

**SUBJECT:** Waterset Wolf Creek Phase H1 & Waterset Blvd H1 **PI#5502**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** September 9, 2025  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase H1 & Waterset Blvd H1, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water & wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept Performance Bonds in the amount of \$2,926,176.74 & \$1,534,578.13, along with Warranty Bonds in the amount of \$214,115.74 & \$116,601.75 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$8,875.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

School Concurrency was approved for this project based on adequate capacity for the project.

**BACKGROUND:**

On May 12, 2025, Permission to Construct Prior to Platting was issued for Waterset Wolf Creek Phase H1 & Waterset Blvd H1, after construction plan review was completed on February 21, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is NNP Southbend II, LLC. and the engineer Heidt Design.

## SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION AND WARRANTY OF REQUIRED IMPROVEMENTS - ON SITE

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between NNP-Southbend II, LLC, a Delaware limited liability company, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

### Witnesseth

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC", pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Waterset Wolf Creek Phase H1, hereafter referred to as the "Subdivision"; and

**WHEREAS**, a final plat of a subdivision within the unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that such improvements will be installed; and

**WHEREAS**, the improvements required by the LDC in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider has or will file with the Hillsborough County Development Review Division of Development Services Department drawings, plans, specifications and other information relating to the construction, of roads, streets, grading, sidewalks, stormwater drainage systems, water, wastewater and reclaimed water systems and easements and rights-of-way as shown on such plat, in accordance with the specifications found in the aforementioned LDC and required by the County; and

**WHEREAS**, the Subdivider agrees to build and construct the aforementioned improvements in the platted area; and

**WHEREAS**, pursuant to the LDC, the Subdivider will request the County to accept, upon completion, the improvements for maintenance as listed below and identified as applicable to this project:

- |                                                                    |                                                                        |                                                                 |
|--------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------|
| <input checked="" type="checkbox"/> Roads/Streets                  | <input checked="" type="checkbox"/> Water Mains/Services               | <input checked="" type="checkbox"/> Stormwater Drainage Systems |
| <input checked="" type="checkbox"/> Sanitary Gravity Sewer Systems | <input checked="" type="checkbox"/> Sanitary Sewer Distribution System | <input type="checkbox"/> Bridges                                |
| <input checked="" type="checkbox"/> Reclaimed Water Mains/Services | <input checked="" type="checkbox"/> Sidewalks                          |                                                                 |
| <input type="checkbox"/> Other: _____                              |                                                                        |                                                                 |

hereafter referred to as the "County Improvements"; and

**WHEREAS**, the County required the Subdivider to warranty the aforementioned County Improvements against any defects in workmanship and materials and agrees to correct any such defects which arise during the warranty period; and

**WHEREAS**, the County required the Subdivider to submit to the County an instrument guaranteeing the performance of said warranty and obligation to repair.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned County Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC are hereby incorporated by reference and made a part of this Agreement.



2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twelve \_\_\_\_\_ ( 12 ) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the County Improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_ dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_
  - b. A Performance Bond, number PB03010410788 & PB03010410785 dated, July 24th, 2025 & July 21st, 2025 with NNP-Southbend II, LLC a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or  
A Warranty Bond, number PB03010410790 & PB03010410789 dated, July 24th, 2025 & July 21st, 2025 with NNP-Southbend II, LLC a Delaware limited liability company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
  - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of the Development Services Department; and
  - b. All applicable County regulations relating to the construction of improvement facilities.

An authorized representative of the County's Development Services Department will review the Engineer's Certification and determine if any discrepancies exists between the constructed improvements and said certifications.

6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
8. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the County Improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of the Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
  - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
  - b. Acknowledgement by the Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
  - c. Provide that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany its request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of the Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.



14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Printed Name of Witness

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Printed Name of Witness

Subdivider:

By   
\_\_\_\_\_  
Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

**Len Jaffe**  
\_\_\_\_\_

Name (typed, printed or stamped)

**Vice President**  
\_\_\_\_\_

Title

3162 S. Falkenburg Rd., Riverview, FL 33578  
\_\_\_\_\_

Address of Signer

**813-620-3555**  
\_\_\_\_\_

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:


VICTOR D. CRIST  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

By: \_\_\_\_\_  
Deputy Clerk

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

APPROVED BY THE COUNTY ATTORNEY

BY   
\_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
11 day of August, 2025, by Len Jaffe as  
(day) (month) (year) (name of person acknowledging)  
Vice President for NVP-South bend II, LLC  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Diana Jamie Tedder  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal) Diana Jamie Tedder  
Comm.: HH 586842  
Expires: Aug. 26, 2028  
Notary Public - State of Florida

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)



## SUBDIVISION PERFORMANCE BOND - ON SITE

**KNOW ALL MEN BY THESE PRESENTS,** That we NNP-Southbend II, LLC a Delaware limited liability company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of two million nine hundred twenty-six thousand one hundred seventy-six and 74/100 (\$2,926,176.74) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS,** the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

**WHEREAS,** these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS,** these subdivision regulations require the construction of improvements in connection with the platting of the Waterset Wolf Creek Phase H1 subdivision; and

**WHEREAS,** the Principal has filed with the Development Review Division of the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

**WHEREAS,** said improvements are to be built and constructed in the aforementioned platted area; and

**WHEREAS,** the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

**WHEREAS,** the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements; and

**WHEREAS,** the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.

NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Phase H1 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve ( 12 ) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2026.

SIGNED, SEALED AND DATED this 24th day of July, 2025.

ATTEST:

Diana J. Miller, Notary

NNP Southbend II, LLC, a Delaware limited liability company

By [Signature] Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

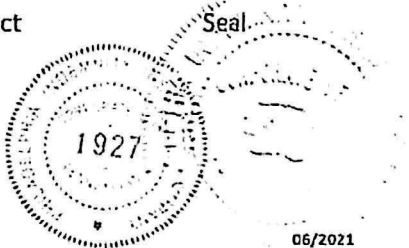
Rachel A. Mullen

Rachel A. Mullen, Witness

By Michelle Haase Seal  
Michelle Haase, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

By [Signature]  
Approved As To Form And Legal Sufficiency.





# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUL 24 2025 before me, Marina Tapia, Notary Public  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

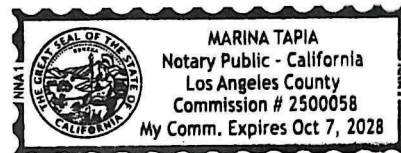
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marina Tapia*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

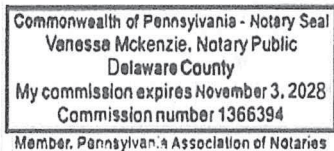


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

**JUL 24 2025**

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_.



Edward Sayago, Corporate Secretary  
**PHILADELPHIA INDEMNITY INSURANCE COMPANY**





**HEIDT  
DESIGN**

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

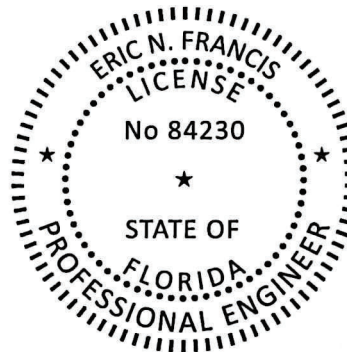
## Summary For Performance Bond

### WATERSET - WOLF CREEK PHASE H1

FOLIO # 54244.0000, 54244.0100, 54172.0000

Streets and Drainage Facilities	\$1,483,705.00
Water Distribution System	\$273,786.50
Sewage Collection System	\$396,104.89
Reclaimed Water Distribution System	<u>\$187,345.00</u>
Total Amount	\$2,340,941.39
Performance Bond Amount (125% of Total)	\$2,926,176.74

Eric N. Francis, P.E. # 84230  
Date Prepared: June 18, 2025



<R:\Waterset\Wolf Creek\Phase H\Construction\Ph 1\Qtys\Wolf Creek Ph H1 Subdivision Bond Comps.xlsx>



**Engineers Cost Breakdown**

**Schedule: Streets & Drainage Facilities**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Marking	\$9,400.00	\$9,400.00
SY	7,690	1-3/4" SP 12.5 Asphaltic Surface Course	\$18.50	\$142,265.00
SY	7,690	7" Soil-Cement Base	\$22.00	\$169,180.00
SY	7,690	12" Compacted Subgrade	\$2.75	\$21,147.50
LF	6,440	Stabilized Curb Pad	\$3.75	\$24,150.00
LF	6,355	Miami Curb & Gutter	\$21.50	\$136,632.50
LF	85	Drop Curb & Gutter	\$28.00	\$2,380.00
LF	85	Type D Curb	\$24.00	\$2,040.00
SF	8,490	Concrete Sidewalk	\$9.00	\$76,410.00
EA	5	ADA Ramps	\$885.00	\$4,425.00
SF	350	Lift Station Driveway Restoration	\$25.00	\$8,750.00
LF	2600	6" Underdrain	\$20.00	\$52,000.00
EA	21	Underdrain Cleanout	\$375.00	\$7,875.00
LF	345	15" HP Storm	\$52.00	\$17,940.00
LF	260	18" HP Storm	\$58.00	\$15,080.00
LF	220	24" HP Storm	\$80.00	\$17,600.00
LF	890	30" HP Storm	\$120.00	\$106,800.00
LF	830	36" HP Storm	\$135.00	\$112,050.00
LF	425	48" HP Storm	\$225.00	\$95,625.00
LF	200	60" HP Storm	\$330.00	\$66,000.00
EA	18	Type 1 Curb Inlet	\$7,550.00	\$135,900.00
EA	3	Type 2 Curb Inlet	\$9,050.00	\$27,150.00
EA	5	Type 1 Curb Inlet w/J Bottom	\$12,000.00	\$60,000.00
EA	3	Type P Manhole	\$5,200.00	\$15,600.00
EA	2	Type J Manhole	\$8,500.00	\$17,000.00
EA	4	48" MES	\$9,500.00	\$38,000.00
EA	1	60" MES	\$18,500.00	\$18,500.00
CY	30	Rip Rap Spillway	\$180.00	\$5,400.00
EA	3	Rip Rap @ MES	\$700.00	\$2,100.00
EA	2	Concrete Sump	\$12,000.00	\$24,000.00
LF	3170	Dewatering	\$7.00	\$22,190.00
LF	3170	Storm Testing & TV	\$9.50	\$30,115.00
		<b>Total Street &amp; Drainage System</b>		<b>\$1,483,705.00</b>





**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing WM	\$1,700.00	\$1,700.00
EA	1	Temporary Construction BFP Assembly	\$24,000.00	\$24,000.00
LF	110	8" PVC Water Main	\$41.00	\$4,510.00
LF	2,925	6" PVC Water Main	\$26.50	\$77,512.50
LF	20	8" DIP Water Main	\$82.00	\$1,640.00
LF	230	6" DIP Water Main	\$82.00	\$18,860.00
EA	2	8" Gate Valve	\$2,750.00	\$5,500.00
EA	15	6" Gate Valve	\$1,900.00	\$28,500.00
EA	4	8" MJ Fitting	\$619.00	\$2,476.00
EA	54	6" MJ Fitting	\$384.00	\$20,736.00
EA	6	Fire Hydrant Assembly	\$7,850.00	\$47,100.00
EA	8	Single Service (Short)	\$440.00	\$3,520.00
EA	27	Single Service (Long)	\$580.00	\$15,660.00
EA	18	Double Service (Short)	\$640.00	\$11,520.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
LS	1	Water Pressure Testing & Chlorination	\$9,142.00	\$9,142.00
		<b>Total Water Distribution System</b>		<b>\$273,786.50</b>



**Engineers Cost Breakdown**

**Schedule: Sewage Collection System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing MH	\$16,500.00	\$16,500.00
LF	2,859	8" PVC Gravity Main	\$42.71	\$122,107.89
EA	15	Sanitary Manhole	\$7,213.00	\$108,195.00
EA	15	Single Sanitary Service	\$1,350.00	\$20,250.00
EA	28	Double Sanitary Service	\$1,750.00	\$49,000.00
LF	2,859	Dewatering	\$15.50	\$44,314.50
LF	2,859	Sanitary Testing & TV	\$12.50	\$35,737.50
		<b>Total Sewage Collection System</b>		<b>\$396,104.89</b>





**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing RWM	\$1,700.00	\$1,700.00
LF	3,230	6" PVC Reclaimed Water Main	\$26.50	\$85,595.00
EA	16	6" Gate Valve	\$1,900.00	\$30,400.00
EA	45	6" MJ Fitting	\$407.00	\$18,315.00
EA	9	Single Service (Short)	\$440.00	\$3,960.00
EA	44	Single Service (Long)	\$565.00	\$24,860.00
EA	9	Double Service (Short)	\$525.00	\$4,725.00
EA	1	Common Area Service	\$2,700.00	\$2,700.00
EA	1	Blowoff Assembly	\$705.00	\$705.00
LF	3,230	Pressure Testing	\$2.50	\$8,075.00
LS	1	Sleeving	\$6,310.00	\$6,310.00
		<b>Total Reclaimed Water Distribution System</b>		<b>\$187,345.00</b>

## SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC, a Delaware limited liability company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of one million five hundred thirty-four thousand five hundred seventy-eight and 13/100 (\$1,534,578.13) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting of the Waterset Wolf Creek Waterset Blvd Phase H1 subdivision; and

WHEREAS, the Principal has filed with the Development Review Division of the Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, grading, paving and curbing of streets, alleys and other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, in accordance with the specifications found in the aforementioned subdivision regulations and required by the Board of County Commissioners of Hillsborough County, Florida, and the County Engineer; and

WHEREAS, said improvements are to be built and constructed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument ensuring completion of construction of the aforementioned improvements within a time period established by said regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a Subdivider's Agreement, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Subdivision Performance Bond.



NOW, THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Waterset Blvd Phase H1 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve ( 12 ) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2026.

SIGNED, SEALED AND DATED this 21st day of July, 2025.

ATTEST:

*Diana J. Miller*

NNP Southbend II, LLC, a Delaware limited liability company

By *[Signature]* Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

*Rachel A. Mullen*

Rachel A. Mullen, Witness

By *Michelle Haase* Seal  
Michelle Haase, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY *[Signature]*  
Approved As To Form And Legal Sufficiency.



# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUL 21 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

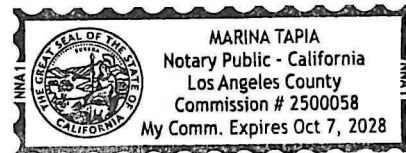
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marina Tapia*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



**PHILADELPHIA INDEMNITY INSURANCE COMPANY**

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

**Power of Attorney**

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

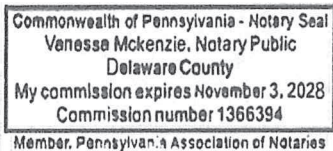


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

JUL 21 2025

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.



Edward Sayago, Corporate Secretary  
**PHILADELPHIA INDEMNITY INSURANCE COMPANY**



**Summary For Performance Bond**

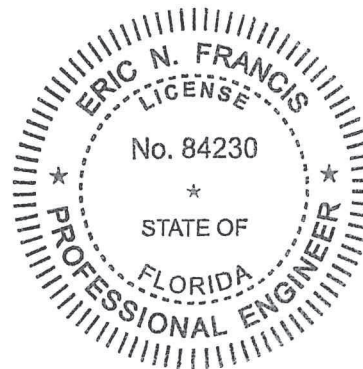
**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Streets and Drainage Facilities	\$824,702.50
Water Distribution System	\$214,585.00
Sewage Collection System	\$0.00
Reclaimed Water Distribution System	<u>\$188,375.00</u>
Total Amount	\$1,227,662.50
<b>Performance Bond Amount (125% of Total)</b>	<b>\$1,534,578.13</b>



Eric N. Francis, P.E. # 84230  
Date Prepared: June 18, 2025



R:\Waterset\Wolf Creek\Phase H\Construction\Ph 1\Qtys\Wolf Creek Waterset Blvd Ph H1 Bond Comps.xlsx





**Engineers Cost Breakdown**  
**Schedule: Streets & Drainage Facilities**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Marking	\$21,500.00	\$21,500.00
SY	5,710	1" FC 9.5 Asphaltic Friction Course	\$14.50	\$82,795.00
SY	5,710	2" SP 12.5 Asphaltic Surface Course	\$22.00	\$125,620.00
SY	5,710	8" Crushed Concrete Base	\$20.00	\$114,200.00
SY	5,710	12" Stabilized Subgrade	\$6.75	\$38,542.50
LF	4,915	Stabilized Curb Pad	\$2.50	\$12,287.50
LF	60	Miami Curb & Gutter	\$21.50	\$1,290.00
LF	4,855	Type F Curb & Gutter	\$24.50	\$118,947.50
SF	12,250	Concrete Sidewalk	\$9.00	\$110,250.00
EA	2	ADA Ramps	\$885.00	\$1,770.00
EA	1	Connect to Existing Storm Structure	\$4,000.00	\$4,000.00
LF	75	15" HP Storm	\$52.00	\$3,900.00
LF	245	18" HP Storm	\$58.00	\$14,210.00
LF	840	30" HP Storm	\$120.00	\$100,800.00
EA	4	FDOT Type 5 Curb Inlet	\$8,200.00	\$32,800.00
EA	2	FDOT Type 6 Curb Inlet	\$9,000.00	\$18,000.00
EA	1	Type D Grate Inlet	\$4,650.00	\$4,650.00
LF	1160	Dewatering	\$7.00	\$8,120.00
LF	1160	Storm Testing & TV	\$9.50	\$11,020.00
		<b>Total Street &amp; Drainage System</b>		<b>\$824,702.50</b>



**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing WM	\$1,850.00	\$1,850.00
EA	1	Temporary Construction BFP Assembly	\$24,000.00	\$24,000.00
LF	65	24" Steel Casing	\$245.00	\$15,925.00
LF	1,210	12" DIP Water Main	\$105.00	\$127,050.00
LF	50	8" DIP Water Main	\$82.00	\$4,100.00
EA	4	12" Gate Valve	\$4,800.00	\$19,200.00
EA	1	8" Gate Valve	\$2,750.00	\$2,750.00
EA	5	12" MJ Fitting	\$1,058.00	\$5,290.00
EA	2	8" MJ Fitting	\$540.00	\$1,080.00
EA	1	Fire Hydrant Assembly	\$7,850.00	\$7,850.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
LS	1	Water Pressure Testing & Chlorination	\$4,080.00	\$4,080.00
		<b>Total Water Distribution System</b>		<b>\$214,585.00</b>





**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
EA	1	Connect to Existing RWM	\$1,850.00	\$1,850.00
LF	70	16" Steel Casing	\$190.00	\$13,300.00
LF	1,210	12" DIP Reclaimed Water Main	\$105.00	\$127,050.00
LF	160	6" DIP Reclaimed Water Main	\$60.00	\$9,600.00
EA	3	12" Gate Valve	\$4,800.00	\$14,400.00
EA	2	6" Gate Valve	\$1,900.00	\$3,800.00
EA	5	12" MJ Fitting	\$1,058.00	\$5,290.00
EA	6	6" MJ Fitting	\$375.00	\$2,250.00
EA	1	Common Area Reclaimed Service	\$2,700.00	\$2,700.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
LF	1,370	Pressure Testing	\$2.50	\$3,425.00
LS	1	Sleeving	\$3,300.00	\$3,300.00
		<b>Total Reclaimed Water Distribution System</b>		<b>\$188,375.00</b>

**SUBDIVISION WARRANTY BOND - ON SITE**

KNOW ALL MEN BY THESE PRESENTS, that we NNP-Southbend II, LLC a Delaware limited liability  
company called the Principal, and Philadelphia Indemnity  
Insurance Company called the Surety, are held and firmly bound unto the  
**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of  
two hundred fourteen thousand one hundred fifteen and 74/100 (\$ 214,115.74) Dollars for the payment of which  
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

**WHEREAS**, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvement facilities for maintenance in the approved platted subdivision known as Waterset Wolf Creek Phase H1. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: roads, drainage, water, wastewater and reclaimed water; and

**WHEREAS**, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

**WHEREAS**, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements; and

**WHEREAS**, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

**NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:**

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Waterset Wolf Creek Phase H1 against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;



C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2028

SIGNED, SEALED AND DATED this 24th day of July, 2025.

ATTEST:

Diana Gmie Jeddler

NNP Southbend II, LLC, a Delaware limited liability company

By [Signature]  
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

By Michelle Haase  
Michelle Haase, Attorney-In-Fact Seal



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUL 24 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

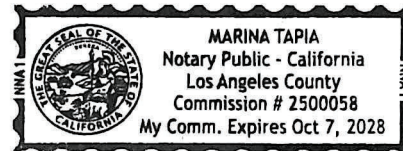
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marina Tapia*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:**

That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER  
RESOLVED:**

That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

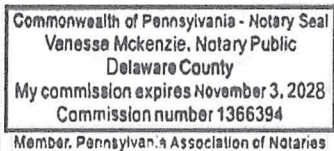


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

JUL 24 2025



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY



**HEIDT**  
DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

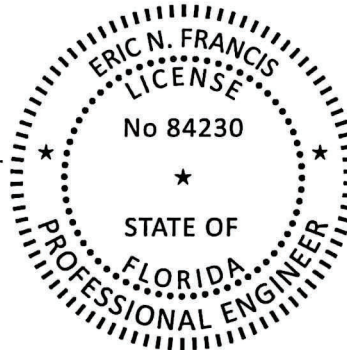
### Summary For Warranty Bond

### WATERSET - WOLF CREEK PHASE H1

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Streets and Drainage Facilities	\$1,431,400.00
Water Distribution System	\$238,944.50
Sewage Collection System	\$299,552.89
Reclaimed Water Distribution System	<u>\$171,260.00</u>
Total Amount	\$2,141,157.39
<b>Warranty Bond Amount (10% of Total)</b>	<b>\$214,115.74</b>

Eric N. Francis, P.E. # 84230  
Date Prepared: June 18, 2025



R:\Waterset\Wolf Creek\Phase H\Construction\Ph 1\Qtys\Wolf Creek Ph H1 Subdivision Bond Comps.xlsx





**Engineers Cost Breakdown**

**Schedule: Streets & Drainage Facilities**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Marking	\$9,400.00	\$9,400.00
SY	7,690	1-3/4" SP 12.5 Asphaltic Surface Course	\$18.50	\$142,265.00
SY	7,690	7" Soil-Cement Base	\$22.00	\$169,180.00
SY	7,690	12" Compacted Subgrade	\$2.75	\$21,147.50
LF	6,440	Stabilized Curb Pad	\$3.75	\$24,150.00
LF	6,355	Miami Curb & Gutter	\$21.50	\$136,632.50
LF	85	Drop Curb & Gutter	\$28.00	\$2,380.00
LF	85	Type D Curb	\$24.00	\$2,040.00
SF	8,490	Concrete Sidewalk	\$9.00	\$76,410.00
EA	5	ADA Ramps	\$885.00	\$4,425.00
SF	350	Lift Station Driveway Restoration	\$25.00	\$8,750.00
LF	2600	6" Underdrain	\$20.00	\$52,000.00
EA	21	Underdrain Cleanout	\$375.00	\$7,875.00
LF	345	15" HP Storm	\$52.00	\$17,940.00
LF	260	18" HP Storm	\$58.00	\$15,080.00
LF	220	24" HP Storm	\$80.00	\$17,600.00
LF	890	30" HP Storm	\$120.00	\$106,800.00
LF	830	36" HP Storm	\$135.00	\$112,050.00
LF	425	48" HP Storm	\$225.00	\$95,625.00
LF	200	60" HP Storm	\$330.00	\$66,000.00
EA	18	Type 1 Curb Inlet	\$7,550.00	\$135,900.00
EA	3	Type 2 Curb Inlet	\$9,050.00	\$27,150.00
EA	5	Type 1 Curb Inlet w/J Bottom	\$12,000.00	\$60,000.00
EA	3	Type P Manhole	\$5,200.00	\$15,600.00
EA	2	Type J Manhole	\$8,500.00	\$17,000.00
EA	4	48" MES	\$9,500.00	\$38,000.00
EA	1	60" MES	\$18,500.00	\$18,500.00
CY	30	Rip Rap Spillway	\$180.00	\$5,400.00
EA	3	Rip Rap @ MES	\$700.00	\$2,100.00
EA	2	Concrete Sump	\$12,000.00	\$24,000.00
		<b>Total Street &amp; Drainage System</b>		<b>\$1,431,400.00</b>



**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	110	8" PVC Water Main	\$41.00	\$4,510.00
LF	2,925	6" PVC Water Main	\$26.50	\$77,512.50
LF	20	8" DIP Water Main	\$82.00	\$1,640.00
LF	230	6" DIP Water Main	\$82.00	\$18,860.00
EA	2	8" Gate Valve	\$2,750.00	\$5,500.00
EA	15	6" Gate Valve	\$1,900.00	\$28,500.00
EA	4	8" MJ Fitting	\$619.00	\$2,476.00
EA	54	6" MJ Fitting	\$384.00	\$20,736.00
EA	6	Fire Hydrant Assembly	\$7,850.00	\$47,100.00
EA	8	Single Service (Short)	\$440.00	\$3,520.00
EA	27	Single Service (Long)	\$580.00	\$15,660.00
EA	18	Double Service (Short)	\$640.00	\$11,520.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
		<b>Total Water Distribution System</b>		<b>\$238,944.50</b>





**Engineers Cost Breakdown**

**Schedule: Sewage Collection System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	2,859	8" PVC Gravity Main	\$42.71	\$122,107.89
EA	15	Sanitary Manhole	\$7,213.00	\$108,195.00
EA	15	Single Sanitary Service	\$1,350.00	\$20,250.00
EA	28	Double Sanitary Service	\$1,750.00	\$49,000.00
		<b>Total Sewage Collection System</b>		<b>\$299,552.89</b>



**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	3,230	6" PVC Reclaimed Water Main	\$26.50	\$85,595.00
EA	16	6" Gate Valve	\$1,900.00	\$30,400.00
EA	45	6" MJ Fitting	\$407.00	\$18,315.00
EA	9	Single Service (Short)	\$440.00	\$3,960.00
EA	44	Single Service (Long)	\$565.00	\$24,860.00
EA	9	Double Service (Short)	\$525.00	\$4,725.00
EA	1	Common Area Service	\$2,700.00	\$2,700.00
EA	1	Blowoff Assembly	\$705.00	\$705.00
		<b>Total Reclaimed Water Distribution System</b>		<b>\$171,260.00</b>





**Summary For Warranty Bond**

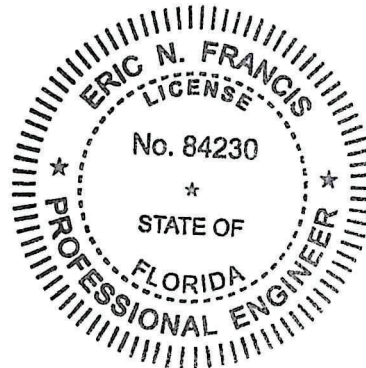
**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Streets and Drainage Facilities	\$801,562.50
Water Distribution System	\$184,655.00
Sewage Collection System	\$0.00
Reclaimed Water Distribution System	<u>\$179,800.00</u>
Total Amount	\$1,166,017.50
<b>Warranty Bond Amount (10% of Total)</b>	<b>\$116,601.75</b>



Eric N. Francis, P.E. # 84230  
Date Prepared: June 18, 2025





**Engineers Cost Breakdown**

**Schedule: Streets & Drainage Facilities**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Signing & Pavement Marking	\$21,500.00	\$21,500.00
SY	5,710	1" FC 9.5 Asphaltic Friction Course	\$14.50	\$82,795.00
SY	5,710	2" SP 12.5 Asphaltic Surface Course	\$22.00	\$125,620.00
SY	5,710	8" Crushed Concrete Base	\$20.00	\$114,200.00
SY	5,710	12" Stabilized Subgrade	\$6.75	\$38,542.50
LF	4,915	Stabilized Curb Pad	\$2.50	\$12,287.50
LF	60	Miami Curb & Gutter	\$21.50	\$1,290.00
LF	4,855	Type F Curb & Gutter	\$24.50	\$118,947.50
SF	12,250	Concrete Sidewalk	\$9.00	\$110,250.00
EA	2	ADA Ramps	\$885.00	\$1,770.00
LF	75	15" HP Storm	\$52.00	\$3,900.00
LF	245	18" HP Storm	\$58.00	\$14,210.00
LF	840	30" HP Storm	\$120.00	\$100,800.00
EA	4	FDOT Type 5 Curb Inlet	\$8,200.00	\$32,800.00
EA	2	FDOT Type 6 Curb Inlet	\$9,000.00	\$18,000.00
EA	1	Type D Grate Inlet	\$4,650.00	\$4,650.00
		<b>Total Street &amp; Drainage System</b>		<b>\$801,562.50</b>





**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	65	24" Steel Casing	\$245.00	\$15,925.00
LF	1,210	12" DIP Water Main	\$105.00	\$127,050.00
LF	50	8" DIP Water Main	\$82.00	\$4,100.00
EA	4	12" Gate Valve	\$4,800.00	\$19,200.00
EA	1	8" Gate Valve	\$2,750.00	\$2,750.00
EA	5	12" MJ Fitting	\$1,058.00	\$5,290.00
EA	2	8" MJ Fitting	\$540.00	\$1,080.00
EA	1	Fire Hydrant Assembly	\$7,850.00	\$7,850.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
		<b>Total Water Distribution System</b>		<b>\$184,655.00</b>



**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET - WOLF CREEK WATERSET BLVD PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price	Total Amount
LF	70	16" Steel Casing	\$190.00	\$13,300.00
LF	1,210	12" DIP Reclaimed Water Main	\$105.00	\$127,050.00
LF	160	6" DIP Reclaimed Water Main	\$60.00	\$9,600.00
EA	3	12" Gate Valve	\$4,800.00	\$14,400.00
EA	2	6" Gate Valve	\$1,900.00	\$3,800.00
EA	5	12" MJ Fitting	\$1,058.00	\$5,290.00
EA	6	6" MJ Fitting	\$375.00	\$2,250.00
EA	1	Common Area Reclaimed Service	\$2,700.00	\$2,700.00
EA	2	Blowoff Assembly	\$705.00	\$1,410.00
		<b>Total Reclaimed Water Distribution System</b>		<b>\$179,800.00</b>



## SUBDIVISION WARRANTY BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, that we NNP-Southbend II, LLC, a Delaware limited liability company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of one hundred sixteen thousand six hundred one and 75/100 (\$116601.75) Dollars for the payment of which we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has established subdivision regulations pursuant to authority in Chapters 125, 163 and 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas of Hillsborough County; and

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the following improvement facilities for maintenance in the approved platted subdivision known as Waterset Wolf Creek Waterset Blvd. Phase H1. The improvement facilities to be accepted, hereafter referred to as the "Improvements" are as follows: roads, drainage, water, wastewater and reclaimed water; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the Improvements that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting the Improvements for a definite period of time in an amount prescribed by the aforementioned subdivision regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered into a "Subdivider's Agreement for Warranty of the Required Improvements", the terms of which agreement require the Principal to submit an instrument warranting the above-described improvements; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and made a part of this Warranty Bond.

### NOW THEREFORE, THE CONDITIONS OF THIS OBLIGATION ARE SUCH THAT:

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the Improvements for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as Waterset Wolf Creek Waterset Blvd. Phase H1 against failure, deterioration, or damage resulting from defects in workmanship and/or materials, and;
- B. If the Principal shall correct within the above described warranty period any such failure, deterioration, or damage existing in the aforementioned Improvements so that said improvements thereafter comply with the technical specifications contained in the Subdivision Regulations established by the Board of County Commissioners of Hillsborough County, and;

C. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2028.

SIGNED, SEALED AND DATED this 21st day of July, 2025.

ATTEST:

Diana J. Jedd

NNP Southbend II, LLC, a Delaware limited liability company

By [Signature]  
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

By Michelle Haase

Michelle Haase, Attorney-In-Fact

Seal



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal Sufficiency.



# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUL 21 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

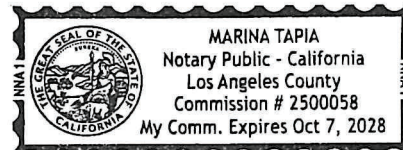
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

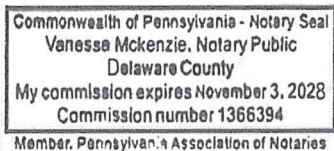


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

JUL 21 2025

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_.



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY



## SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between NNP-Southbend II, LLC, a Delaware limited liability company, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

### Witnesseth

**WHEREAS**, the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as "LDC" pursuant to the authority contained in Chapters 125, 163 and 177, Florida Statutes; and

**WHEREAS**, the LDC affects the subdivision of land within the unincorporated areas of Hillsborough County; and

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Waterset Wolf Creek Phase H1 (hereafter referred to as the "Subdivision"); and

**WHEREAS**, a final plat of a subdivision within the unincorporated area of Hillsborough County shall not be approved and recorded until the Subdivider has guaranteed to the satisfaction of the County that lot corners will be installed; and

**WHEREAS**, the lot corners required by Florida Statutes in the Subdivision are to be installed after recordation of said plat under guarantees posted with the County; and

**WHEREAS**, the Subdivider agrees to install the aforementioned lot corners in the platted area.

**NOW, THEREFORE**, in consideration of the intent and desire of the Subdivider as set forth herein, to gain approval of the County to record said plat, and to gain acceptance for maintenance by the County of the aforementioned Improvements, the Subdivider and County agree as follows:

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twenty-four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
  - a. Letter of Credit, number \_\_\_\_\_, dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number PB03010410789 dated, \_\_\_\_\_  
July 24th, 2025 with \_\_\_\_\_  
NNP-Southbend II, LLC, a Delaware limited liability Company as Principal, and \_\_\_\_\_  
Philadelphia Indemnity Insurance Company as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing

escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.



IN WITNESS WHEREOF, the parties hereto have executed this Agreement, effective as of the date set forth above.

ATTEST:

Witness Signature

Printed Name of Witness

Witness Signature

Printed Name of Witness

Subdivider:

By

Authorized Corporate Officer or Individual  
(Sign before Notary Public and 2 Witnesses)

Len Jaffe

Name (typed, printed or stamped)

Vice President

Title

3162 S Falkenburg Rd., Riverview, FL 33578

Address of Signer

813-620-3555

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL

(When Appropriate)

ATTEST:

VICTOR D. CRIST

Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS

HILLSBOROUGH COUNTY, FLORIDA

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

Deputy Clerk

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

Chair

APPROVED BY THE COUNTY ATTORNEY

BY \_\_\_\_\_  
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this  
24 day of July, 2025, by Len Taffe as  
(day) (month) (year) (name of person acknowledging)  
Via President for MVP South Bend II, LLC  
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

☒ Personally Known OR ☐ Produced Identification

Diana Jamie Tedder  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)  
Diana Jamie Tedder  
Comm.: HH 586842  
Expires: Aug. 26, 2028  
Notary Public - State of Florida

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)

**Individual Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this  
\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_  
(day) (month) (year) (name of person acknowledging)

☐ Personally Known OR ☐ Produced Identification

\_\_\_\_\_  
(Signature of Notary Public - State of Florida)

\_\_\_\_\_  
Type of Identification Produced

\_\_\_\_\_  
(Print, Type, or Stamp Commissioned Name of Notary Public)

(Notary Seal)

\_\_\_\_\_  
(Commission Number)

\_\_\_\_\_  
(Expiration Date)



SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC a Delaware  
limited liability company called the Principal, and Philadelphia Indemnity  
Insurance Company called the Surety, are held and firmly bound unto the  
BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of eight  
thousand eight hundred seventy-five and no/100 (\$8,875.00) Dollars for the payment of which sum,  
well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and  
severally, firmly by these presents.

WHEREAS, the Board of County Commissioners of Hillsborough County has adopted subdivision  
regulations in its Land Development Code pursuant to the authority granted to it in Chapters 125, 163 and  
177, Florida Statutes, which regulations are by reference hereby incorporated into and made a part of this  
performance bond; and

WHEREAS, these subdivision regulations affect the subdivision of land within the unincorporated areas  
of Hillsborough County; and

WHEREAS, pursuant to these subdivision regulations a final plat of the subdivision within the  
unincorporated areas of Hillsborough County shall not be approved and recorded until the Subdivider has  
guaranteed to the satisfaction of the County that lot corners will be installed; and

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as  
Waterset Wolf Creek Phase H1 are to be installed after recordation of said plat under guarantees posted with  
the County; and

WHEREAS, said lot corners are to be installed in the aforementioned platted area; and

WHEREAS, the aforementioned subdivision regulations require the Principal to submit an instrument  
ensuring completion of installation of the aforementioned lot corners within a time period established by said  
regulations; and

WHEREAS, the Principal, pursuant to the terms of the aforementioned subdivision regulations has entered  
into a Subdivider's Agreement for Performance – Placement of Lot Corners, the terms of which Agreement  
require the Principal to submit an instrument ensuring completion of installation of the required lot corners; and

WHEREAS, the terms of said Subdivider's Agreement are by reference, hereby, incorporated into and  
made a part of this Subdivision Performance Bond.

NOW THEREFORE, the conditions of this obligation are such, that:

- A. If the Principal shall well and truly build, construct, and install in the platted area known as **Waterset Wolf Creek Phase H1** subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty-four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and
- B. If the Principal shall faithfully perform the Subdivider's Agreement at the times and in the manner prescribed in said Agreement;

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL October 9, 2027.

SIGNED, SEALED AND DATED this 24th day of July, 2025.

ATTEST:

Diana Garcia Jedd

NNP Southbend II, LLC, a Delaware limited liability company

BY:

[Signature]  
PRINCIPAL

(SEAL)

Philadelphia Indemnity Insurance Company

SURETY

(SEAL)

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

Michelle Haase

Michelle Haase, ATTORNEY-IN-FACT

(SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]  
Approved As To Form And Legal  
Sufficiency.





# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On JUL 24 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

personally appeared Michelle Haase,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

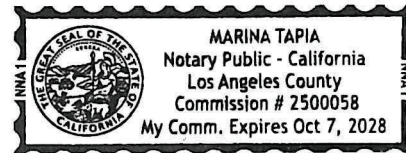
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marina Tapia*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

- ☐ Partner(s)  
☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Other \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~ - is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100  
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC**, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14<sup>th</sup> of November 2016.

**RESOLVED:** That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

**FURTHER RESOLVED:** That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

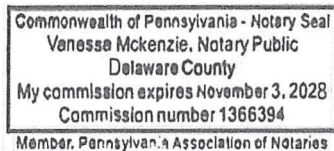


(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

On this 5<sup>th</sup> day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5<sup>th</sup> day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_

JUL 24 2025



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY





**HEIDT**  
DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

## Summary For Performance Bond

### WATERSET - WOLF CREEK PHASE H1

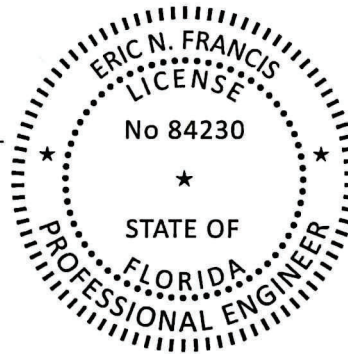
**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Set All Lot Corners \$7,100.00

**Performance Bond Amount (125% of Total)** **\$8,875.00**

(This Bond will be in place for a period of 2 years)

Eric N. Francis, P.E. # 84230  
Date Prepared: June 18, 2025



R:\Waterset\Wolf Creek\Phase H\Construction\Ph 1\Qtys\Wolf Creek Ph H1 Subdivision Bond Comps.xlsx



**HEIDT**  
DESIGN

P: (813) 253-5311 | F: (813) 464-7629  
5904-A Hampton Oaks Pkwy.  
Tampa, FL 33610  
[www.heidtdesign.com](http://www.heidtdesign.com)

**Engineers Cost Breakdown**

**Schedule: Lot Corners**

**WATERSET - WOLF CREEK PHASE H1**

**FOLIO # 54244.0000, 54244.0100, 54172.0000**

Unit	Quantity	Item	Average Unit Price
LS	1	Set All Lot Corners	\$7,100.00
		Total Lot Corners	



WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

DESCRIPTION: A parcel of land lying in Sections 27 and 34, Township 31 South, Range 19 East, Hillsborough County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 34, run thence along the West boundary of the Southwest 1/4 of said Section 34, the following two (2) courses: 1) N.00°37'12"E., 58.47 feet to the Northwest corner of the additional (P.M.) Right-of-Way for 19TH AVENUE NORTHEAST, as recorded in Instrument Number 2025176506, of the Public Records of Hillsborough County, Florida; 2) continue N.00°37'12"E., 2512.47 feet to the Northwest corner of the aforesaid Southwest 1/4 of Section 34; thence along the North boundary of said Southwest 1/4 of Section 34, S.89°13'43"E., 57.77 feet to a point on a curve; thence Northeastly, 1060.93 feet along the arc of a curve to the right having a radius of 1662.00 feet and bearing N.28°21'16"E., 1043.01 feet to a point of reverse curvature; thence Northeastly, 272.34 feet along the arc of a curve to the right having a radius of 1538.00 feet and a central angle of 10°08'30" (chord bearing N.41°34'15"E., 271.88 feet) to a point on the Southwest corner of WATERSET WOLF CREEK PHASE D2, according to the plat thereof, as recorded in Plat Book 143, Pages 145 through 160 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Southerly boundary of said WATERSET WOLF CREEK PHASE D2, the following six (6) courses: 1) S.53°30'00"E., 124.00 feet; 2) N.36°30'00"E., 322.41 feet; 3) N.82°20'25"E., 72.95 feet to a point of curvature; 4) Easterly, 30.37 feet along the arc of a curve to the right having a radius of 50.00 feet and bearing S.80°48'25"E., 29.31 feet to a point of tangency; 5) S.62°51'16"E., 211.89 feet to a point of curvature; 6) Southeasterly, 48.66 feet along the arc of a curve to the left having a radius of 1632.00 feet and a central angle of 03°23'31" (chord bearing S.64°13'01"E., 96.68 feet) to the Northwest corner of WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, according to the plat thereof, as recorded in Plat Book 146, Pages 257 through 283 inclusive, of the Public Records of Hillsborough County, Florida; thence along the Westerly boundary of said WATERSET WOLF CREEK PHASE G2 AND 30TH STREET PHASE G2, the following four (4) courses: 1) S.23°45'00"W., 338.21 feet; 2) S.11°00'00"W., 710.98 feet; 3) S.36°30'00"W., 100.00 feet; 4) S.05°00'00"W., 390.52 feet; thence N.74°32'42"W., 439.45 feet to a point on a curve; thence Northerly, 4.49 feet along the arc of a curve to the right having a radius of 100.00 feet and bearing N.15°37'18"E., 4.49 feet to a point of reverse curvature; thence Northerly, 30.38 feet along the arc of a curve to the left having a radius of 50.00 feet and bearing N.27°35'24"W., 27.47 feet to a point of tangency; thence Northerly, 102.89 feet; thence S.14°13'00"W., 78.77 feet; thence S.10°35'00"W., 56.81 feet; thence S.05°57'00"W., 56.81 feet; thence S.03°19'00"W., 56.81 feet; thence S.00°19'00"E., 56.81 feet; thence S.03°57'00"E., 56.81 feet; thence N.75°05'56"W., 54.69 feet; thence S.07°16'03"E., 150.00 feet; thence S.07°14'56"E., 50.10 feet to a point on a curve; thence N.75°05'56"W., 54.69 feet; thence N.53°30'00"W., 420.00 feet; thence N.36°30'00"E., 481.26 feet to a point on a curve; thence N.75°05'56"W., 100.81 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 10°58'50" (chord bearing N.53°30'00"W., 420.00 feet) to a point of reverse curvature; thence Westerly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and bearing N.08°30'00"W., 31.42 feet to a point on a curve; thence N.53°30'00"W., 50.00 feet to a point on a curve; thence Northerly, 31.42 feet along the arc of a curve to the left having a radius of 20.00 feet and bearing N.08°30'00"W., 31.42 feet to a point on a curve; thence N.53°30'00"W., 110.00 feet to a point of tangency; thence N.08°30'00"W., 28.28 feet to a point of tangency; thence N.53°30'00"W., 110.00 feet to a point of curvature; thence Westerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.81°30'00"W., 35.36 feet); thence N.53°30'00"W., 124.00 feet to the POINT OF BEGINNING.

Containing 30.084 acres, more or less.

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

SURVEYOR'S CERTIFICATION

I, the undersigned surveyor, hereby certify that this Platted Subdivision is a correct representation of the lands being subdivided; that this plat was prepared under my direction and supervision and complies with all the survey requirements of Chapter 177, Part I, Florida Statutes, and the Hillsborough County Land Development Code; and that Permanent Reference Monuments (P.R.M.'s) were set on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at the \_\_\_\_\_ corner of the subdivision, and that the P.R.M.'s (Permanent Control Points) as shown hereon, and all other monuments shown hereon, are true and correct in position and changes of direction of lines within the subdivision as required by said Chapter 177 of the Florida Statutes will be set within the time allotted in 177.091 (8) (9), or pursuant to terms of bond.

AMERRITT, INC., (Certificate of Authorization Number LB7778)  
3010 W. Azeele Street, Suite 150  
Tampa, Florida 33605

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

NOTES:

- Northing and Easting coordinates (Indicated in feet) as shown herein refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemental data only.  
Originating Coordinates: Stations "MAX" and "GIBSON"
- Subdivision plats by no means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
- Drainage Easements shall not contain permanent improvements, including, but not limited to, sidewalks, driveways, impervious surfaces, patios, decks, pools, air conditioners, structures, utility sheds, poles, fences, sprinkler systems, trees, shrubs, hedges, and landscaping plants other than grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility.
- Lands being platted herein are subject to the following:
  - Recorded Notice of Environmental Resource Permit recorded in Clerk's File Number 2022073468 and 2023113012, Public Records of Hillsborough County, Florida.
  - Oil, gas, mineral, or other reservations as set forth in Special Warranty Deed recorded in O.R. Book 22253, Page 787, Public Records of Hillsborough County, Florida; Oil, gas, mineral, or other reservations as set forth in Corrective Special Warranty Deed recorded in O.R. Book 22253, Page 792, Public Records of Hillsborough County, Florida; Oil, gas, mineral, or other reservations as set forth in Special Warranty Deed recorded in Clerk's File Number 2020536244, Public Records of Hillsborough County, Florida and Oil, gas, mineral, or other reservations as set forth in Special Warranty Deed recorded in Clerk's File Number 2021652648, Public Records of Hillsborough County, Florida. No determination as to whether the interest owner for the interest excepted herein, however, the right of entry and exploration associated with the oil and mineral reservation listed above has been released pursuant to Sec. 270.11, F.S.
  - Notice of Establishment of The Waterset South Community Development District recorded in Instrument Number 2022381433, Public Records of Hillsborough County, Florida.

BOARD OF COUNTY COMMISSIONERS

This plat has been approved for recordation.

Date \_\_\_\_\_ Chairman \_\_\_\_\_

CLERK OF CIRCUIT COURT

County of Hillsborough  
State of Florida

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

BY : \_\_\_\_\_ BY: \_\_\_\_\_  
Clerk of Circuit Court Deputy Clerk  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, TIME \_\_\_\_\_

CLERK FILE NUMBER \_\_\_\_\_

REVIEWING AGENCY SURVEYOR'S CERTIFICATE

PLAT APPROVAL: This plat has been reviewed in accordance with the Florida Statutes, Section 177.091 for Chapter conformity. The geometric data has not been verified.

Reviewed by: \_\_\_\_\_  
Florida Professional Surveyor and Mapper, License No. \_\_\_\_\_  
Survey Section, Geospatial & Land Acquisition Services Department, Hillsborough County

AMERRITT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33605  
Phone: (813) 221-5000  
Fax: (813) 221-5000

Job No.: AM-WS-2024-001  
Project Name: Waterset South  
File Name: PWS-1901-VSET-WOLF-CREEK-H-01

# WATERSET WOLF CREEK PHASE H1 SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PARALLEL OFFSET DIMENSIONS NOTE:  
EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NEITHER OR LESSER VALUE. (IE: 5' IS NOT 4' 7/8")  
THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-14"	(CDD) OPEN SPACE; (CDD) DRAINAGE AREA; (CDD) WETLAND CONSERVATION AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	2.012 Ac.±
TRACT "B-15"	(CDD) OPEN SPACE; (CDD) DRAINAGE AREA; (CDD) WETLAND CONSERVATION AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	7.386 Ac.±
TRACT "B-25"	(CDD) OPEN SPACE; (CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	3.116 Ac.±
TRACT "B-26"	(CDD) OPEN SPACE	0.136 Ac.±

WETLAND CONSERVATION AREA NOTE:

The Wetland (Conservation/Preservation) Area shall be retained pursuant to the Hillsborough County Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Hillsborough County Board of Commissioners (EPC). In addition, a (30/50)-foot wetland setback from the Wetland (Conservation/Preservation) Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code. Pursuant to Fl. Stat. sec. 373.421(3) (2021) and Chapter 1-11 of the Rules of the EPC, wetland delineations are binding for 5 years as long as physical conditions on the property do not change so as to alter the boundaries of wetlands during that time. After 5 years, the boundaries of a Wetland (Conservation/Preservation) Area, are subject to review and modification by the EPC, and the (30/50)-foot setback shall be applied to the boundaries of the Wetland (Conservation/Preservation) Area, as revised.

**DEDICATION:** The undersigned, NNP-SOUTHBEND II, LLC, a Delaware limited liability company ("Owner"), as the fee simple owner of the lands platted herein does hereby dedicate this plat of WATERSET WOLF CREEK PHASE H1 for record. Owner does hereby state and declare the following:

Owner does hereby dedicate to the public in general and to Hillsborough County, Florida (the "County"), all (Public) streets, roads, and rights-of-way, as shown hereon.

Fee Interest in TRACTS "B-14", "B-15", "B-25" and "B-26", as shown hereon is hereby reserved by the Owner for conveyance by separate instrument to the Waterset South Community Development District (the "District"), or other custodial and maintenance entity subsequent to the recording of this plat.

Said TRACTS "B-14", "B-15", "B-25" and "B-26", are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said TRACTS "B-14", "B-15", "B-25" and "B-26", will be the responsibility of the Owner. Its assigns and its successors in title, which may include the District, for the benefit of the lot owners within this subdivision.

Owner further does hereby dedicate the (Public) Drainage Easements as shown hereon, to the County for the benefit of the public, for access and drainage purposes, and for other purposes incidental thereto.

Owner further does hereby dedicate the Utility Easements as shown hereon, to the County for the benefit of the public, for access and utility purposes, and for other purposes incidental thereto.

Owner hereby reserves unto Owner, its assigns and successors in title, a perpetual non-exclusive easement over, across and under all (Public) streets, roads and rights-of-way, (Public) Drainage Easements and Utility Easements shown hereon for the purpose of installing, constructing, operating, maintaining, repairing and other use, and related facilities, drainage lines and drainage facilities, water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations and other sewer-related facilities, roads, easements, underground utility conduits, sidewalks, and related facilities, as applicable, to accommodate whatever facilities and improvements that the Owner or its successors elects to install, subject to permitting requirements, if any, until such time as the ownership, operation and maintenance of said facilities is assumed by the County.

Owner hereby reserves the right to grant and convey to the District, by separate instrument, a perpetual non-exclusive easement over, across and under all (CDD) Drainage Areas as shown hereon for the purpose of ingress and egress and for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities, subject to permitting requirements, if applicable.

Easements and tracts reserved by the Owner will be maintained by the Owner, its assigns, or successors in title, and will be subject to all easements dedicated to public use as shown on this plat.

NNP-SOUTHBEND II, LLC, a Delaware limited liability company - OWNER

Len Jaffe, Vice President      Witness      Printed Name      Witness      Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 20\_\_\_\_ day of \_\_\_\_\_, by Len Jaffe, Vice President of NNP-SOUTHBEND II, LLC, a Delaware limited liability company, on behalf of the company. Personally known to me \_\_\_\_\_ or has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large      My Commission expires: \_\_\_\_\_

(Printed Name of Notary)      Commission Number: \_\_\_\_\_

**AMERAITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5000



## WATERSET WOLF CREEK PHASE H1

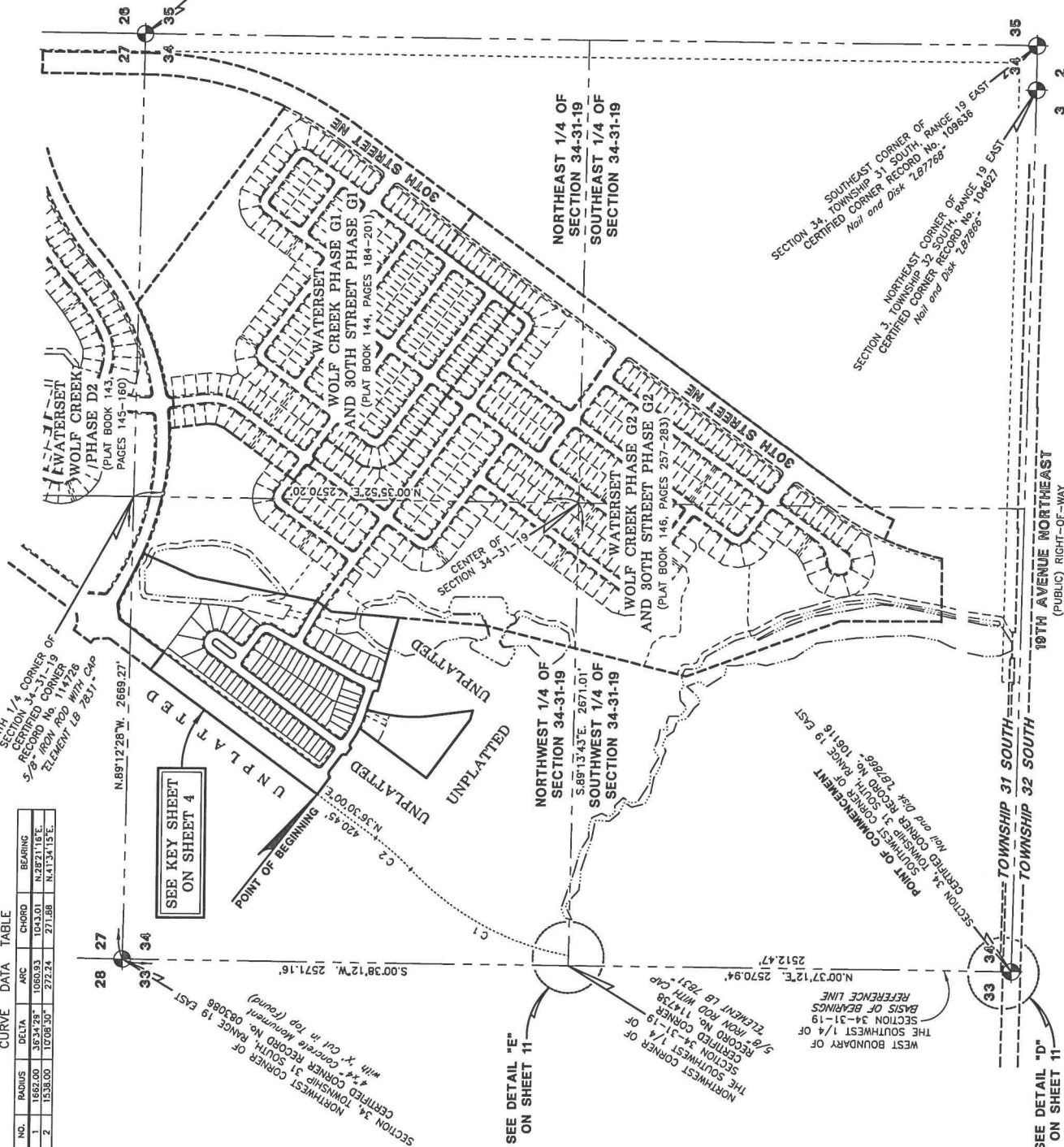
SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE


NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	1662.00	35°34'29"	1060.93	1043.01	N.28°21'16"E.
2	1538.00	10°08'30"	272.24	271.88	N.°34'15"E.

## BASIS OF BEARINGS

The West boundary of the Southwest 1/4 of Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of N.00°37'12"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.



SCALE: 1" = 400'



SCALE IN FEET

SEE SHEET 2 OF 11  
FOR WETLAND  
CONSERVATION AREA NOTE

## LOCATION MAP

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

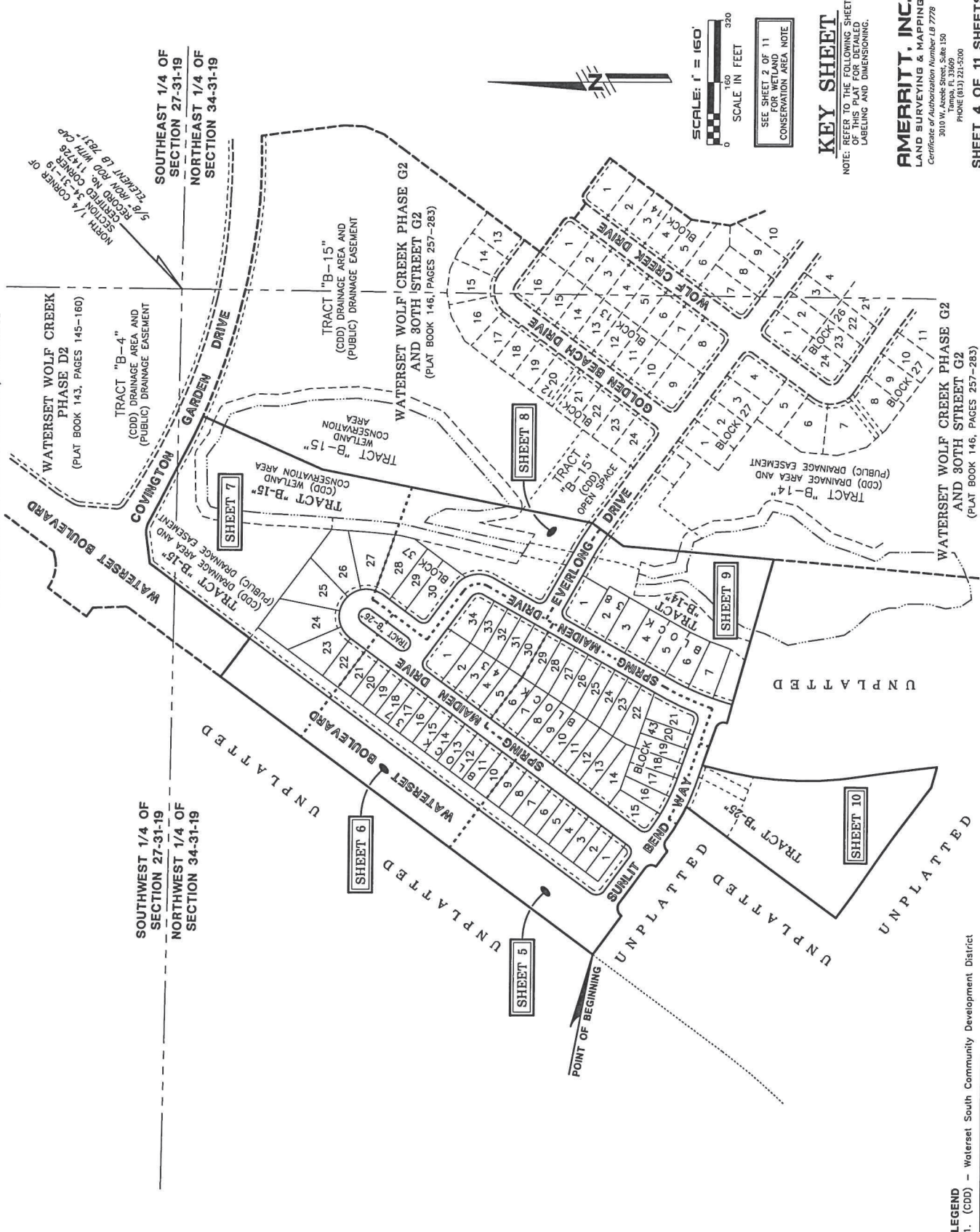
**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778

1 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200



	PLAT BOOK	PAGE
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SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



### LEGEND

1. (CDD) – Waterset South Community Development District

**SHEET 4 OF 11 SHEETS**

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
*Certificate of Authorization Number LB 7778*  
3010 W. Azalee Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5700

## KEY SHEET

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

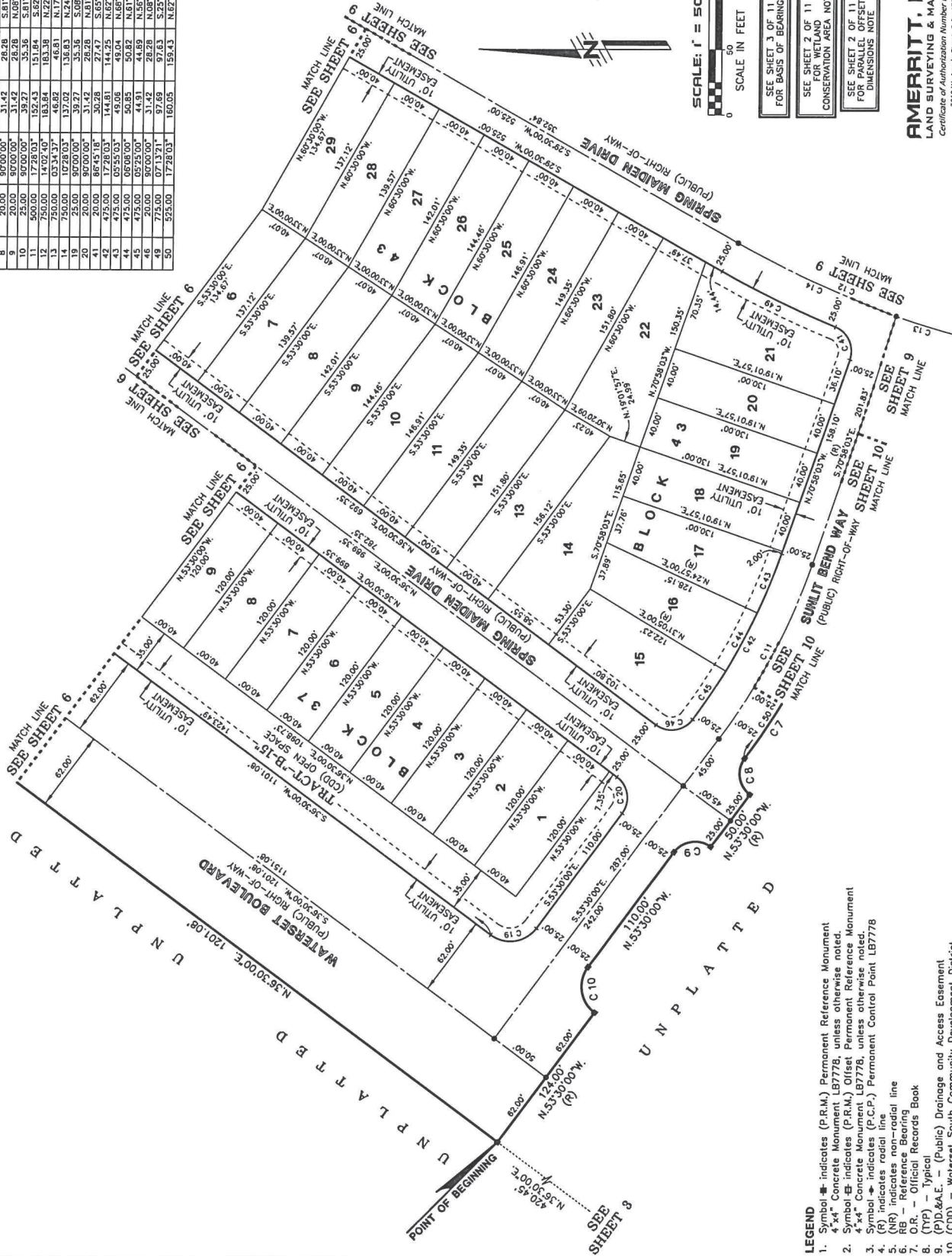
# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

CURVE DATA TABLE

NO.	RADIUS	ARC	CHORD	BEARING
7	525.00	10258.50'	100.61	N.58°59'25"W.
8	20.00	90°00'00"	31.42	N.81°30'00"W.
9	20.00	90°00'00"	31.42	N.08°30'00"W.
10	20.00	90°00'00"	35.27	S.81°30'00"W.
11	20.00	90°00'00"	35.27	S.08°30'00"W.
12	750.00	14029.40'	134.43	S.82°14'01"E.
13	750.00	14029.40'	134.43	S.08°14'39"E.
14	750.00	14029.40'	134.43	S.82°14'39"E.
15	750.00	14029.40'	134.43	S.08°14'39"E.
16	750.00	14029.40'	134.43	S.82°14'39"E.
17	750.00	14029.40'	134.43	S.08°14'39"E.
18	750.00	14029.40'	134.43	S.82°14'39"E.
19	750.00	14029.40'	134.43	S.08°14'39"E.
20	750.00	14029.40'	134.43	S.82°14'39"E.
21	750.00	14029.40'	134.43	S.08°14'39"E.
22	750.00	14029.40'	134.43	S.82°14'39"E.
23	750.00	14029.40'	134.43	S.08°14'39"E.
24	750.00	14029.40'	134.43	S.82°14'39"E.
25	750.00	14029.40'	134.43	S.08°14'39"E.
26	750.00	14029.40'	134.43	S.82°14'39"E.
27	750.00	14029.40'	134.43	S.08°14'39"E.
28	750.00	14029.40'	134.43	S.82°14'39"E.
29	750.00	14029.40'	134.43	S.08°14'39"E.
30	750.00	14029.40'	134.43	S.82°14'39"E.



SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 11  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11  
FOR WETLAND  
CONSERVATION AREA NOTE

SEE SHEET 2 OF 11  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Aneale Street, Suite 150  
Tampa, FL 33609  
Phone: (813) 211-5500

SHEET 5 OF 11 SHEETS

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - (P.D.&A.E.) - (Public) Drainage and Access Easement
  - (CDD) - Waterset South Community Development District
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line

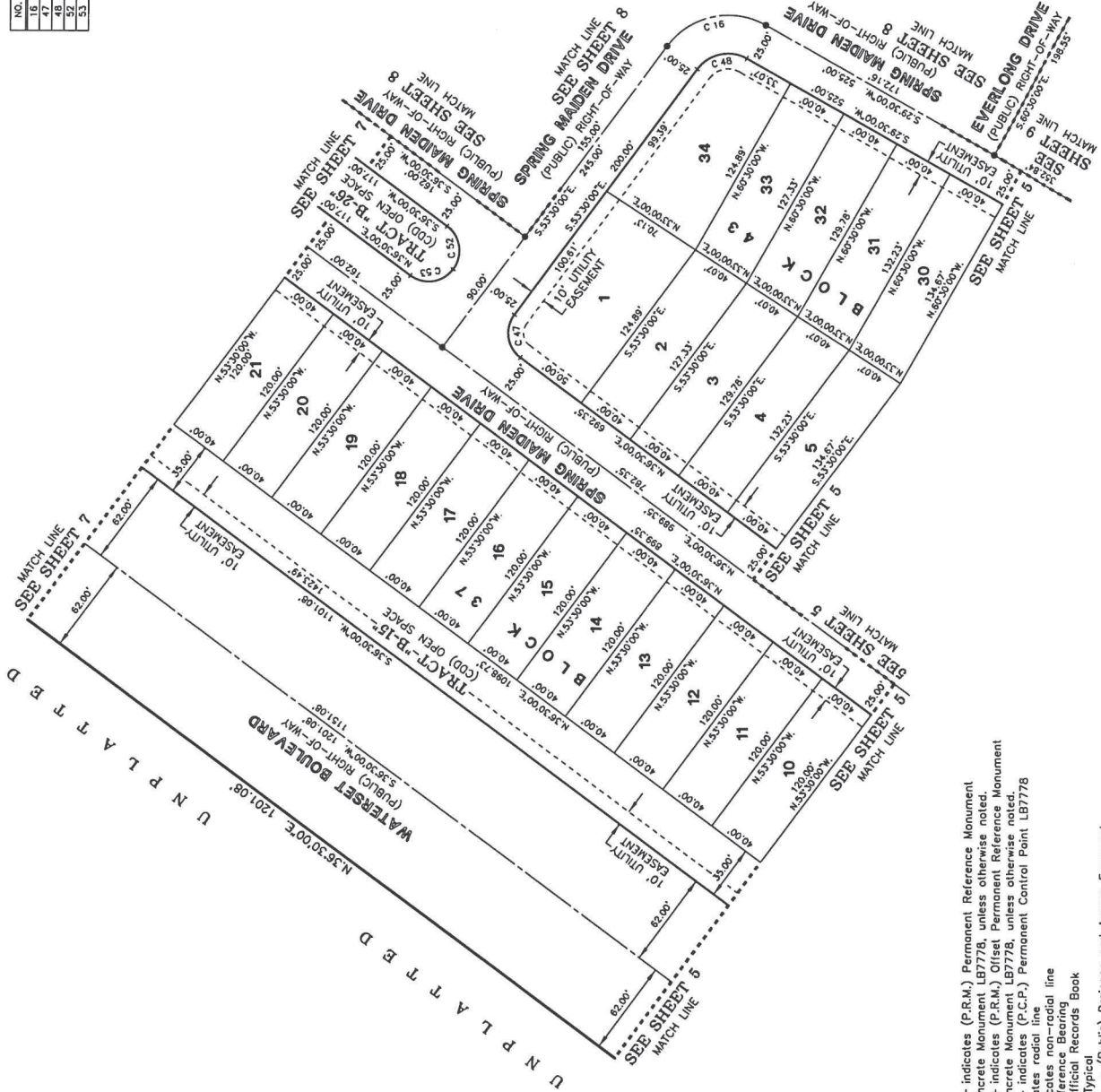


# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
16	50.00	83.0000°	72.43	86.28	N 17.00° 00' 00" W
47	20.00	90.0000°	31.42	28.28	N 81.30° 00' 00" E
48	25.00	83.0000°	36.22	33.13	S 12.00° 00' 00" E
52	20.00	90.0000°	31.42	28.28	S 81.30° 00' 00" W
53	20.00	90.0000°	31.42	28.28	N 08.30° 00' 00" W



- LEGEND**
- Symbol  $\blacktriangle$  indicates (P.R.M.) Permanent Reference Monument
  - Symbol  $\blacktriangle$  indicates (P.R.M.) Permanent Reference Monument
  - Symbol  $\blacktriangle$  indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol  $\blacktriangle$  indicates (P.C.P.) Permanent Control Point LB7778
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - (P.D.&A.E.) - (Public) Drainage and Access Easement
  - (CDD) - Waterset South Community Development District
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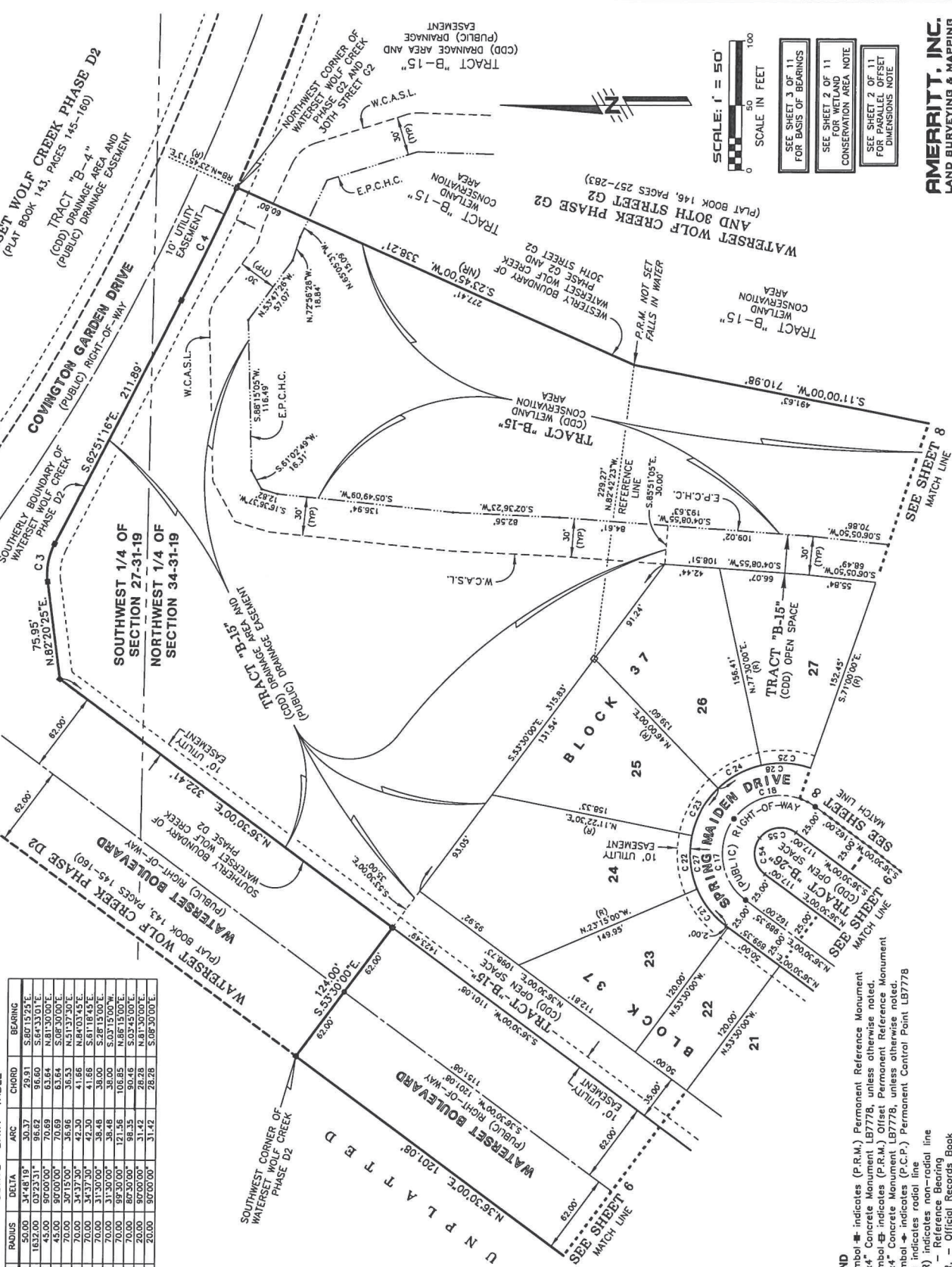
**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
Tampa, FL 33609  
Phone (813) 217-5300

# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
2	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
3	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
4	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
5	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
6	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
7	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
8	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
9	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
10	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
11	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
12	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
13	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
14	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
15	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
16	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
17	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
18	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
19	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
20	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
21	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
22	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
23	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
24	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
25	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
26	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
27	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
28	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
29	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
30	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
31	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
32	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
33	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
34	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
35	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
36	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
37	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
38	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
39	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
40	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
41	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
42	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
43	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
44	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
45	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
46	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
47	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
48	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
49	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
50	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
51	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
52	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
53	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
54	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.
55	50.00	34°48'19"	29.91	30.37	S.89°15'25"E.



- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - (CDD) - Wateraset South Community Development District
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line

**AMERITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 Tampa, FL 33609  
 Phone (813) 217-9300

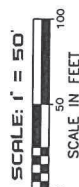
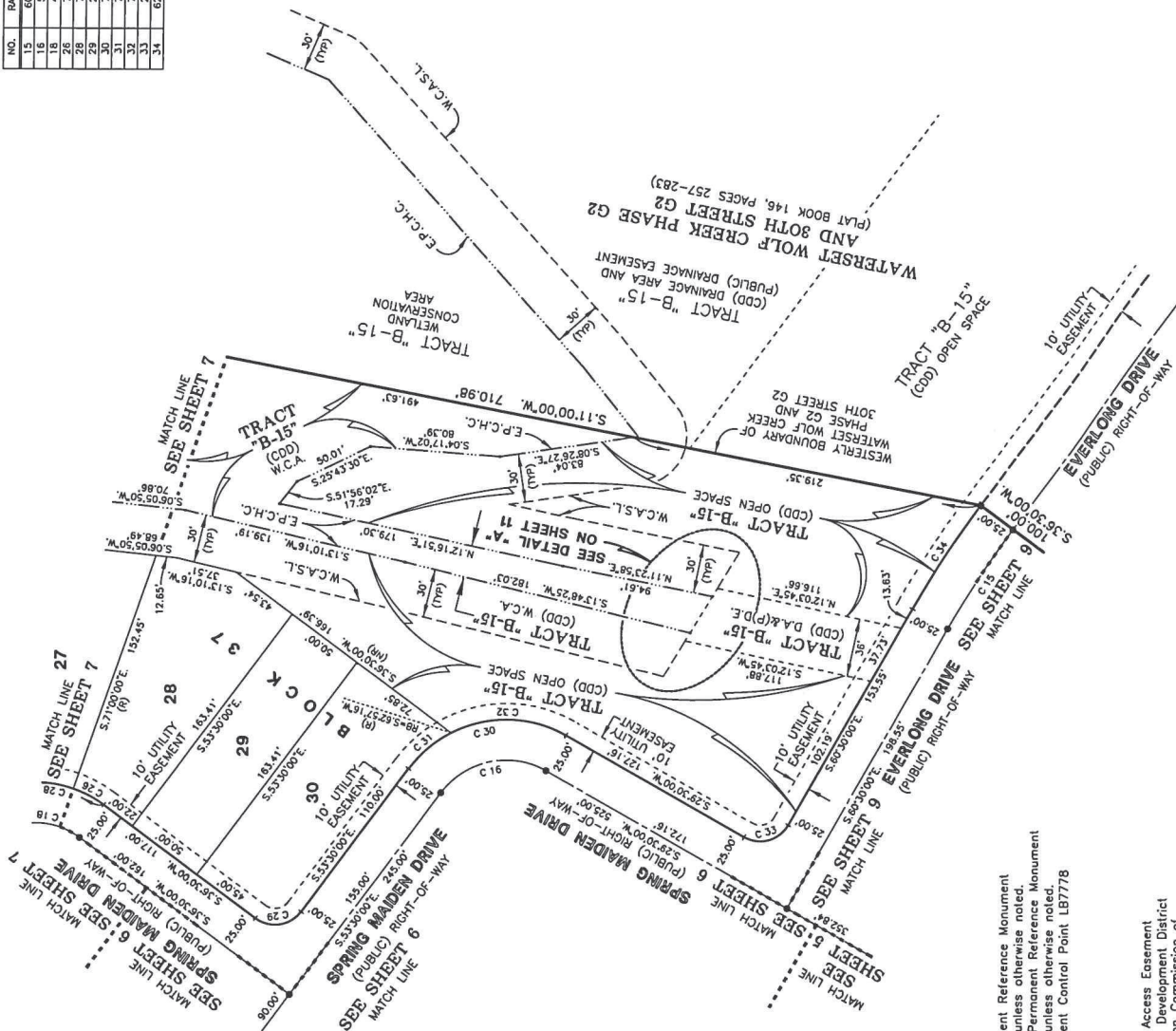


# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
15	600.00	0700'00"	73.30	73.26	S.57°00'00"E.
16	50.00	0300'00"	72.43	66.26	N.17°00'00"W.
18	45.00	0900'00"	70.69	63.64	S.08°30'00"E.
26	70.00	1730'00"	21.38	21.30	S.77°45'00"W.
28	20.00	0900'00"	98.46	98.35	S.03°45'00"E.
29	20.00	0900'00"	99.18	99.13	S.17°00'00"E.
30	75.00	0300'00"	108.65	99.18	S.17°00'00"E.
31	75.00	2677'16"	34.63	34.32	S.40°18'27"E.
32	75.00	5632'44"	74.02	71.05	S.01°13'38"W.
33	20.00	0900'00"	31.42	28.26	S.15°30'00"E.
34	625.00	0700'00"	76.36	76.31	S.57°00'00"E.



SEE SHEET 3 OF 11 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11 FOR DETAILS AND CONSERVATION AREA NOTE

SEE SHEET 2 OF 11 FOR PARALLEL OFFSET DIMENSIONS NOTE

- LEGEND**
- Symbol  $\blacktriangle$  indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol  $\boxtimes$  indicates (P.R.M.) Offset Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol  $\blacklozenge$  indicates radial line
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - (P.D.&E.) - (Public) Drainage and Access Easement
  - (CDD) - Waterset South Community Development District
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County
  - W.C.A.S.L. - Wetland Conservation Area Setback Line
  - W.C.A. - Wetland Conservation Area
  - D.A.&(P)D.E. - Drainage Area and (Public) Drainage Easement

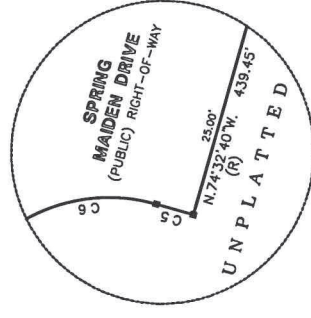
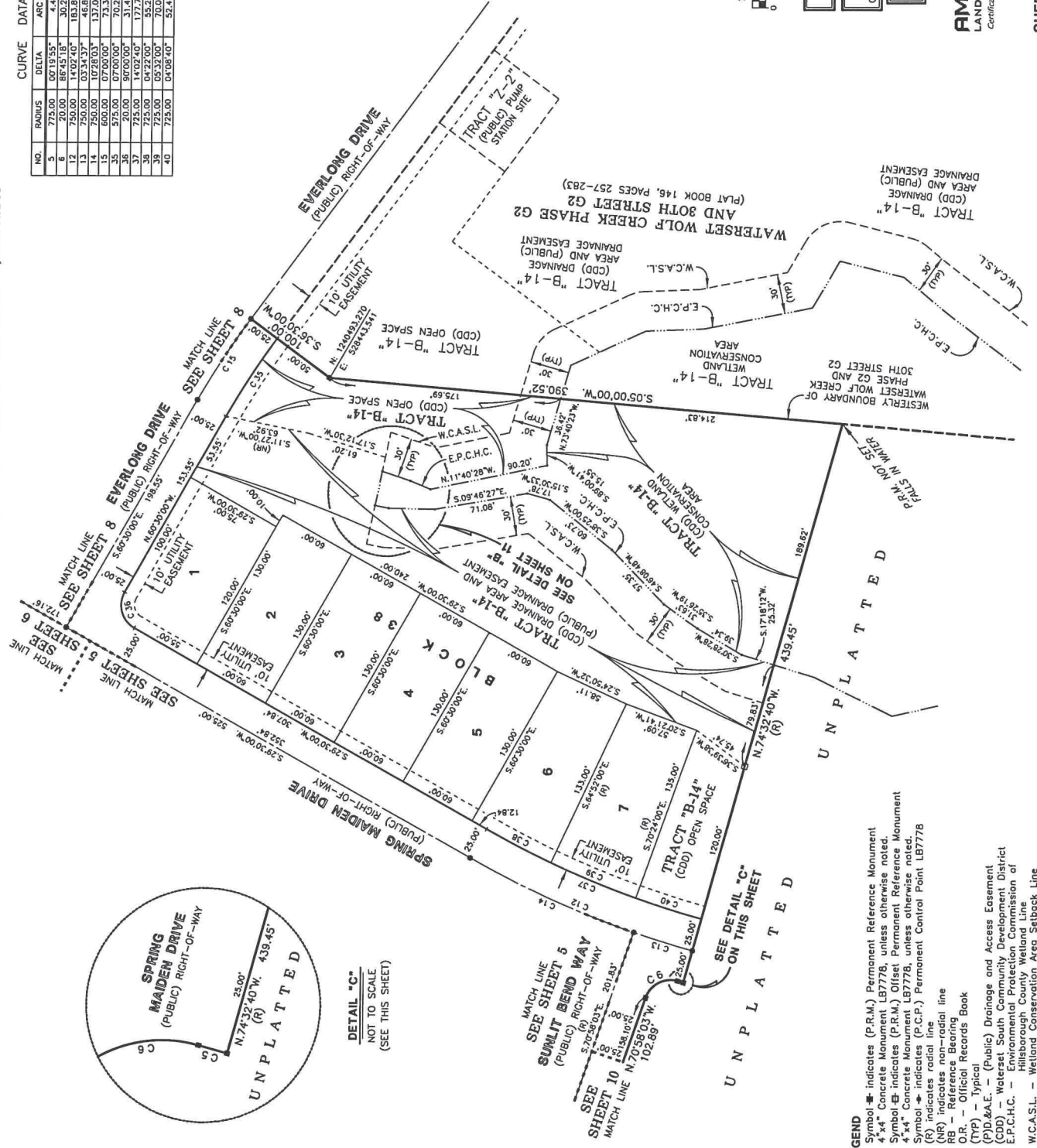
**AMERITT, INC.**  
**LAND SURVEYING & MAPPING**  
 Certificate of Authorization Number LB 7778  
 3010 W. Ardele Street, Suite 150  
 Tampa, FL 33618  
 PHONE (813) 221-5200

# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
5	775.00	00°19'55"	4.49	4.49	N153°18'E
6	750.00	06°45'18"	30.28	27.47	N27°35'24"W
12	750.00	14°02'40"	183.38	183.38	N22°28'40"E
13	750.00	03°34'37"	46.82	46.81	N17°14'39"E
14	750.00	02°28'03"	137.02	136.83	N24°15'59"E
15	600.00	07°00'00"	70.25	70.26	S37°00'00"E
35	575.00	07°00'00"	70.25	70.26	S37°00'00"E
36	725.00	04°22'00"	55.25	55.24	S27°28'40"W
37	725.00	04°22'00"	55.25	55.24	S27°28'40"W
38	725.00	04°22'00"	55.25	55.24	S27°28'40"W
39	725.00	04°22'00"	55.25	55.24	S27°28'40"W
40	725.00	04°22'00"	55.25	55.24	S27°28'40"W



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

SEE SHEET 5  
MATCH LINE  
SUNLIT BEND WAY  
(PUBLIC) RIGHT-OF-WAY  
SEE SHEET 10  
MATCH LINE N 70°58'03"W  
102.89'

UNPLATTED  
SEE DETAIL "C"  
ON THIS SHEET

## LEGEND

- Symbol indicates (P.R.M.) Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted
- Symbol indicates (P.R.M.) Offset Permanent Reference Monument
- 4"x4" Concrete Monument LB7778, unless otherwise noted
- Symbol indicates (P.C.P.) Permanent Control Point LB7778
- (R) indicates radial line
- (NR) indicates non-radial line
- RB - Reference Bearing
- O.R. - Official Records Book
- (TYP) - Typical
- (P.D.&A.E.) - (Public) Drainage and Access Easement
- (CDD) - Waterset South Community Development District
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Setback Line

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

SEE SHEET 3 OF 11  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 11  
FOR WETLAND  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 11  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
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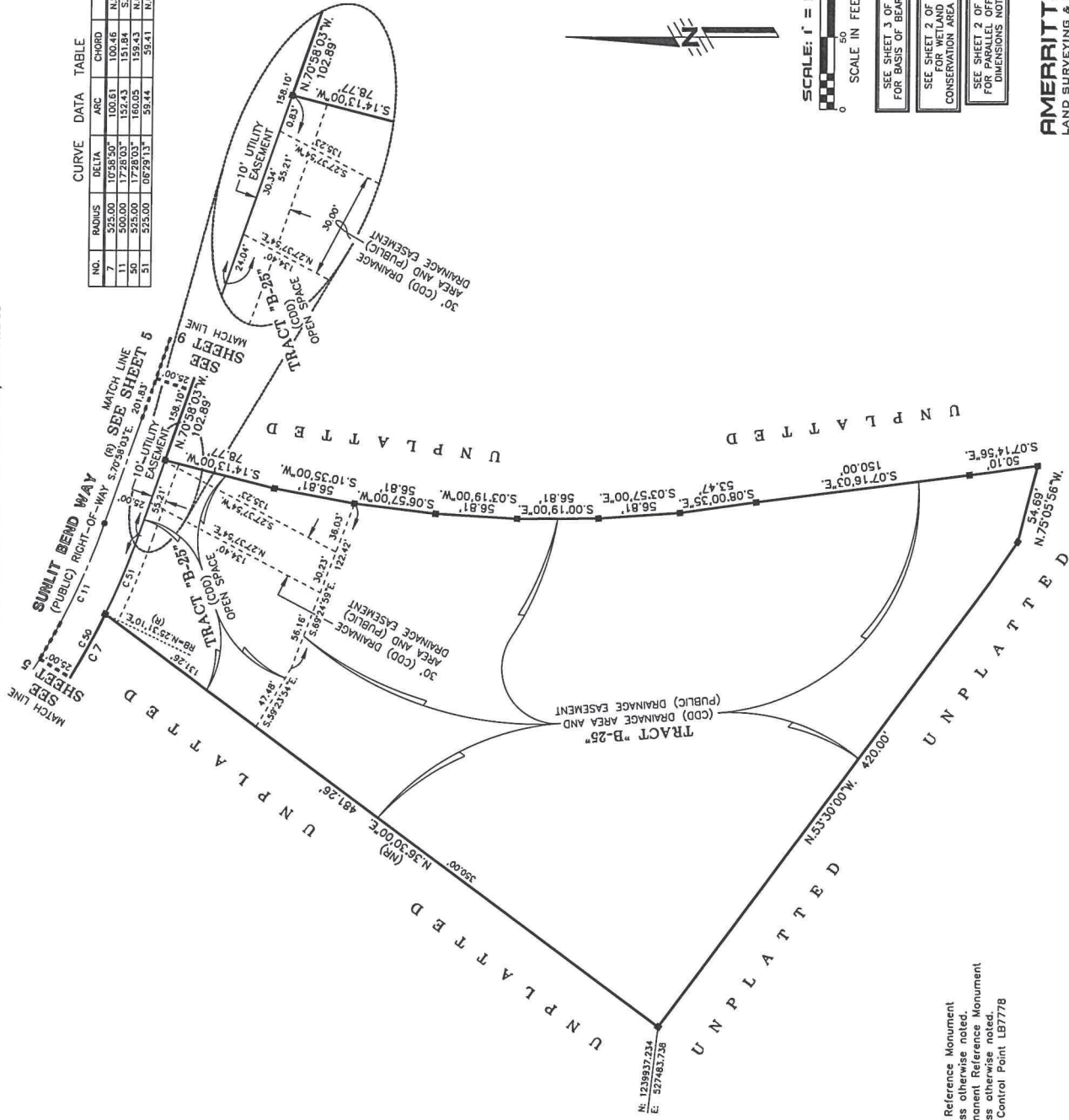


# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	525.00	107°58'50"	100.61	100.46	N.56°59'25"W.
11	500.00	177°28'03"	132.43	131.84	S.62°14'01"E.
50	525.00	177°28'03"	160.05	159.43	N.62°14'01"W.
51	525.00	107°58'13"	59.44	59.41	N.67°43'26"W.



SCALE: 1" = 50'  
SCALE IN FEET

SEE SHEET 3 OF 11  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 11  
FOR WETLAND  
CONSERVATION AREA NOTE

SEE SHEET 2 OF 11  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERRITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Alameda Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 227-9200

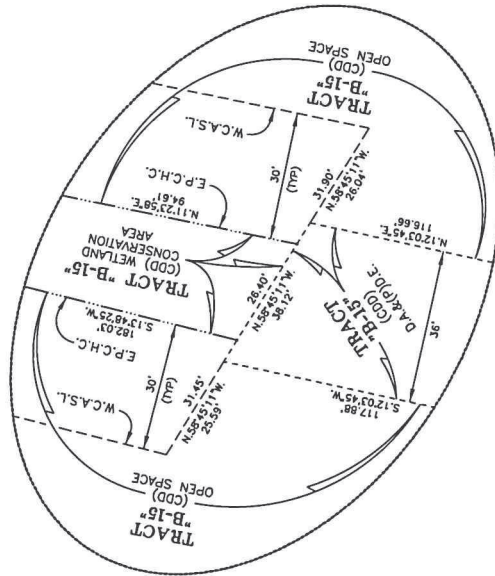
SHEET 10 OF 11 SHEETS

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  - 4"x4" Concrete Monument LB7778, unless otherwise noted.
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - (P.D.&A.E.) - (Public) Drainage and Access Easement
  - (CDD) - Waterset South Community Development District
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line

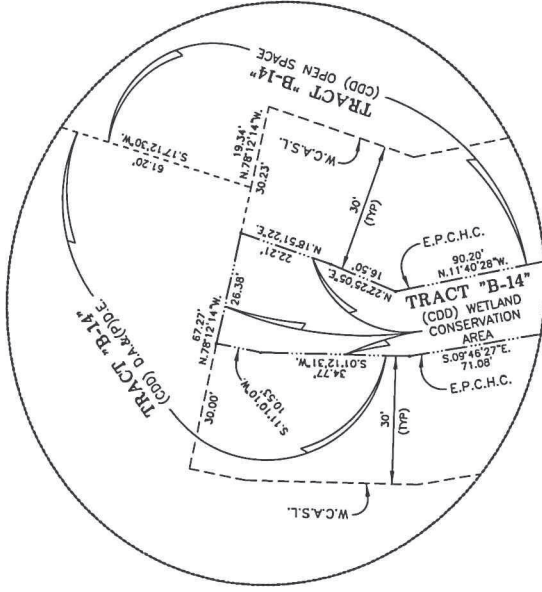
# WATERSET WOLF CREEK PHASE H1

SECTIONS 27 AND 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

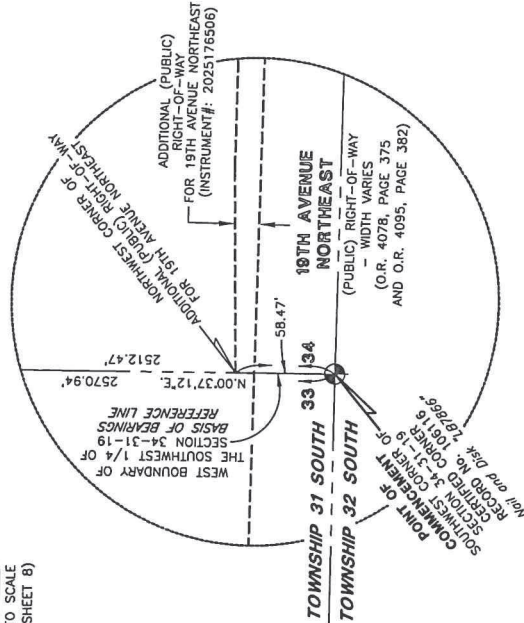
PLAT BOOK PAGE



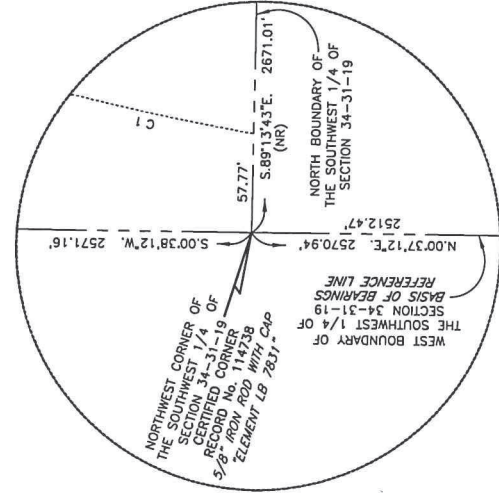
**DETAIL "A"**  
NOT TO SCALE  
(SEE SHEET 8)



**DETAIL "B"**  
NOT TO SCALE  
(SEE SHEET 9)



**DETAIL "D"**  
NOT TO SCALE  
(SEE SHEET 3)



**DETAIL "E"**  
NOT TO SCALE  
(SEE SHEET 3)

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) unless otherwise noted.
  - Symbol indicates (P.R.M.) Offset Perms and Reference Monument
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - (TYP) - Typical
  - D.A.&(P)D.E. - Drainage Area and (Public) Drainage Easement
  - (CDD) - Waterset South Community Development District
  - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
  - W.C.A.S.L. - Wetland Conservation Area Setback Line

CURVE DATA TABLE				
NO.	RADIUS	DELTA	ARC	CHORD
1	1662.00	36°34'29"	1060.93	1043.01
				N.28°21'18"E

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SHEET 11 OF 11 SHEETS





## Certificate of School Concurrency

<b>Project Name</b>	Waterset/Wolfcreek Phases H1 & H2
<b>Jurisdiction</b>	Hillsborough
<b>Jurisdiction Project ID Number</b>	5502
<b>HCPS Project Number</b>	1031
<b>Parcel ID Number(s)</b>	054244.0000, 054244.0100 & 054172.0000
<b>Project Location</b>	Waterset Boulevard & Covington Garden Drive
<b>Dwelling Units &amp; Type</b>	SFD: 186
<b>Applicant</b>	NNP Southbend II, LLC

## School Concurrency Analysis

<i>School Type</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>	<i>Total Capacity Reserved</i>
Students Generated	36	17	26	79

This School Concurrency Certificate shall temporarily reserve school capacity for the above referenced project while the project proceeds through the development review process at the local government. This temporary reservation will remain in place during this review process subject to the project proceeding in accordance with all established deadlines and requirements of the local government. Should the project fail to meet the deadlines and requirements of the local government, this reservation will expire unless otherwise extended by the local government.

This Certificate confirms that adequate school capacity is or will be available to serve the project in the affected Concurrency Service Area or in the adjacent Concurrency Service Area in accordance with the adopted Interlocal Agreement for School Facilities Planning, Siting and Concurrency and the Public School Facilities and related Elements of the Comprehensive Plan.

Lori Belangia, M.S.  
Manager, Growth Management Department  
Hillsborough County Public Schools  
E: glorimar.belangia@hcps.net  
P: 813.272.4228

**Date** 04/16/24