033.09'	S80°41'51"E
C2	895.00'	61°58'52"	968.18'	S80°41'51"E
C3	895.00'	47°30'02"	741.99'	S72°37'26"E
C4	865.00'	47°41'19"	719.96'	S73°33'05"E
C5	25.00'	86°41'48"	37.83'	S78°41'58"E
C6	25.00'	26°16'38"	11.47'	N53°50'21"E
C7	25.00'	21°06'58"	9.21'	N77°32'15"E
C8	25.00'	25°35'38"	11.17'	S79°06'27"E
C9	865.00'	15°20'48"	231.69'	S89°43'20"E
C10	865.00'	05°16'09"	79.55'	S79°24'52"E
C11	25.00'	17°57'05"	7.83'	S57°20'05"E
C12	865.00'	05°37'07"	84.82'	S73°58'14"E
C13	865.00'	21°27'15"	323.90'	S60°26'03"E
C292	955.00'	47°30'01"	791.73'	S73°27'26"E
C293	955.00'	14°28'51"	241.36'	N75°33'08"E

Line #	Bearing	Distance
L1	S57°57'08"W	16.71'
L2	N35°21'04"W	46.48'
L3	S57°57'08"W	2.12'
L4	N35°21'04"W	25.89'
L5	S65°41'38"W	32.39'
L6	S40°42'08"W	45.38'
L7	S66°58'46"W	68.27'
L8	S88°05'44"W	38.68'
L9	S88°05'44"W	36.06'
L10	N66°18'38"W	34.13'
L11	N66°18'38"W	36.78'
L12	N48°12'33"W	69.97'

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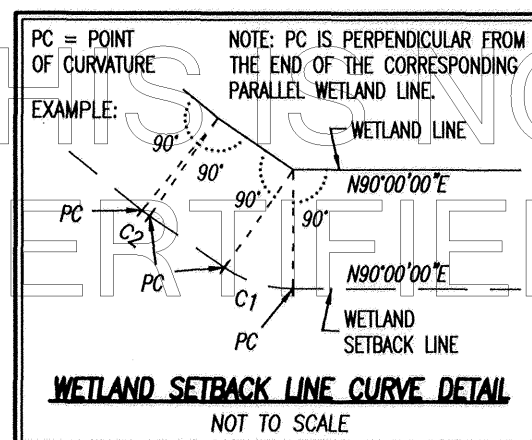
SHEET 3 OF 17

SHEET 4 OF 17

K-BAR RANCH - PARCEL 0

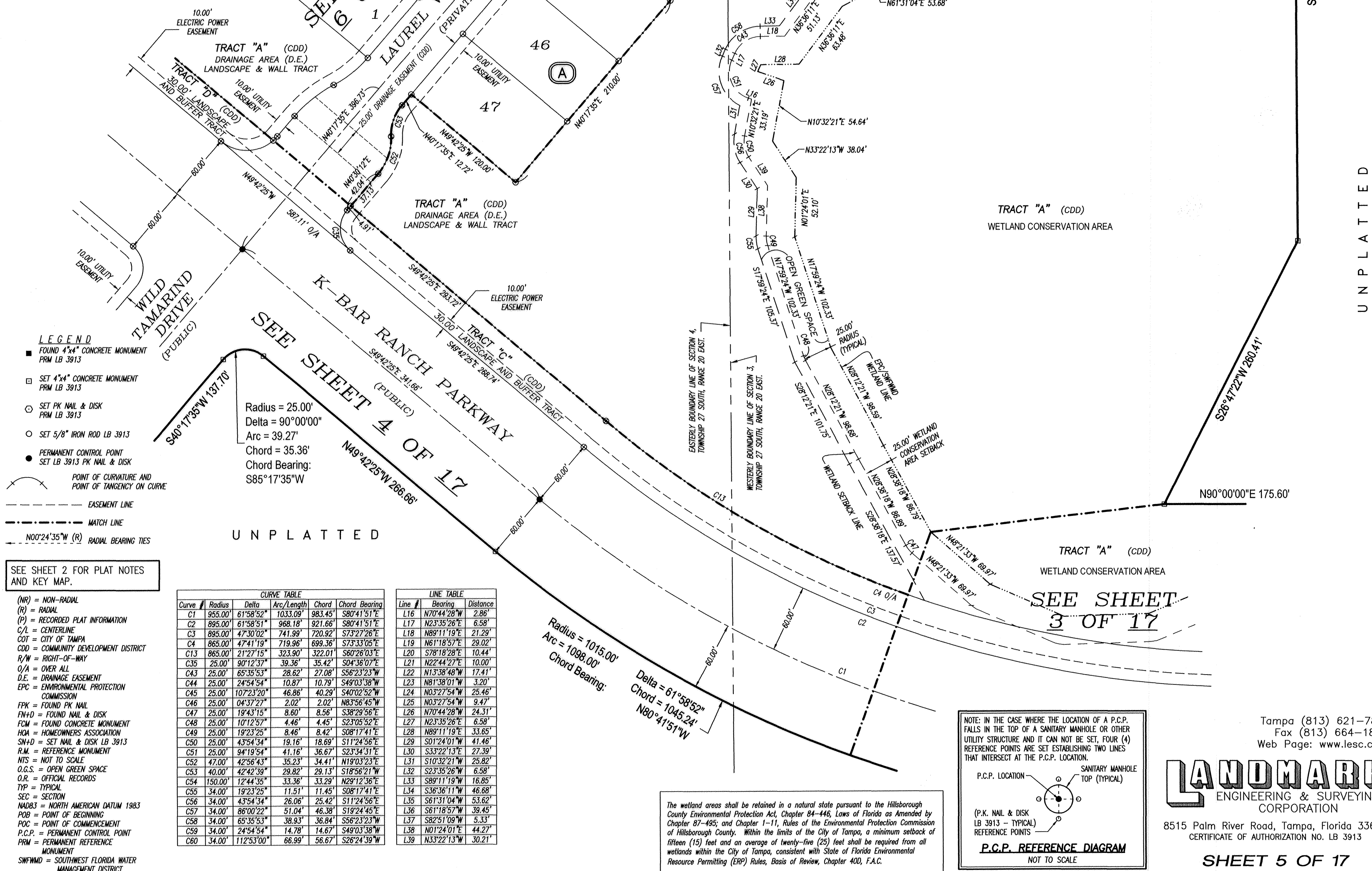
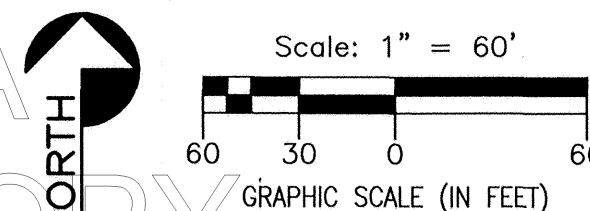
A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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SEE SHEET 10 OF 17

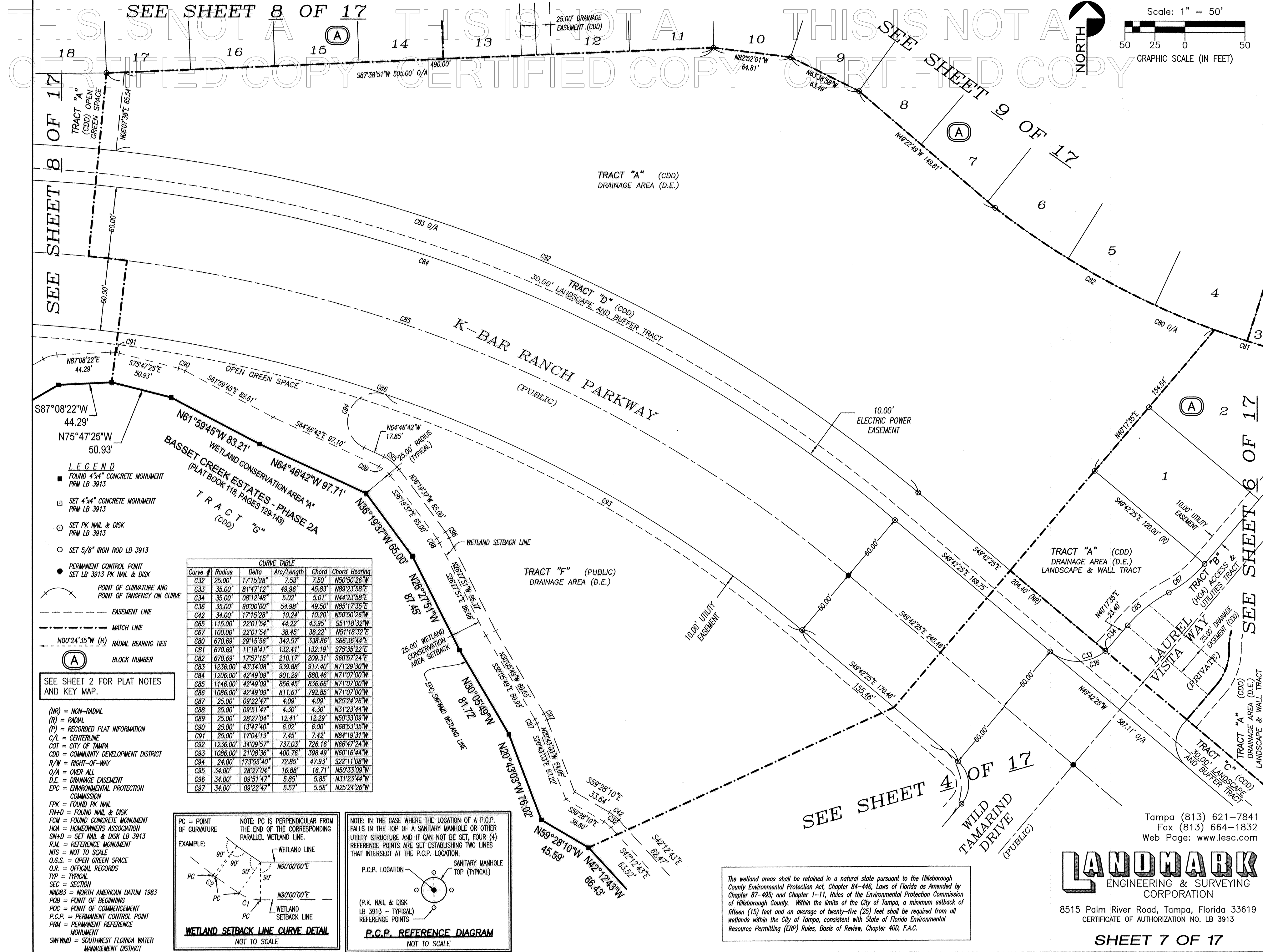
SEE SHEET 6 OF 17



K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 7 OF 17

SHEET 8 OF 17

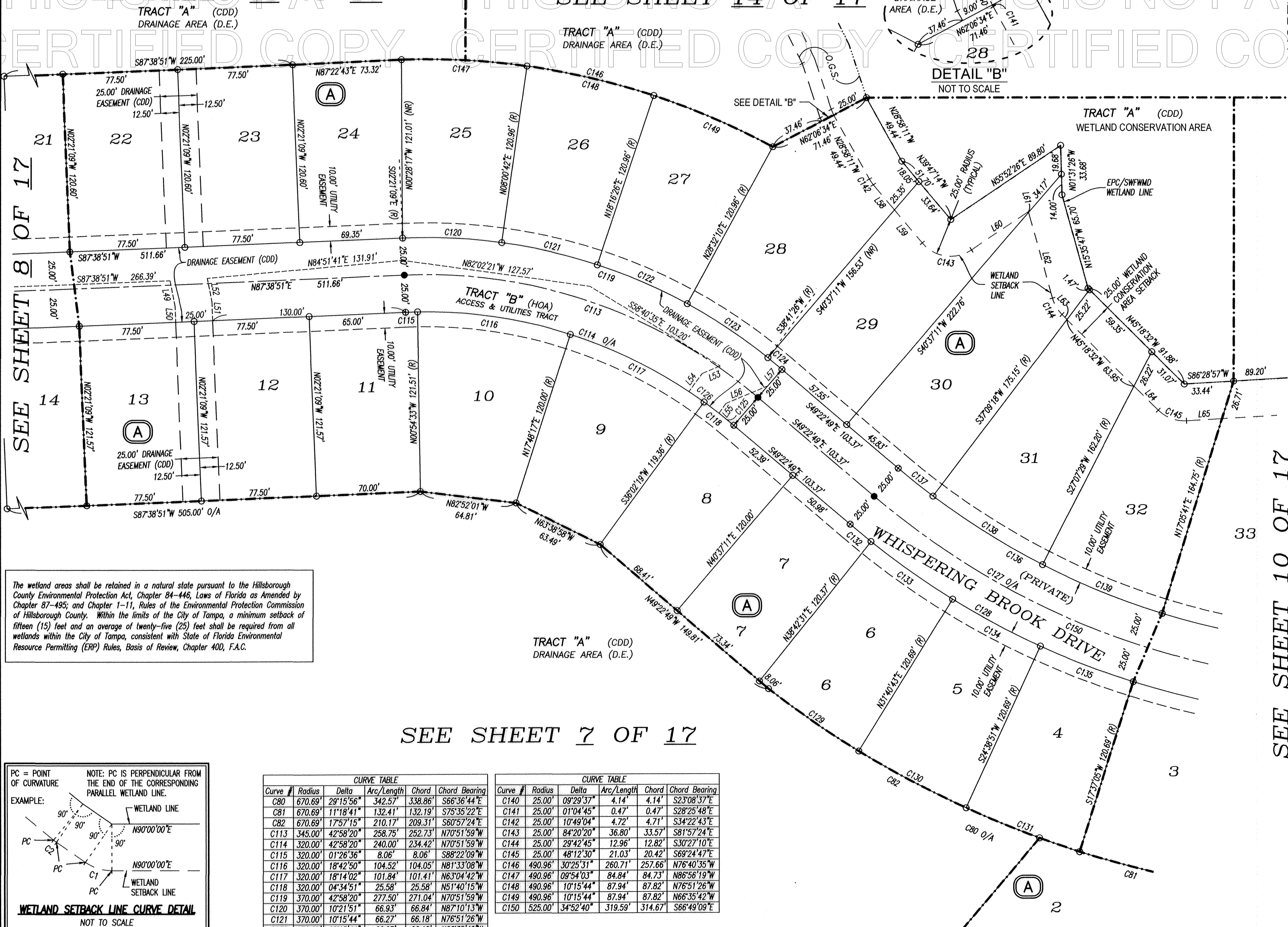
K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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SEE SHEET 11 OF 17

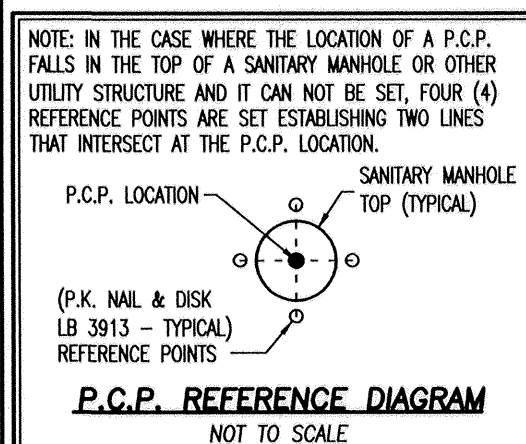
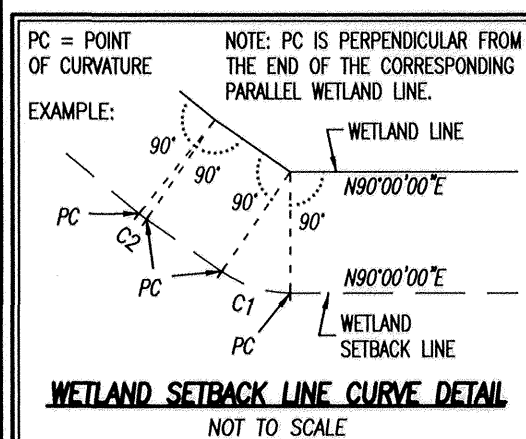
SEE SHEET 14 OF 17



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TRACT "A" (CDD)
DRAINAGE AREA (D.E.)

SEE SHEET 7 OF 17



CURVE TABLE					
Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C80	670.69	29°15'56"	342.57	338.86	S66°36'44"E
C81	670.69	11°18'41"	132.41	129.31	S75°35'22"E
C82	670.69	17°57'15"	210.17	203.19	S60°57'24"E
C113	345.00	42°58'20"	258.75	252.73	N70°51'59"W
C114	320.00	42°58'20"	240.00	234.42	N70°51'59"W
C115	320.00	01°26'36"	8.06'	8.06'	S88°22'09"W
C116	320.00	18°42'50"	104.52'	104.05	N81°33'08"W
C117	320.00	18°14'02"	101.84	101.41	N63°04'42"E
C118	320.00	04°34'51"	25.58'	25.58'	N51°40'15"E
C119	320.00	42°58'20"	277.50	271.04	N70°51'59"W
C120	370.00	10°21'51"	66.93'	66.84'	N87°10'13"W
C121	370.00	10°15'44"	66.27'	66.18'	N76°51'26"E
C122	370.00	10°15'44"	66.27'	66.18'	N66°35'42"W
C123	370.00	10°09'16"	65.57'	65.49'	N56°23'12"E
C124	370.00	01°55'45"	13.06'	12.46'	N50°20'42"W
C125	320.00	02°20'32"	13.08'	13.08'	N50°33'05"W
C126	320.00	04°28'39"	25.01'	25.00'	N53°57'41"E
C127	625.00	55°06'46"	505.00'	485.67'	S75°56'12"E
C128	550.00	29°53'21"	286.92'	267.61'	S64°19'30"E
C129	670.69	06°20'31"	74.24'	74.20'	S55°09'02"E
C130	670.69	07°01'52"	82.30'	82.25'	S61°19'13"E
C131	670.69	07°01'46"	82.28'	82.23'	S68°52'02"E
C132	550.00	01°54'40"	18.34'	18.34'	S50°20'09"E
C133	550.00	07°01'48"	67.48'	67.44'	S54°48'23"E
C134	550.00	07°01'52"	67.49'	67.45'	S61°50'13"E
C135	550.00	07°01'46"	67.48'	67.43'	S68°52'02"E
C136	550.00	55°06'46"	480.95'	462.62'	S75°56'12"E
C137	500.00	03°27'53"	30.24'	30.23'	S51°08'46"E
C138	500.00	10°01'48"	87.53'	87.42'	S57°51'37"E
C139	500.00	10°01'49"	87.53'	87.42'	S67°53'25"E

CURVE TABLE					
Curve /	Radius	Delta	Arc/Length	Chord	Chord Bearing
C140	25.00'	09°29'37"	4.14'	4.14'	S25°08'37"E
C141	25.00'	07°04'45"	0.47'	0.47'	S28°25'48"E
C142	25.00'	10°49'04"	4.72'	4.71'	S34°22'43"E
C143	25.00'	84°20'20"	36.80'	33.57'	S81°57'24"E
C144	25.00'	29°42'45"	12.96'	12.82'	S30°27'10"E
C145	25.00'	48°12'30"	21.03'	20.42'	S69°24'47"E
C146	25.00'	30°25'31"	260.71'	257.66'	N76°40'35"W
C147	490.96'	09°54'03"	84.84'	84.73'	N86°56'18"W
C148	490.96'	10°15'44"	87.94'	87.82'	N76°51'26"W
C149	490.96'	10°15'44"	87.94'	87.82'	N66°35'34"W
C150	525.00'	34°52'40"	319.59'	314.67'	S66°49'08"E

LINE TABLE		
Line #	Bearing	Distance
L49	N11°29'50"W	17.72'
L50	N02°21'09"W	10.50'
L51	N02°21'09"W	12.50'
L52	N11°29'50"W	16.24'
L53	S67°10'46"W	13.21'
L54	S36°02'19"W	15.15'
L55	S36°02'19"W	8.19'
L56	S67°10'46"W	30.71'
L57	S40°37'11"W	14.64'

Line #	Bearing	Distance
L58	N39°47'14"W	22.28
L59	N39°47'14"W	29.42
L60	S55°52'26"W	46.41
L61	N15°35'47"W	0.60°
L62	N15°35'47"W	60.27
L63	N45°18'32"W	4.77'
L64	N45°18'32"W	23.15
L65	S86°28'57"W	24.04

SEE SHEET
6 OF 17

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SHEET 9 OF 17

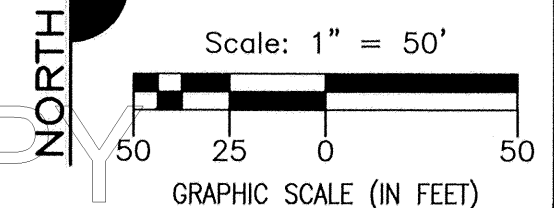
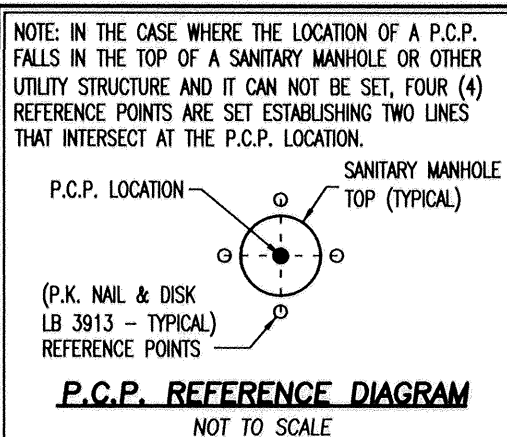
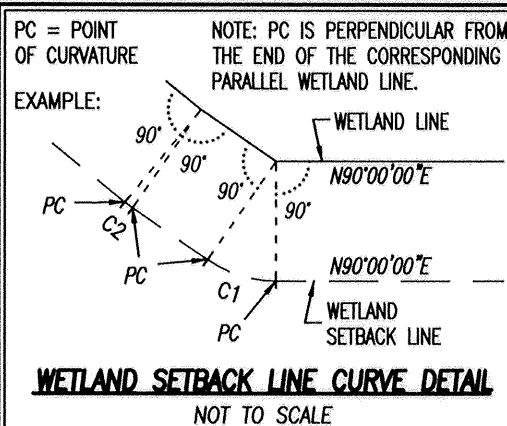
K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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SEE SHEET 14 OF 17

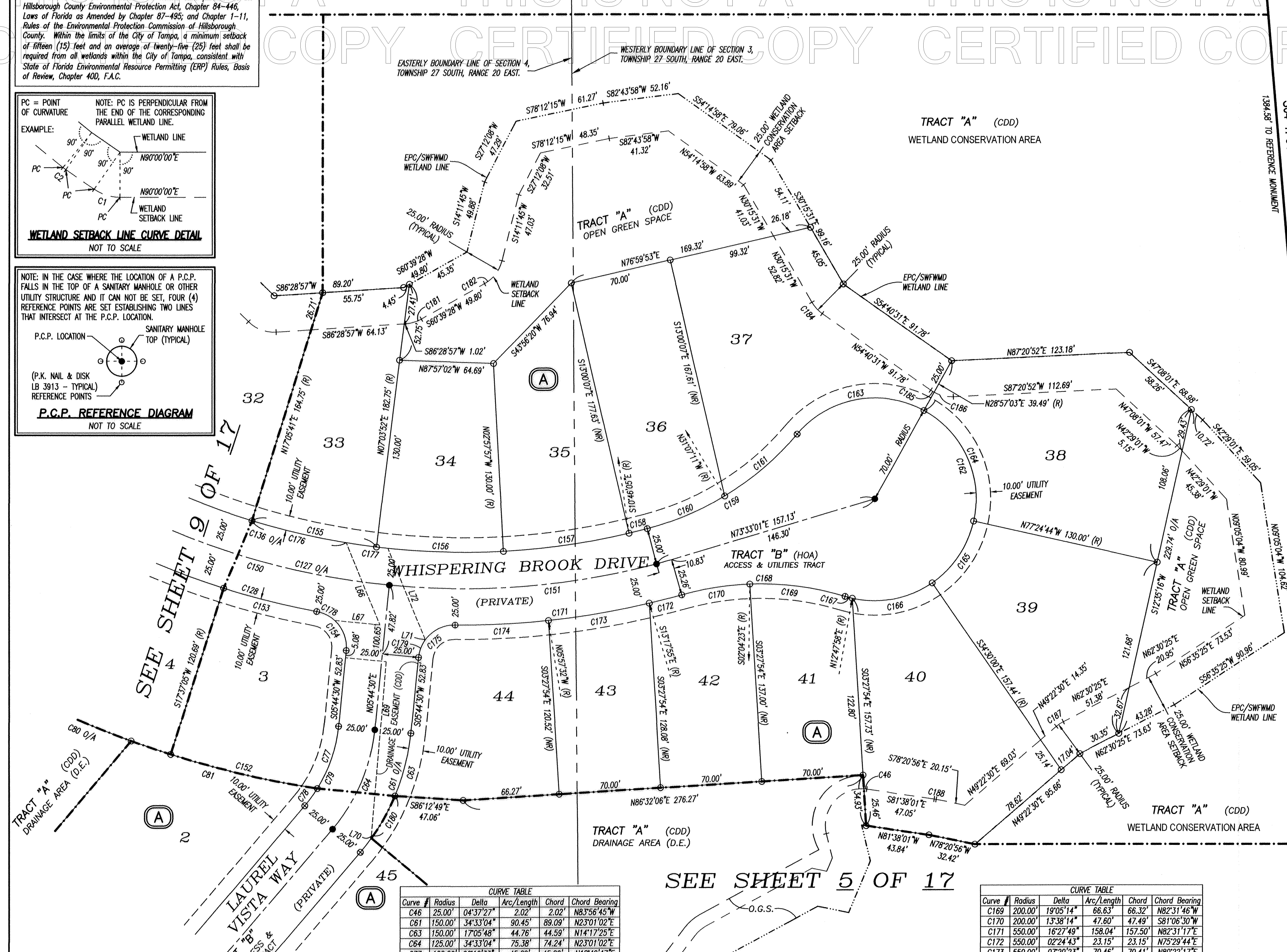
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- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT PRM LB 3913
 - SET 4"x4" CONCRETE MONUMENT PRM LB 3913
 - SET PK NAIL & DISK PRM LB 3913
 - SET 5/8" IRON RD LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - EASEMENT LINE
 - MATCH LINE
 - N00°24'35"W (R) RADIAL BEARING TIES
 - BLOCK NUMBER

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

- (NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
COT = CITY OF TAMPA
CDD = COMMUNITY DEVELOPMENT DISTRICT
R/W = RIGHT-OF-WAY
O/A = OVER ALL
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FPK = FOUND PK NAIL
FND = FOUND NAIL & DISK
FCM = FOUND CONCRETE MONUMENT
HOA = HOMEOWNERS ASSOCIATION
SN+D = SET NAIL & DISK LB 3913
R.M. = REFERENCE MONUMENT
NTS = NOT TO SCALE
O.G.S. = OPEN GREEN SPACE
O.R. = OFFICIAL RECORDS
TYP = TYPICAL
SEC = SECTION
NAD83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.C.P. = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
SWFMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



SEE SHEET 6 OF 17

SEE SHEET 5 OF 17

LINE TABLE

Line #	Bearing	Distance
L66	N22°22'10"W	61.19'
L67	S84°15'30"E	31.14'
L68	S84°15'30"E	28.14'
L69	N04°55'01"E	120.46'
L70	S89°44'39"E	1.20'
L71	N04°55'01"E	2.12'
L72	N22°22'10"W	66.93'

CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C46	25.00'	04°37'27"	2.02'	2.02'	N83°56'45"W
C61	150.00'	34°33'04"	90.45'	89.09'	N23°01'02"E
C63	150.00'	17°05'48"	44.76'	44.59'	N14°17'25"E
C64	125.00'	34°33'04"	75.39'	74.24'	N23°01'02"E
C77	100.00'	26°10'33"	45.69'	45.29'	N18°49'47"E
C78	100.00'	08°22'51"	14.62'	14.60'	N36°06'19"E
C79	100.00'	34°33'04"	60.30'	59.39'	N23°01'02"E
C80	670.69'	29°15'56"	342.57'	338.86'	S66°36'44"E
C81	670.69'	11°18'41"	132.41'	132.19'	S75°35'22"E
C127	525.00'	55°06'46"	505.00'	485.75'	S76°56'12"E
C128	550.00'	29°53'21"	286.92'	283.67'	S64°19'30"E
C136	500.00'	55°06'46"	480.95'	462.62'	S76°56'12"E
C150	525.00'	34°52'40"	319.59'	314.67'	S66°49'09"E
C151	525.00'	20°14'06"	185.41'	184.45'	N85°37'28"E
C152	670.69'	08°51'47"	103.75'	103.65'	S76°48'48"E
C153	550.00'	06°53'16"	66.12'	66.08'	S75°49'33"E
C154	25.00'	85°00'41"	37.09'	33.78'	N36°45'50"W
C155	500.00'	10°01'49"	87.53'	87.42'	S77°55'14"E
C156	500.00'	10°01'49"	87.53'	87.42'	S87°57'02"E

CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C157	500.00'	10°02'11"	87.58'	87.47'	N82°00'58"E
C158	500.00'	01°29'28"	13.01'	13.01'	N76°15'09"E
C159	200.00'	35°33'51"	124.14'	122.16'	N57°43'29"E
C160	200.00'	16°37'35"	58.04'	57.83'	N67°11'37"E
C161	200.00'	18°56'15"	66.10'	65.80'	N49°24'42"E
C162	70.00'	24°04'17"	30.185'	116.70'	N16°31'18"W
C163	70.00'	79°00'29"	96.53'	88.06'	S79°26'48"W
C164	70.00'	73°38'13"	89.96'	83.90'	N24°13'51"W
C165	70.00'	42°54'44"	52.43'	51.21'	N34°02'38"E
C166	70.00'	47°17'59"	57.79'	56.16'	N79°08'59"E
C167	70.00'	04°12'52"	5.15'	5.15'	S75°05'35"E
C168	200.00'	32°43'28"	114.23'	112.68'	N89°20'53"W

CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C169	200.00'	19°05'14"	66.63'	66.32'	N82°31'46"W
C170	200.00'	13°38'14"	47.60'	47.49'	S81°06'30"W
C171	550.00'	16°27'49"	158.04'	157.50'	N82°31'17"E
C172	550.00'	02°24'43"	23.15'	23.15'	N75°29'44"E
C173	550.00'	07°20'23"	70.46'	70.41'	N80°22'17"E
C174	550.00'	06°42'44"	64.43'	64.40'	N87°23'50"E
C175	25.00'	85°00'41"	37.09'	33.78'	S48°14'51"W
C176	500.00'	07°37'02"	66.47'	66.42'	S76°42'50"E
C177	500.00'	03°18'53"	28.93'	28.92'	S82°10'48"E
C178	25.00'	32°11'53"	14.05'	13.86'	N63°10'14"W
C179	25.00'	27°51'19"	12.15'	12.03'	S19°40'10"W
C180	150.00'	12°01'40"	31.49'	31.43'	N28°51'09"E
C181	25.00'	25°49'29"	11.27'	11.17'	N73°34'13"E
C182	25.00'	46°27'44"	20.27'	19.72'	N37°25'36"E
C184	25.00'	24°25'00"	10.65'	10.57'	S42°28'01"E
C185	25.00'	06°22'26"	2.78'	2.78'	S57°51'44"E
C186	25.00'	31°36'11"	13.79'	13.62'	S76°51'03"E
C187	25.00'	13°07'56"	5.73'	5.72'	S55°56'27"W
C188	25.00'	03°17'05"	1.43'	1.43'	N79°59'29"W

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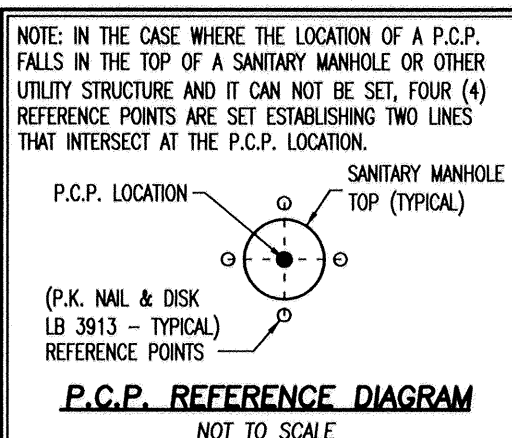
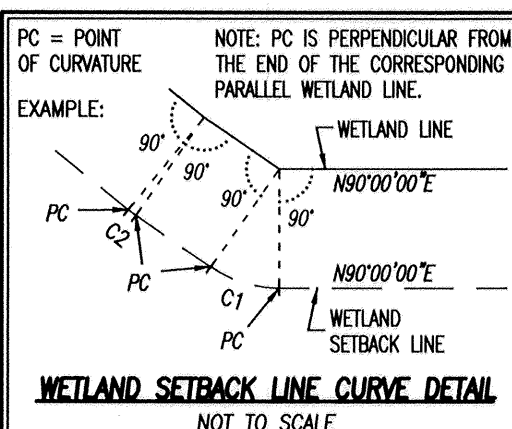
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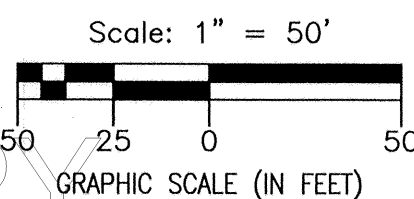
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PLAT BOOK: 121 PAGE: 159

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SEE SHEET 16 OF 17

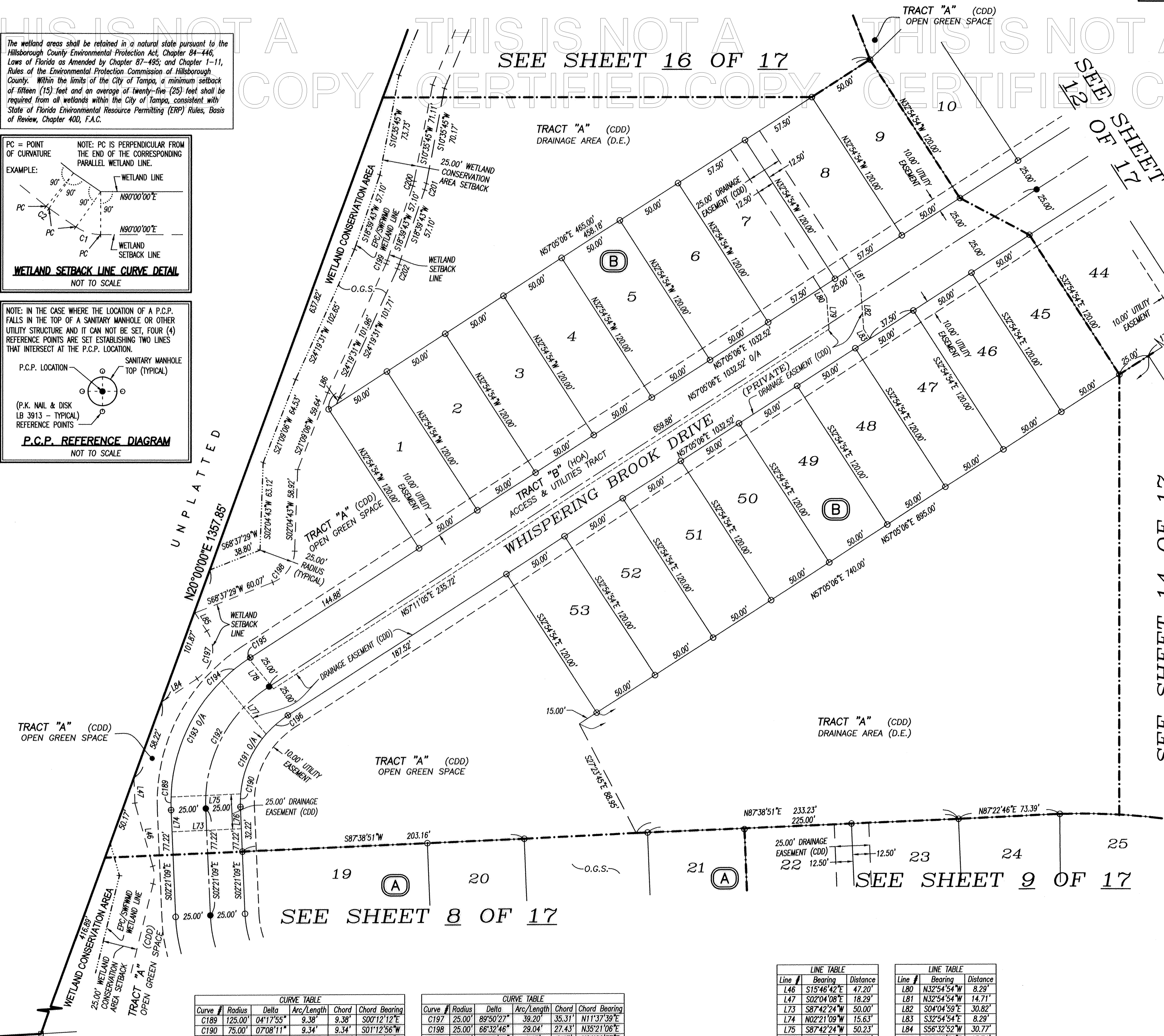


LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET PK NAIL & DISK
PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK
- ⤵ POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
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MANAGEMENT DISTRICT



Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C189	125.00'	04°17'55"	9.38'	9.38'	S00°12'12"E
C190	75.00'	07°08'11"	9.34'	9.34'	S01°12'56"W
C191	75.00'	59°26'15"	77.80'	74.36'	S27°21'58"W
C192	100.00'	59°26'15"	103.74'	99.15'	S27°21'58"W
C193	125.00'	59°26'15"	129.67'	123.94'	S27°21'58"W
C194	125.00'	11°28'42"	25.04'	25.00'	S50°42'47"W
C195	125.00'	00°37'58"	1.38'	1.38'	S56°48'07"W
C196	75.00'	15°54'56"	20.83'	20.77'	S49°07'38"W

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C197	25.00'	89°50'27"	39.20'	35.31'	N11°37'39"E
C198	25.00'	66°32'46"	29.04'	27.43'	N35°21'06"E
C199	25.00'	05°39'48"	2.47'	2.47'	N21°29'37"E
C200	25.00'	08°03'58"	3.52'	3.52'	N14°37'44"E
C201	34.00'	08°03'58"	4.79'	4.78'	N14°37'44"E
C202	34.00'	05°39'48"	3.36'	3.36'	N21°29'37"E

Line #	Bearing	Distance
L46	S15°46'42"E	47.20'
L47	S02°04'08"E	18.29'
L73	S87°42'24"W	50.00'
L74	N02°21'09"W	15.63'
L75	S87°42'24"W	50.23'
L76	S02°21'09"E	15.68'
L77	S39°21'40"E	50.41'
L78	S39°21'40"E	28.26'
L79	S04°04'59"E	22.52'

Line #	Bearing	Distance
L80	N32°54'54"W	8.29'
L81	N32°54'54"W	14.71'
L82	S04°04'59"E	30.82'
L83	S32°54'54"E	8.29'
L84	S56°32'52"W	30.77'
L85	S33°17'34"E	15.74'
L86	S21°09'06"W	5.12'

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SHEET 11 OF 17

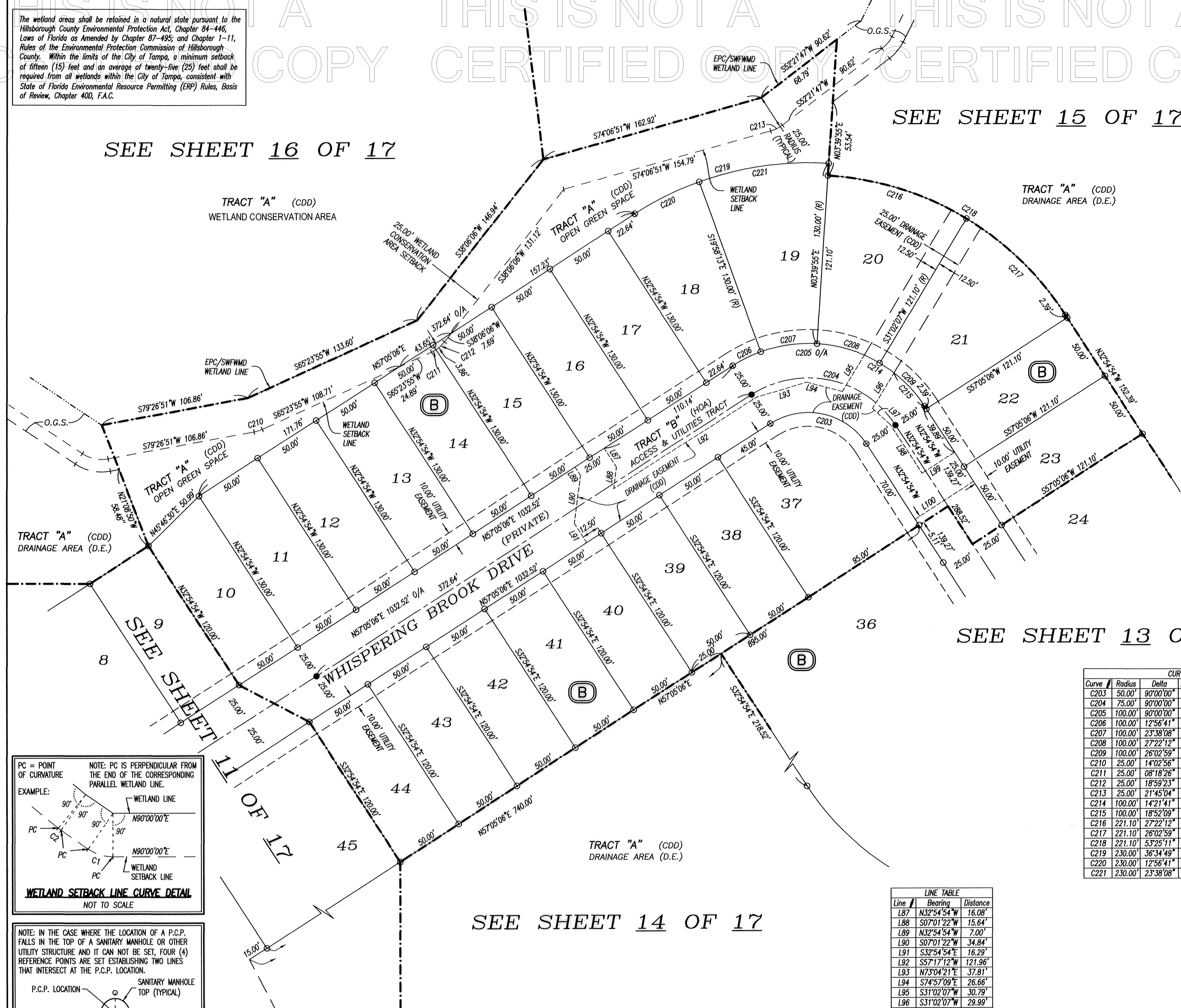
K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 160

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SEE SHEET 16 OF 17



Scale: 1" = 50'
GRAPHIC SCALE (IN FEET)

LEGEND

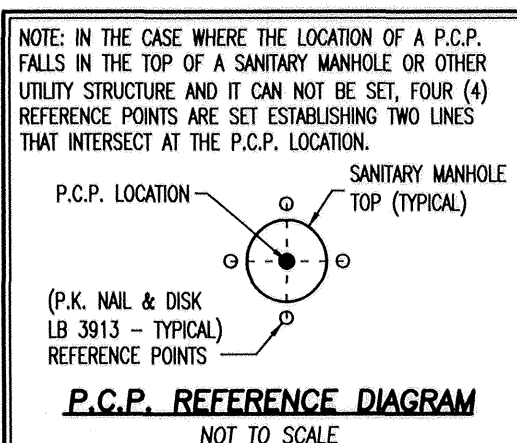
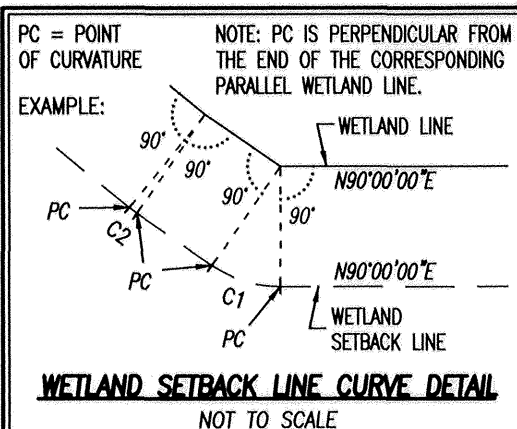
- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET PK NAIL & DISK
PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK
- ⤵ POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
- NO. 24'35"W (R) RADIAL BEARING TIES
- (B) BLOCK NUMBER

SEE SHEET 2 FOR PLAT NOTES
AND KEY MAP.

(NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
COT = CITY OF TAMPA
CDD = COMMUNITY DEVELOPMENT DISTRICT
R/W = RIGHT-OF-WAY
O/A = OVER ALL
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION
COMMISSION
FPK = FOUND PK NAIL
FM+D = FOUND NAIL & DISK
FCM = FOUND CONCRETE MONUMENT
HOA = HOMEOWNERS ASSOCIATION
SN+D = SET NAIL & DISK LB 3913
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NTS = NOT TO SCALE
O.G.S. = OPEN GREEN SPACE
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NAD83 = NORTH AMERICAN DATUM 1983
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
P.C.P. = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE
MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C203	50.00'	90°00'00"	78.54'	70.71'	N77°54'54"W
C204	75.00'	90°00'00"	117.81'	106.07'	N77°54'54"W
C205	100.00'	90°00'00"	157.08'	141.42'	N77°54'54"W
C206	100.00'	12°56'41"	22.59'	22.54'	S63°33'26"W
C207	100.00'	23°38'08"	41.25'	40.96'	S81°50'51"W
C208	100.00'	27°22'12"	47.77'	47.32'	N72°38'59"W
C209	100.00'	26°02'59"	45.47'	45.07'	N45°56'24"W
C210	25.00'	14°02'56"	6.13'	6.11'	N72°25'23"E
C211	25.00'	08°18'26"	3.62'	3.62'	N61°14'42"E
C212	25.00'	18°59'23"	8.29'	8.25'	N47°35'48"E
C213	25.00'	21°45'04"	9.49'	9.43'	N63°14'19"E
C214	100.00'	14°21'41"	25.07'	25.00'	N58°57'53"W
C215	100.00'	18°52'09"	32.93'	32.78'	N42°20'58"W
C216	221.10'	27°22'12"	105.62'	104.62'	N72°38'59"W
C217	221.10'	26°02'59"	100.52'	99.66'	N45°56'24"W
C218	221.10'	53°25'11"	206.14'	198.76'	N59°37'30"W
C219	230.00'	36°34'49"	146.84'	144.36'	S75°22'30"W
C220	230.00'	12°56'41"	51.96'	51.85'	S63°33'26"W
C221	230.00'	23°38'08"	94.88'	94.21'	S81°50'51"W

LINE TABLE		
Line #	Bearing	Distance
L87	N32°54'54"W	16.08'
L88	S07°01'22"W	15.64'
L89	N32°54'54"W	7.00'
L90	S07°01'22"W	34.84'
L91	S32°54'54"E	16.29'
L92	S57°17'12"W	121.96'
L93	N73°04'21"E	37.81'
L94	S74°57'09"E	26.66'
L95	S31°02'07"W	30.79'
L96	S31°02'07"W	29.99'
L97	S47°32'57"E	17.08'
L98	S32°54'54"E	42.54'
L99	N57°05'06"E	28.00'
L100	N57°05'06"E	50.00'



SEE SHEET 14 OF 17

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CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 12 OF 17

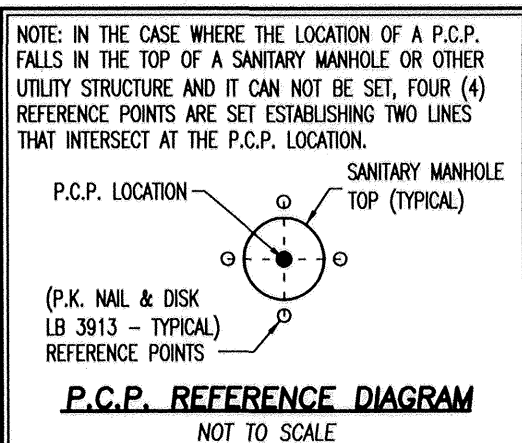
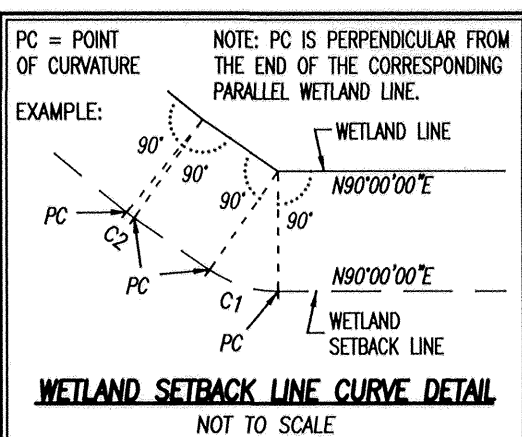
K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 161

The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 400, F.A.C.

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C219	200.00'	33°33'26"	117.14'	115.47'	N16°08'11"W
C220	200.00'	03°39'47"	12.79'	12.78'	N31°05'01"W
C221	200.00'	14°37'50"	51.07'	50.93'	N21°56'12"W
C222	200.00'	15°15'49"	53.28'	53.12'	N06°59'22"W
C223	70.00'	24°06'53"	301.91'	116.67'	N57°05'06"E
C224	70.00'	02°09'26"	2.64'	2.64'	S00°26'11"E
C225	70.00'	43°09'11"	52.72'	51.48'	S23°05'30"E
C226	70.00'	31°16'31"	38.21'	37.74'	S60°18'21"E
C227	70.00'	31°16'31"	38.21'	37.74'	N88°25'08"E
C228	70.00'	31°16'31"	38.21'	37.74'	N57°08'37"E
C229	70.00'	31°16'31"	38.21'	37.74'	N25°52'06"E
C230	70.00'	31°16'31"	38.21'	37.74'	N05°24'25"W
C231	70.00'	42°56'26"	52.46'	51.24'	N42°30'53"W
C232	70.00'	02°29'15"	3.04'	3.04'	N65°13'43"W
C233	200.00'	33°33'26"	117.14'	115.47'	S49°41'37"E
C234	200.00'	15°09'35"	52.92'	52.76'	S58°53'33"E
C235	200.00'	14°38'09"	51.09'	50.95'	S43°59'42"E
C236	200.00'	03°45'43"	13.13'	13.13'	S34°47'46"E
C237	195.00'	43°01'42"	146.44'	143.03'	S54°25'45"E
C238	195.00'	11°45'11"	40.00'	39.93'	S38°47'30"E
C239	195.00'	31°16'31"	106.44'	105.13'	S60°18'21"E
C240	25.00'	04°32'13"	1.98'	1.98'	S77°27'35"W



SEE SHEET 12 OF 17

SEE SHEET 15 OF 17

SEE SHEET 14 OF 17

Scale: 1" = 50'

GRAPHIC SCALE (IN FEET)

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT PRM LB 3913
- SET PK NAIL & DISK PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
- N00°24'35"W (R) RADIAL BEARING TIES
- B BLOCK NUMBER

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

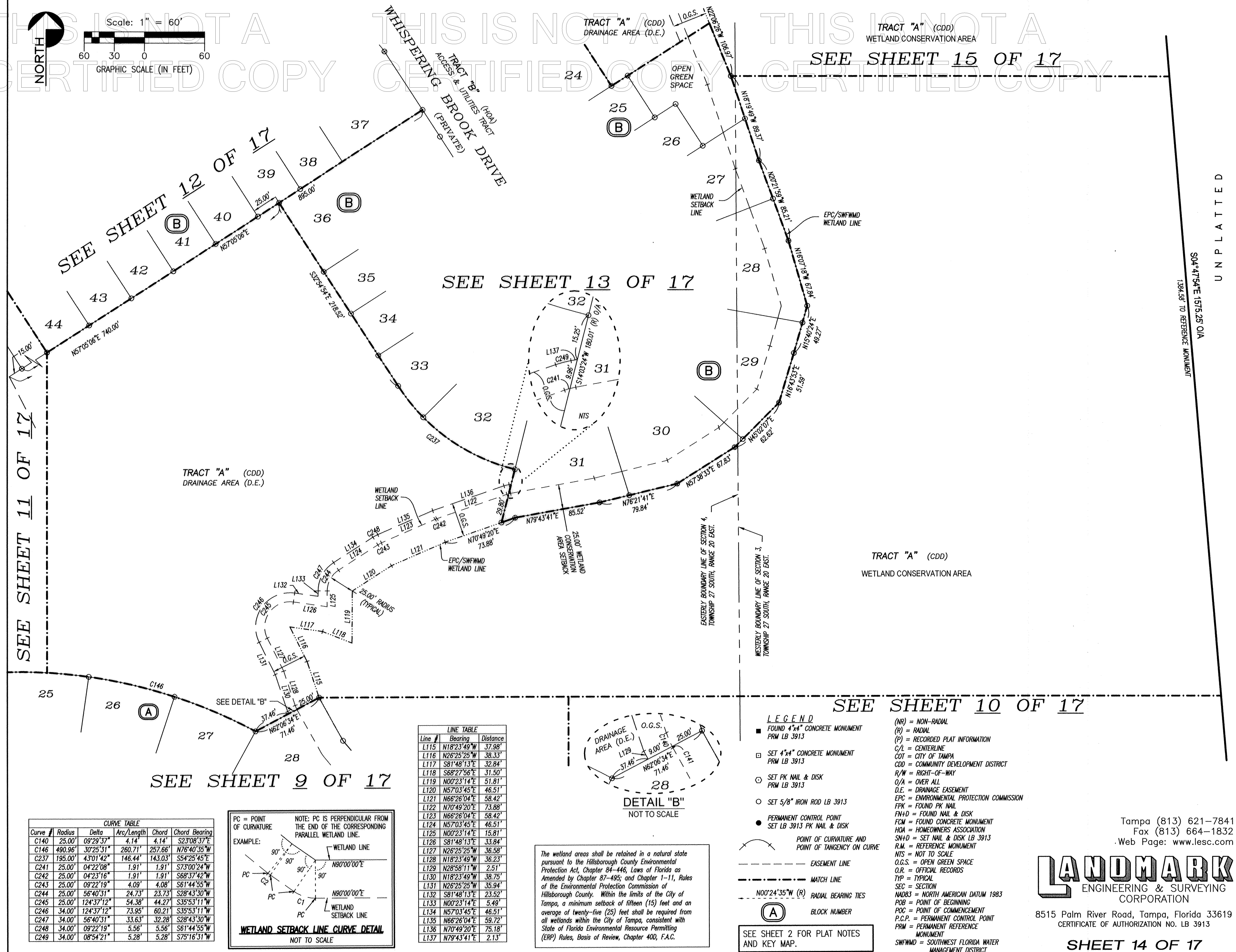
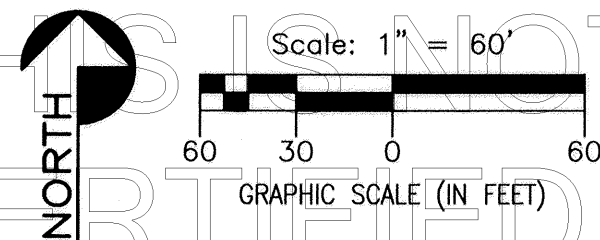
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PRM = PERMANENT REFERENCE MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Line #	Bearing	Distance
L98	S32°54'54"E	42.54'
L99	N57°05'06"E	28.00'
L100	N57°05'06"E	50.00'
L103	N76°21'41"E	28.24'
L104	N76°21'41"E	46.74'
L105	N45°02'07"E	7.14'
L106	N45°02'07"E	46.42'
L107	N15°40'24"E	29.05'
L108	N15°40'24"E	12.86'
L109	N20°21'59"W	43.51'
L110	N20°21'59"W	41.22'
L111	N18°19'49"W	38.27'

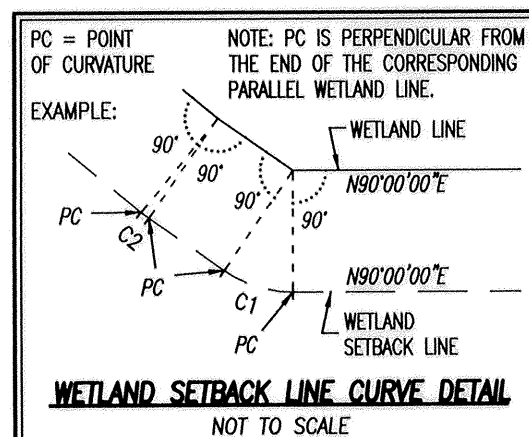
K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

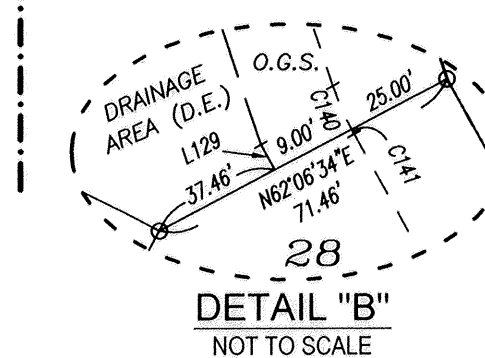
PLAT BOOK: 121 PAGE: 142



Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C140	25.00'	09°29'37"	4.14'	4.14'	S23°08'37"E
C146	490.96'	30°25'31"	260.71'	257.66'	N76°40'35"W
C237	195.00'	43°01'42"	146.44'	143.03'	S54°25'45"E
C241	25.00'	04°22'08"	1.91'	1.91'	S73°00'24"W
C242	25.00'	04°23'16"	1.91'	1.91'	S68°37'42"W
C243	25.00'	09°22'19"	4.09'	4.08'	S61°44'55"W
C244	25.00'	56°40'31"	24.73'	23.73'	S28°43'30"W
C245	25.00'	124°37'12"	54.38'	44.27'	S35°53'11"W
C246	34.00'	124°37'12"	73.95'	60.21'	S35°53'11"W
C247	34.00'	56°40'31"	33.63'	32.28'	S28°43'30"W
C248	34.00'	09°22'19"	5.56'	5.56'	S61°44'55"W
C249	34.00'	08°54'21"	5.28'	5.28'	S75°16'31"W



Line #	Bearing	Distance
L115	N18°23'49"W	37.98'
L116	N26°25'25"W	38.33'
L117	S81°48'13"E	32.84'
L118	S68°27'56"E	31.50'
L119	N00°23'14"E	51.81'
L120	N57°03'45"E	46.51'
L121	N66°26'04"E	58.42'
L122	N70°49'20"E	73.88'
L123	N66°26'04"E	58.42'
L124	N57°03'45"E	46.51'
L125	N00°23'14"E	15.81'
L126	S81°48'13"E	33.84'
L127	N26°25'25"W	36.58'
L128	N18°23'49"W	36.23'
L129	N28°58'11"W	2.51'
L130	N18°23'49"W	38.75'
L131	N26°25'25"W	35.94'
L132	S81°48'13"E	23.52'
L133	N00°23'14"E	5.49'
L134	N57°03'45"E	46.51'
L135	N66°26'04"E	59.72'
L136	N70°49'20"E	75.18'
L137	N79°43'41"E	2.13'



The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 40D, F.A.C.

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT
PRM LB 3913
- SET PK NAIL & DISK
PRM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT
- SET LB 3913 PK NAIL & DISK

POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE

- EASEMENT LINE
- MATCH LINE
- N00°24'35"W (R) RADIAL BEARING TIES

(A) BLOCK NUMBER

SEE SHEET 2 FOR PLAT NOTES
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- TYP = TYPICAL
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CERTIFICATE OF AUTHORIZATION NO. LB 3913

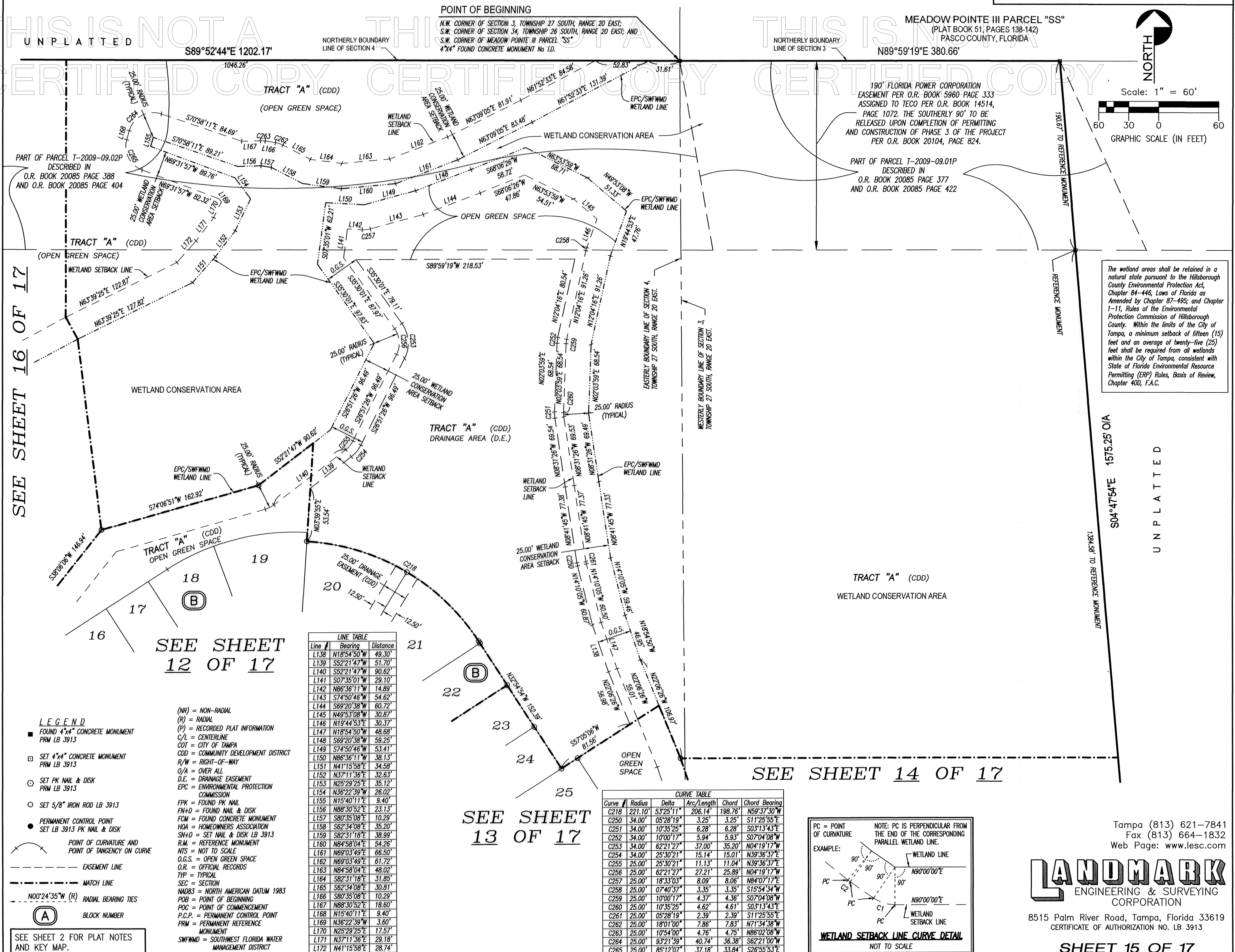
SHEET 14 OF 17

S04°47'54"E 1575.25' O/A
 1384.58' TO REFERENCE MONUMENT
 UNPLATTED

K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 163



K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 164

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Scale: 1" = 60'
GRAPHIC SCALE (IN FEET)

The wetland areas shall be retained in a natural state pursuant to the Hillsborough County Environmental Protection Act, Chapter 84-446, Laws of Florida as Amended by Chapter 87-495; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. Within the limits of the City of Tampa, a minimum setback of fifteen (15) feet and an average of twenty-five (25) feet shall be required from all wetlands within the City of Tampa, consistent with State of Florida Environmental Resource Permitting (ERP) Rules, Basis of Review, Chapter 400, F.A.C.

LEGEND

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PRM LB 3913
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- SET PK NAIL & DISK
PRM LB 3913
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- PERMANENT CONTROL POINT
SET LB 3913 PK NAIL & DISK

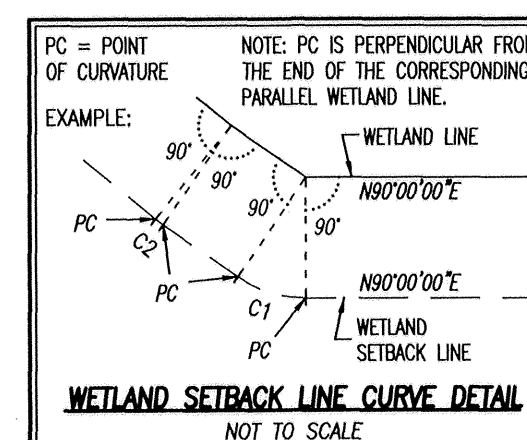
- POINT OF CURVATURE AND
POINT OF TANGENCY ON CURVE
- EASEMENT LINE
- MATCH LINE
- N00°24'35"W (R) RADIAL BEARING TIES
- (A) BLOCK NUMBER

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PRM = PERMANENT REFERENCE
MONUMENT
SWFWMD = SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT

Line #	Bearing	Distance
L173	S79°26'51"W	6.36'
L174	N00°56'13"E	64.67'
L175	S55°50'02"W	15.56'
L176	N00°56'13"E	78.86'
L177	S79°26'51"W	106.86'
L178	N14°52'27"W	36.28'
L179	S55°50'02"W	55.98'
L180	S23°43'28"E	2.30'
L181	N85°18'20"E	40.64'
L182	N52°50'12"E	42.04'
L183	S83°18'55"W	26.85'
L184	S04°03'47"W	27.02'
L185	S76°00'00"W	55.86'
L186	S09°22'21"W	26.67'
L187	S67°16'20"E	23.15'
L188	S00°41'40"E	39.81'
L189	S14°22'01"E	52.70'
L190	S57°27'33"E	15.64'
L191	S02°56'19"W	5.87'
L192	S02°56'19"W	19.19'
L193	S57°27'33"E	30.19'
L194	S67°16'20"E	39.56'
L195	S09°22'21"W	26.67'

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C266	34.00'	44°16'27"	26.27'	25.62'	S78°24'56"E
C267	34.00'	40°06'52"	23.80'	23.32'	S36°13'16"E
C268	25.00'	17°06'03"	7.46'	7.43'	S07°36'49"E
C269	25.00'	40°06'52"	17.50'	17.15'	S36°13'16"E
C270	25.00'	44°16'27"	19.32'	18.84'	S78°24'56"E
C271	25.00'	02°38'36"	1.15'	1.15'	S75°37'26"W
C272	25.00'	08°39'50"	3.78'	3.78'	S89°38'15"W
C273	25.00'	94°53'34"	41.40'	36.83'	N79°43'01"W
C274	25.00'	66°37'39"	29.07'	27.46'	N42°41'11"E
C275	25.00'	76°38'41"	33.44'	31.00'	N28°57'00"W
C276	25.00'	13°40'21"	5.97'	5.95'	N07°31'51"W
C277	25.00'	43°05'51"	18.80'	18.36'	N35°54'47"W

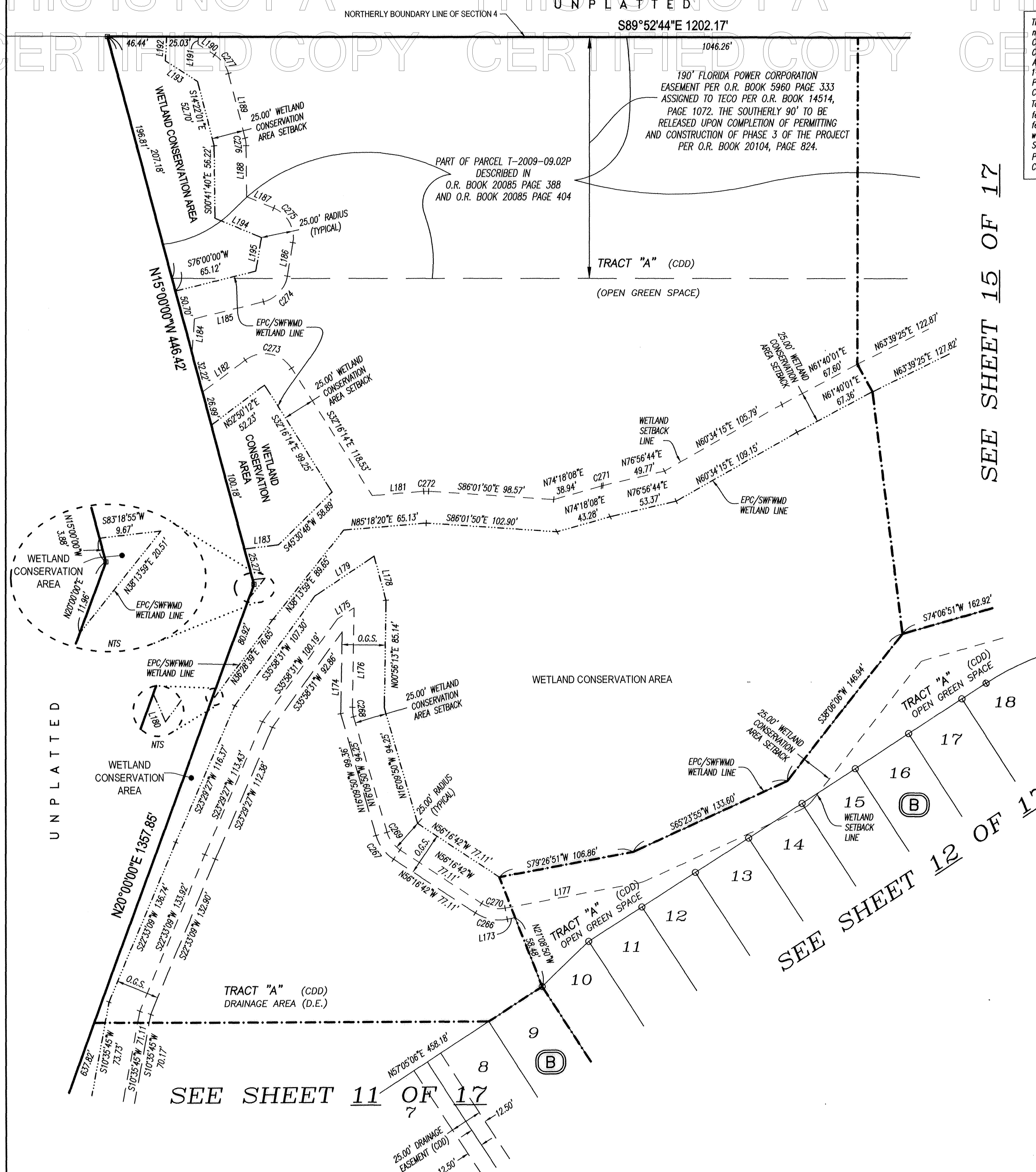


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SHEET 16 OF 17

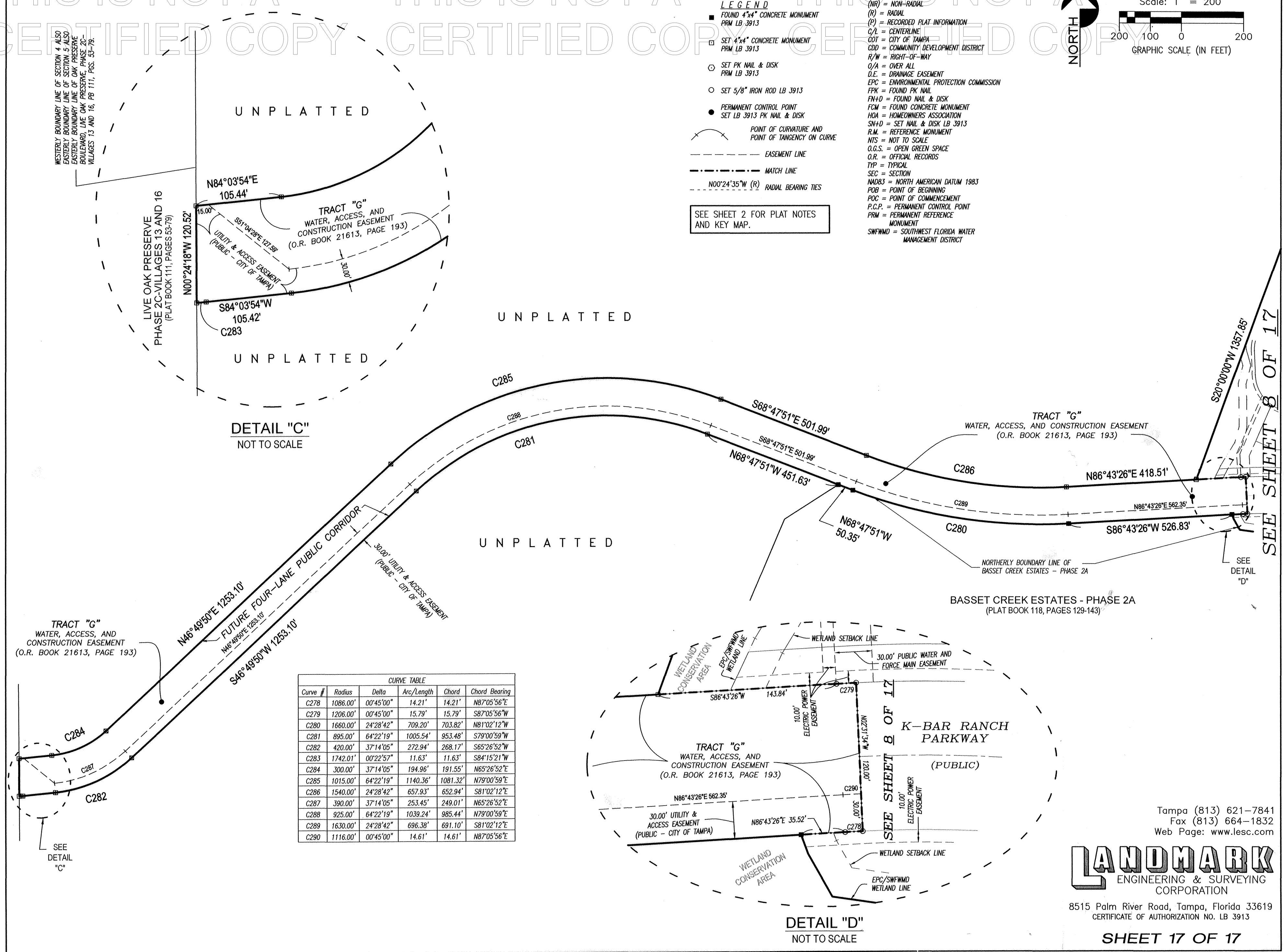


K-BAR RANCH - PARCEL 0

A SUBDIVISION OF A PORTION OF SECTIONS 3 & 4, TOWNSHIP 27 SOUTH, RANGE 20 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 121 PAGE: 165

THIS IS NOT A CERTIFIED COPY



LEGEND

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PRM LB 3913
- SET 4"x4" CONCRETE MONUMENT
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- FPK = FOUND PK NAIL
- FN+D = FOUND NAIL & DISK
- FCM = FOUND CONCRETE MONUMENT
- HOA = HOMEOWNERS ASSOCIATION
- SN+D = SET NAIL & DISK LB 3913
- R.M. = REFERENCE MONUMENT
- NTS = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- O.R. = OFFICIAL RECORDS
- TYP = TYPICAL
- SEC = SECTION
- NAD83 = NORTH AMERICAN DATUM 1983
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.C.P. = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C278	1086.00'	00°45'00"	14.21'	14.21'	N87°05'56"E
C279	1206.00'	00°45'00"	15.79'	15.79'	S87°05'56"W
C280	1660.00'	24°28'42"	709.20'	703.82'	N81°02'12"W
C281	895.00'	64°22'19"	1005.54'	953.48'	S79°00'59"W
C282	420.00'	37°14'05"	272.94'	268.17'	S65°26'52"W
C283	1742.01'	00°22'57"	11.63'	11.63'	S84°15'21"W
C284	300.00'	37°14'05"	194.96'	191.55'	N65°26'52"E
C285	1015.00'	64°22'19"	1140.36'	1081.32'	N79°00'59"E
C286	1540.00'	24°28'42"	657.93'	652.94'	S81°02'12"E
C287	390.00'	37°14'05"	253.45'	249.01'	N65°26'52"E
C288	925.00'	64°22'19"	1039.24'	985.44'	N79°00'59"E
C289	1630.00'	24°28'42"	696.38'	691.10'	S81°02'12"E
C290	1116.00'	00°45'00"	14.61'	14.61'	N87°05'56"E

LANDMARK
ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesco.com

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PREPARED BY AND RETURN TO:

Christian F. O'Ryan, Esq.
Pennington, P.A.
2701 N. Rocky Point Drive, Suite 900
Tampa, Florida 33607

Purchase Price \$10.00
Documentary Stamp Tax \$.70

SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 9th day of January, 2015, between M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose address is 4343 Anchor Plaza Pkwy, Suite 200, Tampa, Florida 33634 (the "Grantor"), and K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614-8390 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee, the successors and assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in Hillsborough County, Florida and legally described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2015 and thereafter.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the benefit and behoof of the Grantee, the successors and assigns of the Grantee forever.

The tax parcel identification number for the property is: A-04-27-20-9V0-000000-A0000.0.

[Signatures on the Following Page]


THIS IS NOT A


IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

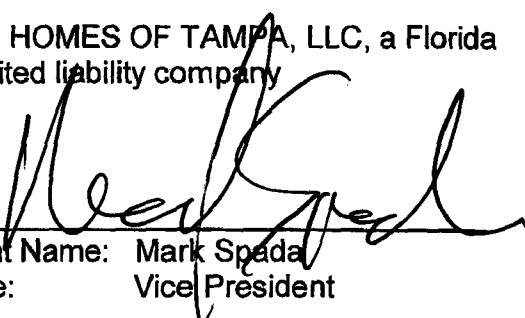
WITNESSES:

"GRANTOR"

M/I HOMES OF TAMPA, LLC, a Florida limited liability company


Print Name: Chloa Furber



Print Name: Judith Tejada

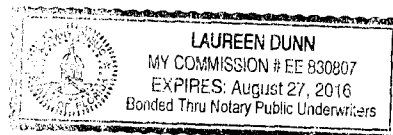
By: 
Print Name: Mark Spada
Title: Vice President

(Company Seal)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of January, 2015, by Mark Spada as Vice President of M/I HOMES OF TAMPA, LLC, a Florida limited liability company, who acknowledges that he executes the foregoing on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Laureen Dunn
Print Name
My commission expires:



S:\Christian\MI Homes Tampa\Laurel Vista\Deeds\QCD3 - Laurel Vista - CDD (Tracts A, C, D, E and F).doc

SEE SHEET 4



8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

THIS IS NOT A

DESCRIPTION SKETCH (Not a Survey)

CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C191	75.00'	59°26'15"	77.80'	74.36'	N27°21'58"E
C300	125.00'	19°47'43"	43.19'	42.97'	S44°45'07"E
C301	1236.00'	09°24'11"	202.85'	202.62'	N88°34'28"W
C302	125.00'	19°01'45"	41.52'	41.32'	S47°34'13"W

LINE TABLE		
Line #	Bearing	Distance
L300	N57°05'06"E	187.52'
L301	S32°54'54"E	120.00'
L302	S57°05'06"W	15.00'
L303	S27°23'45"E	88.95'
L304	N87°38'51"E	8.23'
L305	S02°21'09"E	120.60'
L306	S87°38'51"W	89.15'
L307	N02°21'09"W	120.00'
L308	S87°38'51"W	203.16'
L309	N02°21'09"W	32.22'
L310	S23°48'48"W	127.53'
L311	S66°11'12"E	70.00'
L312	N89°17'46"E	81.55'
L313	N87°38'51"E	15.00'
L314	S06°07'38"W	65.54'
L315	S86°43'26"W	10.12'
L316	N02°49'05"W	47.32'
L317	N23°48'48"E	204.70'
L318	S57°05'06"W	144.88'
L319	N32°54'54"W	37.60'
L320	N20°00'00"E	232.70'
L321	S32°54'54"E	171.09'

LEGEND:

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 O.G.S. = OPEN GREEN SPACE
 CDD = COMMUNITY DEVELOPMENT DISTRICT
 D.E. = DRAINAGE EASEMENT
 HOA = HOMEOWNERS ASSOCIATION
 SEC. = SECTION TWP. = TOWNSHIP
 RGE. = RANGE
 PB = PLAT BOOK PGS = PAGES
 (P) = PLAT R/W = RIGHT-OF-WAY
 O.R. = OFFICIAL RECORDS

Less Out Portion of Tract "A" (First Area) = 1.05 Acres±
 Less Out Portion of Tract "A" (Second Area) = 0.48 Acres±
 Less Out Portion of Tract "A" (Third Area) = 0.43 Acres±

SHEET

4 OF 6

NOTE:

SEE SHEET 1 FOR DESCRIPTION.
 SEE SHEET 2 FOR NOTES.

DETAIL "A"

SCALE: 1" = 100'

Drawn: MAC

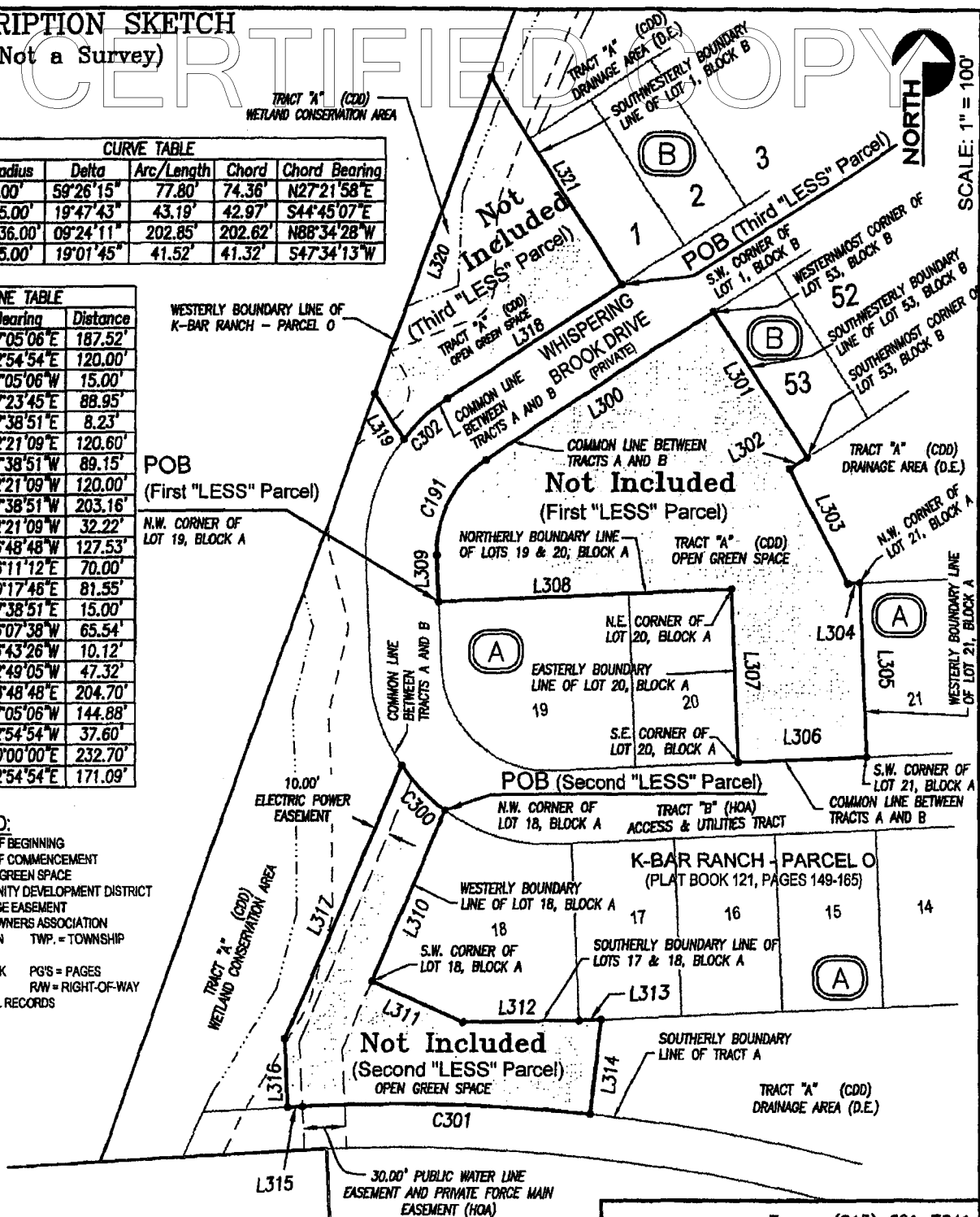
Job No.: 2110027

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LANDMARK
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 CORPORATION

8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 4 Twp.: 27 S. Rge.: 20 E.



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LINE TABLE		
Line #	Bearing	Distance
L1	S40°17'35"W	140.37'
L2	S04°58'14"E	3.48'
L3	N45°32'10"W	34.61'
L4	N27°00'44"E	44.95'
L5	N02°03'25"W	76.23'
L6	N08°40'28"W	78.14'
L7	N27°04'03"W	84.05'
L8	N31°27'28"W	55.30'
L9	N55°28'52"W	58.14'
L10	N42°12'43"W	66.43'
L11	N59°28'10"W	45.59'
L12	N20°43'03"W	76.02'
L13	N30°05'49"W	81.72'
L14	N26°27'51"W	87.45'
L15	N36°19'37"W	65.00'
L16	N64°46'42"W	97.71'
L17	N81°59'45"W	83.21'
L18	N75°47'25"W	50.93'
L19	S87°08'22"W	44.29'
L20	S59°49'38"W	50.45'
L21	N75°48'40"W	70.14'
L22	N81°35'40"W	45.68'
L23	N29°31'34"W	39.37'
L24	N20°19'40"W	16.28'
L25	N86°43'26"E	35.52'
L26	S49°42'25"E	170.46'
L27	N40°17'29"E	120.74'
L28	S40°17'40"W	121.17'
L29	N20°00'00"E	563.30'
L30	S32°54'54"E	37.60'
L31	S02°21'09"E	71.22'
L32	S23°48'48"W	204.70'
L33	S02°49'05"E	47.32'
L34	N86°43'26"E	10.12'
L35	N06°07'38"E	65.54'
L36	N87°39'51"E	490.00'
L37	S82°52'01"E	64.81'
L38	S63°39'58"E	63.49'
L39	S49°22'49"E	148.81'
L40	S40°17'35"W	154.54'
L41	S49°42'25"E	120.00'

LINE TABLE		
Line #	Bearing	Distance
L42	S40°17'35"W	23.40'
L43	N49°42'25"W	169.75'
L44	S86°43'26"W	143.84'
L45	N20°00'00"E	561.84'
L46	N15°00'00"W	46.42'
L47	S89°52'44"E	1202.17'
L48	N89°59'19"E	380.66'
L49	S04°47'54"E	1575.25'
L50	S00°27'11"E	608.98'
L51	S26°47'22"W	260.41'
L52	N90°00'00"E	175.60'
L53	S01°47'33"E	154.52'
L54	N49°42'25"W	268.74'
L55	N40°30'12"E	42.04'
L56	N40°17'35"E	12.72'
L57	S49°42'25"E	120.00'
L58	N40°17'35"E	210.00'
L59	N49°42'25"W	120.51'
L60	S86°12'49"E	47.06'
L61	N86°32'06"E	276.27'
L62	S03°27'54"E	34.93'
L63	S81°38'01"E	43.84'
L64	S78°20'56"E	32.42'
L65	N48°22'30"E	95.66'
L66	N62°30'25"E	30.35'
L67	N12°35'16"E	229.74'
L68	N47°08'01"W	58.26'
L69	S87°20'52"W	123.18'
L70	N54°40'31"W	91.78'
L71	N30°15'31"W	45.05'
L72	S76°59'53"W	169.32'
L73	S43°56'20"W	76.94'
L74	N87°57'02"W	64.69'
L75	N07°03'52"E	52.75'
L76	S60°39'28"W	4.45'
L77	N16°43'53"E	51.59'
L78	S86°28'57"W	89.20'
L79	N45°18'32"W	91.88'
L80	N15°35'47"W	65.70'
L81	N01°31'26"W	33.68'
L82	S55°52'26"W	89.80'

LINE TABLE		
Line #	Bearing	Distance
L83	N39°47'14"W	51.70'
L84	N28°58'11"W	49.44'
L85	S82°06'34"W	71.46'
L86	S87°22'43"W	73.32'
L87	S87°38'51"W	233.23'
L88	N27°23'45"W	88.95'
L89	N57°05'06"E	740.00'
L90	S32°54'54"E	218.52'
L91	S14°03'24"W	55.01'
L92	N70°49'20"E	14.43'
L93	N79°43'41"E	85.52'
L94	N76°21'41"E	79.84'
L95	N57°38'33"E	67.83'
L96	N45°02'07"E	62.62'
L97	N15°40'24"E	49.27'
L98	N16°07'18"W	67.84'
L99	N20°21'59"W	85.21'
L100	N18°19'49"W	44.33'
L101	S57°05'06"W	50.20'
L102	N32°54'54"W	50.00'
L103	S57°05'06"W	24.74'
L104	N32°54'54"W	50.00'
L105	S57°05'06"W	19.12'
L106	N32°54'54"W	152.39'
L107	N03°39'55"E	8.90'
L108	S57°05'06"W	372.64'
L109	S45°46'30"W	50.99'
L110	N57°05'06"E	465.00'
L111	N32°54'54"W	51.09'

CURVE TABLE				
Curve #	Radius	Delta	Arc/Length	Chord Bearing
C1	135.00'	58°17'23"	137.34'	S11°08'53"W
C2	400.00'	13°01'35"	90.94'	S11°29'01"E
C3	185.00'	39°57'59"	136.02'	S15°00'46"W
C4	1086.00'	43°34'09"	825.82'	S71°29'30"E
C5	25.00'	90°00'00"	39.27'	S04°42'25"E
C6	10.67'	180°00'00"	33.52'	S49°42'25"E
C7	167.33'	22°44'24"	66.41'	S28°55'23"W
C8	7.67'	170°36'39"	22.83'	N77°08'30"W
C9	135.67'	32°07'45"	76.08'	N24°13'42"E
C10	125.00'	40°24'30"	88.16'	S17°51'08"W
C11	125.00'	32°30'07"	70.91'	S18°36'13"E
C12	1236.00'	09°24'11"	202.85'	S88°34'28"E
C13	670.69'	17°57'15"	210.17'	S60°57'24"E
C14	100.00'	22°01'54"	38.45'	S51°18'32"W
C15	115.00'	22°01'54"	44.22'	S51°18'32"W
C16	35.00'	90°00'00"	54.98'	S85°17'35"W
C17	1206.00'	43°34'09"	917.07'	N71°29'30"W
C18	895.00'	47°30'02"	741.99'	S73°27'26"E
C19	25.00'	90°12'37"	38.36'	N04°36'07"W
C20	47.00'	42°56'43"	35.23'	N19°03'23"E
C21	40.00'	42°42'39"	29.82'	N18°56'21"E
C22	150.00'	12°44'35"	33.36'	N29°12'36"E
C23	490.96'	30°25'31"	260.71'	N76°40'35"W
C24	195.00'	43°01'42"	146.44'	S54°25'45"E
C25	221.10'	53°25'11"	206.14'	N59°37'30"W
C26	230.00'	36°34'49"	146.84'	S75°22'30"W

Tampa (813) 621-7841
 Fax (813) 664-1832
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 ENGINEERING & SURVEYING
 CORPORATION

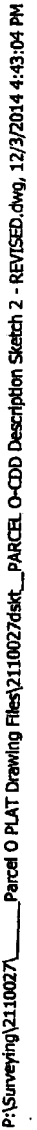
8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

Drawn: DD/MAC
 Job No.: 2110027

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

NOTE:
 SEE SHEET 1 FOR DESCRIPTION.
 SEE SHEET 2 FOR NOTES AND LEGEND.

SHEET
5 OF 6



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PREPARED BY AND RETURN TO:
Christian F. O'Ryan, Esq.
Pennington, P.A.
2701 N. Rocky Point Drive, Suite 900
Tampa, Florida 33607

Purchase Price \$10.00
Documentary Stamp Tax \$.70

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 9th day of January, 2015, between M/I HOMES OF TAMPA, LLC, a Florida limited liability company, whose address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantor"), and LAUREL VISTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by this deed does remise, release and quitclaim unto the Grantee, the successors and assigns of the Grantee forever, all of the right, title and interest, claim and demand which the Grantor has in and to the real property situate in Hillsborough County, Florida and legally described as follows:

See Exhibit A attached hereto and made a part hereof.

Subject to any covenants, easements and restrictions of record, if any, with all not specifically reimposed hereby.

Subject to taxes for the year 2015 and thereafter.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all of the estate, right, title, interest, and claim whatsoever of the Grantor, either in law or in equity, to the benefit and behoof of the Grantee, the successors and assigns of the Grantee forever.

The tax parcel identification number for the property is: A-04-27-20-9V0-000000-00000.0.

[Signatures on the Following Page]


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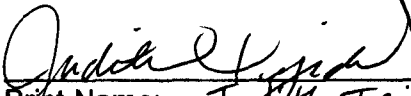
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

"GRANTOR"

M/I HOMES OF TAMPA, LLC, a Florida limited liability company


Print Name: Christa Fink

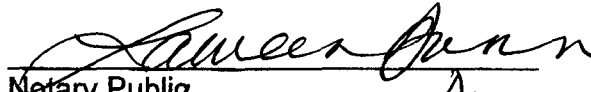

Print Name: Judith Fejada

By: 
Print Name: Mark Spada
Title: Vice President

(Company Seal)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of January, 2015, by Mark Spada, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, who acknowledges that he executes the foregoing on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Lauren Dunn

Print Name

My commission expires:

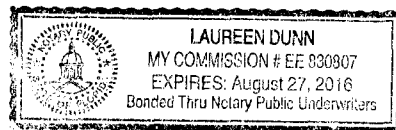
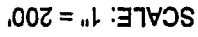


EXHIBIT A

SEE SHEET 3



BASIS OF BEARINGS:
THE SOUTHEASTERLY R/W LINE
OF WHISPERING BROOK DRIVE,
BEARS S.57°05'06"W., (PER
PLAT BOOK 121, PAGES 149-165).

Tract "B" Area = 5.07 Acres±
Portion of Tract "A" North Area = 1.05 Acres±
Portion of Tract "A" South Area = 0.48 Acres±
Overall Total Site Area = 6.60 Acres±

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

Drawn: DD/MAC
Job No.: 2110027

2:\Survey\ng\2110027\ Parcel 0 PLAT Drawing Files\2110027.dwg PARCE 0-CDD Description Sketch 1 - REVISED.dwg 12/16/2014 5:11:16 PM

**SHEET
2 OF 5**

NOTE:
SEE SHEET 1 FOR DESCRIPTION.

LEGEND:

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
O.G.S. = OPEN GREEN SPACE
CCO = COMMUNITY DEVELOPMENT DISTRICT
D.E. = DRAINAGE EASEMENT
HOA = HOMEOWNERS ASSOCIATION
N.I. = NOT INCLUDED
SEC. = SECTION
TWP. = TOWNSHIP
RGE. = RANGE
PB = PLAT BOOK
PAGES = PAGES
PT = PLAT
RW = RIGHT-OF-WAY
OFF. = OFFICIAL RECORDS

3. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.



(Not a Survey)

THIS IS NOT A
CERTIFIED COPYDESCRIPTION SKETCH
(Not a Survey)

LINE TABLE		
Line #	Bearing	Distance
L1	N32°54'54"W	139.27'
L2	S57°05'06"W	1032.52'
L3	S02°21'09"E	77.22'
L4	N87°38'51"E	511.66'
L5	S49°22'49"E	103.37'
L6	S05°44'30"W	52.83'
L7	S40°17'35"W	210.40'
L8	S40°30'12"W	42.04'
L9	N49°42'25"W	148.62'
L10	N40°17'35"E	23.40'
L11	N40°17'35"E	197.88'
L12	N05°44'30"E	52.83'
L13	N49°22'49"W	103.37'
L14	S87°38'51"W	511.66'
L15	N02°21'09"W	77.22'
L16	N57°05'06"E	1032.52'
L17	S32°54'54"E	139.27'

CURVE TABLE				
Curve #	Radius	Delta	Arc/Length	Chord Bearing
C35	25.00'	90°12'37"	39.36'	35.42' S04°36'07"E
C36	35.00'	90°00'00"	54.98'	49.50' N85°17'35"E
C32	47.00'	42°56'43"	35.23'	34.41' S19°03'23"W
C53	40.00'	42°42'39"	29.82'	29.13' S18°56'21"W
C81	150.00'	34°33'04"	90.45'	89.09' S23°01'02"W
C85	115.00'	22°01'54"	44.22'	43.95' N51°18'32"E
C67	100.00'	22°01'54"	38.45'	38.22' N51°18'32"E
C79	100.00'	34°33'04"	60.30'	59.39' N23°01'02"E
C102	75.00'	90°00'00"	117.81'	108.07' S47°21'09"E
C105	125.00'	90°00'00"	196.35'	176.78' N47°21'09"W
C114	320.00'	42°58'20"	240.00'	234.42' N70°51'59"W
C119	370.00'	42°58'20"	277.50'	271.04' S70°51'59"E
C128	550.00'	29°53'21"	286.92'	283.67' N64°19'30"W
C136	500.00'	55°06'46"	480.95'	462.62' S76°56'12"E
C154	25.00'	85°00'41"	37.09'	33.78' N36°45'50"W
C159	200.00'	35°33'51"	124.14'	122.16' N57°43'29"E
C162	70.00'	24°04'17"	301.85'	116.70' S16°31'18"E
C168	200.00'	32°43'28"	114.23'	112.68' N89°20'53"W
C171	550.00'	16°27'49"	158.04'	157.50' S82°31'17"W
C175	25.00'	85°00'41"	37.09'	33.78' S48°14'51"W
C191	75.00'	59°26'15"	77.80'	74.36' S27°21'58"W
C193	125.00'	59°26'15"	129.67'	123.94' S27°21'58"W
C203	50.00'	90°00'00"	78.54'	70.71' N77°54'54"W
C205	100.00'	90°00'00"	157.08'	141.42' S77°54'54"E
C219	200.00'	33°33'26"	117.14'	115.47' N16°08'11"W
C223	70.00'	24°06'53"	301.91'	116.67' S37°05'06"W
C233	200.00'	33°33'26"	117.14'	115.47' S49°41'37"E

SCALE: 1" = 200'
NORTHTampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.iesc.com**LANDMARK**
ENGINEERING & SURVEYING
CORPORATION8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913Drawn: DD/MAC
Job No.: 2110027

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

NOTE:
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR NOTES AND LEGEND.
SEE SHEET 4 FOR DETAIL "A".**SHEET**
5 OF 5

PREPARED BY AND RETURN TO:
Christian F. O'Ryan, Esq.
Pennington, P.A.
2701 N. Rocky Point Drive, Suite 900
Tampa, Florida 33607

INSTRUMENT#: 2015012167, O BK 23025
PG 236-243 01/09/2015 at 01:26:52 PM,
DEPUTY CLERK: DJOHNSON Pat Frank, Clerk
of the Circuit Court Hillsborough County

-----SPACE ABOVE THIS LINE RESERVED FOR RECORDING DATA-----

ASSIGNMENT OF PLAT RESPONSIBILITIES

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars (\$10.00), the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Rizzetta & Company, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614-8390 (the "**Assignor**") hereby assigns to the LAUREL VISTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit, whose mailing address is 4343 Anchor Plaza Parkway, Suite 200, Tampa, Florida 33634 (the "**Assignee**"), all of its rights and responsibilities in connection with the maintenance of that certain land situate in Hillsborough County, Florida, to wit:

See Exhibit A attached hereto and made a party hereof.

Said responsibilities shall include maintaining, repairing and replacing the above described tracts and any improvements thereon pursuant to the Plat recorded in Plat Book 121, Page 149, Public Records of Hillsborough County, Florida.

[Signature on the Following Page]

INSTRUMENT#: 2015064421, O BK 23096
PG 725-732 02/19/2015 at 11:44:54 AM,
DEPUTY CLERK: SLEWIS Pat Frank, Clerk of
the Circuit Court Hillsborough County

THIS ASSIGNMENT IS BEING RE-RECORDED TO
INCLUDE SIGNATURES AS TO ACCEPTANCE OF
ASSIGNMENT ON PAGE 3

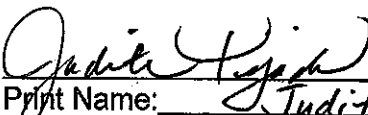
IN WITNESS WHEREOF, the Assignor has caused this Assignment of Plat Responsibilities to be executed by its duly authorized representative and has affixed its seal as of this 9th day of January, 2015.

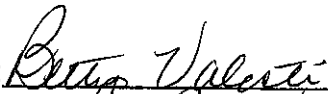
WITNESSES:

"GRANTOR"

K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes



Print Name: Chke Fintan


Print Name: Judith Tejada

By: 
Print Name: BETTY VALENTI
Title: Chairman

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of January, 2015, by Betty Valenti as Chairman of K-BAR RANCH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing pursuant to Chapter 190, Florida Statutes, who acknowledges that he executes the foregoing on behalf of the District. He/She ☒ is personally known to me or ☐ has produced _____ as identification.


Notary Public Lauren Dunn

Print Name

My commission expires:



ACCEPTANCE OF ASSIGNMENT

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars (\$10.00), the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignee expressly accepts the foregoing assignment of obligations from the Assignor.

Executed this 21 day of January, 2015.

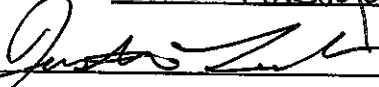
WITNESSES:

"ASSIGNEE"

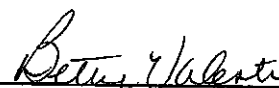
LAUREL VISTA HOMEOWNERS
ASSOCIATION, INC., a Florida
corporation not for profit



Print Name: Chloe Finbarr



Print Name: Justin Leech

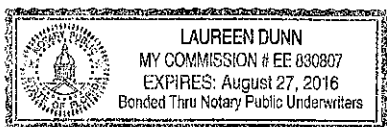
By: 


Print Name: Betty Valenti
Title: President

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 21st day of January, 2015, by Betty Valenti, as President of LAUREL VISTA HOMEOWNERS ASSOCIATION, INC., a Florida corporation not for profit. She is personally known to me [has produced _____ as identification].





Notary Public
Print Name: Laureen Dunn
My Commission Expires: 2016

DESCRIPTION SKETCH (Not a Survey)

DESCRIPTION:

TRACT "B", K-BAR RANCH - PARCEL O, as recorded in Plat Book 121, Pages 149-165, of the Public Records of Hillsborough County, Florida, TOGETHER WITH the following described portion of TRACT "A", of said K-BAR RANCH - PARCEL O:

BEGIN at the Northwest corner of LOT 19, BLOCK A, of said K-BAR RANCH - PARCEL O; thence along the common boundary line between said TRACT "A" and "B" the following two courses and one curve: N.02°21'09"W., 32.22 feet to the beginning of a curve concave to the Southeast having a radius of 75.00 feet; thence NORTHEASTERLY, 77.80 feet along said curve through a central angle of 59°28'15" (chord bears N.27°21'58"E., 74.36 feet); thence N.57°05'06"E., 187.52 feet to the Westernmost corner of LOT 53, BLOCK B of said K-BAR RANCH - PARCEL O; thence S.32°54'54"E., 120.00 feet along the Southwesterly boundary line of said LOT 53 to the Southernmost corner thereof; thence S.57°05'06"W., 15.00 feet; thence S.27°23'45"E., 88.95 feet; thence N.87°38'51"E., 8.23 feet to the Northwest corner of LOT 21, said BLOCK A; thence S.02°21'09"E., 120.60 feet along the Westerly boundary line of said LOT 21 to the Southwest corner thereof; thence S.87°38'51"W., 89.15 feet along said common boundary between TRACTS "A" and "B" to the Southeast corner of LOT 20, said BLOCK A; thence N.02°21'09"W., 120.00 feet along the Easterly boundary line of said LOT 20 to the Northeast corner thereof; thence S.87°38'51"W., 203.16 feet along the Northerly boundary line of said LOTS 19 and 20, BLOCK A to the POINT OF BEGINNING.

ALSO TOGETHER WITH the following described portion of said TRACT "A":

BEGIN at the Northwest corner of LOT 18, BLOCK A, of said K-BAR RANCH - PARCEL O; thence S.23°48'48"W., 127.53 feet along the Westerly boundary line of said LOT 18 to the Southwest corner thereof; thence along the Southerly boundary line of said LOT 18 and LOT 17, BLOCK A the following three courses: S.66°11'12"E., 70.00 feet; thence N.89°17'46"E., 81.55 feet; thence N.87°38'51"E., 15.00 feet; thence S.06°07'38"W., 65.54 feet to the Southerly boundary line of said TRACT "A", said line being a non-tangent curve concave to the South, having a radius of 1236.00 feet; thence NORTHWESTERLY, 202.85 feet along said curve through a central angle of 09°24'11" (chord bears N.88°34'28"W., 202.62 feet); thence S.86°43'28"W., 10.12 feet; thence N.02°49'05"W., 47.32 feet; thence N.23°48'48"E., 204.70 feet to the common boundary line between TRACTS "A" and "B" said line being a non-tangent curve concave to the Northeast, having a radius of 125.00 feet; thence SOUTHEASTERLY, 43.19 feet along said curve through a central angle of 19°47'43" (chord bears S.44°45'07"E., 42.97 feet) to the POINT OF BEGINNING.

ALL containing 6.60 Acres, more or less.

**SHEET
1 OF 5**

NOTE:
SEE SHEETS 3 & 4 FOR SKETCH, NOTES AND
LEGEND.
SEE SHEET 5 FOR DETAIL "A".



2110027

REVISIONS

Description	Date	Dwn.	Ch'd	Order No.
Revised Description	12-16-14	MAC	FR	2110027

SURVEYORS CERTIFICATE

The sketch represented hereon conforms to the requirements of Chapter 5J-17, Florida Administrative Code.

Scott R. Fowler 12/16/14
DATE OF SIGNATURE

SCOTT R. FOWLER

FLORIDA REGISTERED LAND SURVEYOR NO. 5185

Drawing Date: 8-25-14

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lasc.com

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

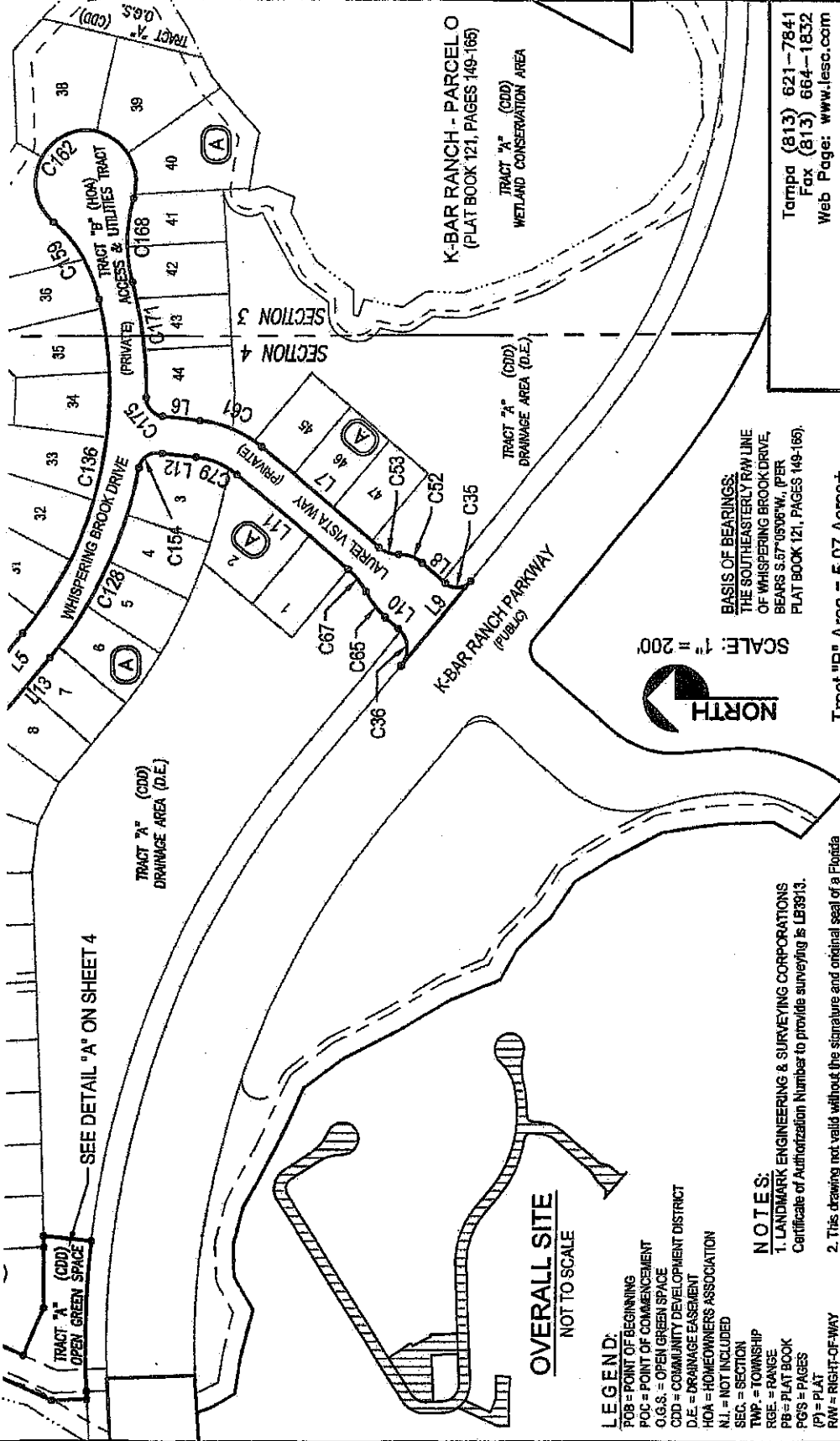
8515 Palm River Road, Tampa, Florida 33819
CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

DESCRIPTION SKETCH (Not a Survey)

SEE SHEET 3

SEE DETAIL "A" ON SHEET 4



LEGEND:
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 O.G.S. = OPEN GREEN SPACE
 CDD = COMMUNITY DEVELOPMENT DISTRICT
 D.E. = DRAINAGE EASEMENT
 HOA = HOMEOWNERS ASSOCIATION
 N.I. = NOT INCLUDED
 SEC. = SECTION
 TWP. = TOWNSHIP
 RGE. = RANGE
 PR. = PLAT BOOK
 PGS. = PAGES
 (P) = PLAT
 RW = RIGHT-OF-WAY
 O.R. = OFFICIAL RECORDS

NOTES:
 1. LANDMARK ENGINEERING & SURVEYING CORPORATIONS Certificate of Authorization Number to provide surveying is LB3813.
 2. This drawing not valid without the signature and original seal of a Florida Registered Surveyor & Mapper.
 3. No Instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon.

NOTE:
 SEE SHEET 1 FOR DESCRIPTION.
 SEE SHEET 5 FOR LINE AND CURVE TABLES.

**SHEET
2 OF 5**

LANDMARK
 ENGINEERING & SURVEYING
 CORPORATION
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 Fax (813) 664-1832
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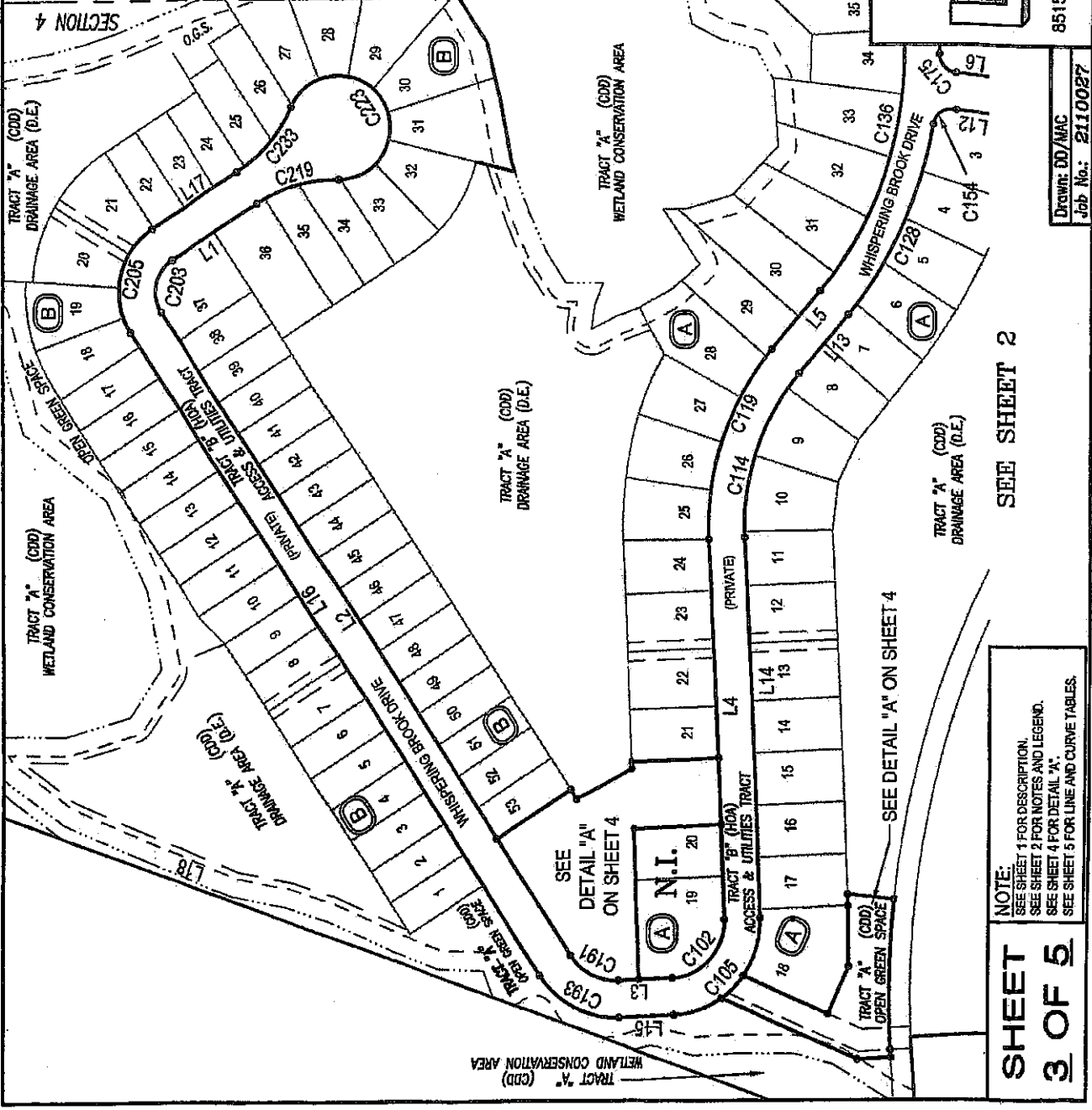
8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3813

Tract "B" Area = 5.07 Acres±
 Portion of Tract "A" North Area = 1.05 Acres±
 Portion of Tract "A" South Area = 0.48 Acres±
 Overall Total Site Area = 6.60 Acres±

Drawn: DD/MAC
 Job No.: 2110027

DESCRIPTION SKETCH
(Not a Survey)

SCALE: 1" = 200'



K-BAR RANCH - PARCEL O
(PLAT BOOK 121, PAGES 149-165)

LANDMARK
ENGINEERING & SURVEYING CORPORATION
Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com
8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. 19 3913

Drawn: DD/MAC
Job No.: 2110027

Sec.: 3/4 Twp.: 27 S. Rge.: 20 E.

SHEET 3 OF 5

NOTE:
SEE SHEET 1 FOR DESCRIPTION.
SEE SHEET 2 FOR NOTES AND LEGEND.
SEE SHEET 4 FOR DETAIL "A".
SEE SHEET 5 FOR LINE AND CURVE TABLES.

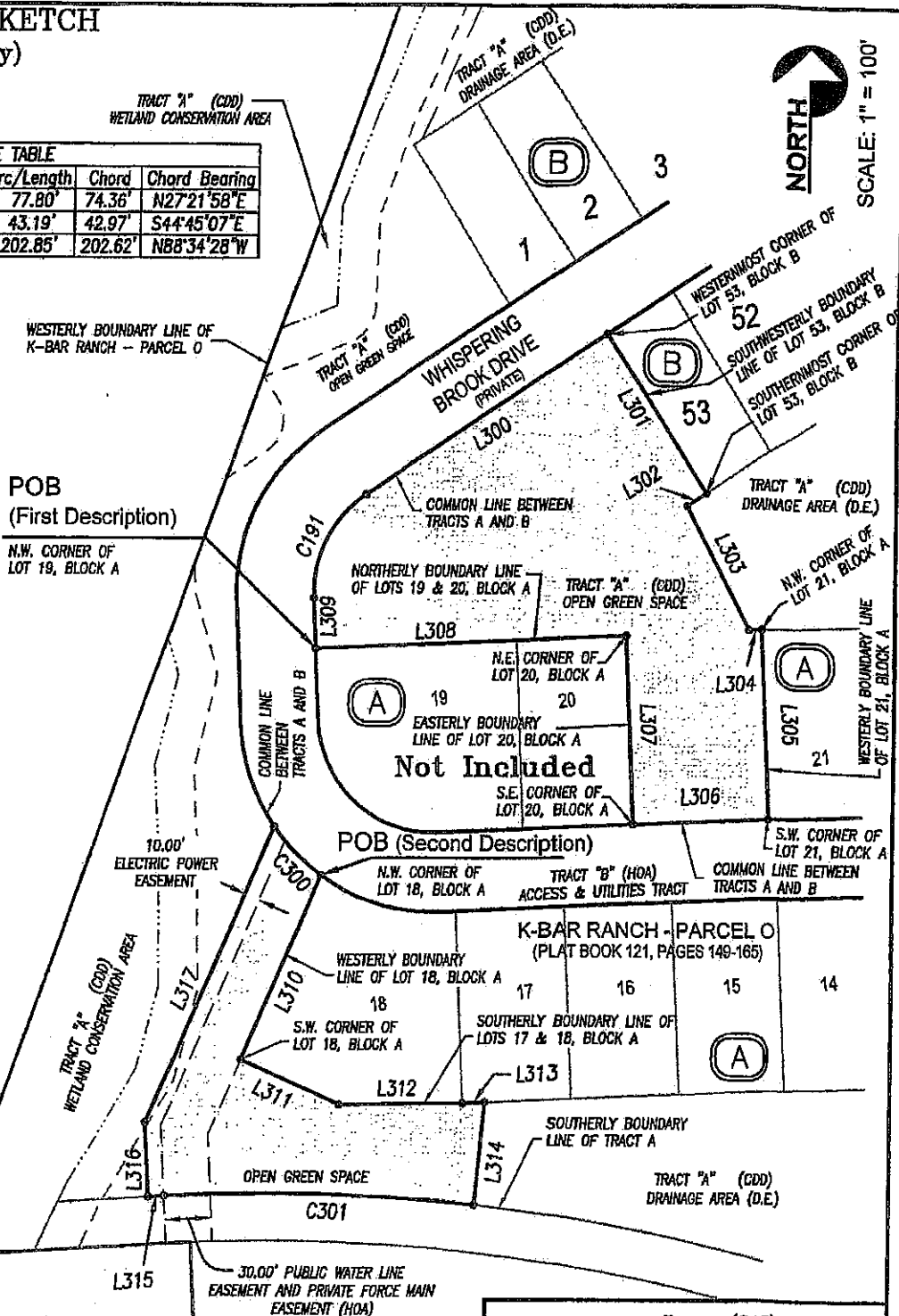
DESCRIPTION SKETCH (Not a Survey)

CURVE TABLE					
Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C191	75.00'	59°26'15"	77.80'	74.36'	N27°21'58"E
C300	125.00'	19°47'43"	43.19'	42.97'	S44°45'07"E
C301	1236.00'	09°24'11"	202.85'	202.62'	N88°34'28"W

LINE TABLE		
Line #	Bearing	Distance
L300	N57°05'06"E	187.52'
L301	S32°54'54"E	120.00'
L302	S57°05'06"W	15.00'
L303	S27°23'45"E	88.95'
L304	N87°38'51"E	8.23'
L305	S02°21'09"E	120.60'
L306	S87°38'51"W	89.15'
L307	N02°21'09"W	120.00'
L308	S87°38'51"W	203.16'
L309	N02°21'09"W	32.22'
L310	S23°48'48"W	127.53'
L311	S66°11'12"E	70.00'
L312	N89°17'46"E	81.55'
L313	N87°38'51"E	15.00'
L314	S06°07'38"W	65.54'
L315	S86°43'26"W	10.12'
L316	N02°49'05"W	47.32'
L317	N23°48'48"E	204.70'

LEGEND:

POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 O.G.S. = OPEN GREEN SPACE
 CDD = COMMUNITY DEVELOPMENT DISTRICT
 D.E. = DRAINAGE EASEMENT
 HOA = HOMEOWNERS ASSOCIATION
 SEC. = SECTION TWP. = TOWNSHIP
 RGE. = RANGE
 PB = PLAT BOOK PG'S = PAGES
 (P) = PLAT R/W = RIGHT-OF-WAY
 O.R. = OFFICIAL RECORDS



DETAIL "A"
SCALE: 1" = 100'

SHEET
4 OF 5

NOTE:

SEE SHEET 1 FOR DESCRIPTION.
 SEE SHEET 2 FOR NOTES.

Drawn: MAC
 Job No.: 2110027

LANDMARK
ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road, Tampa, Florida 33619
 CERTIFICATE OF AUTHORIZATION NO. LB 3913

Sec.: 4 Twp.: 27 S. Rge.: 20 E.

DESCRIPTION SKETCH (Not a Survey)

Station	Point	Distance	Angle
1	1	10.00	90.00
2	2	10.00	90.00
3	3	10.00	90.00
4	4	10.00	90.00
5	5	10.00	90.00
6	6	10.00	90.00
7	7	10.00	90.00
8	8	10.00	90.00
9	9	10.00	90.00
10	10	10.00	90.00
11	11	10.00	90.00
12	12	10.00	90.00
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29	29	10.00	90.00
30	30	10.00	90.00
31	31	10.00	90.00
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42	42	10.00	90.00
43	43	10.00	90.00
44	44	10.00	90.00
45	45	10.00	90.00
46	46	10.00	90.00
47	47	10.00	90.00
48	48	10.00	90.00
49	49	10.00	90.00
50	50	10.00	90.00

Station	Point	Distance	Angle
1	1	10.00	90.00
2	2	10.00	90.00
3	3	10.00	90.00
4	4	10.00	90.00
5	5	10.00	90.00
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46	46	10.00	90.00
47	47	10.00	90.00
48	48	10.00	90.00
49	49	10.00	90.00
50	50	10.00	90.00

SCALE: 1" = 200'

NORTH

SHEET
5 OF 5

NOTE:
SEE SHEET 1 FOR DESCRIPTION.
SEE SHEET 2 FOR NOTES AND LEGEND.
SEE SHEET 4 FOR DETAIL "A".

Drawn: DD/MAC
Job No.: 2110027

Tampa (813) 621-7841
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Web Page: www.lesc.com

LANDMARK
ENGINEERING & SURVEYING
CORPORATION

8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913



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2018.1206A



NAVIGATE AERIAL IMAGERY



GOOGLE STREET VIEW

TRIM Property Record Card VAB PRC
 Tax Collector

Info

Building

Land

Misc

Sales

Parcel [A-04-27-20-9V0-000000-A0000.0](#)

Folio 059226-1282

Market Value 100

Owner Name K-BAR RANCH CDD;

Mailing Address C/O RIZZETTA & COMPANY 3434 COLWELL AV
STE 200
TAMPA, FL 33614-8390

Physical Address 19497 WHISPERING BROOK DR, TAMPA

Property Type RESIDENTIAL HOA

Identify



Site Masters of Florida, LLC
5551 Bloomfield Blvd.
Lakeland, FL 33810
Phone: (813) 917-9567
Email: tim.sitemastersofflorida@yahoo.com

PROPOSAL

K-Bar Ranch CDD

Construct ADA Ramps and Crosswalk

3/3/2021

Construct ADA Compliant Crosswalk at Laurel Vista

Remove existing Type F curb on both sides of road
and construct ADA ramps and sidewalk extensions
to connect to existing sidewalks.

Provide crosswalk paint striping with latex traffic paint
and reflective glass beads.

Restore disturbed areas with sod to match existing

TOTAL \$6,800