



Rizzetta & Company

# **Chapel Creek Community Development District**

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**Board of Supervisors' Meeting  
October 6, 2020**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
813.994.1615**

**[www.chapelcreekcdd.org](http://www.chapelcreekcdd.org)**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Brian Walsh	Chairman
	Bob Bishop	Vice Chairman
	Milton Andrade	Assistant Secretary
	John Blakley	Assistant Secretary
	Garret Parkinson	Assistant Secretary
<b>District Manager</b>	Lynn Hayes	Rizzetta & Company, Inc.
<b>District Counsel</b>	Tracy Robin	Straley Robin Vericker
<b>District Engineer</b>	Tonja Stewart	Stantec Consulting Services, Inc.

**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) 994-1001. 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.

September 22, 2020

Board of Supervisors  
Chapel Creek Community  
Development District

**FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors' of the Chapel Creek Community Development District will be held on **Tuesday, October 6, 2020 at 11:00 a.m.** to be conducted by means of communications media technology pursuant to Executive Orders 20-52, 20-69, 20-112, 20-123, 20-139, 20-150, 20-179, 20-193, and 20-246 issued by Governor DeSantis, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The following is the final agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ITEMS**
  - A. Presentation of Aquatic Inspection Report .....TAB 1
  - B. Discussion of Amenity Waiver Liability Form ..... TAB 2
    1. Consideration of Pool Gate Access System..... TAB 3
  - C. Ratification of Insurance Proposal through EGIS..... TAB 4
- 4. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on September 1,2020.....TAB 5
  - B. Consideration of Operation and Maintenance Expenditures for August 2020..... TAB 6
- 5. STAFF REPORTS**
  - A. District Counsel
    1. Consideration of Amenity Property Deed 2d..... TAB 7
  - B. District Engineer
  - C. District Manager
- 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) 933-5571.

Sincerely,  
*Lynn Hayes*  
Lynn Hayes  
District Manager

# Tab 1

<b>name:</b>	<b>Scott Croft</b>	<b>report group:</b>	<b>Chapel Creek</b>
<b>email:</b>	<b>SCroft@dbiservices.com</b>	<b>title:</b>	<b>Chapel Creek Sept 2020 Report</b>
<b>phone:</b>	<b>813.627.8710</b>	<b>created:</b>	<b>10/2/20, 1:19 PM</b>
<b>company:</b>	<b>Aquagenix Tampa</b>	<b>modified:</b>	<b>10/2/20, 2:47 PM</b>
		<b>item count:</b>	<b>16</b>

(1)



**created:** 10/2/20, 1:30 PM  
**modified:** 10/2/20, 1:35 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 1  
**description:** Current Condition: Overall pond is in good condition. Moderate bloom of duckweed. Minor shoreline weeds and grass  
 Service completed: Treated shoreline weeds and torpedo grass. Treated duckweed  
 Recommendations: Continue monitoring duckweed

(2)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 1:40 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 2  
**description:** Current Condition: Pond is in good condition. Minor shoreline weeds and grasses.  
 Service completed: Treated shoreline  
 Recommendations: None  
 Target: Torpedo grass, broadleaf weeds

(3)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 1:48 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 4A  
**description:** Current condition: Pond in good condition. Shoreline weeds and grasses, minor algae bloom  
 Service performed: Treated shoreline and algae  
 Recommendations: None  
 Target: Torpedo grass, broadleaf weeds, floating algae

<b>name:</b>	<b>Scott Croft</b>	<b>report group:</b>	<b>Chapel Creek</b>
<b>email:</b>	<b>SCroft@dbiservices.com</b>	<b>title:</b>	<b>Chapel Creek Sept 2020 Report</b>
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		<b>item count:</b>	<b>16</b>

(4)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 1:51 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 4B  
**description:** Current condition: Overall pond looks good. Minor shoreline weeds and grasses. Minor algae bloom around perimeter of pond  
 Service performed: Treated for shoreline weeds and vegetation. Treated algae bloom  
 Recommendations: None  
 Target: Torpedo grass, broadleaf weeds, algae

(5)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 1:58 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 5  
**description:** Current condition: Overall the pond is in good condition. Typical shoreline grasses and weeds. Observed minor algae bloom in south end of pond  
 Service performed: Treated for shoreline grasses and weeds. Treated algae  
 Recommendations: None  
 Target: Torpedo grass, broadleaf weeds, floating algae

(6)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 2:05 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 6  
**description:** Current Condition: Overall pond in good condition. Minor shoreline weeds and grass. Minor duckweed bloom. Minor algae bloom. Outflow area needs to be mowed  
 Service performed: Treated for shoreline grass and weeds. Treated algae and duckweed  
 Recommendations: Have landscape maintenance company mow down outflow area to keep excessive vegetation to a minimum  
 Targets: Torpedo grass, broadleaf weeds, floating algae, duckweed



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<b>email:</b>	<b>SCroft@dbiservices.com</b>	<b>title:</b>	<b>Chapel Creek Sept 2020 Report</b>
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		<b>item count:</b>	<b>16</b>

(7)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 2:08 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 7  
**description:** Current condition: Pond in good condition, minor shoreline grass and weeds  
 Service performed: Treated for shoreline grass and weeds  
 Recommendations: None  
 Target: Torpedo grass, broadleaf weeds

(8)



**created:** 10/2/20, 1:40 PM  
**modified:** 10/2/20, 2:18 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 9  
**description:** Current condition: Pond is in good condition. Noticeable increase in shoreline grass and weeds compared to prior ponds. Noticeable increase in area around pond where it is not being mowed to the shoulder of the bank. Littoral planting area needs some attention  
 Service performed: Treated shoreline grass and weeds  
 Recommendations: Landscape company to mow or string trimmer closer to shoreline. Look at maintenance program for littoral shelf plantings  
 Target: Torpedo grass, broadleaf weeds

<b>name:</b>	<b>Scott Croft</b>	<b>report group:</b>	<b>Chapel Creek</b>
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		<b>item count:</b>	<b>16</b>

(9)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:29 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 10  
**description:** Current condition: Pond in good condition. Typical shoreline grass and weeds. Minor algae bloom. Landscape company needs to trim shoulder of pond to keep excess vegetation to a minimum. Service performed: Treated for shoreline grass and weeds. Treated floating algae  
 Target: Torpedo grass, broadleaf weeds, floating algae

(10)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:32 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 11  
**description:** Current condition: Good, shoreline is overgrown due to lack of development  
 Service performed: None  
 Recommendations: None

(11)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:36 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 13A  
**description:** Current condition: Overall pond is in good condition. Moderate shoreline grass and weeds. Observed water lettuce floating in various spots  
 Service performed: Treated for shoreline grass and weeds. Treated water lettuce  
 Recommendations: Monitor water lettuce  
 Targets: Torpedo grass, broadleaf weeds, water lettuce



<b>name:</b>	<b>Scott Croft</b>	<b>report group:</b>	<b>Chapel Creek</b>
<b>email:</b>	<b>SCroft@dbiservices.com</b>	<b>title:</b>	<b>Chapel Creek Sept 2020 Report</b>
<b>phone:</b>	<b>813.627.8710</b>	<b>created:</b>	<b>10/2/20, 1:19 PM</b>
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		<b>item count:</b>	<b>16</b>

(12)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:38 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 13B  
**description:** Current condition: Overall pond is in good condition. Minor shoreline grasses and weeds  
 Service performed: Treated shoreline grasses and weeds  
 Recommendations: None  
 Target: Torpedo grass and broadleaf weeds

(13)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:45 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 14  
**description:** Current condition: Overall pond is in good. No major issues due to lack of development  
 Service performed: inspection and no treatment required  
 Recommendations: None

(14)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:45 PM  
**taken by app:** No  
**group:** Chapel Creek Pond 16  
**description:** Current condition: Pond in good shape  
 Service performed: Inspection and no treatment required  
 Recommendations: None

(15)



**created:** 10/2/20, 2:21 PM  
**modified:** 10/2/20, 2:46 PM  
**taken by app:** No  
**group:** Chapel Creek Flood 1  
**description:** Current condition: Flood comp in good working condition  
 Service performed: Inspection and no treatment required  
 Recommendations: None



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email:	SCroft@dbiservices.com	title:	Chapel Creek Sept 2020 Report
phone:	813.627.8710	created:	10/2/20, 1:19 PM
company:	Aquagenix Tampa	modified:	10/2/20, 2:47 PM
		item count:	16

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(16)



created:	10/2/20, 2:21 PM
modified:	10/2/20, 2:47 PM
taken by app:	No
group:	Chapel Creek Flood 2
description:	Current condition: Overall flood comp is in good working condition Service performed: inspection and no treatment required Recommendations: None

This concludes the aquatics report for the most recent service visit

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# Tab 2

## WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

As a condition of the use of the Chapel Creek Community Development District (the “**District**”) recreational amenity facilities (“**Amenity Facilities**”), also governed by the District’s adopted rules, policies and procedures, on behalf of myself, my guests, and any minor child/children for whom I have the capacity to contract, I hereby acknowledge and agree to the following:

1. I am aware of and understand the health hazards relating to the coronavirus and COVID-19 (“**Coronavirus**”), and am familiar with the Centers for Disease Control and Prevention (“**CDC**”) guidelines regarding Coronavirus. I acknowledge and understand that the circumstances regarding Coronavirus are changing often, and that the CDC guidelines are regularly modified and updated. I accept full responsibility for familiarizing myself with the most recent updates. I further recognize and assume the following risk: the District’s sanitation procedures are limited in scope, that the virus may remain on surfaces for days, sanitation procedures do not guarantee in any way the virus is not present, that other individuals present within and around the Amenity Facilities may be COVID positive, and I accept the inherent risks associated therewith by entering into and using the Amenity Facilities.
2. Notwithstanding the risks associated with Coronavirus, including but not limited to those set forth herein, which I readily acknowledge, I hereby willingly choose to access and use the District’s Amenity Facilities.
3. I acknowledge and fully assume the risk of illness or death related to Coronavirus arising from my presence in and about the Amenity Facilities, and hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE (on behalf of myself, my guests, and minor children for whom I have the capacity to contract, and to the extent legally possible, on behalf of any others with whom I may come into contact and allege that they became ill or contracted Coronavirus due to my presence in and on the Amenity Facilities) the District, the District’s Supervisors and agents, Straley Robin Vericker (the District’s legal counsel), Rizzetta & Company (the District’s management company), Rizzetta Amenity Services, Inc. (the District’s Amenity Services company), and each of their owners, officers, directors, professional staff, agents, employees and assigns (collectively, the “**RELEASEES**”) from any and all liability whatsoever related to Coronavirus which may arise from my being in or about or using the Amenity Facilities.
4. I hereby waive all such claims against the RELEASEES, and agree to indemnify and hold the RELEASEES harmless from and against any and all claims, liabilities, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel, and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, the infection of Coronavirus or any other illness or injury alleged to have occurred on or around the Amenity Facilities.
5. It is my express intent that this Waiver and Hold Harmless Agreement shall bind any assigns and representatives, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. I HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. I ACKNOWLEDGE THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT TO THE AUTHORIZATION GRANTED BY RELEASEES TO BE ON AND USE THE AMENITY FACILITIES.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same. I further represent that this waiver is not in lieu of, but in additions to, the waiver set forth in the District’s adopted rules, policies, and procedures applicable to the Amenity Facilities.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement under seal on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

SIGNATURE: \_\_\_\_\_

KEYFOB# \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

NAMES OF MINOR CHILD(REN) (if any): \_\_\_\_\_

# Tab 3



**Gate Tech Inc.**

1908 Wood Ct  
Plant City, FL 33563

**Estimate #5246**

Phone (813)752-9242

Website [www.GateTechInc.com](http://www.GateTechInc.com)Service Address 1908 Wood Ct.  
Plant City, Florida 33563**Stock**

1908 Wood Ct.  
Plant City, Florida 33563

PRODUCT / SERVICE	DESCRIPTION	QTY.
PAA-682-610-US	Single door networkable access control unit, 12/24VAC/DC power supply Metal enclosure. Plug into a TCP/IP network using a standard RJ45 plug. Unit allows central control, event reporting and control over users' access. Software can control 1,000 doors and 50,000 users. 7.20	1
PAA-ISO-10	10 pack ISO CARD (3.20)	15
PAA-400-250-US	KP50 keypad prox reader combo. Not recommended for mounting to metal surfaces.	1
TRA-EN400-32D	Outdoor UL rated electric strike. 11.19	1
TRA-EN400BOX	Steel gate box for EN400 Strike. 11.19	1
Mobile Welding	Additional charge for mobile welding on site. 2 hour minimum labor charge also required.	1
Access Control Parts	Grade 2 Lever Lock - Institution Function(always locked both sides), Includes 2 keys.	1
Installation Labor	Labor for the installation of gates, fence, operators and accessories.	8
ADI-ST241A	24V DC power supply. Screw terminal Self resetting.	1
Wire-18/6	18-6 Wire per foot. 1.19	70
Wire-16/2	16-2 Wire per foot.	50
SCA-SD-6276-SS1Q	Outdoor vandal resistant pushbutton, Single Gang. (4.20)	1
BPP-12V-7AH	12 Volt 7 amp-hour Gel-Cell Battery	1

**Total****\$4,335.91**

\* Non-taxable

Labor is estimated and will depend on site and materials used. Plans of the building would help us to quote more accurately.

Electric strike is outdoor rated, we recommend only using outdoor rated strikes in locations where water exposure is likely. Most strikes are not outdoor rated.

Internet by others. Paxton requires a static IP for remote configuration.

Gate with lock box suitable for 2-3/4 backset lock by others. Lock box must be inset to maximum of 1-7/8 depth.

**Gate Tech Inc.**

1908 Wood Ct  
Plant City, FL 33563

**Estimate #5246**

Phone (813)752-9242

Website [www.GateTechInc.com](http://www.GateTechInc.com)

Service Address 1908 Wood Ct.  
Plant City, Florida 33563

**Stock**

1908 Wood Ct.  
Plant City, Florida 33563

**Notes Continued...**

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This quote is valid for the next 30 days, after which prices may be subject to change. Unless otherwise agreed upon and noted above a deposit of 50% will be required to initiate work. Please sign a copy of this estimate and return to us to begin work. Accounts not paid within 10 days of the due date are subject to a 1.5% monthly finance charge. Any alterations after quote is signed will require a signed work change order before changes are made.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Tab 4



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Chapel Creek Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects more than 800 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms. FIA members’ property claims resulting from Hurricane Irma in 2017 amounted to less than 4% of the per occurrence coverage available.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**



Quotation being provided for:

Chapel Creek Community Development District  
c/o Rizzetta & Company  
5844 Old Pasco Road, Ste. 100  
Wesley Chapel, FL 33544

Term: October 1, 2020 to October 1, 2021

Quote Number: 100120667

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$101,500
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$502**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile
X	Section II B1	Business Income	\$1,000,000 in any one occurrence
X	Section II B2	Additional Expenses	\$1,000,000 in any one occurrence
X	FIA 120	Active Assailant(s)	\$1,000,000 in any one occurrence

## CRIME COVERAGE

### Description

### Limit

### Deductible

Forgery and Alteration

Not Included

Not Included

Theft, Disappearance or Destruction

Not Included

Not Included

Computer Fraud including Funds Transfer Fraud

Not Included

Not Included

Employee Dishonesty, including faithful performance, per loss

Not Included

Not Included

## AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate





## PREMIUM SUMMARY

**Chapel Creek Community Development District  
c/o Rizzetta & Company  
5844 Old Pasco Road, Ste. 100  
Wesley Chapel, FL 33544**

**Term: October 1, 2020 to October 1, 2021**

**Quote Number: 100120667**

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$502
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,461
Public Officials and Employment Practices Liability	\$2,421
<b>TOTAL PREMIUM DUE</b>	<b>\$5,384</b>

#### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



Florida  
Insurance  
Alliance™

## PARTICIPATION AGREEMENT

### Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2020, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Chapel Creek Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

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

Signature

\_\_\_\_\_  
Brian Walsh

Print Name

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

Signature

\_\_\_\_\_  
Charles Laughon

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2020

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

Administrator



Florida  
Insurance  
Alliance™

## PROPERTY VALUATION AUTHORIZATION

Chapel Creek Community Development District  
c/o Rizzetta & Company  
5844 Old Pasco Road, Ste. 100  
Wesley Chapel, FL 33544

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

- |  |                                    |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Building and Content TIV | \$101,500 As per schedule attached |
| <input type="checkbox"/> Inland Marine                       | Not Included                       |
| <input type="checkbox"/> Auto Physical Damage                | Not Included                       |

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



**Florida  
Insurance  
Alliance™**

Property Schedule

Schedule Items Effective As of: 10/01/2020

***Chapel Creek Community Development District***

**Policy No.:** 100120667

**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
			Const Type	Term Date	Contents Value		
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt	
1	Concrete Wall			10/01/2020	\$101,500		
	Clifton Down Drive Zephyrhills FL 33541		Masonry non combustible	10/01/2021			\$101,500
			<b>Total:</b>	Building Value \$101,500	Contents Value \$0	Insured Value \$101,500	

Sign: 

Print Name: Brian Walsh

Date: 9-9-2020

# Tab 5

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**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.

**CHAPEL CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on **Tuesday, September 1, 2020 at 11:03 a.m.** conducted by media technology authorized by Governor DeSantis' Executive Order 20-193 and in compliance of Florida Statutes.

Present and constituting a quorum:

Brian Walsh	<b>Chairman</b>
Bob Bishop	<b>Vice Chairman</b>
Milton Andrade	<b>Assistant Secretary</b>
John Blakely	<b>Assistant Secretary</b>
Garrett Parkinson	<b>Assistant Secretary</b>

Also present were:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Tracy Robin	<b>District Counsel, Straley Robin Vericker</b>
Matt Huber	<b>Regional District Manager, Rizzetta &amp; Company</b>
Kelly Klukowski	<b>Amenity Services Cord., Rizzetta &amp; Company, Inc.</b>
Joel Morris	<b>Aquagenix</b>
Scott Croft	<b>Aquagenix</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called the meeting to order and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no members of the general audience in attendance.

**THIRD ORDER OF BUSINESS**

**Consideration of Pool Service  
Agreement**

Mr. Hayes presented the Pool Service Agreement with Sun Coast Pool Service. He informed the Board that the contact person for Sun Coast Pool Service is Sean Connerty and the agreement will begin on August 31, 2020 for \$850 per month.

On a Motion by Mr. Walsh, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved the Pool Service Agreement beginning August 31, 2020 for Chapel Creek Community Development District.

**FOURTH ORDER OF BUSINESS**

**Consideration of the Pool Gate Access System Proposal**

Mr. Walsh presented details of the proposal totaling \$4,335.91 and a brief discussion ensued regarding Gate Tech Inc. and the need to obtain internet service. Management was asked to verify whether construction funds have been exhausted and whether allowing access card entrance without having a maintenance person on site for sanitizing purposes necessitates the need for signed waivers relative to the Covid 19 pandemic. A recommendation was made to have residents sign a waiver to maintain social distancing and to post signage regarding CDC recommendations.

On a Motion by Mr. Blakely, seconded by Mr. Walsh, with all in favor, the Board of Supervisors continued discussion on the Gate Tech installation proposal for the pool gate access system until the October 6, 2020 meeting, for Chapel Creek Community Development District.

**FIFTH ORDER OF BUSINESS**

**Presentation of Aquatic Inspection Report**

Mr. Hayes provided an update on the status of the aquatic services agreement noting that Solitude was notified on July 24<sup>th</sup> of the decision to terminate their contract and given an end date of August 28, 2020 as per the terms of their agreement. A brief discussion was held regarding the new agreement with Aquagenix. Mr. Morris informed the Board that a tech from Aquagenix would be on site on September 4, 2020 to access the ponds and their first treatment would begin on September 8, 2020.

**SIXTH ORDER OF BUSINESS**

**Discussion of Professional Amenity Contract Start Date**

Mr. Hayes inquired about a possible start date for the contract. He reminded the Board that these services would be to staff the Amenity Center for 29 hours a week at a cost of \$12,110.09 annually. Following a brief discussion, it was decided not to move forward with the Amenity Contract at this time.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of Supervisors' Meeting held on August 4, 2020**

Mr. Hayes presented the minutes and inquired if there were any amendments necessary. There were none.

**CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT**

**September 1, 2020 Minutes of Meeting**

**Page 3**

On a Motion by Mr. Bishop, seconded by Mr. Walsh, with all in favor, the Board of Supervisors approved the minutes from the meeting on August 4, 2020, for Chapel Creek Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Operation and  
Maintenance Expenditures for July  
2020**

Mr. Hayes presented the Operations and Maintenance Expenditures for July 2020 (\$26,067.87). He stated that the expenditures include the cost for auditing services by McDermitt Davis were \$4,700 and District Counsel fees for both June (\$5,522.00) and July (\$3,623.41).

On a Motion by Mr. Walsh, seconded by Mr. Blakely, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for July 2020 (\$26,067.87), for Chapel Creek Community Development District.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Mr. Robins updated the Board on the status of the Amenity Center conveyance, noting that District Engineer and Mr. Jones are both waiting for the documentation to turn over ownership of the Amenity Center to the District. Mr. Jones anticipates receiving an irrigation inspection by September 4, 2020.

**B. District Engineer**

No Report

**C. District Manager**

Mr. Hayes stated the next regular meeting was scheduled for Tuesday October 6, 2020 at 11:00 a.m. at Rizzetta & Co, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel FL 33544. He reminded them of the quorum requirements of three supervisors being physically present. A question was raised whether it was possible to hold a teleconference as well as a in person meeting concurrently. Mr. Hayes stated that this was not possible.

**TENTH ORDER OF BUSINESS**

**Supervisor Requests**

There were no Supervisor requests.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes said 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 Mr. Walsh, seconded by Mr. Bishop, with all in favor, the Board of Supervisors approved to adjourn the meeting at 11:38 a.m., for Chapel Creek Community Development District.

Assistant Secretary

Chairman/Vice Chairman

# Tab 6

# CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

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

## **Operation and Maintenance Expenditures August 2020 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from August 1, 2020 through August 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented: **\$13,697.42**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

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

## Chapel Creek Community Development District

### Paid Operation & Maintenance Expenditures

August 1, 2020 Through August 31, 2020

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Duke Energy	001885	Duke Summary 07/20	Duke Energy Summary 07/20	\$ 1,368.88
Garret Parkinson	001884	GP080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
John C. Blakely	001883	JB080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
K Johnson's Lawn & Landscaping, Inc.	001886	17320	Monthly Landscape Maintenance 08/20	\$ 7,162.66
Milton Andrade	001881	MA080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Pasco County BOCC	001877	13730602	6405 Clifton Down Dr 06/20	\$ 36.95
Rizzetta & Company, Inc.	001879	INV0000051705	District Management Fees 08/20	\$ 3,333.33
Rizzetta Technology Services, LLC	001878	INV0000006045	Website Hosting 08/20	\$ 100.00
Robert Bishop	001882	BB080420	Board of Supervisors Meeting 08/04/20	\$ 200.00
Solitude Lake Management LLC	001887	PI-A00455583	Lake & Pond Management Services 08/20	\$ 726.00
Times Publishing Company	001880	0000096693 07/22/20	Account #124374 Legal Advertising 07/20	<u>\$ 169.60</u>
<b>Report Total</b>				<b><u>\$ 13,697.42</u></b>

# Tab 7

Consideration: None  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

Tracy J. Robin, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

Parcel ID: 06-26-21-0060-00R00-0000

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**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of October \_\_\_\_, 2020, by **New Chapel Creek, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 3014 W. Palmira Avenue, Suite 301, Tampa, Florida 33629, in favor of the **Chapel Creek Community Development District**, a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose mailing address is c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

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

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

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

The portion of the Property described in Exhibit B is hereby made subject to a non-exclusive easement for ingress, egress, utility services, and drainage for the use and benefit of Grantor's remaining property described in **Exhibit C** attached hereto and incorporated herein by this reference.

Subject to easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all liens and encumbrances except real estate taxes for the current year; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

**THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA AND NO CONSIDERATION WAS PAID FOR THIS TRANSFER.**

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

**Witnesses:**

**New Chapel Creek, LLC**

\_\_\_\_\_  
(Witness 1 – Signature)

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, on October \_\_\_\_, 2020, by \_\_\_\_\_ as \_\_\_\_\_ of New Chapel Creek, LLC, a Florida limited liability company, on behalf of the company, ☐ who is personally known to me or ☐ who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Seal

**CHAPEL CREEK PHASE 1A  
TRACT "R-1" (AMENITY CENTER)**

**DESCRIPTION:** That part of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, lying in Section 6, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said TRACT "R", run thence along the Northerly boundary of said TRACT "R", the following two (2) courses: 1) S.89°11'33"E., 217.58 feet to the **POINT OF BEGINNING**; 2) continue S.89°11'33"E., 407.00 feet to a point on a curve, also being the Northeast corner of said TRACT "R"; thence along the Easterly boundary of said TRACT "R", the following four (4) courses: 1) Southerly, 247.11 feet along the arc of a curve to the left having a radius of 480.00 feet and a central angle of 29°29'49" (chord bearing S.11°04'55"W., 244.39 feet) to a point of reverse curvature; 2) Southerly, 29.27 feet along the arc of a curve to the right having a radius of 550.00 feet and a central angle of 03°02'57" (chord bearing S.02°08'32"E., 29.27 feet) to a point of compound curvature; 3) Southwesterly, 27.66 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 79°13'38" (chord bearing S.38°59'46"W., 25.50 feet) to a point of tangency; 4) S.78°36'35"W., 25.53 feet; thence continue S.78°36'35"W., 108.24 feet to a point of curvature; thence Westerly, 193.83 feet along the arc of a curve to the right having a radius of 975.00 feet and a central angle of 11°23'25" (chord bearing S.84°18'17"W., 193.51 feet) to a point of tangency; thence WEST, 21.34 feet; thence NORTH, 340.26 feet to the **POINT OF BEGINNING**.

Containing 2.719 acres, more or less.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	480.00	29°29'49"	247.11	244.39	S.11°04'55"W.
2	550.00	03°02'57"	29.27	29.27	S.02°08'32"E.
3	20.00	79°13'38"	27.66	25.50	S.38°59'46"W.
4	975.00	11°23'25"	193.83	193.51	S.84°18'17"W.

**BASIS OF BEARINGS**

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.

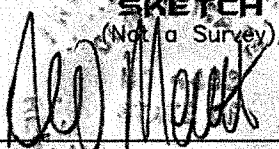
SOUTH - S.00°00'00"W.

EAST - N.90°00'00"E.

WEST - N.90°00'00"W.

The Northerly boundary of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S.89°11'33"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 1963-1990 Re-adjustment) for the West Zone of Florida, as established from horizontal control monuments of Pasco County, Florida.

**CHAPEL CREEK PHASE 1A  
TRACT "R-1" (AMENITY CENTER)**

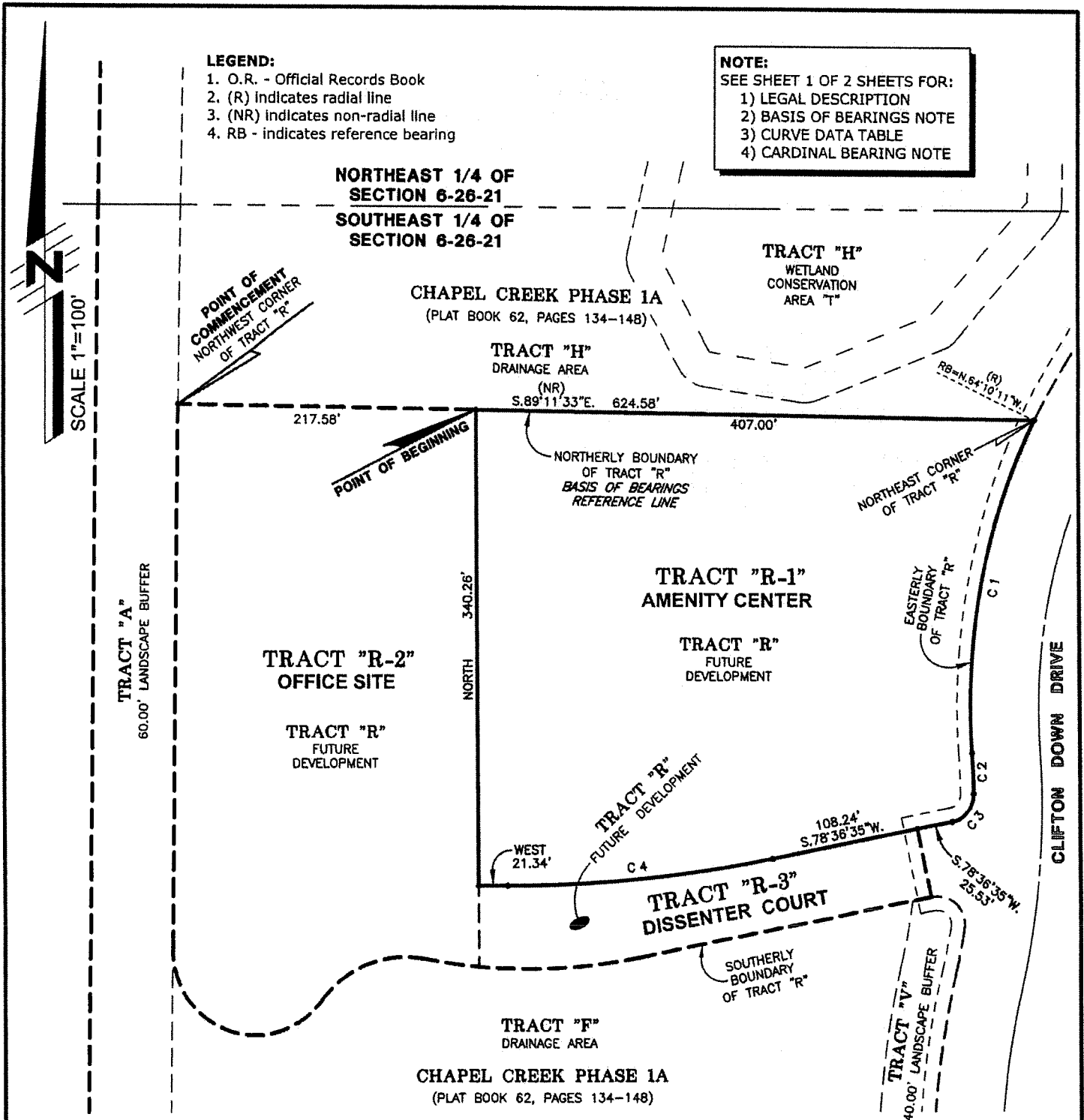
				Prepared For: <b>NEW CHAPEL CREEK, LLC</b>	
<b>DESCRIPTION SKETCH</b> (Not a Survey)  Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
No.	Date	Description	Dwn.	NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
REVISIONS <b>SHEET NO. 1 OF 2 SHEETS</b>					



1. O.R. - Official Records Book
2. (R) indicates radial line
3. (NR) indicates non-radial line
4. RB - indicates reference bearing

SEE SHEET 1 OF 2 SHEETS FOR:

- 1) LEGAL DESCRIPTION
- 2) BASIS OF BEARINGS NOTE
- 3) CURVE DATA TABLE
- 4) CARDINAL BEARING NOTE



**CHAPEL CREEK PHASE 1A  
TRACT "R-1" (AMENITY CENTER)**

**DESCRIPTION  
SKETCH**

(Not a Survey)

(Not a Survey)  
 Leo M. ...

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

4498

**AMERRITT, INC.**

## LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS

Checked: AWM

Order No.: AMI-NCC-CC-001

Date: 9-21-20

Dwg: CHAPEL CRK - WEST - AMENITY - DS.dwg

File Path: P:\Chapel Creek West\Master Plan\Description\Amenity Center

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST

**SHEET NO. 2 OF 2 SHEETS**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

**CHAPEL CREEK PHASE 1A  
TRACT "R-3" (DISSENTER COURT)**

**DESCRIPTION:** That part of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, lying in Section 6, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said TRACT "R", run thence along the Northerly boundary of said TRACT "R", S.89°11'33"E., 217.58 feet; thence SOUTH, 340.26 feet to the **POINT OF BEGINNING**; thence EAST, 21.34 feet to a point of curvature; thence Easterly, 193.83 feet along the arc of a curve to the left having a radius of 975.00 feet and a central angle of 11°23'25" (chord bearing N.84°18'17"E., 193.51 feet) to a point of tangency; thence N.78°36'35"E., 108.24 feet to a point on the Easterly boundary of the aforesaid TRACT "R"; thence along said Easterly boundary of TRACT "R", S.11°23'25"E., 50.00 feet to the Southeast corner of said TRACT "R"; thence along the Southerly boundary of said TRACT "R", the following two (2) courses: 1) S.78°36'35"W., 218.17 feet to a point on a curve; 2) Westerly, 116.58 feet along the arc of a curve to the right having a radius of 400.20 feet and a central angle of 16°41'26" (chord bearing S.86°57'41"W., 116.17 feet); thence NORTH, 57.68 feet to the **POINT OF BEGINNING**.

Containing 0.405 acres, more or less.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	975.00	11°23'25"	193.83	193.51	N.84°18'17"E.
2	400.20	16°41'26"	116.58	116.17	S.86°57'41"W.

**BASIS OF BEARINGS**

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.

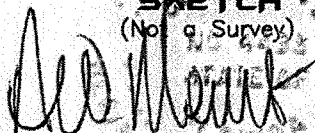
SOUTH - S.00°00'00"W.

EAST - N.90°00'00"E.

WEST - N.90°00'00"W.

The Northerly boundary of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S.89°11'33"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 1963-1990 Re-adjustment) for the West Zone of Florida, as established from horizontal control monuments of Pasco County, Florida.

**CHAPEL CREEK PHASE 1A  
TRACT "R-3" (DISSENTER COURT)**

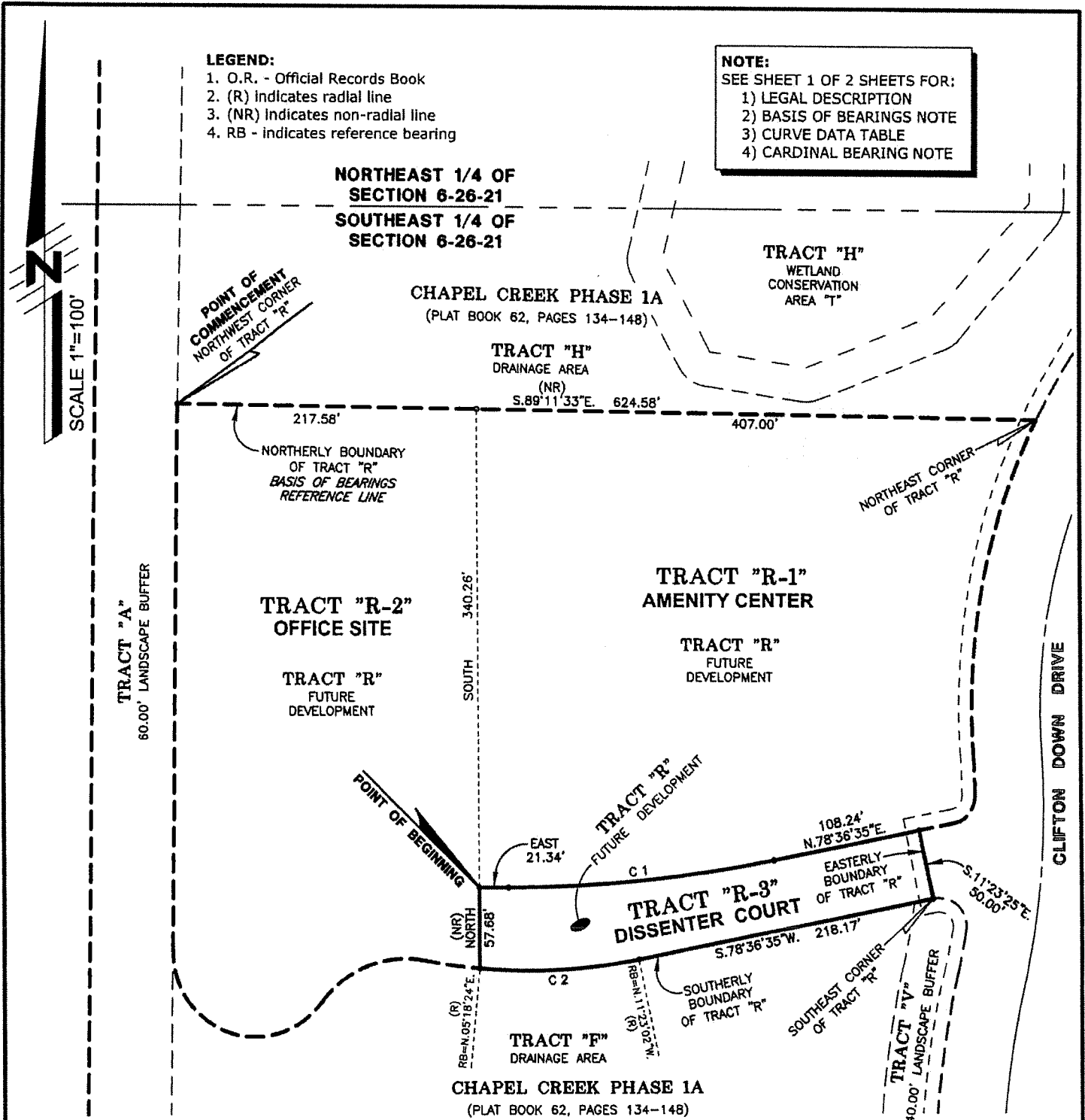
				Prepared For: <b>NEW CHAPEL CREEK, LLC</b>			
				<b>DESCRIPTION</b> <b>SKETCH</b> (Not a Survey) 			
				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
No.	Date	Description	Dwn.	Drawn: WFS    Checked: AWM    Order No.: AMI-NCC-CC-001 Date: 9-21-20    Dwg: CHAPELCRK-WEST-DISSENTER-DS.dwg File Path: P:\Chapel Creek West\Master Plan\Description\Dissector Court SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST			
REVISIONS <b>SHEET NO. 1 OF 2 SHEETS</b>				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			

**LEGEND:**

1. O.R. - Official Records Book
2. (R) Indicates radial line
3. (NR) Indicates non-radial line
4. RB - Indicates reference bearing

**NOTE:**

- SEE SHEET 1 OF 2 SHEETS FOR:
- 1) LEGAL DESCRIPTION
  - 2) BASIS OF BEARINGS NOTE
  - 3) CURVE DATA TABLE
  - 4) CARDINAL BEARING NOTE



**CHAPEL CREEK PHASE 1A**  
**TRACT "R-3" (DISSENTER COURT)**

Prepared For: **NEW CHAPEL CREEK, LLC**

**DESCRIPTION**  
**SKETCH**  
(Not a Survey)

*[Signature]*

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-NCC-CC-001

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File Path: P:\Chapel Creek West\Master Plan\Description\Disseater Court

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 2 OF 2 SHEETS**

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**CHAPEL CREEK PHASE 1A  
TRACT "R-2" (OFFICE SITE)**

**DESCRIPTION:** That part of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, lying in Section 6, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

**COMMENCE** at the Northwest corner of said TRACT "R" for a **POINT OF BEGINNING**, run thence along the Northerly boundary of said TRACT "R", S.89°11'33"E., 217.58 feet; thence SOUTH, 397.94 feet to a point on a curve on the Southerly boundary of the aforesaid TRACT "R"; thence along said Southerly boundary of TRACT "R", the following four (4) courses: 1) Westerly, 39.68 feet along the arc of a curve to the right having a radius of 400.20 feet and a central angle of 05°40'49" (chord bearing N.81°51'12"W., 39.66 feet) to a point of reverse curvature; 2) Westerly, 84.95 feet along the arc of a curve to the left having a radius of 75.00 feet and a central angle of 64°53'53" (chord bearing S.68°32'16"W., 80.48 feet) to a point of reverse curvature; 3) Westerly, 151.75 feet along the arc of a curve to the right having a radius of 60.06 feet and a central angle of 144°46'18" (chord bearing N.71°31'31"W., 114.48 feet); 4) N.89°11'33"W., 0.29 feet to a point on the Westerly boundary of the aforesaid TRACT "R"; thence along said Westerly boundary of TRACT "R", N.00°48'27"E., 388.60 feet to the **POINT OF BEGINNING**

Containing 2.115 acres, more or less.

**CURVE DATA TABLE**

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	400.20	05°40'49"	39.68	39.66	N.81°51'12"W.
2	75.00	64°53'53"	84.95	80.48	S.68°32'16"W.
3	60.06	144°46'18"	151.75	114.48	N.71°31'31"W.

**BASIS OF BEARINGS**

**CARDINAL BEARING NOTE:**

Cardinal bearings where shown hereon shall be assumed to have the same bearings as follows:

NORTH - N.00°00'00"E.

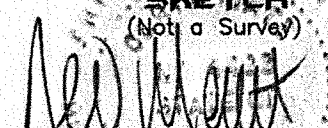
SOUTH - S.00°00'00"W.

EAST - N.90°00'00"E.

WEST - N.90°00'00"W.

The Northerly boundary of TRACT "R", according to the plat of CHAPEL CREEK PHASE 1A, as recorded in Plat Book 62, Pages 134 through 148 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of S.89°11'33"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 1963-1990 Re-adjustment) for the West Zone of Florida, as established from horizontal control monuments of Pasco County, Florida.

**CHAPEL CREEK PHASE 1A  
TRACT "R-2" (OFFICE SITE)**

				Prepared For: <b>NEW CHAPEL CREEK, LLC</b>							
				<b>DESCRIPTION SKETCH</b> (Not a Survey)  Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498				<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
No.      Date      Description      Dwn.				Drawn: WFS      Checked: AWM      Order No.: AMI-NCC-CC-001							
REVISIONS				Date: 9-21-20      Dwg: CHAPELCRK-WEST-OFFICE-DS.dwg							
<b>SHEET NO. 1 OF 2 SHEETS</b>				File Path: P:\Chapel Creek West\Master Plan\Description\Office Site SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST							

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**LEGEND:**

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4. RB - indicates reference bearing

**NOTE:**

- SEE SHEET 1 OF 2 SHEETS FOR:
- 1) LEGAL DESCRIPTION
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NORTHEAST 1/4 OF  
SECTION 6-26-21

SOUTHEAST 1/4 OF  
SECTION 6-26-21

CHAPEL CREEK PHASE 1A

(PLAT BOOK 62, PAGES 134-148)

TRACT "H"  
WETLAND  
CONSERVATION  
AREA "T"

TRACT "H"  
DRAINAGE AREA  
(NR)

S.89°11'33"E. 624.58'

407.00'

NORTHERLY BOUNDARY  
OF TRACT "R"  
BASIS OF BEARINGS  
REFERENCE LINE

217.58'

POINT OF  
COMMENCEMENT  
OF TRACT "R"

POINT OF BEGINNING

TRACT "R-2"  
OFFICE SITE

TRACT "R"  
FUTURE  
DEVELOPMENT

TRACT "R-1"  
AMENITY CENTER

TRACT "R"  
FUTURE  
DEVELOPMENT

TRACT "A"  
60.00' LANDSCAPE BUFFER

N.00°48'27"E. 388.60'

WESTERLY  
BOUNDARY  
OF TRACT "R"

WESTERLY  
BOUNDARY  
OF TRACT "R"

N.00°48'27"E.  
388.60'

SOUTHERLY  
BOUNDARY  
OF TRACT "R" (R)

RB=S.89°08'22"E.

0.29'  
N.89°11'33"W.  
(NR)

C3

(NR) SOUTH  
397.94'

TRACT "R"  
FUTURE  
DEVELOPMENT

TRACT "R-3"  
DISSENTER COURT

TRACT "F"  
DRAINAGE AREA

CHAPEL CREEK PHASE 1A  
(PLAT BOOK 62, PAGES 134-148)

SOUTHERLY  
BOUNDARY  
OF TRACT "R"

RB=N.05°18'24"E.  
(R)

C2

C1

C3

TRACT "V"  
40.00' LANDSCAPE BUFFER

CLIFTON DOWN DRIVE

## CHAPEL CREEK PHASE 1A TRACT "R-2" (OFFICE SITE)

Prepared For: **NEW CHAPEL CREEK, LLC**

**DESCRIPTION  
SKETCH**  
(Not a Survey)

*Arthur W. Merritt*

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

**AMERRITT, INC.**

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-NCC-CC-001

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File Path: P:\Chapel Creek West\Monitor Plan\Description\Office Site

SECTION 6, TOWNSHIP 26 SOUTH, RANGE 21 EAST

No.	Date	Description	Dwn.
REVISIONS			

**SHEET NO. 2 OF 2 SHEETS**

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