

SUBJECT: Waterset Phase 5B-2
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 9, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

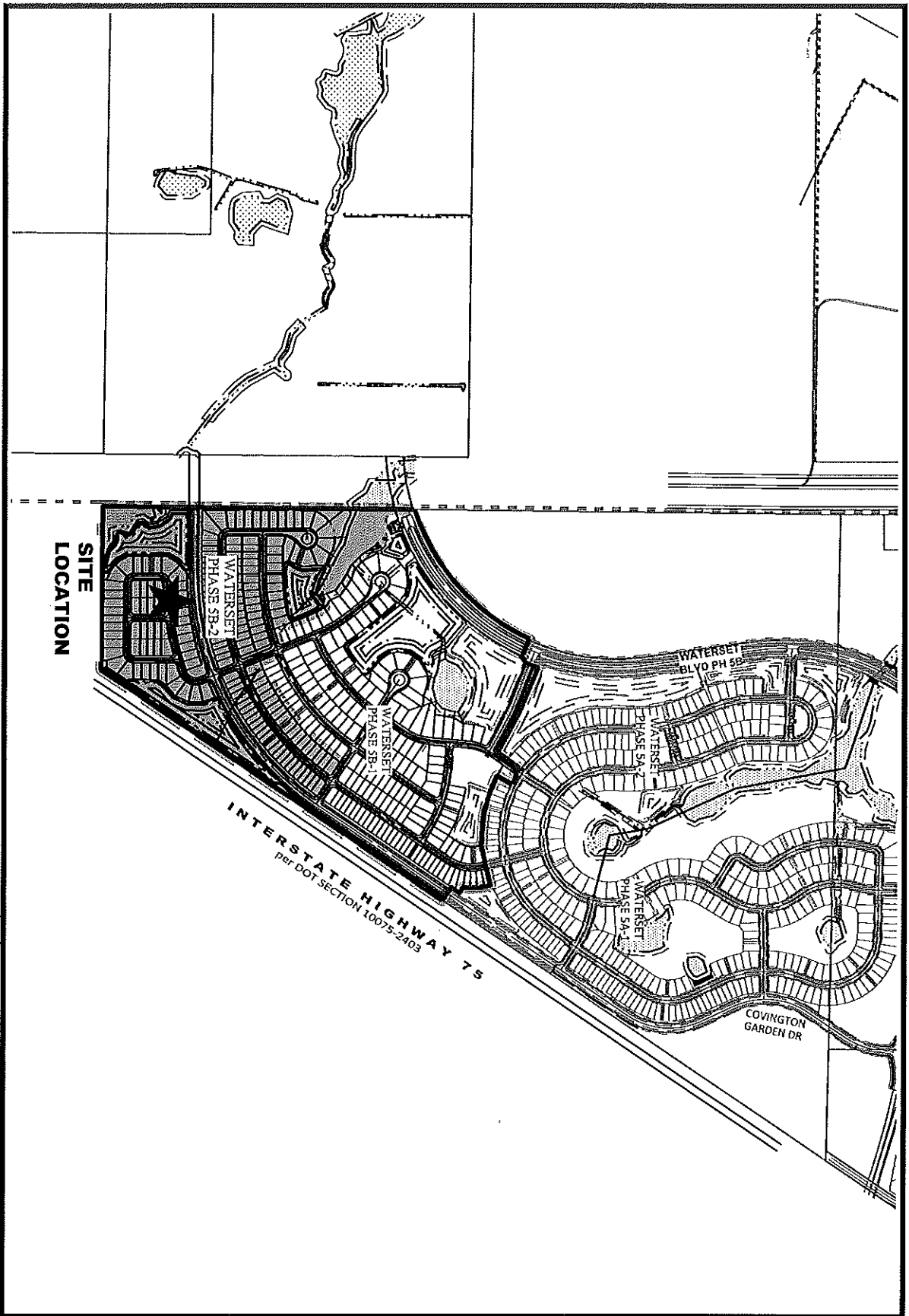
Accept the plat for recording for Waterset Phase 5B-2, located in Section 26, Township 31, and Range 19, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water, wastewater and reclaimed water) 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 a Performance Bond in the amount of \$3,599,315.63, a Warranty Bond in the amount of \$287,945.25, 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 \$22,375.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On September 27, 2019, Permission to Construct Prior to Platting was issued for Waterset Phase 5B-2. 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 is Heidt Design.

NNP SOUTHBEND II, LLC
WATERSET CENTRAL CDD

Hillsborough County

[illegible]

Note: This is a preliminary/conceptual site plan and is subject to survey information, final design, engineering and governmental approvals, additional utilities, floodplain and ground tree analysis is required and may affect final street layout and layout.



**SUBDIVIDER'S AGREEMENT FOR CONSTRUCTION
AND WARRANTY OF REQUIRED IMPROVEMENTS**

This Agreement is made and entered into this _____ day of _____, 20____, by and between NNP-Southbend II, LLC, a Delaware limited liability company hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County," and joined in by the Waterset Central Community Development District, hereinafter referred to as "District" with respect paragraph 13 hereof.

Witnesseth

WHEREAS the Board of County Commissioners of Hillsborough County has established a Land Development Code, hereinafter referred to as the "LDC" pursuant to 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 PHASE 5B-2 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 known as WATERSET PHASE 5B-2 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 from the Subdivider and/or the District, as applicable, upon completion, the improvements for maintenance as listed below and identified as applicable to this project:

<u> X </u> Roads/Streets	<u> X </u> Water Mains/Services	<u> X </u> Stormwater Drainage Systems
<u> X </u> Sanitary Gravity Sewer System	<u> X </u> Sanitary Sewer Distribution System	_____ Bridges
<u> X </u> Reclaimed Water Mains/Services	_____ Sidewalks	_____ Other:

_____ and

WHEREAS, the County required the Subdivider to warranty the aforementioned 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 improvements, the Subdivider and County, joined by the District as to paragraph 13 hereof, 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 platted area known as WATERSET PHASE 5B-2 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, 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 Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty all improvement facilities located in WATERSET PHASE 5B-2 subdivision 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 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 PB03010407285 with NNP-Southbend II, LLC as Principal, and Philadelphia Indemnity Insurance Company as Surety, and

A Warranty Bond PB03010407287 with NNP-Southbend II, LLC as Principal, and Philadelphia Indemnity Insurance Company as Surety, and
 - c. Cashier/Certified Checks, number _____, dated _____ and 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 letters of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks are 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 Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities.
An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
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 his 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

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 his 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 known as WATERSET PHASE 5B-2 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 improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of 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 Review Division of 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. Provided 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 12 month 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 his 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 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. The District may construct and/or pay for the cost of all or a portion of the improvements required to be constructed by Subdivider under this Agreement, and such improvements constructed and/or paid for by the District will be conveyed by the Subdivider to the District prior to the County's acceptance thereof. In such event, the County agrees that it shall accept any such improvements constructed and/or paid for by the District from the District. Nothing in this paragraph shall modify the Subdivider's obligations to construct and warranty the improvements facilities in the WATERSET PHASE 5A-2A subdivision and to provide the letters of credit, performance and warranty bonds, escrow agreements and/or cashier/certified checks as set forth in this Agreement.
14. 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.
15. 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 these presents, this 24 day of December, 2020.

ATTEST:



Witness' Signature
(Signed before a Notary Public and 2 Witnesses)
Kirsten Lycett


Printed Name of Witness



Witness' Signature

Christina Baker
Printed Name of Witness

ATTEST:



Witness' Signature
(Signed before a Notary Public and 2 Witnesses)
Kirsten Lycett

Printed Name of Witness



Witness' Signature

Christina Baker
Printed Name of Witness

CORPORATE SEAL (When Appropriate)

ATTEST:
HILLSBOROUGH COUNTY
PAT FRANK, CLERK OF THE CIRCUIT COURT

By: _____
Deputy Clerk

SUBDIVIDER:

NNP-Southbend II, LLC, a Delaware limited liability company

By: 

Authorized Corporate Officer or Individual

Aaron Baker
Name (typed, printed or stamped)

Vice President
Title

3162 S. Falkenburg Road, Riverview, FL 33578
Address of Signer

813-620-3555
Phone Number of Signer

DISTRICT:

Waterset Central Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes

By: 

Authorized Corporate Officer or Individual

Aaron J. Baker
Name (typed, printed or stamped)

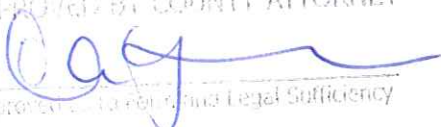
Vice Chairman of the Board of Supervisors
Title

9428 Camden Field Parkway, Riverview, Florida 33578
Address of Signer

813-533-2950
Phone Number of Signer

BOARD OF COUNTY COMMISSIONERS

By: _____
Chairman

APPROVED BY COUNTY ATTORNEY


Approved to perform legal sufficiency

CORPORATE ACKNOWLEDGMENT (Subdivider):

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24 day of December,
2020, by Aaron Baker, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of the
company. He and/or she is personally known to me or has produced _____
as identification and did take an oath.

NOTARY PUBLIC:

Sign: _____ (Seal)

Print: Kirsten Lycett

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



CORPORATE ACKNOWLEDGMENT (District):

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24 day of December,
2020, by Aaron J. Baker, as Vice Chairman of the Board of Supervisors of the Waterset Central Community Development
District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes
on behalf of the District. He and/or she is personally known to me or has produced _____
as identification and did take an oath.

NOTARY PUBLIC:

Sign: _____ (Seal)

Print: Kirsten Lycett

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24 day of December, 2020, by,
Aaron Baker who is personally known to me or who has produced
_____ as identification and who did take an oath.

NOTARY PUBLIC:

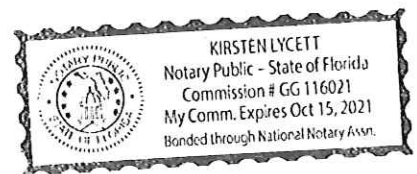
Sign: [Signature] (seal)

Print: Kirsten Lycett

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



Bond No. PB03010407285
Premium: \$21,596 / Annually

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC 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 Three Million Five Hundred Ninety-Nine Thousand Three Hundred Fifteen and 63/100 Dollars (\$3,599,315.63) 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 Chapter 163 and Chapter 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, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, roads, drainage, water, reclaimed water, wastewater and other necessary facilities in the platted area known as WATERSET PHASE 5B-2 subdivision, 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 for Construction of Required Improvements, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 PHASE 5B-2 subdivision all roads, drainage, water, reclaimed water, wastewater and other necessary 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 MARCH 9, 2022.

SIGNED, SEALED AND DATED this 18th day of December, 2020

ATTEST:

NNP-Southbend II, LLC
PRINCIPAL (SEAL)

Philadelphia Indemnity Insurance Company
SURETY (SEAL)

ATTEST:

Janina Monroe, **ATTORNEY-IN-FACT (SEAL)**

APPROVED BY COUNTY ATTORNEY
BY _____
Approved as to Form and Legal Sufficiency

SIGNATURE PAGE

Bond No. PB03010407285

WATERSET PHASE 5B-2

NNP-Southbend II, LLC
A Delaware Limited Liability Company

By: 
Aaron Baker

Its: Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Dec. 24, 2020 (date) by Aaron Baker (name member, manager, officer or agent, title of member, manager officer or agent) of NNP-Southbend II, LLC (name of company acknowledging), a Delaware (state or place of formation).limited liability company, on behalf of the company, who is personal known to me or has produced _____ (type of identification) as identification.





Signature of person taking acknowledgment

Kirsten Lycett

Name typed, printed or stamped

(Title or rank)

(Serial number, if any)

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 DEC 18 2020 before me, M. Barreras, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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.

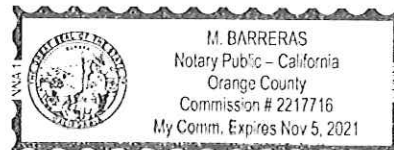
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



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

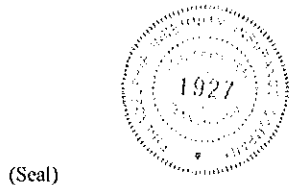
KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint JANINA MONROE, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS 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 \$50,000,000.00.

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 14th 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.

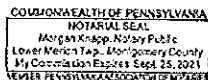
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27th DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, 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 Seal)

Notary Public:

residing at:

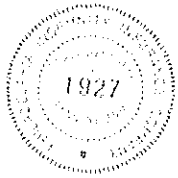
Bala Cynwyd, PA

My commission expires:

September 25, 2021

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 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., 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 18th day of December, 20 2020.



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Bond No. PB03010407287
Premium: \$1,728 / Annually

WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC 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 Eighty Seven Thousand Nine Hundred Forty Five and 25/100 Dollars (\$287,945.25) 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 Chapter 163 and Chapter 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 improvement facilities (roads, drainage, water, reclaimed water and wastewater) for maintenance in the approved platted subdivision known as WATERSET PHASE 5B-2 and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water, reclaimed water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all roads, drainage, sanitary sewers, water mains, reclaimed water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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

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 roads, drainage, water, reclaimed water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known as WATERSET PHASE 5B-2, 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 MARCH 9, 2024.

SIGNED, SEALED AND DATED this 18th day of December, 2020.

ATTEST:

NNP-Southbend II, LLC

PRINCIPAL

(SEAL)

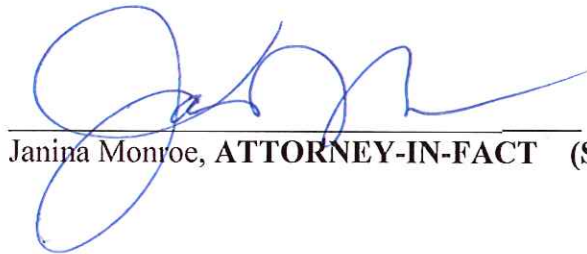
Philadelphia Indemnity Insurance Company

SURETY

(SEAL)

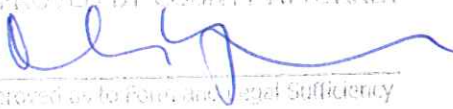
ATTEST:





Janina Monroe, **ATTORNEY-IN-FACT** **(SEAL)**

APPROVED BY COUNTY ATTORNEY

BY 
Approved as to Form and Legal Sufficiency

SIGNATURE PAGE

Bond No. PB03010407287

WATERSET PHASE 5B-2

NNP-Southbend II, LLC
A Delaware Limited Liability Company

By: 
Aaron Baker

Its: Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Dec. 24, 2020 (date) by Aaron Baker (name member, manager, officer or agent, title of member, manager officer or agent) of NNP Southbend II, LLC (name of company acknowledging), a Delaware (state or place of formation), limited liability company, on behalf of the company, who is personal known to me or has produced _____ (type of identification) as identification.



Signature of person taking acknowledgment

Kirsten Lycett

Name typed, printed or stamped

(Title or rank)

(Serial number, if any)



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 DEC 18 2020 before me, M. Barreras, Notary Public
(Here insert name and title of the officer)

personally appeared Janina Monroe,
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.

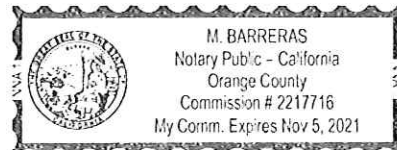
I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



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, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS 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 \$50,000,000.00.

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 14th 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.

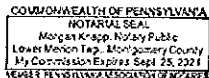
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, 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 Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

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 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., 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 18th day of December, 20 2020.



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

Summary For Performance Bond

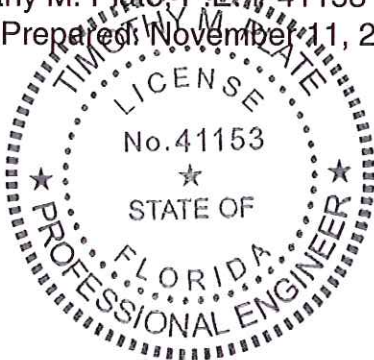
WATERSET PHASE 5B-2

FOLIO # 54165.0000

Streets and Drainage Facilities	\$1,803,720.50
Water Distribution System	\$331,281.00
Sewage Collection System	\$309,240.00
Reclaimed Water Distribution System	\$435,211.00
Total Amount	\$2,879,452.50
Performance Bond Amount (125% of Total)	\$3,599,315.63



Timothy M. Plate, P.E. # 41153
Date Prepared: November 11, 2020



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Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LS	1	Signing & Pavement Marking	\$12,000.00	\$12,000.00
SY	14,875	1-3/4" SP 12.5 Asphaltic Surface Course	\$9.30	\$138,337.50
SY	14,875	7" Soil-Cement Base	\$16.25	\$241,718.75
SY	14,875	12" Compacted Subgrade	\$1.60	\$23,800.00
LF	460	Concrete Sidewalk (4" Thick)	\$21.00	\$9,660.00
LF	225	Concrete Sidewalk (6" Thick)	\$28.00	\$6,300.00
LF	12,075	Miami Curb & Gutter	\$13.20	\$159,390.00
LF	255	Type F Curb & Gutter	\$16.50	\$4,207.50
LF	125	Drop Curb & Gutter	\$20.95	\$2,618.75
LF	165	Type D Curb	\$12.20	\$2,013.00
EA	3	ADA Ramps	\$1,100.00	\$3,300.00
LF	19500	Underdrain	\$12.75	\$248,625.00
EA	60	Underdrain Cleanout	\$210.00	\$12,600.00
LF	1076	15" RCP	\$36.00	\$38,736.00
LF	860	18" RCP	\$42.00	\$36,120.00
LF	531	24" RCP	\$54.00	\$28,674.00
LF	321	30" RCP	\$69.75	\$22,389.75
LF	332	36" RCP	\$93.00	\$30,876.00
EA	12	Type 1 Curb Inlet	\$4,300.00	\$51,600.00
EA	12	Type 2 Curb Inlet	\$4,450.00	\$53,400.00
EA	4	Type P Manhole	\$2,500.00	\$10,000.00
EA	4	Type J Manhole	\$3,750.00	\$15,000.00



HEIDT DESIGN

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

Covington Garden Dr Ph 5B-2				
LS	1	Signing & Pavement Marking	\$30,500.00	\$30,500.00
SY	8,635	1" FC 9.5 Asphaltic Friction Course	\$7.70	\$66,489.50
SY	8,635	2" SP 12.5 Asphaltic Surface Course	\$10.50	\$90,667.50
SY	8,635	8" Crushed Concrete Base	\$13.15	\$113,550.25
SY	8,635	12" Stabilized Subgrade	\$7.00	\$60,445.00
LF	4,665	Concrete Sidewalk (6" Thick)	\$28.00	\$130,620.00
EA	8	ADA Ramps	\$1,100.00	\$8,800.00
LF	4,676	Type F Curb & Gutter	\$13.50	\$63,126.00
LF	596	15" RCP	\$36.00	\$21,456.00
EA	2	Type 1 Curb Inlet	\$4,300.00	\$8,600.00
EA	8	Type 2 Curb Inlet	\$4,450.00	\$35,600.00
EA	9	Type P Manhole	\$2,500.00	\$22,500.00
		Total Streets & Drainage		\$1,803,720.50



Engineers Cost Breakdown

Schedule: Water Distribution System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LF	520	4" PVC Water Main	\$12.00	\$6,240.00
LF	4,570	6" PVC Water Main	\$12.50	\$57,125.00
LF	1,780	8" PVC Water Main	\$17.50	\$31,150.00
EA	2	4" Gate Valve	\$800.00	\$1,600.00
EA	21	6" Gate Valve	\$860.00	\$18,060.00
EA	9	8" Gate Valve	\$1,200.00	\$10,800.00
EA	14	4" MJ Fitting	\$160.00	\$2,240.00
EA	24	6" MJ Fitting	\$200.00	\$4,800.00
EA	17	8" MJ Fitting	\$300.00	\$5,100.00
EA	14	Fire Hydrant Assembly	\$3,650.00	\$51,100.00
EA	54	Single Service (Short)	\$235.00	\$12,690.00
EA	31	Double Service (Short)	\$310.00	\$9,610.00
EA	62	Single Service (Long)	\$315.00	\$19,530.00
Covington Garden Dr Ph 5B-2				
LF	48	20" Steel Casing	\$77.00	\$3,696.00
LF	2,360	8" DIP Water Main	\$29.00	\$68,440.00
EA	9	8" Gate Valve	\$1,200.00	\$10,800.00
EA	9	8" MJ Fitting	\$300.00	\$2,700.00
EA	4	Fire Hydrant Assembly	\$3,650.00	\$14,600.00
EA	1	Blowoff Assembly	\$1,000.00	\$1,000.00
		Total Water Distribution System		\$331,281.00



Engineers Cost Breakdown

Schedule: Sewage Collection System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LF	4,826	8" PVC Gravity Main	\$35.00	\$168,910.00
EA	19	Sanitary Manhole	\$3,530.00	\$67,070.00
EA	2	Drop Manhole	\$4,200.00	\$8,400.00
EA	22	Single Sanitary Service	\$630.00	\$13,860.00
EA	60	Double Sanitary Service	\$850.00	\$51,000.00
		Total Sewage Collection System		\$309,240.00



Engineers Cost Breakdown

Schedule: Reclaimed Water Distribution System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LF	440	4" PVC Reclaimed Water Main	\$12.00	\$5,280.00
LF	5,540	6" PVC Reclaimed Water Main	\$12.50	\$69,250.00
LF	440	8" PVC Reclaimed Water Main	\$17.50	\$7,700.00
EA	2	4" Gate Valve	\$800.00	\$1,600.00
EA	16	6" Gate Valve	\$860.00	\$13,760.00
EA	2	8" Gate Valve	\$1,200.00	\$2,400.00
EA	14	4" MJ Fitting	\$160.00	\$2,240.00
EA	57	6" MJ Fitting	\$160.00	\$9,120.00
EA	18	8" MJ Fitting	\$215.00	\$3,870.00
EA	17	Single Service (Short)	\$230.00	\$3,910.00
EA	26	Double Service (Short)	\$350.00	\$9,100.00
EA	112	Single Service (Long)	\$345.00	\$38,640.00
EA	1	1" Reclaimed Irrigation Service	\$345.00	\$345.00
Covington Garden Dr Ph 5B-2				
LF	80	8" DIP Reclaimed Water Main	\$29.00	\$2,320.00
LF	1,240	16" DIP Reclaimed Water Main	\$63.50	\$78,740.00
LF	1,120	20" DIP Reclaimed Water Main	\$110.00	\$123,200.00
LF	48	20" Steel Casing	\$77.00	\$3,696.00
EA	2	8" Gate Valve	\$1,200.00	\$2,400.00
EA	3	16" Gate Valve	\$5,400.00	\$16,200.00
EA	2	20" Gate Valve	\$13,500.00	\$27,000.00
EA	3	8" MJ Fitting	\$215.00	\$645.00
EA	7	16" MJ Fitting	\$685.00	\$4,795.00
EA	5	20" MJ Fitting	\$1,600.00	\$8,000.00
EA	1	Blowoff Assembly	\$1,000.00	\$1,000.00
		Total Reclaimed Water Distribution System		\$435,211.00




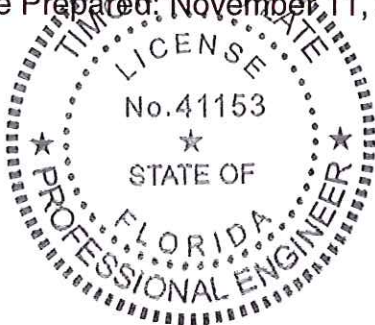
Summary For Warranty Bond

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Streets and Drainage Facilities	\$1,803,720.50
Water Distribution System	\$331,281.00
Sewage Collection System	\$309,240.00
Reclaimed Water Distribution System	\$435,211.00
Total Amount	\$2,879,452.50
Warranty Bond Amount (10% of Total)	\$287,945.25


Timothy M. Plate, P.E. # 41153
Date Prepared: November 11, 2020



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Engineers Cost Breakdown

Schedule: Streets & Drainage Facilities

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LS	1	Signing & Pavement Marking	\$12,000.00	\$12,000.00
SY	14,875	1-3/4" SP 12.5 Asphaltic Surface Course	\$9.30	\$138,337.50
SY	14,875	7" Soil-Cement Base	\$16.25	\$241,718.75
SY	14,875	12" Compacted Subgrade	\$1.60	\$23,800.00
LF	460	Concrete Sidewalk (4" Thick)	\$21.00	\$9,660.00
LF	225	Concrete Sidewalk (6" Thick)	\$28.00	\$6,300.00
LF	12,075	Miami Curb & Gutter	\$13.20	\$159,390.00
LF	255	Type F Curb & Gutter	\$16.50	\$4,207.50
LF	125	Drop Curb & Gutter	\$20.95	\$2,618.75
LF	165	Type D Curb	\$12.20	\$2,013.00
EA	3	ADA Ramps	\$1,100.00	\$3,300.00
LF	19500	Underdrain	\$12.75	\$248,625.00
EA	60	Underdrain Cleanout	\$210.00	\$12,600.00
LF	1076	15" RCP	\$36.00	\$38,736.00
LF	860	18" RCP	\$42.00	\$36,120.00
LF	531	24" RCP	\$54.00	\$28,674.00
LF	321	30" RCP	\$69.75	\$22,389.75
LF	332	36" RCP	\$93.00	\$30,876.00
EA	12	Type 1 Curb Inlet	\$4,300.00	\$51,600.00
EA	12	Type 2 Curb Inlet	\$4,450.00	\$53,400.00
EA	4	Type P Manhole	\$2,500.00	\$10,000.00
EA	4	Type J Manhole	\$3,750.00	\$15,000.00



Covington Garden Dr Ph 5B-2				
LS	1	Signing & Pavement Marking	\$30,500.00	\$30,500.00
SY	8,635	1" FC 9.5 Asphaltic Friction Course	\$7.70	\$66,489.50
SY	8,635	2" SP 12.5 Asphaltic Surface Course	\$10.50	\$90,667.50
SY	8,635	8" Crushed Concrete Base	\$13.15	\$113,550.25
SY	8,635	12" Stabilized Subgrade	\$7.00	\$60,445.00
LF	4,665	Concrete Sidewalk (6" Thick)	\$28.00	\$130,620.00
EA	8	ADA Ramps	\$1,100.00	\$8,800.00
LF	4,676	Type F Curb & Gutter	\$13.50	\$63,126.00
LF	596	15" RCP	\$36.00	\$21,456.00
EA	2	Type 1 Curb Inlet	\$4,300.00	\$8,600.00
EA	8	Type 2 Curb Inlet	\$4,450.00	\$35,600.00
EA	9	Type P Manhole	\$2,500.00	\$22,500.00
		Total Streets & Drainage		\$1,803,720.50



Engineers Cost Breakdown

Schedule: Water Distribution System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LF	520	4" PVC Water Main	\$12.00	\$6,240.00
LF	4,570	6" PVC Water Main	\$12.50	\$57,125.00
LF	1,780	8" PVC Water Main	\$17.50	\$31,150.00
EA	2	4" Gate Valve	\$800.00	\$1,600.00
EA	21	6" Gate Valve	\$860.00	\$18,060.00
EA	9	8" Gate Valve	\$1,200.00	\$10,800.00
EA	14	4" MJ Fitting	\$160.00	\$2,240.00
EA	24	6" MJ Fitting	\$200.00	\$4,800.00
EA	17	8" MJ Fitting	\$300.00	\$5,100.00
EA	14	Fire Hydrant Assembly	\$3,650.00	\$51,100.00
EA	54	Single Service (Short)	\$235.00	\$12,690.00
EA	31	Double Service (Short)	\$310.00	\$9,610.00
EA	62	Single Service (Long)	\$315.00	\$19,530.00
Covington Garden Dr Ph 5B-2				
LF	48	20" Steel Casing	\$77.00	\$3,696.00
LF	2,360	8" DIP Water Main	\$29.00	\$68,440.00
EA	9	8" Gate Valve	\$1,200.00	\$10,800.00
EA	9	8" MJ Fitting	\$300.00	\$2,700.00
EA	4	Fire Hydrant Assembly	\$3,650.00	\$14,600.00
EA	1	Blowoff Assembly	\$1,000.00	\$1,000.00
		Total Water Distribution System		\$331,281.00



Engineers Cost Breakdown

Schedule: Sewage Collection System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
		5B-2 Subdivision		
		5B-2 Subdivision		
LF	4,826	8" PVC Gravity Main	\$35.00	\$168,910.00
EA	19	Sanitary Manhole	\$3,530.00	\$67,070.00
EA	2	Drop Manhole	\$4,200.00	\$8,400.00
EA	22	Single Sanitary Service	\$630.00	\$13,860.00
EA	60	Double Sanitary Service	\$850.00	\$51,000.00
		Total Sewage Collection System		\$309,240.00



Engineers Cost Breakdown

Schedule: Reclaimed Water Distribution System

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
5B-2 Subdivision				
LF	440	4" PVC Reclaimed Water Main	\$12.00	\$5,280.00
LF	5,540	6" PVC Reclaimed Water Main	\$12.50	\$69,250.00
LF	440	8" PVC Reclaimed Water Main	\$17.50	\$7,700.00
EA	2	4" Gate Valve	\$800.00	\$1,600.00
EA	16	6" Gate Valve	\$860.00	\$13,760.00
EA	2	8" Gate Valve	\$1,200.00	\$2,400.00
EA	14	4" MJ Fitting	\$160.00	\$2,240.00
EA	57	6" MJ Fitting	\$160.00	\$9,120.00
EA	18	8" MJ Fitting	\$215.00	\$3,870.00
EA	17	Single Service (Short)	\$230.00	\$3,910.00
EA	26	Double Service (Short)	\$350.00	\$9,100.00
EA	112	Single Service (Long)	\$345.00	\$38,640.00
EA	1	1" Reclaimed Irrigation Service	\$345.00	\$345.00
Covington Garden Dr Ph 5B-2				
LF	80	8" DIP Reclaimed Water Main	\$29.00	\$2,320.00
LF	1,240	16" DIP Reclaimed Water Main	\$63.50	\$78,740.00
LF	1,120	20" DIP Reclaimed Water Main	\$110.00	\$123,200.00
LF	48	20" Steel Casing	\$77.00	\$3,696.00
EA	2	8" Gate Valve	\$1,200.00	\$2,400.00
EA	3	16" Gate Valve	\$5,400.00	\$16,200.00
EA	2	20" Gate Valve	\$13,500.00	\$27,000.00
EA	3	8" MJ Fitting	\$215.00	\$645.00
EA	7	16" MJ Fitting	\$685.00	\$4,795.00
EA	5	20" MJ Fitting	\$1,600.00	\$8,000.00
EA	1	Blowoff Assembly	\$1,000.00	\$1,000.00
		Total Reclaimed Water Distribution System		\$435,211.00

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 "Subdivider", and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County".

Witnesseth

WHEREAS, the Board of County Commissioners of Hillsborough County has established a Land Development Code, as referred to as the "LDC" pursuant to authority contained in Chapters and 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 PHASE 5B-2; 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 known as WATERSET PHASE 5B-2 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; and

NOW THEREFORE, in consideration of the intent and desire of the Subdivider as set forth herein, and to gain approval of the County to record said plat, 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 platted area known as WATERSET PHASE 5B-2 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
_____, or
 - b. A Performance Bond PBPB03010407285, dated 12/18/20____,
with NNP – Southbend II, LLC as Principal,
and Philadelphia Indemnity Insurance Company
as Surety, or
 - d. Cashier/Certified Check, number _____,
dated _____

Copy(ies) of said Letter of Credit, Performance Bonds, Escrow Agreements, or Cashier/Certified Checks is/are 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 "Subdivision Regulations", 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 his 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 known as WATERSET PHASE 5B-2 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 these presents, this 24 day of December, 2020.


ATTEST:



Witness' Signature

Kirsten Lycett

Printed Name of Witness




Witness' Signature

Christina Baker

Printed Name of Witness

SUBDIVIDER:

By: NNP Southbend II, LLC, a Delaware limited liability company



Authorized Corporate Officer
or Individual (Sign before a Notary Public)

Aaron Baker

Printed Name of Signer

Vice President

Title of Signer

3162 S Falkenburg Road, Riverview, FL 33578

Address of Signer

813-620-3555

Phone Number of Signer

CORPORATE SEAL (When Appropriate)

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY**

By:

Chairman

CLERK OF CIRCUIT COURT, FLORIDA

By:

Deputy Clerk

APPROVED BY COUNTY ATTORNEY


Approved as to Form and Legal Sufficiency

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 12/24/20 day of December,

20 20, by Aaron Baker, as Vice President of NNP-Southbend II, LLC, a Delaware limited liability company, on behalf of the company.

He and/or she is personally known to me or has produced _____
as identification and did take an oath.

NOTARY PUBLIC:

Sign: [Signature] (Seal)

Print: Kirsten Lycett

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



INDIVIDUAL ACKNOWLEDGMENT:

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 24 day of December, 20 20
by, Aaron Baker who is personally known to me or who has produced _____
as identification and who did take an oath.

NOTARY PUBLIC:

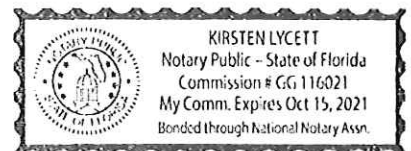
Sign: [Signature] (seal)

Print: Kirsten Lycett

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____



SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, NNP-Southbend II, LLC 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 Twenty-Two Thousand Three Hundred Seventy Five and 00/100 Dollars (\$22,375.00) 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 Chapter 163 and Chapter 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, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, Permanent Control Points and all Lot Corners in the platted area known as WATERSET PHASES 5B-2 subdivision 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 for Performance Placement of Lot Corners, the terms of which Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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 PHASES 5B-2 subdivision all Permanent Control Points and all Lot Corners, 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 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 MARCH 9, 2023.

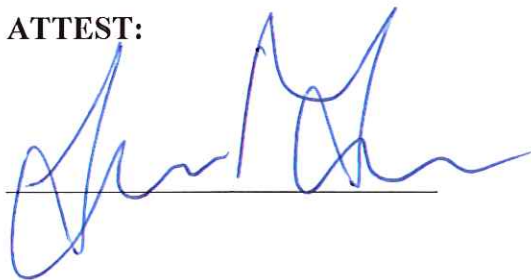
SIGNED, SEALED AND DATED this 18th day of December, 2020

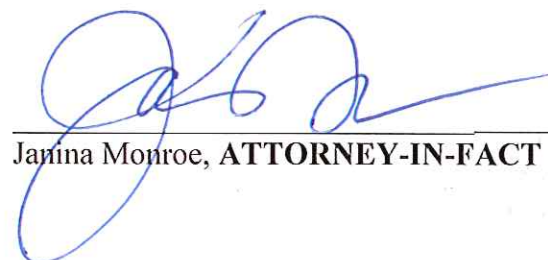
ATTEST:

NNP-Southbend II, LLC
PRINCIPAL (SEAL)

Philadelphia Indemnity Insurance Company
SURETY (SEAL)

ATTEST:





Janina Monroe, **ATTORNEY-IN-FACT** (SEAL)

APPROVED BY COUNTY ATTORNEY

Approved as to form and Legal Sufficiency

SIGNATURE PAGE

Bond No. PB03010407286
Waterset Phase 5B-2

NNP-Southbend II, LLC
A Delaware Limited Liability Company

By: 
Aaron Baker

Its: Vice President

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this Dec. 29 2020 (date) by Aaron Baker (name member, manager, officer or agent, title of member, manager officer or agent) of NNP-Southbend II, LLC (name of company acknowledging), a Delaware (state or place of formation) limited liability company, on behalf of the company, who is personal known to me or has produced _____ (type of identification) as identification.



Signature of person taking acknowledgment



Kirsten Lycett
Name typed, printed or stamped

(Title or rank)

(Serial number, if any)

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 DEC 18 2020 before me, M. Barreras, Notary Public
(Here insert name and title of the officer)

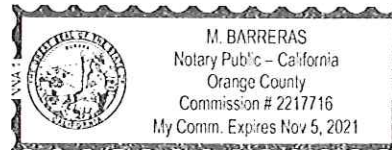
personally appeared Janina Monroe,
who proved to me on the basis of satisfactory evidence to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies) and that by
his/her/their signature(s)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

M. Barreras
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, THOMAS G. MCCALL, TIMOTHY J. NOONAN, MICHELLE HAASE AND MARTHA BARRERAS 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 \$50,000,000.00.

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 14th 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.

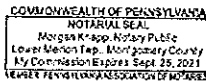
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.



(Seal)

Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, 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 Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

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 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., 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 18th day of December, 20 2020.



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

Summary For Performance Bond

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Set All Lot Corners \$17,900.00

Performance Bond Amount (125% of Total) **\$22,375.00**

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

Timothy M. Plate, P.E. # 41153

Date Prepared: November 11, 2020



<R:\Waterset\Phase 5B\Construction\5B-2\Qtys\Waterset 5B-2 Bond Comps.xlsx>



HEIDT
DESIGN

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

Engineers Cost Breakdown

Schedule: Lot Corners

WATERSET PHASE 5B-2

FOLIO # 54165.0000

Unit	Quantity	Item	Average Unit Price	Total Amount
LS	1	Set All Lot Corners	\$17,900.00	\$17,900.00
		Total Lot Corners		\$17,900.00

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

Containing 58,140 serum, more or less.

SURVEYOR'S CERTIFICATION

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

This plot has been approved for recordation.

23 SEP 1963

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

NOI ADVISE-129

WATERSET PHASE 5B-2 SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

PEDICATION: The undersigned, NNP-SOUTHBEND II, LLC, a Delaware limited liability company ("Owner"), as the fee simple owner of the lands depicted herein does hereby dedicate this plat of WATERSET PHASE 5B-2 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-40", "B-40A", "B-58", "B-59", "B-60", "B-61" and "B-62", as shown herein is hereby reserved by the Owner for conveyance by separate instrument to the WaterSet Central Community Development District (the "District"), or other custodial and maintenance entity subsequent to the recording of this plat.

Sold TRACTS "B-40", "B-40A", "B-58", "B-59", "B-60", "B-61" and "B-62", are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said TRACTS "B-40", "B-40A", "B-58", "B-59", "B-60", "B-61" and "B-62", 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 and the (Public) Drainage and Access 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, (Public) Drainage and Access Easements, (Public) Sanitary Sewer Easement and Utility Easements shown hereon for the purpose of installing, constructing, operating, maintaining, repairing and replacing streets and related facilities, drainage lines and drainage facilities, water and sewer lines or pipes, lift stations, pumping stations and other sewer, water and fire protection facilities, underground utility conduits, sidewalks, and related facilities, as applicable, to accommodate whatever facilities and improvements that the Owner or its successors and assigns 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

Aaron J. Baker, Vice President Witness 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 _____ day of _____, 20____, by Aaron J. Baker, as 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: Commission Number:

(Printed Name of Notary)

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-40"	(PUBLIC) DRAINAGE EASEMENT; (CDD) DRAINAGE AREA; (CDD) OPEN SPACE; UTILITY EASEMENT	5.241 Ac.±
TRACT "B-40A"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.185 Ac.±
TRACT "B-40B"	(PUBLIC) DRAINAGE EASEMENT; (CDD) DRAINAGE AREA; (CDD) OPEN SPACE; WETLAND CONSERVATION AREA; UTILITY EASEMENT	6.165 Ac.±
TRACT "B-58"	(PUBLIC) DRAINAGE EASEMENT; (CDD) DRAINAGE AREA; WETLAND CONSERVATION AREA	3.449 Ac.±
TRACT "B-59"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.135 Ac.±
TRACT "B-60"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.537 Ac.±
TRACT "B-61"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.509 Ac.±
TRACT "B-62"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.136 Ac.±

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 HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE. (IE: 5' ± 5.00") (IE: 7.5' ± 7.50"). THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7779
3016 W. Ansel Street, Suite 100
Tampa, FL 33609
PHONE (813) 721-5000

WATERSET PHASE 5B-2

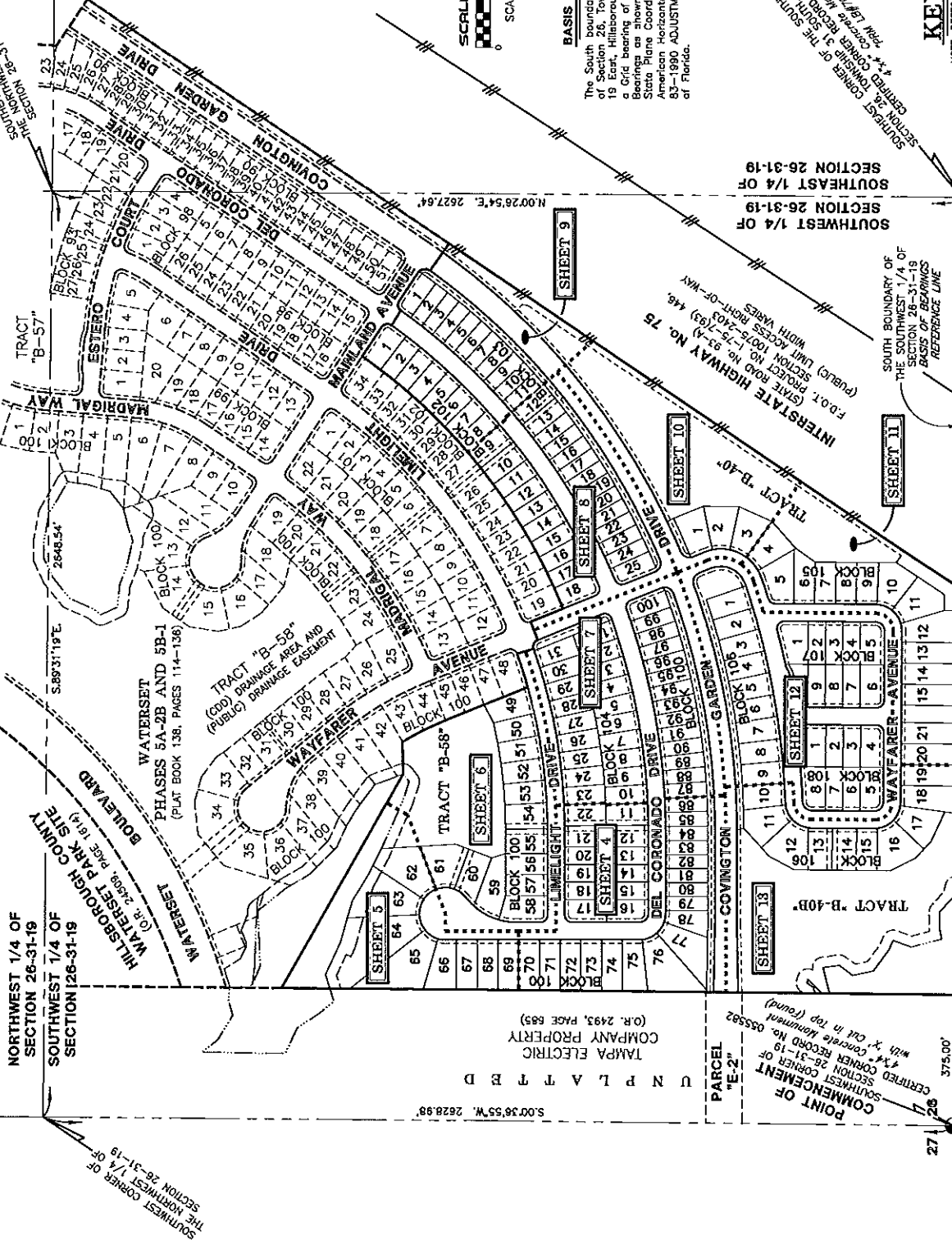
SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

NORTHWEST 1/4 OF SECTION 26-31-19

SOUTHWEST 1/4 OF SECTION 26-31-19

NORTHEAST 1/4 OF SECTION 26-31-19

SOUTHEAST 1/4 OF SECTION 26-31-19



SCALE: 1" = 200'
SCALE IN FEET

BASIS OF BEARINGS

The South boundary of the Southwest 1/4 of Section 26, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.89°33'02"E. The Grid Bearing as shown herein refers to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1980 ADJUSTMENT) for the West Zone of Florida.

KEY SHEET

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

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number L37779
3010 W. Avenue Street, Suite 100
Tampa, FL 33609
PHONE (813) 227-0200

SHEET 3 OF 14 SHEETS

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-448 (LDC) and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

UNPLATTED
HILLSBOROUGH
COUNTY PROPERTY
WATERSET PARK ADDITION
PARCEL 101 - PROJECT 2005-116-P
(O.R. 19827, PAGE 270)

LEGEND
1. O.R. - Official Records Book
2. T.E.C.O. - Tampa Electric Company Property
3. F.D.O.T. - Florida Department of Transportation

T.E.C.O.
(O.R. 2646,
PAGE 956)

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF SECTION 26-31-19
with "X" cut in top (found)
PARCEL "E-2"
TAMPA ELECTRIC COMPANY PROPERTY
(O.R. 2493, PAGE 685)

SHEET 9

SHEET 10

SHEET 11

SHEET 12

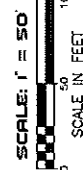
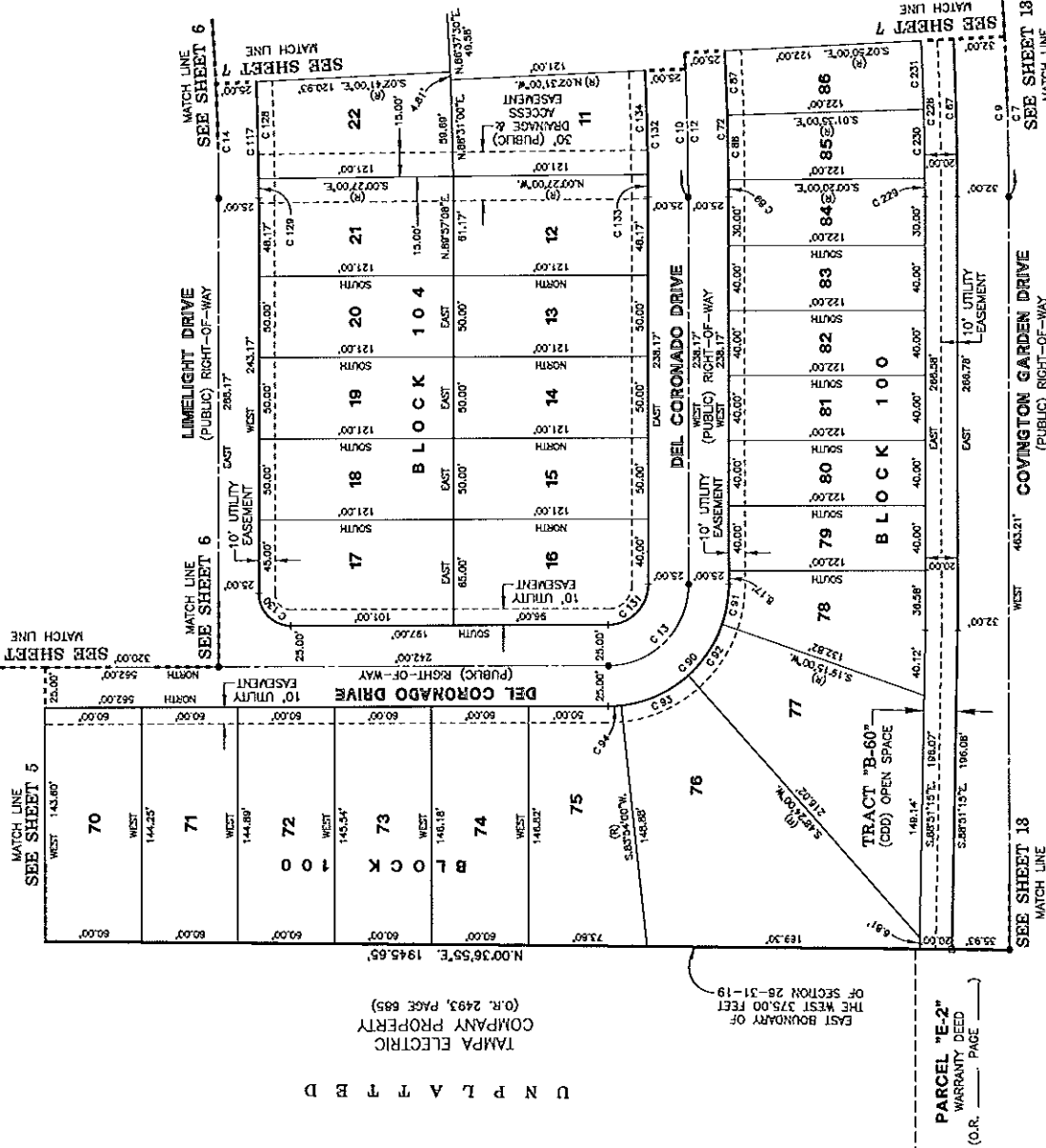
SHEET 13

SHEET 14

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

NO.	POINT	DETA.	ARC	CHORD	BEARING
1	100.00	100.00	100.00	100.00	S 89° 42' 00" W
2	100.00	100.00	100.00	100.00	S 89° 42' 00" W
3	100.00	100.00	100.00	100.00	S 89° 42' 00" W
4	100.00	100.00	100.00	100.00	S 89° 42' 00" W
5	100.00	100.00	100.00	100.00	S 89° 42' 00" W
6	100.00	100.00	100.00	100.00	S 89° 42' 00" W
7	100.00	100.00	100.00	100.00	S 89° 42' 00" W
8	100.00	100.00	100.00	100.00	S 89° 42' 00" W
9	100.00	100.00	100.00	100.00	S 89° 42' 00" W
10	100.00	100.00	100.00	100.00	S 89° 42' 00" W
11	100.00	100.00	100.00	100.00	S 89° 42' 00" W
12	100.00	100.00	100.00	100.00	S 89° 42' 00" W
13	100.00	100.00	100.00	100.00	S 89° 42' 00" W
14	100.00	100.00	100.00	100.00	S 89° 42' 00" W
15	100.00	100.00	100.00	100.00	S 89° 42' 00" W
16	100.00	100.00	100.00	100.00	S 89° 42' 00" W
17	100.00	100.00	100.00	100.00	S 89° 42' 00" W
18	100.00	100.00	100.00	100.00	S 89° 42' 00" W
19	100.00	100.00	100.00	100.00	S 89° 42' 00" W
20	100.00	100.00	100.00	100.00	S 89° 42' 00" W
21	100.00	100.00	100.00	100.00	S 89° 42' 00" W
22	100.00	100.00	100.00	100.00	S 89° 42' 00" W
23	100.00	100.00	100.00	100.00	S 89° 42' 00" W
24	100.00	100.00	100.00	100.00	S 89° 42' 00" W
25	100.00	100.00	100.00	100.00	S 89° 42' 00" W
26	100.00	100.00	100.00	100.00	S 89° 42' 00" W
27	100.00	100.00	100.00	100.00	S 89° 42' 00" W
28	100.00	100.00	100.00	100.00	S 89° 42' 00" W
29	100.00	100.00	100.00	100.00	S 89° 42' 00" W
30	100.00	100.00	100.00	100.00	S 89° 42' 00" W
31	100.00	100.00	100.00	100.00	S 89° 42' 00" W
32	100.00	100.00	100.00	100.00	S 89° 42' 00" W
33	100.00	100.00	100.00	100.00	S 89° 42' 00" W
34	100.00	100.00	100.00	100.00	S 89° 42' 00" W
35	100.00	100.00	100.00	100.00	S 89° 42' 00" W
36	100.00	100.00	100.00	100.00	S 89° 42' 00" W
37	100.00	100.00	100.00	100.00	S 89° 42' 00" W
38	100.00	100.00	100.00	100.00	S 89° 42' 00" W
39	100.00	100.00	100.00	100.00	S 89° 42' 00" W
40	100.00	100.00	100.00	100.00	S 89° 42' 00" W
41	100.00	100.00	100.00	100.00	S 89° 42' 00" W
42	100.00	100.00	100.00	100.00	S 89° 42' 00" W
43	100.00	100.00	100.00	100.00	S 89° 42' 00" W
44	100.00	100.00	100.00	100.00	S 89° 42' 00" W
45	100.00	100.00	100.00	100.00	S 89° 42' 00" W
46	100.00	100.00	100.00	100.00	S 89° 42' 00" W
47	100.00	100.00	100.00	100.00	S 89° 42' 00" W
48	100.00	100.00	100.00	100.00	S 89° 42' 00" W
49	100.00	100.00	100.00	100.00	S 89° 42' 00" W
50	100.00	100.00	100.00	100.00	S 89° 42' 00" W
51	100.00	100.00	100.00	100.00	S 89° 42' 00" W
52	100.00	100.00	100.00	100.00	S 89° 42' 00" W
53	100.00	100.00	100.00	100.00	S 89° 42' 00" W
54	100.00	100.00	100.00	100.00	S 89° 42' 00" W
55	100.00	100.00	100.00	100.00	S 89° 42' 00" W
56	100.00	100.00	100.00	100.00	S 89° 42' 00" W
57	100.00	100.00	100.00	100.00	S 89° 42' 00" W
58	100.00	100.00	100.00	100.00	S 89° 42' 00" W
59	100.00	100.00	100.00	100.00	S 89° 42' 00" W
60	100.00	100.00	100.00	100.00	S 89° 42' 00" W
61	100.00	100.00	100.00	100.00	S 89° 42' 00" W
62	100.00	100.00	100.00	100.00	S 89° 42' 00" W
63	100.00	100.00	100.00	100.00	S 89° 42' 00" W
64	100.00	100.00	100.00	100.00	S 89° 42' 00" W
65	100.00	100.00	100.00	100.00	S 89° 42' 00" W
66	100.00	100.00	100.00	100.00	S 89° 42' 00" W
67	100.00	100.00	100.00	100.00	S 89° 42' 00" W
68	100.00	100.00	100.00	100.00	S 89° 42' 00" W
69	100.00	100.00	100.00	100.00	S 89° 42' 00" W
70	100.00	100.00	100.00	100.00	S 89° 42' 00" W
71	100.00	100.00	100.00	100.00	S 89° 42' 00" W
72	100.00	100.00	100.00	100.00	S 89° 42' 00" W
73	100.00	100.00	100.00	100.00	S 89° 42' 00" W
74	100.00	100.00	100.00	100.00	S 89° 42' 00" W
75	100.00	100.00	100.00	100.00	S 89° 42' 00" W
76	100.00	100.00	100.00	100.00	S 89° 42' 00" W
77	100.00	100.00	100.00	100.00	S 89° 42' 00" W
78	100.00	100.00	100.00	100.00	S 89° 42' 00" W
79	100.00	100.00	100.00	100.00	S 89° 42' 00" W
80	100.00	100.00	100.00	100.00	S 89° 42' 00" W
81	100.00	100.00	100.00	100.00	S 89° 42' 00" W
82	100.00	100.00	100.00	100.00	S 89° 42' 00" W
83	100.00	100.00	100.00	100.00	S 89° 42' 00" W
84	100.00	100.00	100.00	100.00	S 89° 42' 00" W
85	100.00	100.00	100.00	100.00	S 89° 42' 00" W
86	100.00	100.00	100.00	100.00	S 89° 42' 00" W
87	100.00	100.00	100.00	100.00	S 89° 42' 00" W
88	100.00	100.00	100.00	100.00	S 89° 42' 00" W
89	100.00	100.00	100.00	100.00	S 89° 42' 00" W
90	100.00	100.00	100.00	100.00	S 89° 42' 00" W
91	100.00	100.00	100.00	100.00	S 89° 42' 00" W
92	100.00	100.00	100.00	100.00	S 89° 42' 00" W
93	100.00	100.00	100.00	100.00	S 89° 42' 00" W
94	100.00	100.00	100.00	100.00	S 89° 42' 00" W
95	100.00	100.00	100.00	100.00	S 89° 42' 00" W
96	100.00	100.00	100.00	100.00	S 89° 42' 00" W
97	100.00	100.00	100.00	100.00	S 89° 42' 00" W
98	100.00	100.00	100.00	100.00	S 89° 42' 00" W
99	100.00	100.00	100.00	100.00	S 89° 42' 00" W
100	100.00	100.00	100.00	100.00	S 89° 42' 00" W



SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

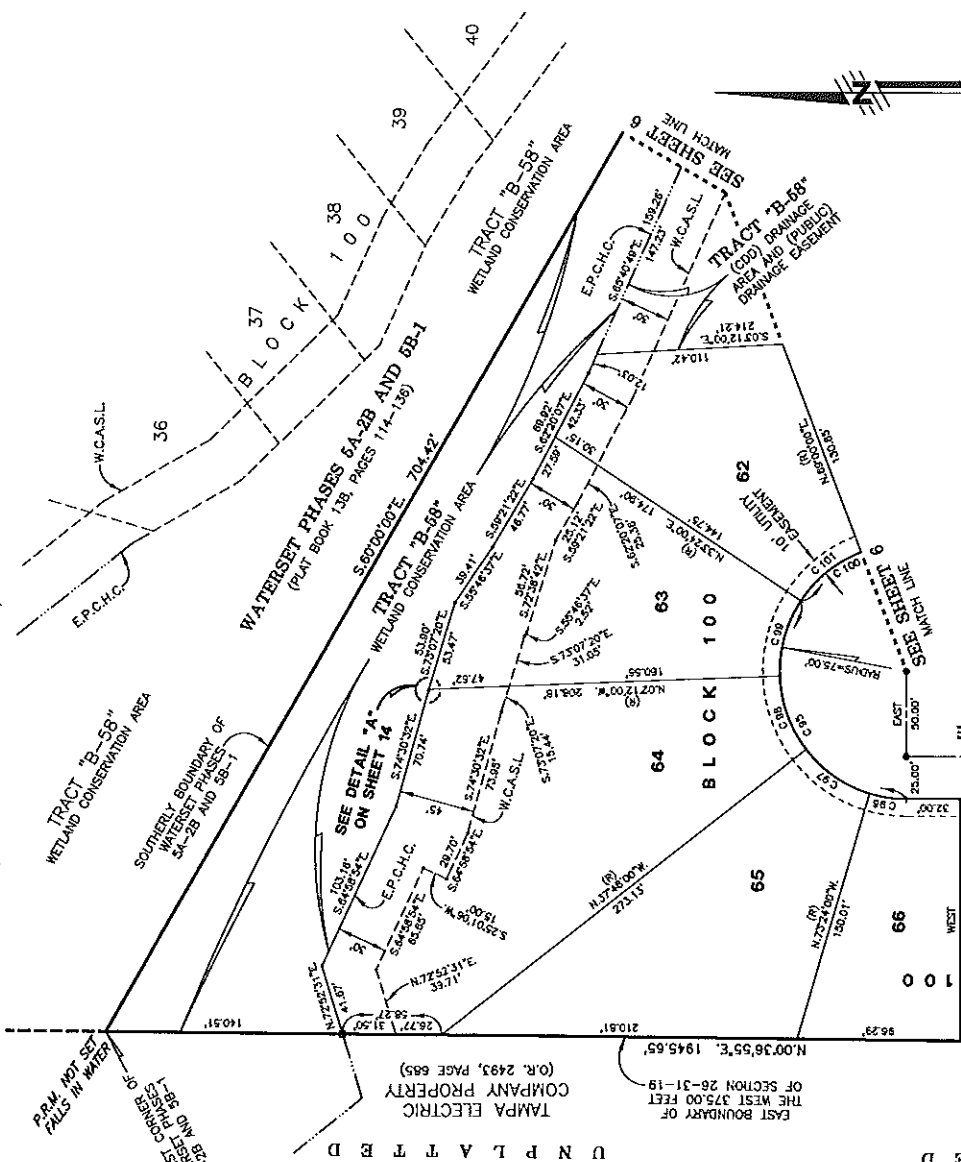
SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Alameda Street, Suite 120
Tampa, FL 33609
PHONE (813) 217-0390

WATERSET PHASE SB-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



TAMPA ELECTRIC
COMPANY PROPERTY
(O.R. 2493, PAGE 685)

SEE SHEET 6
MATCH LINE
320.00'
DEL CORONADO DRIVE (PUBLIC) RIGHT-OF-WAY

NOTE: Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:

NORTH	— N.00°00'00"E.
SOUTH	— S.00°00'00"W.
EAST	— E.90°00'00"E.
WEST	— W.90°00'00"W.

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LD 7779
3010 W. Azule Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-4200

SHEET 5 OF 14 SHEETS

WETLAND CONSERVATION AREA NOTE:

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

LEGEND

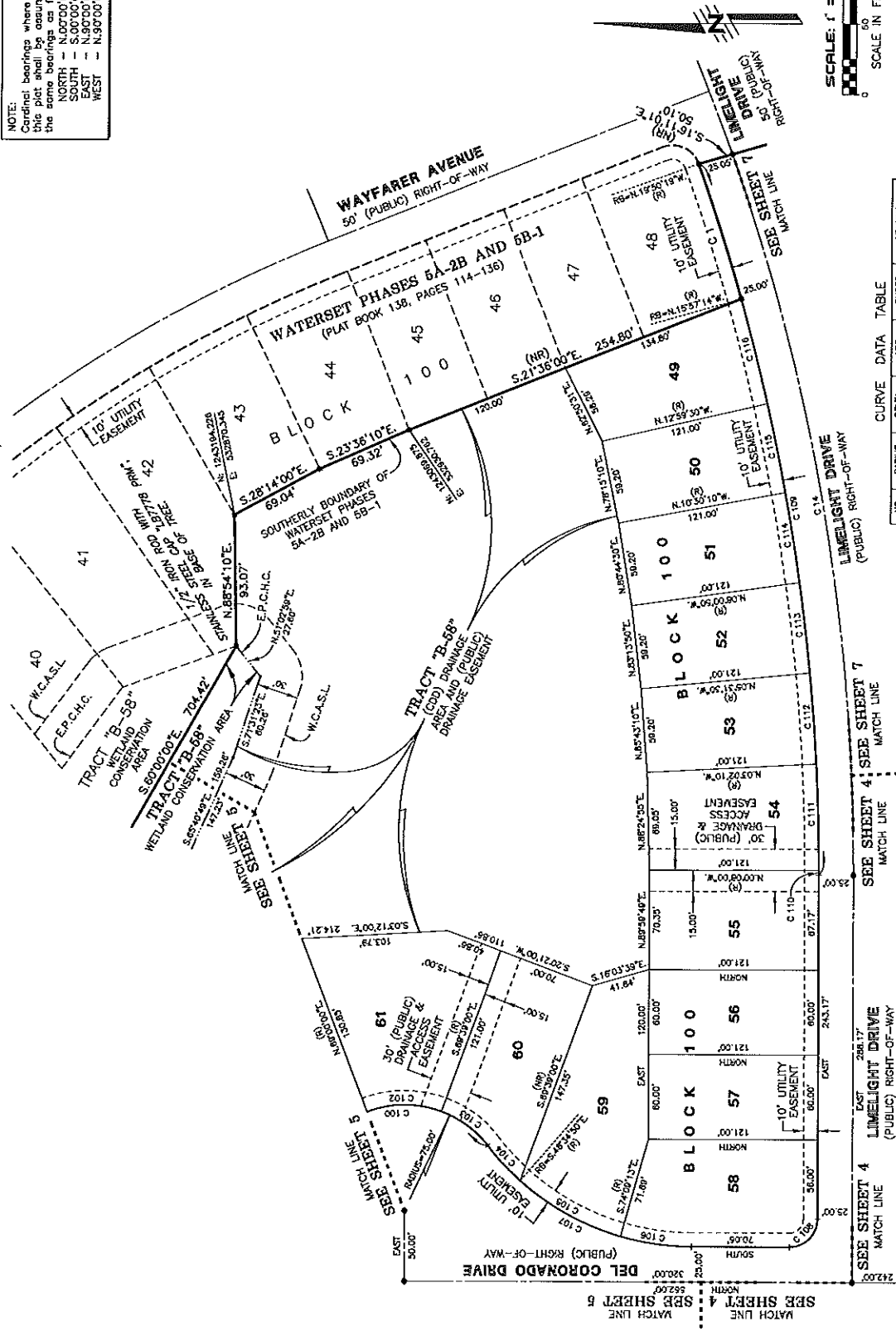
1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
4 x 4" Concrete Monument LB7778, unless otherwise noted.
2. Symbol \blacktriangle indicates (P.R.M.) Offset Permanent Reference Monument
4 x 4" Concrete Monument LB7778, unless otherwise noted.
3. Symbol \blacklozenge indicates (P.C.P.) Permanent Central Point LB7778
4. Indicated radial line
5. (N.B.) Indicates radial line
6. RB - References Record Book
7. O.R. - Official Records Book
8. (T.R.) - Typical
9. E.P.C.A.C. - Environmental Protection Commission of
Hilborough County Wetland Line
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (CDD) - Watzenet Central Community Development District

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
95	73.00	122724.00°	161.53	132.07	N.61°42.00'E.
96	75.00	163600.00°	21.93	21.45	N.08°18.00'E.
97	75.00	352360.00°	49.80	45.63	N.24°24.00'E.
98	75.00	352350.00°	46.80	45.35	N.70°00.00'E.
99	75.00	352360.00°	46.80	45.45	S.74°24.00'E.
100	75.00	106371.52°	142.18	121.38	S.02°17.75'E.
101	75.00	352360.00°	46.80	45.35	S.88°48.00'E.

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



SCALE: 1" = 50'
SCALE IN FEET

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

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LD 7778
3018 W. US Highway 19
Tampa, FL 33609
PHONE (813) 221-5200

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	144.00	03°55'13"	100.81	100.00	N 77°00'13"E
2	136.00	17°48'41"	250.89	518.31	N 00°00'00"E
3	136.00	103°01'57"	250.89	518.31	S 00°00'00"W
4	100	75°00'	412.71	344.13	S 00°00'00"W
5	100	75°00'	412.71	344.13	S 00°00'00"W
6	100	75°00'	412.71	344.13	S 00°00'00"W
7	100	75°00'	412.71	344.13	S 00°00'00"W
8	100	75°00'	412.71	344.13	S 00°00'00"W
9	100	75°00'	412.71	344.13	S 00°00'00"W
10	100	75°00'	412.71	344.13	S 00°00'00"W
11	100	75°00'	412.71	344.13	S 00°00'00"W
12	100	75°00'	412.71	344.13	S 00°00'00"W
13	100	75°00'	412.71	344.13	S 00°00'00"W
14	100	75°00'	412.71	344.13	S 00°00'00"W
15	100	75°00'	412.71	344.13	S 00°00'00"W
16	100	75°00'	412.71	344.13	S 00°00'00"W
17	100	75°00'	412.71	344.13	S 00°00'00"W
18	100	75°00'	412.71	344.13	S 00°00'00"W
19	100	75°00'	412.71	344.13	S 00°00'00"W
20	100	75°00'	412.71	344.13	S 00°00'00"W
21	100	75°00'	412.71	344.13	S 00°00'00"W
22	100	75°00'	412.71	344.13	S 00°00'00"W
23	100	75°00'	412.71	344.13	S 00°00'00"W
24	100	75°00'	412.71	344.13	S 00°00'00"W
25	100	75°00'	412.71	344.13	S 00°00'00"W
26	100	75°00'	412.71	344.13	S 00°00'00"W
27	100	75°00'	412.71	344.13	S 00°00'00"W
28	100	75°00'	412.71	344.13	S 00°00'00"W
29	100	75°00'	412.71	344.13	S 00°00'00"W
30	100	75°00'	412.71	344.13	S 00°00'00"W
31	100	75°00'	412.71	344.13	S 00°00'00"W
32	100	75°00'	412.71	344.13	S 00°00'00"W
33	100	75°00'	412.71	344.13	S 00°00'00"W
34	100	75°00'	412.71	344.13	S 00°00'00"W
35	100	75°00'	412.71	344.13	S 00°00'00"W
36	100	75°00'	412.71	344.13	S 00°00'00"W
37	100	75°00'	412.71	344.13	S 00°00'00"W
38	100	75°00'	412.71	344.13	S 00°00'00"W
39	100	75°00'	412.71	344.13	S 00°00'00"W
40	100	75°00'	412.71	344.13	S 00°00'00"W
41	100	75°00'	412.71	344.13	S 00°00'00"W
42	100	75°00'	412.71	344.13	S 00°00'00"W
43	100	75°00'	412.71	344.13	S 00°00'00"W
44	100	75°00'	412.71	344.13	S 00°00'00"W
45	100	75°00'	412.71	344.13	S 00°00'00"W
46	100	75°00'	412.71	344.13	S 00°00'00"W
47	100	75°00'	412.71	344.13	S 00°00'00"W
48	100	75°00'	412.71	344.13	S 00°00'00"W
49	100	75°00'	412.71	344.13	S 00°00'00"W
50	100	75°00'	412.71	344.13	S 00°00'00"W
51	100	75°00'	412.71	344.13	S 00°00'00"W
52	100	75°00'	412.71	344.13	S 00°00'00"W
53	100	75°00'	412.71	344.13	S 00°00'00"W
54	100	75°00'	412.71	344.13	S 00°00'00"W
55	100	75°00'	412.71	344.13	S 00°00'00"W
56	100	75°00'	412.71	344.13	S 00°00'00"W
57	100	75°00'	412.71	344.13	S 00°00'00"W
58	100	75°00'	412.71	344.13	S 00°00'00"W
59	100	75°00'	412.71	344.13	S 00°00'00"W
60	100	75°00'	412.71	344.13	S 00°00'00"W
61	100	75°00'	412.71	344.13	S 00°00'00"W

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

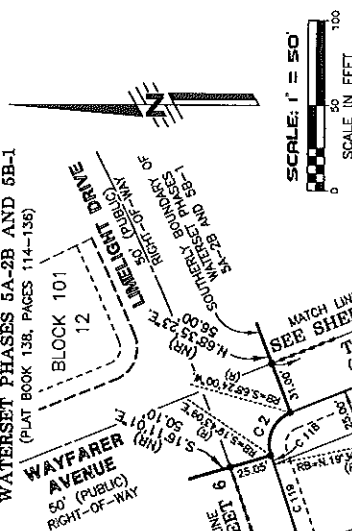
- LEGEND**
- 1. Symbol - Indicates (P.R.M.) Permanent Reference Monument
 - 2. 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - 3. Symbol - Indicates (P.R.M.) Offset Permanent Reference Monument
 - 4. 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - 5. Symbol - Indicates (P.C.P.) Permanent Control Point LB7778
 - 6. (R) Indicates radial line
 - 7. (NR) Indicates non-radial line
 - 8. C.B. - Official Records Book
 - 9. (TYP) - Typical
 - 10. E.P.C.H.C. - Hillsborough County Wetland Conservation Commission
 - 11. W.C.A.S.L. - Wetland Conservation Area Setback Line
 - 12. (CDD) - Wetland Control Community Development District

PLAY BOOK	PAGE
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SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

4 WATERSET PHASES 5A-2B AND 5B-1
(PLAT BOOK 138, PAGES 114-136)

1. Symbol * indicates (P.R.M.) Permanent Reference Monument
4. Symbol + indicates Mon. (P.R.M.) Official, unless otherwise noted.
4. Symbol - indicates Mon. (P.R.M.) Official, unless otherwise noted.
4. Symbol C indicates Mon. (P.R.M.) Official, unless otherwise noted.
- (R) indicates radial line
- (NR) indicates non-radial line
- R.B. — Reference Bearing
- O.R. — Official Records Book
- C.O.P. — Community Development District



SCALE: 1" = 50'

SCALE IN FEET

50 100

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

CURVE DATA TABLE

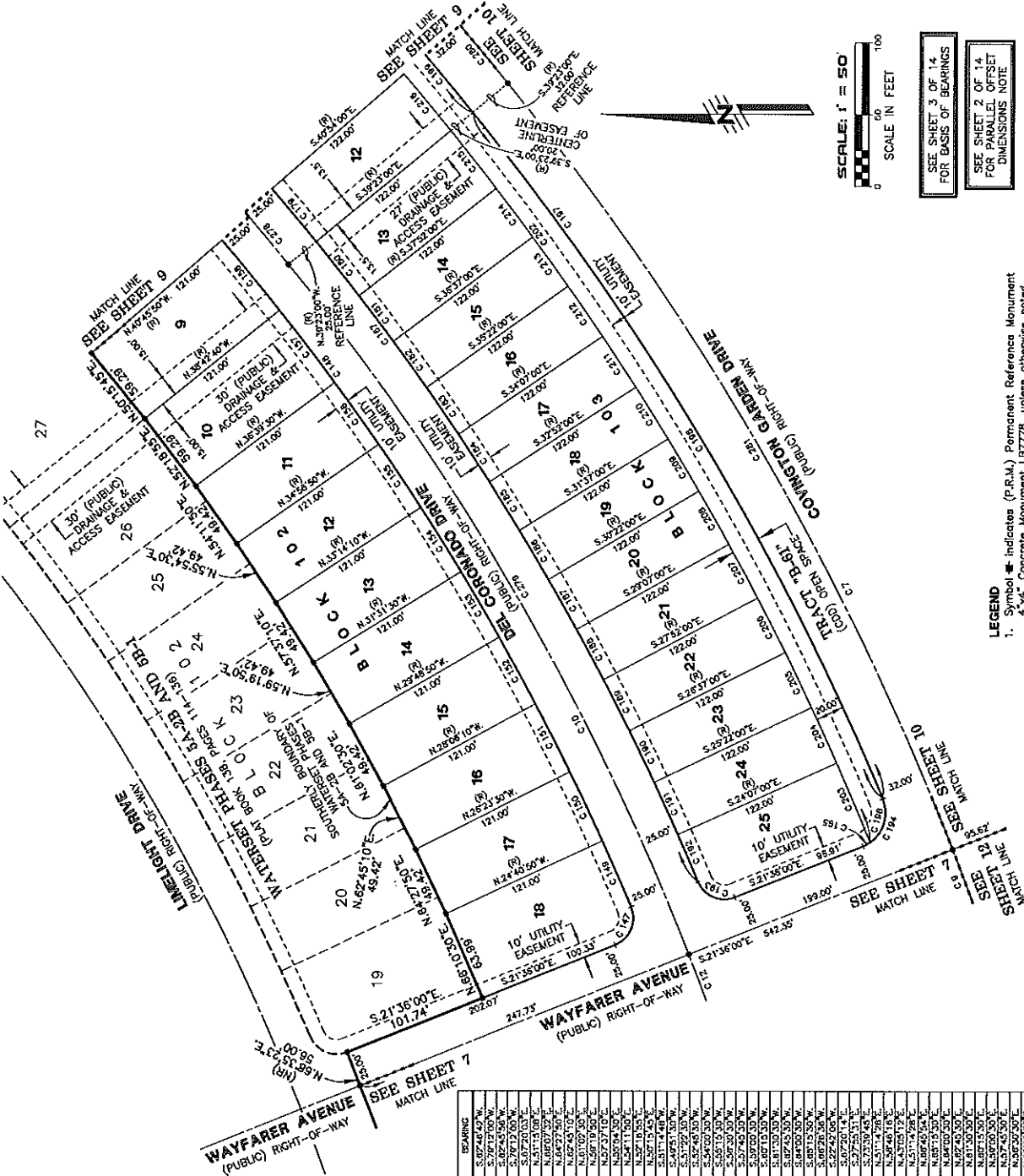
NO.	RADIUS	DETA	ARC	CHORD	BEARING
1	25.00	587.00	30.76	71.92	5.6539° 35'
2	25.00	587.00	30.76	71.92	5.6539° 35'
3	200.00	213.00	33.68	749.53	5.677° 20'30"
4	100.00	542.00	1712.15	1848.40	5.6974° 50'30"
12	100.00	213.00	678.86	674.05	5.7071° 2'00"
14	150.00	1848.41	520.89	518.71	5.8950° 49'45"
17	67.00	1094.00	2079.352	801.27	5.9795° 14'30"
18	100.00	542.00	1712.15	35.91	5.9240° 18'12"
19	25.00	74.92	3.52	5.51	5.9116° 57'30"
20	25.00	74.92	3.52	5.51	5.9116° 57'30"
71	70.00	805.91	330.5	77.84	6.0554° 30'45"
72	109.00	201.21	64.567	640.54	6.0554° 30'45"
73	109.00	610.57	33.09	35.69	5.7071° 32'45"
74	109.00	610.57	33.09	30.84	5.7102° 30'45"
75	109.00	610.57	33.09	30.84	5.7102° 30'45"
76	109.00	610.57	33.09	30.84	5.7102° 30'45"
77	109.00	610.57	33.09	30.84	5.7102° 30'45"
78	109.00	610.57	33.09	30.84	5.7102° 30'45"
79	109.00	610.57	33.09	30.84	5.7102° 30'45"
80	109.00	610.57	33.09	30.84	5.7102° 30'45"
81	109.00	610.57	33.09	30.84	5.7102° 30'45"
82	109.00	610.57	33.09	30.84	5.7102° 30'45"
83	109.00	610.57	33.09	30.84	5.7102° 30'45"
84	109.00	610.57	33.09	30.84	5.7102° 30'45"
85	109.00	610.57	33.09	30.84	5.7102° 30'45"
86	109.00	610.57	33.09	30.84	5.7102° 30'45"
87	109.00	610.57	33.09	30.84	5.7102° 30'45"
88	109.00	610.57	33.09	30.84	5.7102° 30'45"
89	109.00	610.57	33.09	30.84	5.7102° 30'45"
90	109.00	610.57	33.09	30.84	5.7102° 30'45"
91	109.00	610.57	33.09	30.84	5.7102° 30'45"
92	109.00	610.57	33.09	30.84	5.7102° 30'45"
93	109.00	610.57	33.09	30.84	5.7102° 30'45"
94	109.00	610.57	33.09	30.84	5.7102° 30'45"
95	109.00	610.57	33.09	30.84	5.7102° 30'45"
96	109.00	610.57	33.09	30.84	5.7102° 30'45"
97	109.00	610.57	33.09	30.84	5.7102° 30'45"
98	109.00	610.57	33.09	30.84	5.7102° 30'45"
99	109.00	610.57	33.09	30.84	5.7102° 30'45"
100	109.00	610.57	33.09	30.84	5.7102° 30'45"
101	109.00	610.57	33.09	30.84	5.7102° 30'45"
102	109.00	610.57	33.09	30.84	5.7102° 30'45"
103	109.00	610.57	33.09	30.84	5.7102° 30'45"
104	109.00	610.57	33.09	30.84	5.7102° 30'45"
105	109.00	610.57	33.09	30.84	5.7102° 30'45"
106	109.00	610.57	33.09	30.84	5.7102° 30'45"
107	109.00	610.57	33.09	30.84	5.7102° 30'45"
108	109.00	610.57	33.09	30.84	5.7102° 30'45"
109	109.00	610.57	33.09	30.84	5.7102° 30'45"
110	109.00	610.57	33.09	30.84	5.7102° 30'45"
111	109.00	610.57	33.09	30.84	5.7102° 30'45"
112	109.00	610.57	33.09	30.84	5.7102° 30'45"
113	109.00	610.57	33.09	30.84	5.7102° 30'45"
114	109.00	610.57	33.09	30.84	5.7102° 30'45"
115	109.00	610.57	33.09	30.84	5.7102° 30'45"
116	109.00	610.57	33.09	30.84	5.7102° 30

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 77718
3010 W. Azalea Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

SHEET 7 OF 14 SHEETS

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number: LB 7778
3013 W. Avoca Street, Suite 100
Tampa, FL 33607
PHONE: (813) 231-0200

SHEET 8 OF 14 SHEETS

- LEGEND**
1. Symbol ∇ indicates (P.R.M.) Permanent Reference Monument
 2. Symbol ∇ indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol ∇ indicates (P.C.P.) Permanent Control Point LB7778
 4. (R) indicates radial line
 5. (R) indicates non-radial line
 6. (R) indicates bearing
 7. O.R. - Official Records Book
 8. (CDD) - Wateraset Central Community Development District

CURVE DATA TABLE

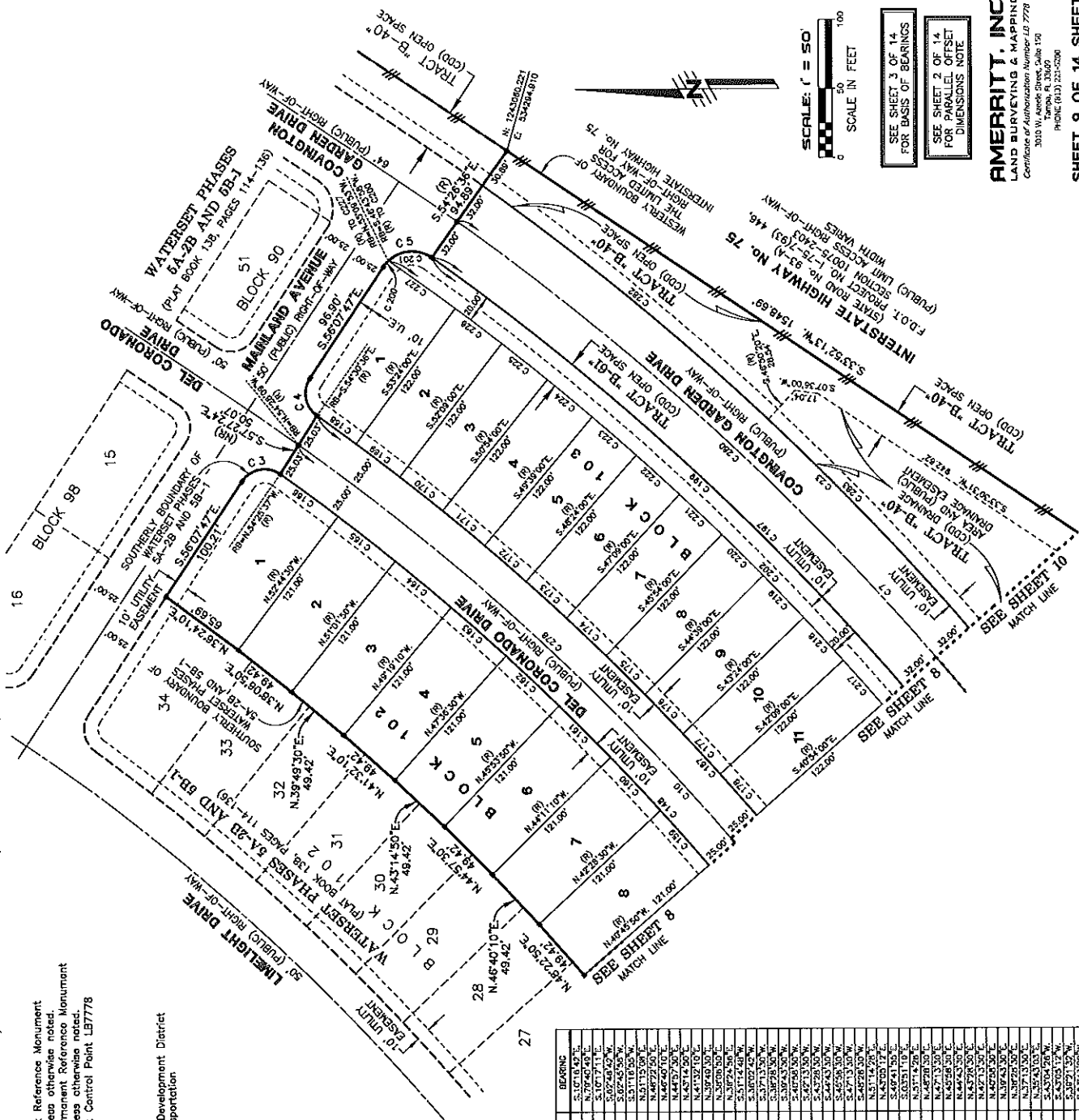
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	2000.00	54°20'30"	1800.43	1800.74	S. 87°44'42"E
8	2000.00	21°30'00"	743.86	744.53	S. 79°12'00"W
9	1801.00	54°20'30"	1712.15	1644.40	S. 87°45'36"W
10	1801.00	21°30'00"	676.06	674.05	S. 79°12'00"W
11	1750.00	21°30'00"	611.83	595.64	S. 87°45'36"E
12	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
13	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
14	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
15	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
16	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
17	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
18	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
19	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
20	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
21	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
22	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
23	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
24	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
25	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
26	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
27	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
28	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
29	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
30	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
31	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
32	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
33	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
34	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
35	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
36	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
37	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
38	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
39	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
40	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
41	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
42	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
43	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
44	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
45	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
46	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
47	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
48	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
49	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
50	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
51	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
52	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
53	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
54	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
55	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
56	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
57	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
58	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
59	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
60	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
61	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
62	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
63	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
64	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
65	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
66	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
67	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
68	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
69	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
70	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
71	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
72	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
73	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
74	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
75	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
76	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
77	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
78	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
79	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
80	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
81	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
82	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
83	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
84	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
85	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
86	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
87	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
88	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
89	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
90	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
91	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
92	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
93	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
94	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
95	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
96	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
97	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
98	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E
99	1750.00	21°30'00"	611.83	595.64	S. 79°12'00"W
100	1750.00	54°20'30"	1582.07	1500.00	S. 87°45'36"E

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGEND

1. Symbol \star Indicates (P.R.M.) Permanent Reference Monument
2. Symbol \star Indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol \star Indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol \star Indicates (P.C.P.) Permanent Control Point LB7778
5. (NR) Indicates radial line
6. (NR) Indicates non-radial line
7. (NR) - Reference Bearing
8. (NR) - Official Records Book
9. (NR) - City/County Control Community Development District
10. F.D.O.T. - Florida Department of Transportation



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
2	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
3	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
4	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
5	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
6	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
7	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
8	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
9	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
10	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
11	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
12	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
13	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
14	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
15	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
16	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
17	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
18	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
19	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
20	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
21	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
22	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
23	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
24	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
25	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
26	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
27	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
28	200.00	01°42'00"	35.00	29.50	S.70°40'43"E
29	200.00	01°42'00"	35.00	29.50	S.107°13'43"E
30	200.00	01°42'00"	35.00	29.50	S.70°40'43"E

SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

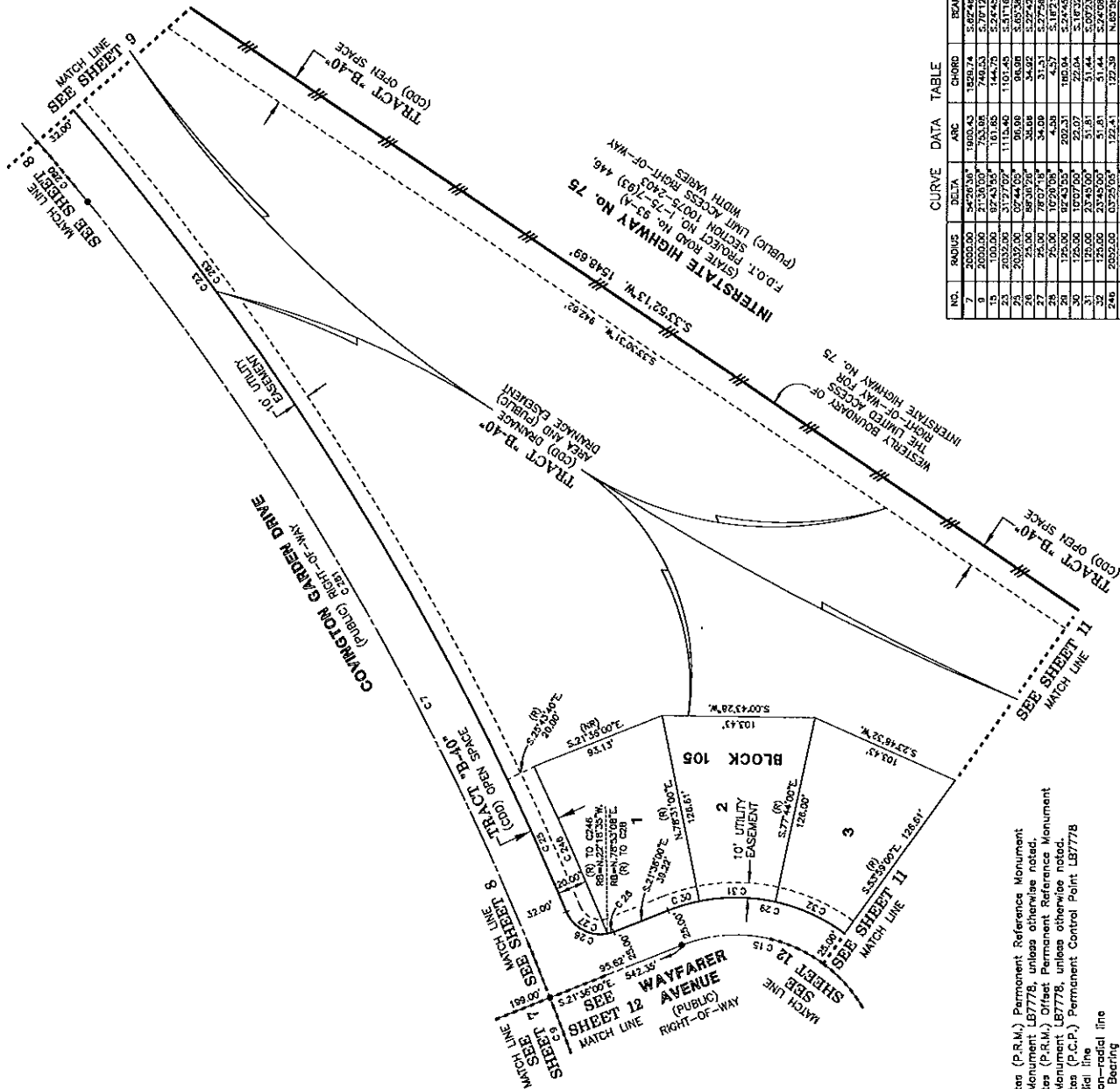
SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
Tampa, FL 33607
PHONE (813) 227-0200

SHEET 9 OF 14 SHEETS

WATERSET PHASE 5B-2

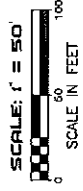
SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	2000.00	34.20038°	1000.43	1500.74	S. 62° 46' 42" W.
8	2000.00	21.30000°	753.06	749.53	S. 70° 12' 00" W.
9	2000.00	07.43055°	161.65	144.70	S. 24° 45' 38" W.
15	100.00	31.77097°	111.40	110.45	S. 41° 18' 55" W.
23	2000.00	31.77097°	111.40	110.45	S. 41° 18' 55" W.
24	2000.00	07.43055°	161.65	144.70	S. 24° 45' 38" W.
25	2000.00	21.30000°	753.06	749.53	S. 70° 12' 00" W.
26	2000.00	34.20038°	1000.43	1500.74	S. 62° 46' 42" W.
28	75.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
29	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
30	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
31	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
32	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
33	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
34	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
35	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
36	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
37	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
38	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
39	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
40	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
41	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
42	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
43	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
44	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
45	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
46	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
47	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
48	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
49	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
50	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
51	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
52	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
53	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
54	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
55	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
56	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
57	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
58	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
59	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
60	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
61	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
62	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
63	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
64	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
65	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
66	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
67	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
68	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
69	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
70	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
71	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
72	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
73	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
74	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
75	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
76	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
77	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
78	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
79	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
80	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
81	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
82	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
83	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
84	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
85	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
86	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
87	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
88	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
89	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
90	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
91	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
92	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
93	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
94	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
95	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
96	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
97	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
98	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.
99	125.00	02.43055°	22.07	22.04	S. 24° 45' 38" W.
100	125.00	10.07006°	4.39	4.37	S. 18° 21' 26" E.

- LEGEND**
1. Symbol \blacksquare Indicates (P.R.M.) Permanent Reference Monument
 2. 4"x4" Concrete Monument L57776, unless otherwise noted.
 3. Symbol \blacktriangle Indicates (P.R.M.) Offset Permanent Reference Monument
 4. 4"x4" Concrete Monument L57776, unless otherwise noted.
 5. Symbol \blacklozenge Indicates (P.C.P.) Permanent Control Point L57778
 6. (V.B.) Indicates radial line
 7. (V.B.) - Reflected Radial line
 8. O.R. - Official Record Book
 9. (C.D.) - Wateraset Central Community Development District
 10. F.D.O.T. - Florida Department of Transportation



SEE SHEET 3 OF 14 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14 FOR PARALLEL OFFSET DIMENSIONS NOTE

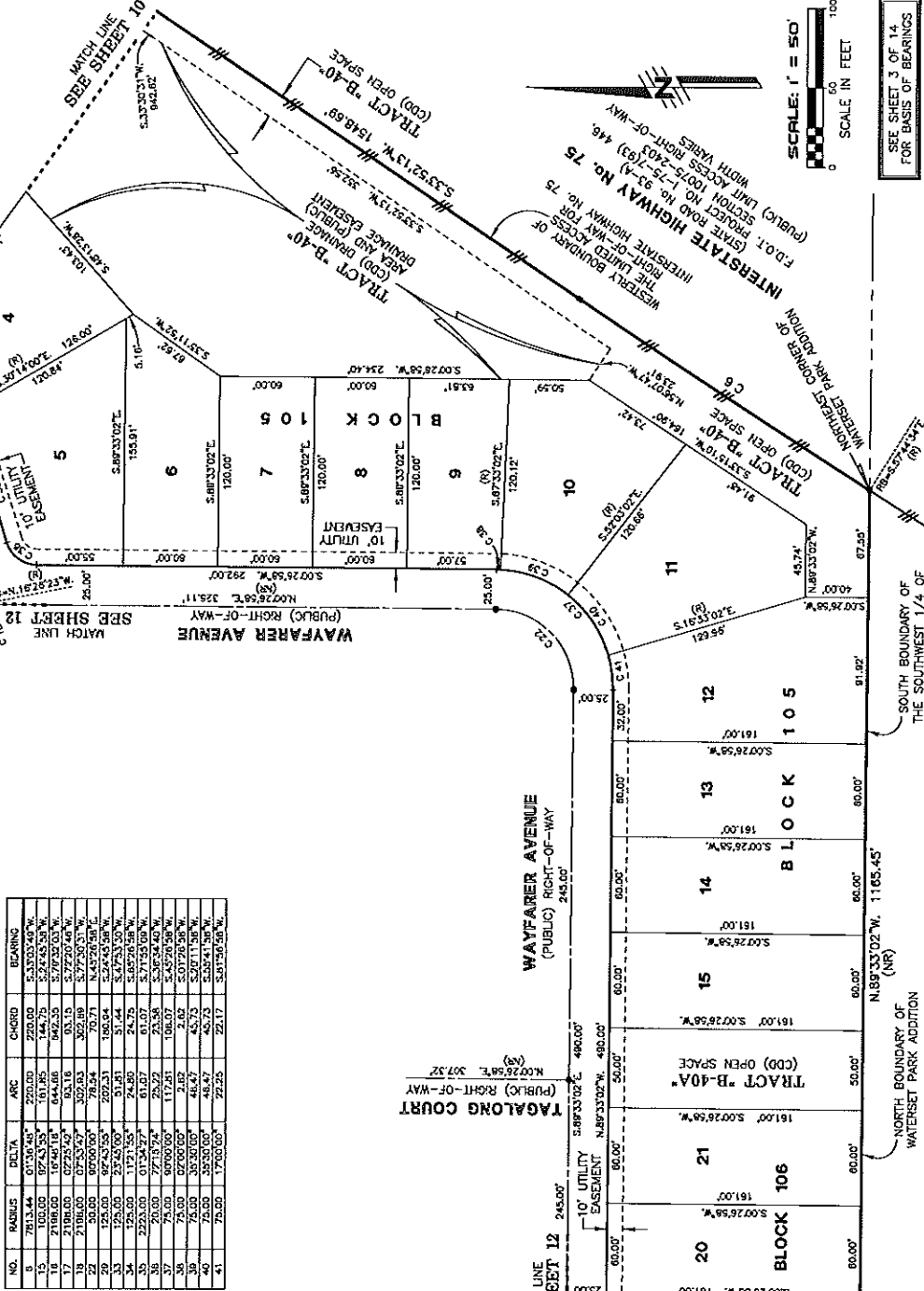
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Avenue Street, Suite 100
 Tampa, FL 33609
 PHONE (813) 221-0306

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
0	7613.44	01°30'48"	220.00	5.070340°W	
15	100.00	07°43'53"	161.85	5.244358°W	
16	2108.00	07°43'53"	644.08	5.244358°W	
17	2108.00	07°43'53"	644.08	5.244358°W	
18	2108.00	07°43'53"	644.08	5.244358°W	
19	2108.00	07°43'53"	644.08	5.244358°W	
20	2108.00	07°43'53"	644.08	5.244358°W	
21	2108.00	07°43'53"	644.08	5.244358°W	
22	2108.00	07°43'53"	644.08	5.244358°W	
23	2108.00	07°43'53"	644.08	5.244358°W	
24	2108.00	07°43'53"	644.08	5.244358°W	
25	2108.00	07°43'53"	644.08	5.244358°W	
26	2108.00	07°43'53"	644.08	5.244358°W	
27	2108.00	07°43'53"	644.08	5.244358°W	
28	2108.00	07°43'53"	644.08	5.244358°W	
29	2108.00	07°43'53"	644.08	5.244358°W	
30	2108.00	07°43'53"	644.08	5.244358°W	
31	2108.00	07°43'53"	644.08	5.244358°W	
32	2108.00	07°43'53"	644.08	5.244358°W	
33	2108.00	07°43'53"	644.08	5.244358°W	
34	2108.00	07°43'53"	644.08	5.244358°W	
35	2108.00	07°43'53"	644.08	5.244358°W	
36	2108.00	07°43'53"	644.08	5.244358°W	
37	2108.00	07°43'53"	644.08	5.244358°W	
38	2108.00	07°43'53"	644.08	5.244358°W	
39	2108.00	07°43'53"	644.08	5.244358°W	
40	2108.00	07°43'53"	644.08	5.244358°W	
41	2108.00	07°43'53"	644.08	5.244358°W	



LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol indicates (P.R.M.) Permanent Control Point LB7778
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. (CDD) - Wateraset Central Community Development District
9. F.D.O.T. - Florida Department of Transportation

UNPLATED

HILLSBOROUGH COUNTY PROPERTY
WATERSET PARK ADDITION
PARCEL 101 - PROJECT 2005-116-P
(C.R. 19827, PAGE 270)

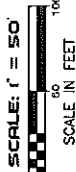
AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Accreditation Number LD 7778
Tampa, FL 33609
1010 W. Alafia Street, Suite 100
PHONE (813) 221-5200

PLAY BOOK	PAGE
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CURVE DATA TABLE

CURVE DATA TABLE

NO.	WADIS	DETA	ARC	CHORD	BEARING
265	35.00	267.745	72.81	12.71	N45.441.33° E
266	35.00	267.745	72.81	12.71	N45.441.33° E
267	27.00	67.072	70.80	72.86	N45.441.33° E
268	27.00	67.072	70.80	72.86	N45.441.33° E
269	27.00	67.072	70.80	72.86	N45.441.33° E
270	22.00	60.624	3.31	3.31	N77.467.31° E
271	24.00	67.337	34.09	30.11	N77.467.31° E
272	24.00	67.337	34.09	30.11	N77.467.31° E
273	24.00	67.337	34.09	30.11	N77.467.31° E
274	24.00	67.337	34.09	30.11	N77.467.31° E
275	24.00	67.337	34.09	30.11	N77.467.31° E
276	22.00	60.624	3.31	3.31	N77.467.31° E
277	22.00	60.624	3.31	3.31	N77.467.31° E
278	22.00	60.624	3.31	3.31	N77.467.31° E
279	22.00	60.624	3.31	3.31	N77.467.31° E
280	22.00	60.624	3.31	3.31	N77.467.31° E
281	22.00	60.624	3.31	3.31	N77.467.31° E
282	22.00	60.624	3.31	3.31	N77.467.31° E
283	22.00	60.624	3.31	3.31	N77.467.31° E
284	22.00	60.624	3.31	3.31	N77.467.31° E
285	22.00	60.624	3.31	3.31	N77.467.31° E
286	22.00	60.624	3.31	3.31	N77.467.31° E
287	22.00	60.624	3.31	3.31	N77.467.31° E
288	22.00	60.624	3.31	3.31	N77.467.31° E
289	22.00	60.624	3.31	3.31	N77.467.31° E
290	22.00	60.624	3.31	3.31	N77.467.31° E
291	22.00	60.624	3.31	3.31	N77.467.31° E
292	22.00	60.624	3.31	3.31	N77.467.31° E
293	22.00	60.624	3.31	3.31	N77.467.31° E
294	22.00	60.624	3.31	3.31	N77.467.31° E
295	22.00	60.624	3.31	3.31	N77.467.31° E
296	22.00	60.624	3.31	3.31	N77.467.31° E
297	22.00	60.624	3.31	3.31	N77.467.31° E
298	22.00	60.624	3.31	3.31	N77.467.31° E
299	22.00	60.624	3.31	3.31	N77.467.31° E
300	22.00	60.624	3.31	3.31	N77.467.31° E



SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

1. Symbol **EB** indicates (P.R.M.) Offset; Permanent Reference Monument
 2. **4-4'** Concrete Monument L37778, unless otherwise noted.
 3. Symbol **—** indicates (P.C.P.) Permanent Control Point L37778
 4. **(R)** indicates radial line
 5. **(NS)** indicates non-radial line
 6. **RB** — Reference Bearing
 7. **O.R.** — Official Record Book
 8. **(C.D.)** — Waterfall Central Community Development District

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LJ 7749

7. O.R. - Official Records Book
8. CDD - Waterfront Central Community Development District

SHEET 12 OF 14 SHEETS

WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA
COVINGTON GARDEN DRIVE
(PUBLIC) RIGHT-OF-WAY

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
7	2000.00	34°29'36"	1800.43	1200.74	S.87°46'02"W.
8	2000.00	21°35'00"	753.08	740.53	S.79°12'00"W.
9	2100.00	16°45'18"	644.66	640.33	S.79°32'03"W.
10	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
11	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
12	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
13	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
14	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
15	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
16	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
17	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
18	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
19	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
20	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
21	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
22	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
23	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
24	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
25	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
26	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
27	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
28	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
29	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
30	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
31	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
32	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
33	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
34	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.
35	2100.00	07°29'42"	248.58	248.44	S.84°41'45"W.

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
- E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
- W.C.A.S.L. - Wetland Conservation Area Seaback Line
- (CDD) - Wetland Central Community Development District

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required for all structures and improvements located within the Hillsborough County Land Development Code.

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

POINT OF COMMENCEMENT
SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST
CORNER OF SECTION 28-31-19
Bearing S.89°33'02"E. 375.00'
with 4"x4" concrete monument 40 feet (round)

SOUTH BOUNDARY OF SECTION 28, TOWNSHIP 31 SOUTH, RANGE 19 EAST
THE SOUTHWEST 1/4 OF SECTION 28-31-19
BASIS OF BEARINGS
REFERENCE LINE
S.89°33'02"E. 375.00'

TAMPA ELECTRIC
COMPANY PROPERTY
(O.R. 2646, PAGE 956)

POINT OF BEGINNING
NORTHWEST CORNER OF SECTION 28-31-19
WATERSET PARK ADDITION

NORTH BOUNDARY OF WATERSET PARK ADDITION

UNPLATTED

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

HILLSBOROUGH
COUNTY PROPERTY

WATERSET PARK ADDITION
PARCEL 101 PER PLAT 2055-116-P
(O.R. 1827, PAGE 270)

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Registration Number LD 7778
3010 W. Avonlea Street, Suite 110
Tampa, FL 33609
PHONE (813) 231-5200

SHEET 13 OF 14 SHEETS

PLAT BOOK PAGE

MATCH LINE
SEE SHEET 4
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PARCEL
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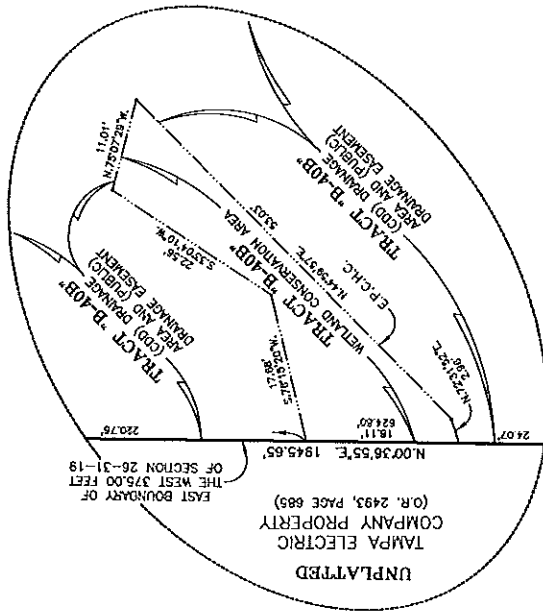
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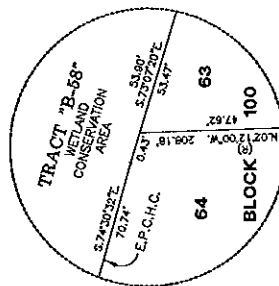
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WATERSET PHASE 5B-2

SECTION 26, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



DETAIL "B"
NOT TO SCALE
(SEE SHEET 13)



DETAIL "A"
NOT TO SCALE
(SEE SHEET 5)

LEGEND

1. Symbol Indicates (P.R.M.) Permanent Reference Monument
2. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
4. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
5. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
6. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
7. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
8. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
9. Symbol Indicates (P.R.M.) Offset Permanent Reference Monument
10. W.C.A.S.L. - Wetland Conservation Area Setback Line
11. (CDD) - Waterwet Central Community Development District

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area as shown hereon shall be retained in a natural state pursuant to Hillsborough County Florida Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 34-48, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SEE SHEET 3 OF 14
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 14
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LD 7778
2010 W. Arndt Street, Suite 100
Tampa, FL 33609
PHONE (813) 221-5320