

SUBJECT: Creek Ridge Preserve Phase 2 **PI#4716**
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: February 7, 2023
CONTACT: Lee Ann Kennedy

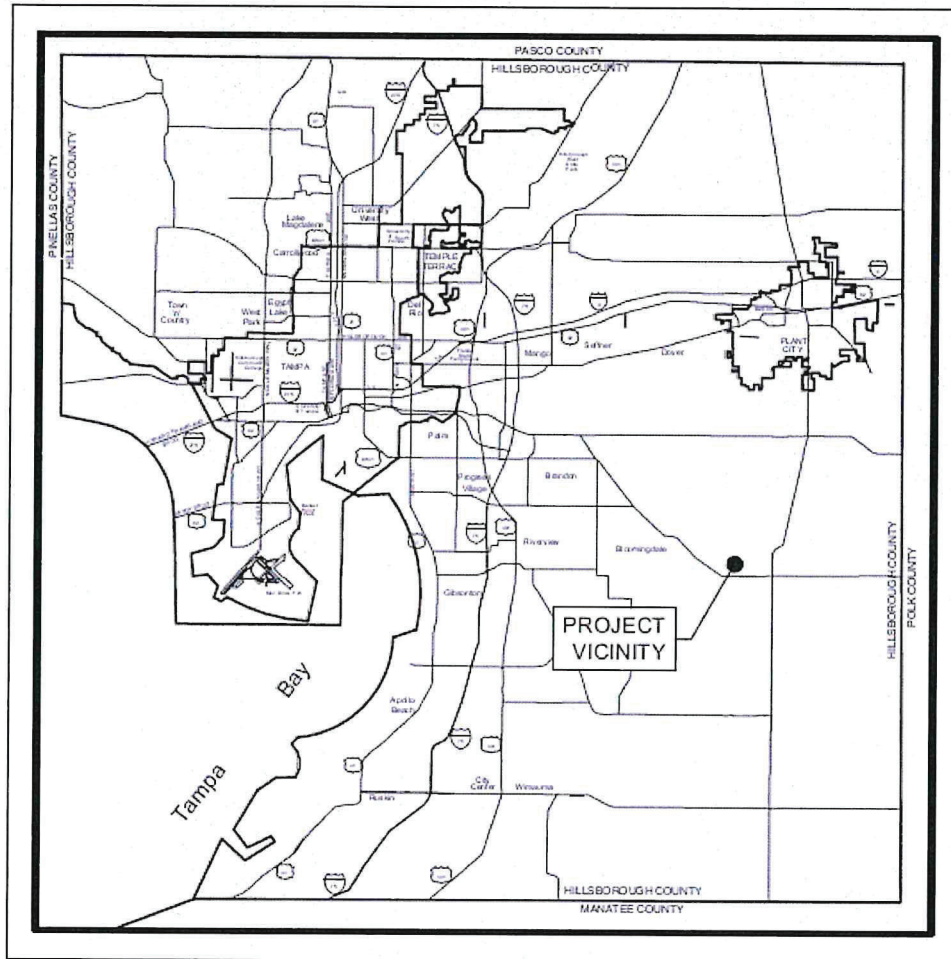
RECOMMENDATION:

Accept the plat for recording for Creek Ridge Preserve Phase 2, located in Section 23, Township 30, and Range 21, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (water and wastewater) 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 Letter of Credit in the amount of \$260,793.76, a Warranty Letter of Credit in the amount of \$77,059.66 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Letter of Credit for Placement of Lot Corners in the amount of \$4,750.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners. School Concurrency was approved and there is existing capacity for the subdivision.

BACKGROUND:

On September 15, 2020, Permission to Construct Prior to Platting was issued for Creek Ridge Preserve Phase 2. The developer has submitted the required Letters of Credit, which the County Attorney's Office has reviewed and approved. The developer is Preserve Development Partners, LLC and the engineer is Landmark Engineering & Surveying Corporation.

CREEK RIDGE PRESERVE PHASE 2



Vicinity Map 
NOT TO SCALE

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

This Agreement made and entered into this _____ day of Please leave blank for the County, 2022, by and between Preserve Development Partners, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Creek Ridge Preserve Phase 2, hereafter referred to as the "Subdivision"; and

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

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

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

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

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

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

hereafter referred to as the "County Improvements"; and

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

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within Twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the County Improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
 - a. Letters of Credit, number _____, dated _____ and number _____ dated _____, with Preserve Development Partners, LLC by order of SouthState Bank
 - b. A Performance Letter of Credit, number 1645 dated, 12-1-2022 with Preserve Development Partners, LLC as Principal, and SouthState Bank as Surety, or
A Warranty Letter of Credit, number 1644 dated, 12-1-2022 with Preserve Development Partners, LLC as Principal, and SouthState Bank as Surety, or
 - c. Cashier/Certified Checks, number _____, dated _____ and _____ dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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

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

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

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

ATTEST:

Subdivider:

Quinn Eckaus

Witness Signature

By *[Signature]*

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

Jessica Eckaus

Printed Name of Witness

Reed Fischbach

Name (typed, printed or stamped)

[Signature]

Witness Signature

Mary

Title

Blaise Lelaulu

Printed Name of Witness

917 S Parkers Avenue, Brandon, FL 33511

Address of Signer

813-540-1000

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____

Deputy Clerk

By: _____

Chair

APPROVED BY THE COUNTY ATTORNEY

[Signature]

BY
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

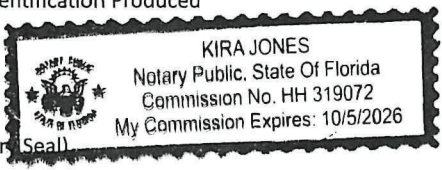
1 day of December, 2022, by Kira Jones as
(day) (month) (year) (name of person acknowledging)

Notary for Reed Fischbach
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Kira Jones
(Signature of Notary Public - State of Florida)

Type of Identification Produced



Kira Jones
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH319072 10/5/2026
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number) (Expiration Date)



LETTER OF CREDIT FOR PERFORMANCE

Date: January 20, 2023

IRREVOCABLE LETTER OF CREDIT NUMBER: 1645

Board of County Commissions of Hillsborough County

Gentlemen:

We hereby authorize you to draw on **South State Bank, N.A., 10101 Bloomingdale Ave., Riverview, FL 33578** up to an aggregate amount of **Two Hundred Sixty Thousand Seven Hundred Ninety Three and 76/100 Dollars (260,793.76)** for the account of **Preserve Development Partners, LLC** available by your drafts on sight accompanied by a certificate in duplicate, bearing the signature of an authorized representative of the Hillsborough County Development Services Department stating that **Preserve Development Partners, LLC** has failed to complete the improvement facilities in accordance with the Hillsborough County Land Development Code and in accordance with the approved plans and specifications of file in the Hillsborough County Development Services Department Office, as required by the County prior to final approval and acceptance by the County for the certain area of land within Hillsborough County, known as **Creek Ridge Phase 2** as per plat on file in the official records of Hillsborough County.

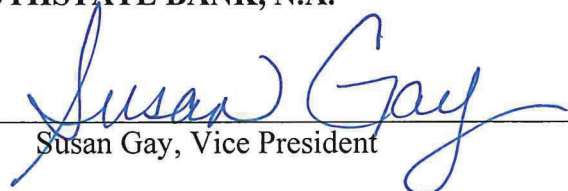
The return of this letter of credit will be governed by the terms contained in the Hillsborough County Land Development Code.

We hereby agree to notify you in writing sixty (60) days prior to termination of this letter of credit.

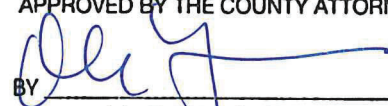
This letter of credit is subject to the Auniform customs and practice for documentary credits (2007 Revision) International Chamber of Commerce Publication No. 600, as amended.

We hereby agree with the drawers, endorsers and bona fide holders of drafts drawn under and in compliance with the terms of this letter of credit, that such drafts will be duly honored on presentation to the drawees if negotiated on or before **March 7, 2024**, or presented at this office together with this letter of credit on or before that date. The amount of any draft drawn under this Letter of Credit must be endorsed on the reverse side thereof.

SOUTHSTATE BANK, N.A.

By: 
Susan Gay, Vice President

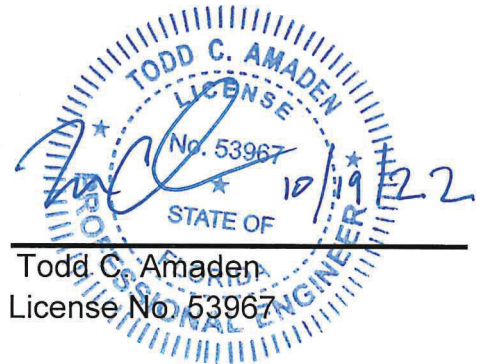
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 7, 2024.

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

CREEK RIDGE SUBDIVISION PHASE 2
PERFORMANCE ESTIMATE

SUMMARY

STREET IMPROVEMENTS	\$208,635.01
TOTAL	\$208,635.01
125% PERFORMAMNCE BONDING	\$260,793.76



Todd C. Amaden
License No. 53967

**CREEK RIDGE PHASE 2
PERFORMANCE ESTIMATE**

SCHEDULE A - STREET IMPROVEMENTS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	1	LS	Signage & Striping - LS	\$7,938.84	\$7,938.84
2	10,973	SY	Pave 1 3/4" Type SP-12.5 Asphalt - Sub	\$18.29	\$200,696.17

TOTAL STREET IMPROVEMENTS **\$208,635.01**



WARRANTY LETTER OF CREDIT

Date: January 4, 2023

IRREVOCABLE LETTER OF CREDIT NUMBER: 1644

Board of County Commissioners
of Hillsborough County
601 E. Kennedy Boulevard
Tampa, Florida 33602

Gentlemen:

We hereby authorize you to draw on **South State Bank, N.A., 10101 Bloomingdale Ave., Riverview, FL 33578** up to an aggregate amount of **Seventy Seven Thousand, Fifty Nine and 66/100 Dollars (77,059.66)** for the account of **Preserve Development Partners, LLC** available by your drafts on sight accompanied by a certificate, bearing the signature of an authorized representative of the **Hillsborough County Planning and Growth Management Department** stating:

Preserve Development Partners, LLC has caused to be constructed defective improvement facilities (water & wastewater) in **Creek Ridge Preserve Phase 2** and has failed to correct such defects within the allotted warranty period prescribed by the Hillsborough County Land Development Code.

The return of this letter of credit will be governed by the terms contained in the Hillsborough County Land Development Code.

We hereby agree to notify you in writing sixty (60) days prior to termination of this letter of credit.

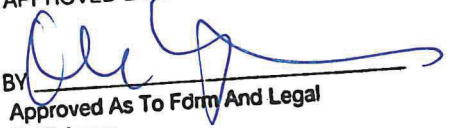
This letter of credit is subject to the uniform customs and practice for documentary credits (2007 Revision) International Chamber of Commerce Publication No. 600, as amended.

We hereby agree with the drawers, endorser and bona fide holders of drafts drawn under and in compliance with the terms of this letter of credit, that such drafts will be duly honored on presentation to the drawees at this office together with this letter of credit on or before **March 7, 2026**. The amount of any draft drawn under this letter of credit must be endorsed on the reverse side hereof.



Susan Gay
VP/Commercial Lending

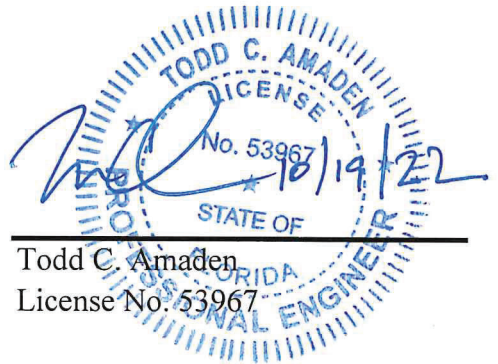
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL March 7, 2026

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

CREEK RIDGE SUBDIVISION
PHASE 2
WARRANTY ESTIMATE

SUMMARY

SCHEDULE A - WATER DISTRIBUTION SYSTEM	\$281,177.44
SCHEDULE B - SANITARY SEWER SYSTEM	\$489,419.19
TOTAL (SCHEDULES A - B)	\$770,596.63
10% WARRANTY BONDING	\$77,059.66



Todd C. Amaden
License No. 53967

**CREEK RIDGE SUBDIVISION
PHASE 2
WARRANTY ESTIMATE**

SCHEDULE A - WATER DISTRIBUTION SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	2,699	LF	PW PVC (DR-18) 08"	\$38.04	\$102,669.96
2	787	LF	PW PVC (DR-18) 06"	\$24.94	\$19,627.78
3	729	LF	PW PVC (DR-18) 04"	\$15.49	\$11,292.21
4	9	EA	Potable Water Gate Valves 08" (All)	\$2,712.14	\$24,409.26
5	2	EA	Potable Water Gate Valves 06" (All)	\$2,134.51	\$4,269.02
6	2	EA	Potable Water Gate Fittings 04" (All)	\$1,259.55	\$2,519.10
7	1	EA	Potable Water Fittings 08"	\$9,816.41	\$9,816.41
8	1	EA	Potable Water Fittings 06"	\$2,558.82	\$2,558.82
9	1	EA	Potable Water Fittings 04"	\$3,631.75	\$3,631.75
10	1	EA	PW Tee's 8"	\$1,262.52	\$1,262.52
11	8	EA	Fire Hydrant Assembly	\$6,956.02	\$55,648.16
12	2	EA	Potable Water Blowoffs (Permanent)	\$1,450.86	\$2,901.72
13	35	EA	PW Services Water Single Short	\$474.78	\$16,617.30
14	37	EA	PW Services Water Single Long	\$647.39	\$23,953.43

TOTAL WATER DISTRIBUTION SYSTEM **\$281,177.44**

**CREEK RIDGE SUBDIVISION
PHASE 2
WARRANTY ESTIMATE**

SCHEDULE B - SANITARY SEWER SYSTEM

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	61	LF	SS PVC (SDR-26) 08" 00-06'	\$34.43	\$2,100.23
2	214	LF	SS PVC (SDR-26) 08" 06-08'	\$35.24	\$7,541.36
3	441	LF	SS PVC (SDR-26) 08" 08-10'	\$36.15	\$15,942.15
4	943	LF	SS PVC (SDR-26) 08" 10-12'	\$41.06	\$38,719.58
5	27	LF	SS PVC (SDR-26) 10" 00-06'	\$48.81	\$1,317.87
6	116	LF	SS PVC (SDR-26) 10" 06-08'	\$51.57	\$5,982.12
7	339	LF	SS PVC (SDR-26) 10" 08-10'	\$55.26	\$18,733.14
8	623	LF	SS PVC (SDR-26) 10" 10-12'	\$60.41	\$37,635.43
9	473	LF	SS PVC (SDR-26) 10" 12-14'	\$68.15	\$32,234.95
10	284	LF	SS PVC (SDR-26) 10" 14-16'	\$90.87	\$25,807.08
11	375	LF	SS PVC (SDR-26) 10" 16-18'	\$105.51	\$39,566.25
12	260	LF	SS PVC (C-900) 10" 18-20'	\$123.36	\$32,073.60
13	2	EA	SS Manhole 4' Dia 00-06' (Unlined)	\$4,556.03	\$9,112.06
14	3	EA	SS Manhole 4' Dia 08-10' (Unlined)	\$5,571.02	\$16,713.06
15	5	EA	SS Manhole 4' Dia 10-12' (Unlined)	\$6,416.53	\$32,082.65
16	3	EA	SS Manhole 4' Dia 12-14' (Unlined)	\$7,019.42	\$21,058.26
17	1	EA	SS Manhole 4' Dia 14-15' (Unlined)	\$7,304.71	\$7,304.71
18	1	EA	SS Manhole 5' Dia 15-16' (Unlined)	\$9,628.78	\$9,628.78
19	2	EA	SS Manhole 5' Dia 16-18' (Unlined)	\$9,906.46	\$19,812.92
20	1	EA	SS Manhole 5' Dia 18-20' (Unlined)	\$10,184.15	\$10,184.15
21	2	EA	SS Outside Drop Manhole 4' 10-12'	\$7,871.61	\$15,743.22
22	36	EA	Sewer Services Double (8"x6")	\$1,519.68	\$54,708.48
23	19	EA	Sewer Services Double (8"x6")	\$1,864.06	\$35,417.14

TOTAL SANITARY SEWER SYSTEM

\$489,419.19

**SUBDIVIDER’S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this _____ day of Please leave blank for the County, 2022, by and between Preserve Development Partners, LLC, hereinafter referred to as the “Subdivider” and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the “County.”

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Creek Ridge Preserve Phase 2 (hereafter referred to as the “Subdivision”); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within 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 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 1646, dated 12-1-2022, with Preserve Development Partners, LLC by order of SouthState Bank,
 - b. A Performance Letter of Credit, number 1646 dated, 12-1-2022 with Preserve Development Partners, LLC as Principal, and SouthState Bank as Surety, or
 - c. Escrow agreement, dated _____, between, _____ and the County, or
 - c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

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

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

ATTEST:

Opmin Eckaus
Witness Signature

Jessica Eckaus
Printed Name of Witness

[Signature]
Witness Signature

Blaise Lelaulu
Printed Name of Witness

Subdivider:

By [Signature]
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Reed Fischbach
Name (typed, printed or stamped)

Manager
Title

917 S Parsons Avenue, Bradon, FL 33511
Address of Signer

813-540-1006
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY
BY [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

1 day of December, 2022, by Kira Jones as
(day) (month) (year) (name of person acknowledging)

Notary for Reed Fischbach
(type of authority,...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Kira Jones
(Signature of Notary Public - State of Florida)

Type of Identification Produced



Kira Jones
(Print, Type, or Stamp Commissioned Name of Notary Public)

HH319072 10/5/2026
(Commission Number) (Expiration Date)

Individual Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this

_____ day of _____, _____, by _____
(day) (month) (year) (name of person acknowledging)

Personally Known OR Produced Identification

(Signature of Notary Public - State of Florida)

Type of Identification Produced

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

(Notary Seal)

(Commission Number) (Expiration Date)



LETTER OF CREDIT FOR PERFORMANCE (PLACEMENT OF LOT CORNERS)

Date: January 20, 2023

IRREVOCABLE LETTER OF CREDIT NUMBER: 1646

Board of County Commissions of Hillsborough County

Gentlemen:

We hereby authorize you to draw on **South State Bank, N.A., 10101 Bloomingdale Ave., Riverview, FL 33578** up to an aggregate amount of **Four Thousand Seven Hundred and Fifty and 00/100 (\$4,750.00)** for the account of **Preserve Development Partners, LLC**, available by your drafts on sight accompanied by a certificate in duplicate, bearing the signature of an authorized representative of the Hillsborough County Planning and Growth Management Department, stating that **Preserve Development Partners, LLC** placement of lot corners as required by the County and Florida Statute, for the certain area of land within Hillsborough County, known as **Creek Ridge Preserve Phase 2** as per plat on file in the official records of Hillsborough County.

The return of this letter of credit will be governed by the terms contained in the Hillsborough County Land Development Code.

We hereby agree to notify you in writing sixty (60) days prior to termination of this letter of credit.


This letter of credit is subject to the uniform customs and practice for documentary credits ≅ (2007 Revision) International Chamber of Commerce Publication No. 600, as amended.

We hereby agree with the drawers, endorsers and bona fide holders of drafts drawn under and in compliance with the terms of this letter of credit, that such drafts will be duly honored on presentation to the drawees if negotiated on or before **March 7, 2024** or presented at this office together with this letter of credit on or before that date. The amount of any draft drawn under this letter of credit must be endorsed on the reverse side thereof.

SOUTHSTATE BANK, N.A.

By: 
Susan Gay, Vice President

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE TO REMAIN IN FULL FORCE AND EFFECT UNTIL April 7, 2024.

APPROVED BY THE COUNTY ATTORNEY
BY 
Approved As To Form And Legal Sufficiency.

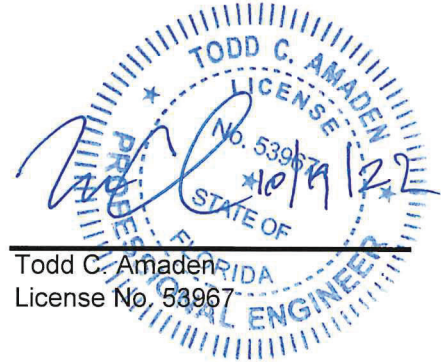
**CREEK RIDGE PRESERVE PHASE 2 SUBDIVISION
PERFORMANCE ESTIMATE - LOT CORNERS**

LOT CORNERS

ITEM	QUANTITY	UNIT	DESCRIPTION	UNIT COST	TOTAL COST
1	76	EA	LOT CORNERS	\$50.00	\$3,800.00

TOTAL LOT CORNERS **\$3,800.00**

125% PERFORMANCE BONDING **\$4,750.00**



Todd C. Amaden
License No. 53967

CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

HARTER-SMITH HOMESTEAD
PLAT BOOK 75, PAGE 67

6
N89°46'32"E 1329.714'

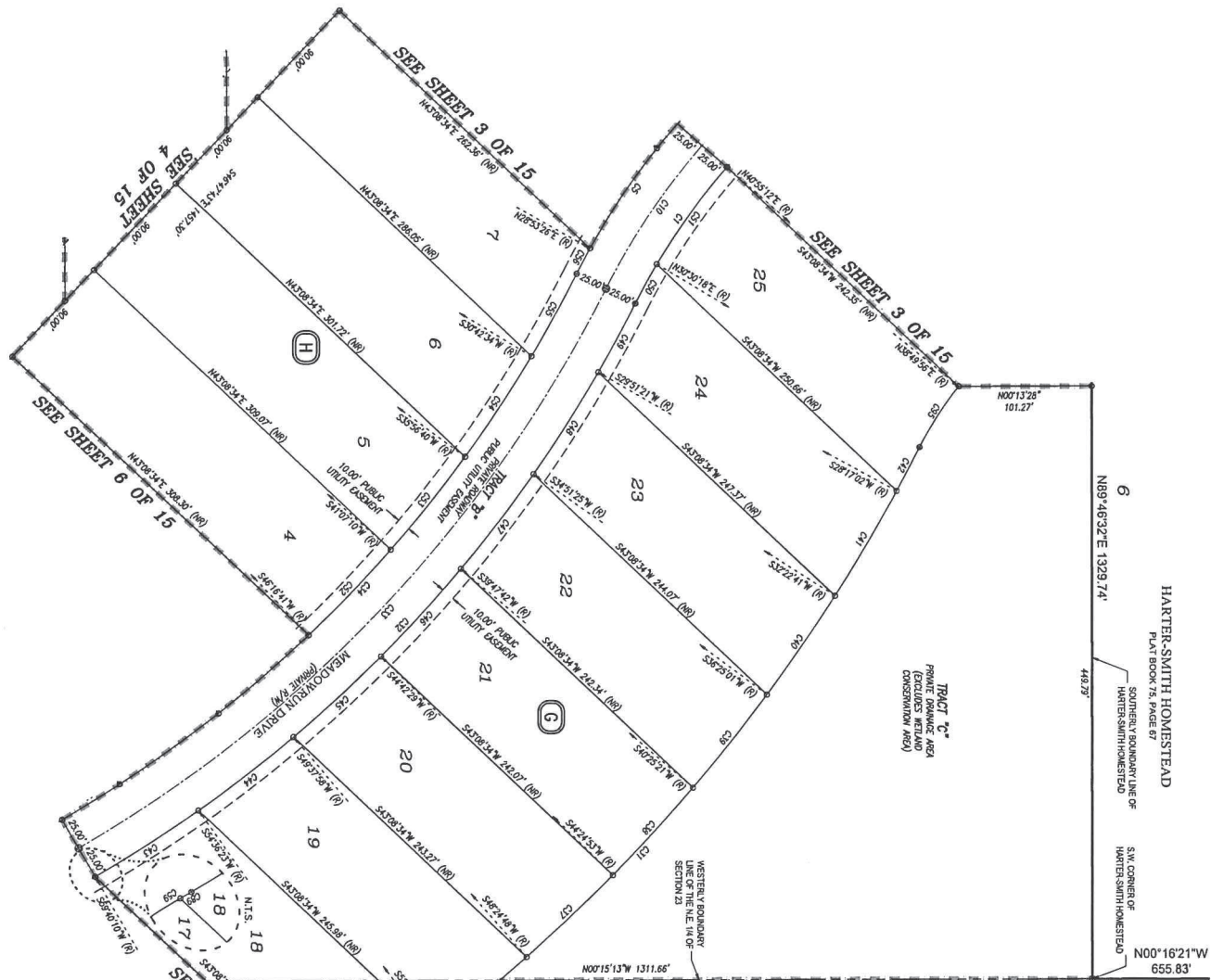
SOUTH-YOUBERT/LINE OF
HARTER-SMITH HOMESTEAD

S.W. CORNER OF
HARTER-SMITH HOMESTEAD

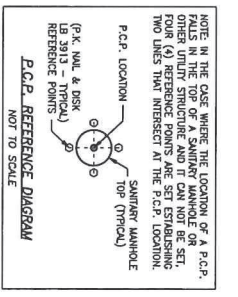
N00°16'21"W
655.83'

SEE SHEET 7 OF 15

SEE SHEET 6 OF 15

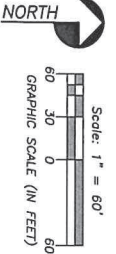


Curve #	Radius	Delta	Chord Length	Chord Bearing
C1	300.00'	183.107°	144.15'	S55°07'07"E
C2	350.00'	183.107°	158.57'	S55°07'07"E
C3	350.00'	183.107°	158.57'	S55°07'07"E
C4	350.00'	183.107°	158.57'	S55°07'07"E
C5	350.00'	183.107°	158.57'	S55°07'07"E
C6	350.00'	183.107°	158.57'	S55°07'07"E
C7	350.00'	183.107°	158.57'	S55°07'07"E
C8	350.00'	183.107°	158.57'	S55°07'07"E
C9	350.00'	183.107°	158.57'	S55°07'07"E
C10	350.00'	183.107°	158.57'	S55°07'07"E
C11	350.00'	183.107°	158.57'	S55°07'07"E
C12	350.00'	183.107°	158.57'	S55°07'07"E
C13	350.00'	183.107°	158.57'	S55°07'07"E
C14	350.00'	183.107°	158.57'	S55°07'07"E
C15	350.00'	183.107°	158.57'	S55°07'07"E
C16	350.00'	183.107°	158.57'	S55°07'07"E
C17	350.00'	183.107°	158.57'	S55°07'07"E
C18	350.00'	183.107°	158.57'	S55°07'07"E
C19	350.00'	183.107°	158.57'	S55°07'07"E
C20	350.00'	183.107°	158.57'	S55°07'07"E
C21	350.00'	183.107°	158.57'	S55°07'07"E
C22	350.00'	183.107°	158.57'	S55°07'07"E
C23	350.00'	183.107°	158.57'	S55°07'07"E
C24	350.00'	183.107°	158.57'	S55°07'07"E
C25	350.00'	183.107°	158.57'	S55°07'07"E
C26	350.00'	183.107°	158.57'	S55°07'07"E
C27	350.00'	183.107°	158.57'	S55°07'07"E
C28	350.00'	183.107°	158.57'	S55°07'07"E
C29	350.00'	183.107°	158.57'	S55°07'07"E
C30	350.00'	183.107°	158.57'	S55°07'07"E



NOTE IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SURVEY MONUMENT OR OTHER ULTIMATE STRUCTURE AND IT CAN NOT BE SET, THE LOCATION OF THE P.C.P. SHALL BE THE POINT OF INTERSECTION OF THE CURVE AND THE TANGENT LINE THAT INTERSECT AT THE P.C.P. LOCATION.

P.C.P. LOCATION
SURVEY MONUMENT
(P.K. NAIL & DISK
OR 3/4" DIA. NAIL)
OR
TYPICAL
P.C.P. REFERENCE DIAGRAM
NOT TO SCALE



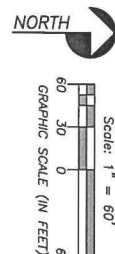
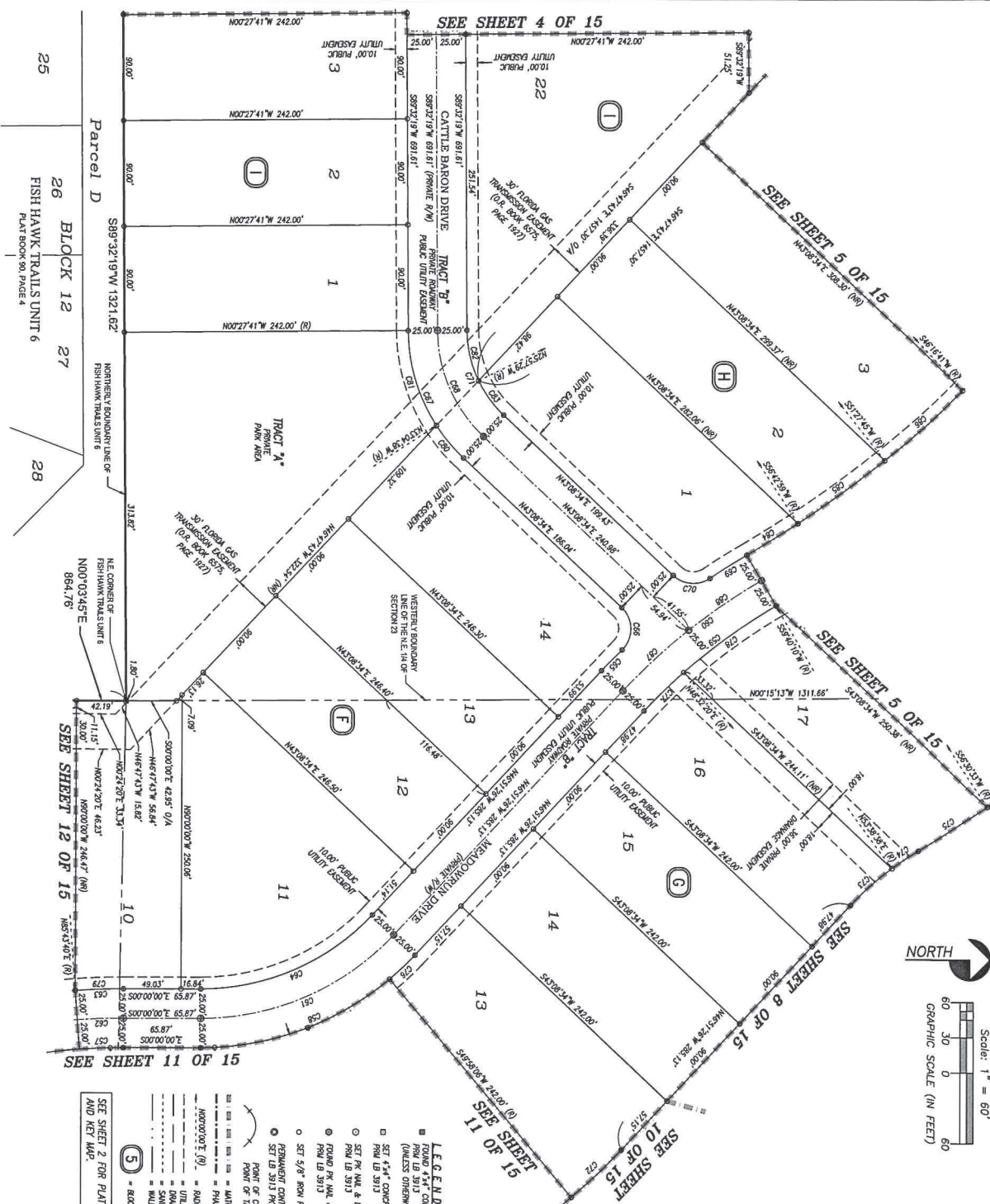
PLAT BOOK: _____ PAGE: _____

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 921-7841 | (813) 964-1832 (fax)
www.landmark.com | L.B. # 3913

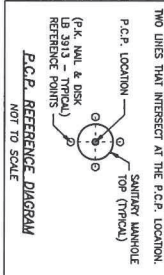
CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



- LEGEND**
- CONCRETE MONUMENT
 - P.W. LB 3913
 - (UNLESS OTHERWISE NOTED)
 - SET 1/4" CONCRETE MONUMENT
 - P.W. LB 3913
 - SET P.W. VAL. & DISK
 - SET P.W. VAL. & DISK
 - SET 5/8" IRON ROD LB 3913
 - REMANENT CONTROL POINT
 - SET LB 3913 P.W. VAL. & DISK
 - POINT OF CHANGE AND POINT OF TANGENCY ON CURVE
 - MUDY LINE
 - PRISTINE LINE
 - ROAD BEARING TIE
 - ROAD EASEMENT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - WALL EASEMENT
 - BOX MARKER
- SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.**



NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS WITHIN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.

CURVE TABLE

Curve #	Radius	Delta	Chord Length	Chord Bearing
C1	500.00	142.50°	123.70	S07°02'53"E
C2	500.00	142.50°	123.70	S07°02'53"E
C3	500.00	142.50°	123.70	S07°02'53"E
C4	500.00	142.50°	123.70	S07°02'53"E
C5	500.00	142.50°	123.70	S07°02'53"E
C6	500.00	142.50°	123.70	S07°02'53"E
C7	500.00	142.50°	123.70	S07°02'53"E
C8	500.00	142.50°	123.70	S07°02'53"E
C9	500.00	142.50°	123.70	S07°02'53"E
C10	500.00	142.50°	123.70	S07°02'53"E
C11	500.00	142.50°	123.70	S07°02'53"E
C12	500.00	142.50°	123.70	S07°02'53"E
C13	500.00	142.50°	123.70	S07°02'53"E
C14	500.00	142.50°	123.70	S07°02'53"E
C15	500.00	142.50°	123.70	S07°02'53"E
C16	500.00	142.50°	123.70	S07°02'53"E
C17	500.00	142.50°	123.70	S07°02'53"E
C18	500.00	142.50°	123.70	S07°02'53"E
C19	500.00	142.50°	123.70	S07°02'53"E
C20	500.00	142.50°	123.70	S07°02'53"E
C21	500.00	142.50°	123.70	S07°02'53"E
C22	500.00	142.50°	123.70	S07°02'53"E
C23	500.00	142.50°	123.70	S07°02'53"E
C24	500.00	142.50°	123.70	S07°02'53"E
C25	500.00	142.50°	123.70	S07°02'53"E
C26	500.00	142.50°	123.70	S07°02'53"E
C27	500.00	142.50°	123.70	S07°02'53"E
C28	500.00	142.50°	123.70	S07°02'53"E
C29	500.00	142.50°	123.70	S07°02'53"E
C30	500.00	142.50°	123.70	S07°02'53"E

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CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____

UNPLATTED
S99°45'16"E 598.69'

NORTHERLY BOUNDARY LINE OF THE
S. 1/2 OF THE NW 1/4 OF THE NE 1/4
OF SECTION 23

Wetland
Conservation
Area

4
EASTERLY BOUNDARY LINE OF
HARTER-SMITH HOMESTEAD

N00°16'21"W 655.83'

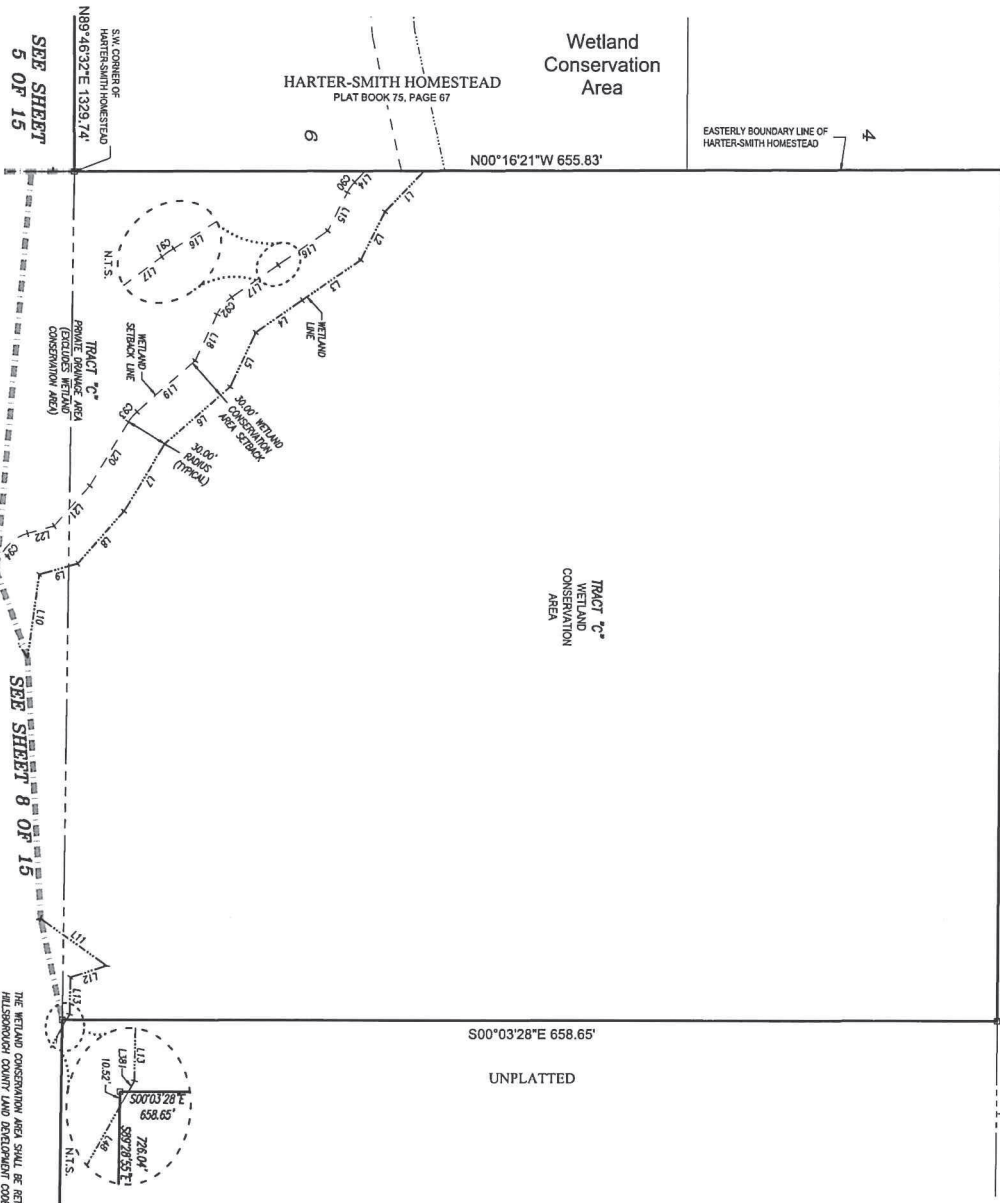
HARTER-SMITH HOMESTEAD
PLAT BOOK 75, PAGE 67

SEE SHEET
5 OF 15
S.W. CORNER OF
HARTER-SMITH HOMESTEAD
N89°46'32"E 1329.74'

SEE SHEET 8 OF 15

S00°03'28"E 658.65'

UNPLATTED

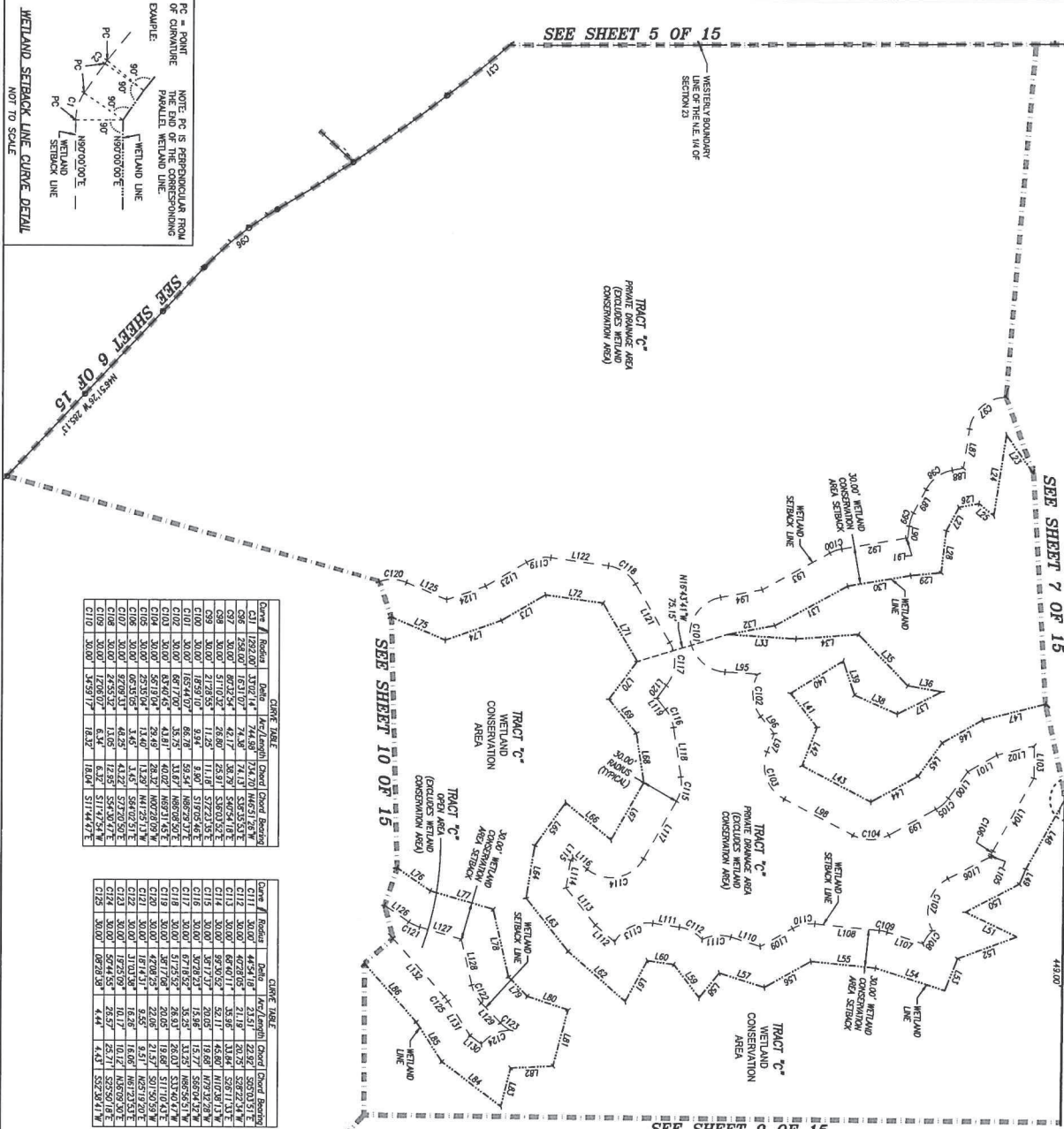


LINE	TABLE
L1	546'12.00" 138.29'
L2	583'27.00" 174.66'
L3	514'36.45" 149.59'
L4	528'01.00" 158.40'
L5	517'27.42" 155.65'
L6	549'03.96" 160.62'
L7	526'05.96" 157.62'
L8	527'18.07" 158.65'
L9	553'22.00" 165.66'
L10	553'22.00" 165.66'
L11	553'22.00" 165.66'
L12	517'47.55" 158.73'
L13	517'47.55" 158.73'
L14	546'12.00" 160.25'
L15	553'22.00" 165.66'
L16	553'22.00" 165.66'
L17	517'27.42" 155.65'
L18	549'03.96" 160.62'
L19	526'05.96" 157.62'
L20	527'18.07" 158.65'
L21	553'22.00" 165.66'
L22	553'22.00" 165.66'
L23	517'47.55" 158.73'
L24	517'47.55" 158.73'
L25	546'12.00" 160.25'
L26	553'22.00" 165.66'
L27	553'22.00" 165.66'
L28	517'27.42" 155.65'
L29	549'03.96" 160.62'
L30	526'05.96" 157.62'
L31	527'18.07" 158.65'
L32	553'22.00" 165.66'
L33	553'22.00" 165.66'
L34	517'47.55" 158.73'
L35	517'47.55" 158.73'
L36	546'12.00" 160.25'
L37	553'22.00" 165.66'
L38	553'22.00" 165.66'
L39	517'27.42" 155.65'
L40	549'03.96" 160.62'
L41	526'05.96" 157.62'
L42	527'18.07" 158.65'
L43	553'22.00" 165.66'
L44	553'22.00" 165.66'
L45	517'47.55" 158.73'
L46	517'47.55" 158.73'
L47	546'12.00" 160.25'
L48	553'22.00" 165.66'
L49	553'22.00" 165.66'
L50	517'27.42" 155.65'
L51	549'03.96" 160.62'
L52	526'05.96" 157.62'
L53	527'18.07" 158.65'
L54	553'22.00" 165.66'
L55	553'22.00" 165.66'
L56	517'47.55" 158.73'
L57	517'47.55" 158.73'
L58	546'12.00" 160.25'
L59	553'22.00" 165.66'
L60	553'22.00" 165.66'
L61	517'27.42" 155.65'
L62	549'03.96" 160.62'
L63	526'05.96" 157.62'
L64	527'18.07" 158.65'
L65	553'22.00" 165.66'
L66	553'22.00" 165.66'
L67	517'47.55" 158.73'
L68	517'47.55" 158.73'
L69	546'12.00" 160.25'
L70	553'22.00" 165.66'
L71	553'22.00" 165.66'
L72	517'27.42" 155.65'
L73	549'03.96" 160.62'
L74	526'05.96" 157.62'
L75	527'18.07" 158.65'
L76	553'22.00" 165.66'
L77	553'22.00" 165.66'
L78	517'47.55" 158.73'
L79	517'47.55" 158.73'
L80	546'12.00" 160.25'
L81	553'22.00" 165.66'
L82	553'22.00" 165.66'
L83	517'27.42" 155.65'
L84	549'03.96" 160.62'
L85	526'05.96" 157.62'
L86	527'18.07" 158.65'
L87	553'22.00" 165.66'
L88	553'22.00" 165.66'
L89	517'47.55" 158.73'
L90	517'47.55" 158.73'
L91	546'12.00" 160.25'
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L93	553'22.00" 165.66'
L94	517'27.42" 155.65'
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L96	526'05.96" 157.62'
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L110	553'22.00" 165.66'
L111	517'47.55" 158.73'
L112	517'47.55" 158.73'
L113	546'12.00" 160.25'
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L115	553'22.00" 165.66'
L116	517'27.42" 155.65'
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L134	517'47.55" 158.73'
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L141	527'18.07" 158.65'
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L143	553'22.00" 165.66'
L144	517'47.55" 158.73'
L145	517'47.55" 158.73'
L146	546'12.00" 160.25'
L147	553'22.00" 165.66'
L148	553'22.00" 165.66'
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L152	527'18.07" 158.65'
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L154	553'22.00" 165.66'
L155	517'47.55" 158.73'
L156	517'47.55" 158.73'
L157	546'12.00" 160.25'
L158	553'22.00" 165.66'
L159	553'22.00" 165.66'
L160	517'27.42" 155.65'
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L162	526'05.96" 157.62'
L163	527'18.07" 158.65'
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L165	553'22.00" 165.66'
L166	517'47.55" 158.73'
L167	517'47.55" 158.73'
L168	546'12.00" 160.25'
L169	553'22.00" 165.66'
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L176	553'22.00" 165.66'
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L178	517'47.55" 158.73'
L179	546'12.00" 160.25'
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L181	553'22.00" 165.66'
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L189	517'47.55" 158.73'
L190	546'12.00" 160.25'
L191	553'22.00" 165.66'
L192	553'22.00" 165.66'
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L200	517'47.55" 158.73'
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L203	553'22.00" 165.66'
L204	517'27.42" 155.65'
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L207	527'18.07" 158.65'
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L209	553'22.00" 165.66'
L210	517'47.55" 158.73'
L211	517'47.55" 158.73'
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L215	517'27.42" 155.65'
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L217	526'05.96" 157.62'
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L220	553'22.00" 165.66'
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L222	517'47.55" 158.73'
L223	546'12.00" 160.25'
L224	553'22.00" 165.66'
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L236	553'22.00" 165.66'
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L242	553'22.00" 165.66'
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L250	526'05.96" 157.62'
L251	527'18.07" 158.65'
L252	553'22.00" 165.66'
L253	553'22.00" 165.66'
L254	517'47.55" 158.73'
L255	517'47.55" 158.73'
L256	546'12.00" 160.25'
L257	553'22.00" 165.66'
L258	553'22.00" 165.66'
L259	517'27.42" 155.65'
L260	549'03.96" 160.62'
L261	526'05.96" 157.62'
L262	527'18.07" 158.65'
L263	553'22.00" 165.66'
L264	553'22.00" 165.66'
L265	517'47.55" 158.73'
L266	517'47.55" 158.73'
L267	546'12.00" 160.25'
L268	553'22.00" 165.66'
L269	553'22.00" 165.66'
L270	517'27.42" 155.65'
L271	549'03.96" 160.62'
L272	526'05.96" 157.62'
L273	527'18.07" 158.65'
L274	553'22.00" 165.66'
L275	553'22.00" 165.66'
L276	517'47.55" 158.73'
L277	517'47.55" 158.73'
L278	546'12.00" 160.25'
L279	553'22.00" 165.66'
L280	553'22.00" 165.66'
L281	517'27.42" 155.65'
L282	549'03.96" 160.62'
L283	526'05.96" 157.62'
L284	527'18.07" 158.65'
L285	553'22.00" 165.66'
L286	553'22.00" 165.66'
L287	517'47.55" 158.73'
L288	517'47.55" 158.73'
L289	546'12.00" 160.25'
L290	553'22.00" 165.66'
L291	553'22.00" 165.66'
L292	517'27.42" 155.65'
L293	549'03.96" 160.62'
L294	526'05.96" 157.62'
L295	527'18.07" 158.65'
L296	553'22.00" 165.66'
L297	553'22.00" 165.66'
L298	517'47.55" 158.73'
L299	517'47.55" 158.73'
L300	546'12.00" 160.25'
L301	553'22.00" 165.66'
L302	553'22.00" 165.66'
L303	517'27.42" 155.65'
L304	549'03.96" 160.62'
L305	526'05.96" 157.62'
L306	527'18.07" 158.65'
L307	553'22.00" 165.66'
L308	553'22.00" 165.66'
L309	517'47.55" 158.73'
L310	517'47.55" 158.73'
L311	546'12.00" 160.25'
L312	553'22.00" 165.66'
L313	553'22.00" 165.66'
L314	517'27.42" 155.65'
L315	549'03.96" 160.62'
L316	526'05.96" 157.62'
L317	527'18.07" 158.65'
L318	553'22.00" 165.66'
L319	553'22.00" 165.66'
L320	517'47.55" 158.73'
L321	517'47.55" 158.73'
L322	546'12.00" 160.25'
L323	553'22.00" 165.66'
L324	553'22.00" 165.66'
L325	517'27.42" 155.65'
L326	549'03.96" 160.62'
L327	526'05.96" 157.62'
L328	527'18.07" 158.65'
L329	553'22.00" 165.66'
L330	553'22.00" 165.66'
L331	517'47.55" 158.73'
L332	517'47.55" 158.73

CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

THE WETLAND CONSERVATION AREA SHALL BE REMAINED PERMANENT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 44-488 AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE PERMISSIVE TO LDC, SEC. 212.42(1)(2)(3) AND CHAPTER 1-11 OF THE RULES OF THE EPC, WETLAND CONSERVATION AREA SHALL BE REMAINED PERMANENT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE SO AS TO ALTER THE BOUNDARIES OF WETLANDS CONSERVATION AREA. THE LINE ALTERS THE BOUNDARIES OF WETLAND CONSERVATION AREA AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE EPC, AND THE 30 FOOT STRIP SHALL BE APPLIED TO THE BOUNDARIES OF THE WETLAND CONSERVATION AREA, AS REVISED.



SEE SHEET 5 OF 15

SEE SHEET 7 OF 15

SEE SHEET 10 OF 15

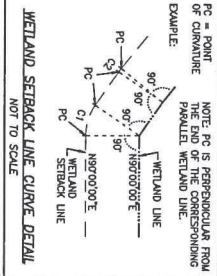
SEE SHEET 9 OF 15

GRADE TABLE

Cont. #	Station	Date	Asc./Length	Cont. Elev. Station
C01	1292.00	3/12/14	744.59	724.70
C02	1292.00	3/12/14	744.59	724.70
C03	1292.00	3/12/14	744.59	724.70
C04	1292.00	3/12/14	744.59	724.70
C05	1292.00	3/12/14	744.59	724.70
C06	1292.00	3/12/14	744.59	724.70
C07	1292.00	3/12/14	744.59	724.70
C08	1292.00	3/12/14	744.59	724.70
C09	1292.00	3/12/14	744.59	724.70
C10	1292.00	3/12/14	744.59	724.70
C11	1292.00	3/12/14	744.59	724.70
C12	1292.00	3/12/14	744.59	724.70
C13	1292.00	3/12/14	744.59	724.70
C14	1292.00	3/12/14	744.59	724.70
C15	1292.00	3/12/14	744.59	724.70
C16	1292.00	3/12/14	744.59	724.70
C17	1292.00	3/12/14	744.59	724.70
C18	1292.00	3/12/14	744.59	724.70
C19	1292.00	3/12/14	744.59	724.70
C20	1292.00	3/12/14	744.59	724.70
C21	1292.00	3/12/14	744.59	724.70
C22	1292.00	3/12/14	744.59	724.70
C23	1292.00	3/12/14	744.59	724.70
C24	1292.00	3/12/14	744.59	724.70
C25	1292.00	3/12/14	744.59	724.70
C26	1292.00	3/12/14	744.59	724.70
C27	1292.00	3/12/14	744.59	724.70
C28	1292.00	3/12/14	744.59	724.70
C29	1292.00	3/12/14	744.59	724.70
C30	1292.00	3/12/14	744.59	724.70

GRADE TABLE

Cont. #	Station	Date	Asc./Length	Cont. Elev. Station
C31	1292.00	3/12/14	744.59	724.70
C32	1292.00	3/12/14	744.59	724.70
C33	1292.00	3/12/14	744.59	724.70
C34	1292.00	3/12/14	744.59	724.70
C35	1292.00	3/12/14	744.59	724.70
C36	1292.00	3/12/14	744.59	724.70
C37	1292.00	3/12/14	744.59	724.70
C38	1292.00	3/12/14	744.59	724.70
C39	1292.00	3/12/14	744.59	724.70
C40	1292.00	3/12/14	744.59	724.70
C41	1292.00	3/12/14	744.59	724.70
C42	1292.00	3/12/14	744.59	724.70
C43	1292.00	3/12/14	744.59	724.70
C44	1292.00	3/12/14	744.59	724.70
C45	1292.00	3/12/14	744.59	724.70
C46	1292.00	3/12/14	744.59	724.70
C47	1292.00	3/12/14	744.59	724.70
C48	1292.00	3/12/14	744.59	724.70
C49	1292.00	3/12/14	744.59	724.70
C50	1292.00	3/12/14	744.59	724.70



WETLAND SETBACK LINE CURVE DETAIL
NOT TO SCALE

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

LEGEND

- (R) = ROW-BEHALF
- (C) = CONCRETE
- (S) = SETBACK PLAT INFORMATION
- (O) = OVER ALL
- (N) = NORTH-OR-SOUTH
- (E) = EAST-OR-WEST
- (D) = DIMENSIONAL PROTECTION
- (P) = PERMANENT MONUMENT
- (F) = FOUND ROW
- (M) = FOUND ROW
- (L) = LICENSED BUSINESS
- (A) = ASSOCIATION
- (H) = HILLSBOROUGH COUNTY
- (S) = SECTION
- (T) = TOWNSHIP
- (R) = RANGE
- (E) = EAST
- (W) = WEST
- (S) = SOUTH
- (N) = NORTH
- (F) = FOUND ROW
- (M) = FOUND ROW
- (L) = LICENSED BUSINESS
- (A) = ASSOCIATION
- (H) = HILLSBOROUGH COUNTY
- (S) = SECTION
- (T) = TOWNSHIP
- (R) = RANGE
- (E) = EAST
- (W) = WEST
- (S) = SOUTH
- (N) = NORTH

8515 Palm Beach Road | Tampa, Florida 33619
www.landmark.com | (813) 961-1941 | LB # 3913

PLAT BOOK: _____ PAGE: _____

Scale: 1" = 60'

NORTH

GRAPHIC SCALE (IN FEET)

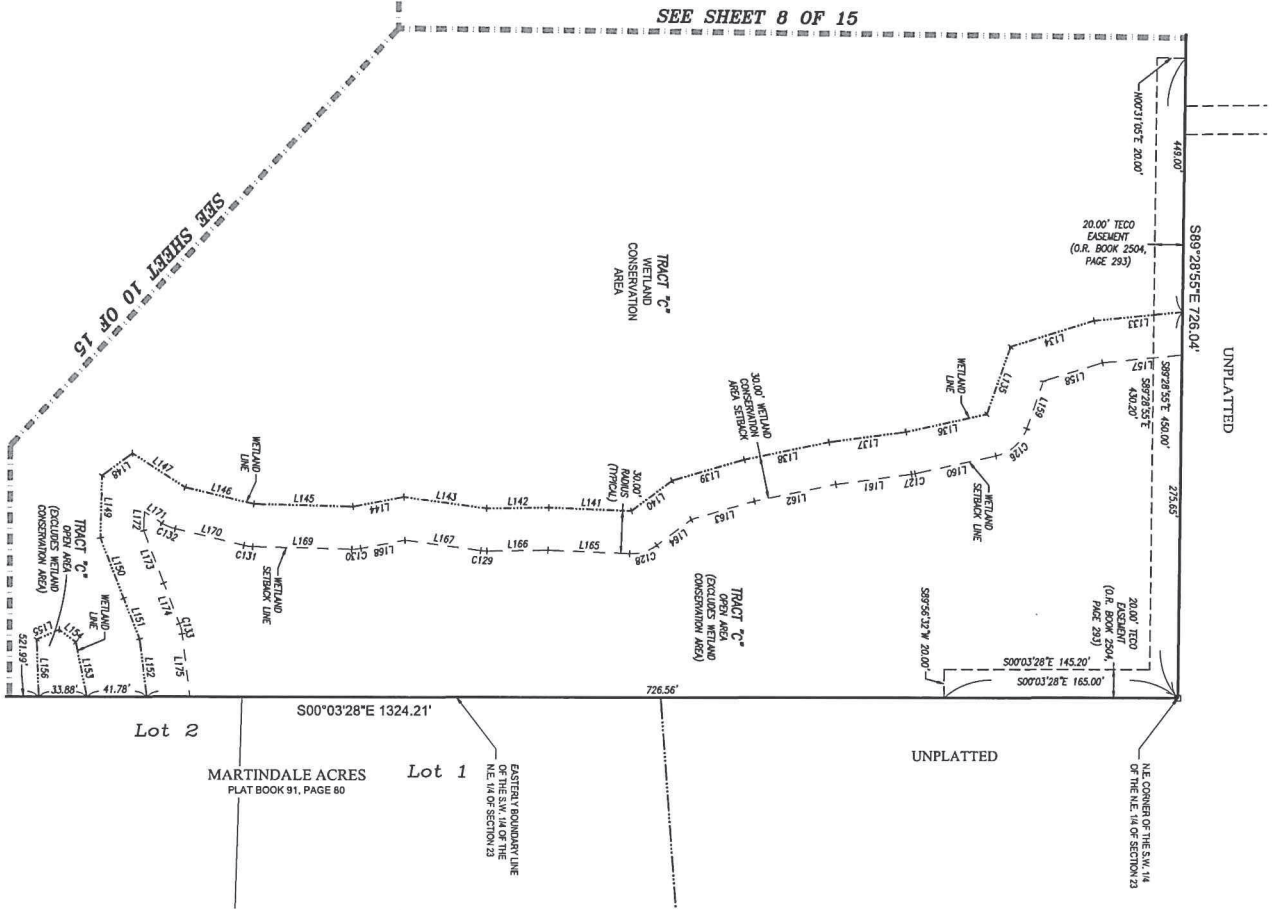
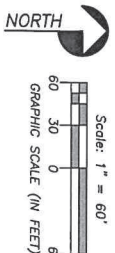
0 30 60

Sheet 8 of 15

CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



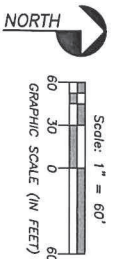
Line #	Bearing	Distance
L101	S89°28'55\"	460.00'
L102	S89°28'55\"	460.00'
L103	S89°28'55\"	460.00'
L104	S89°28'55\"	460.00'
L105	S89°28'55\"	460.00'
L106	S89°28'55\"	460.00'
L107	S89°28'55\"	460.00'
L108	S89°28'55\"	460.00'
L109	S89°28'55\"	460.00'
L110	S89°28'55\"	460.00'
L111	S89°28'55\"	460.00'
L112	S89°28'55\"	460.00'
L113	S89°28'55\"	460.00'
L114	S89°28'55\"	460.00'
L115	S89°28'55\"	460.00'
L116	S89°28'55\"	460.00'
L117	S89°28'55\"	460.00'
L118	S89°28'55\"	460.00'
L119	S89°28'55\"	460.00'
L120	S89°28'55\"	460.00'
L121	S89°28'55\"	460.00'
L122	S89°28'55\"	460.00'
L123	S89°28'55\"	460.00'
L124	S89°28'55\"	460.00'
L125	S89°28'55\"	460.00'
L126	S89°28'55\"	460.00'
L127	S89°28'55\"	460.00'
L128	S89°28'55\"	460.00'
L129	S89°28'55\"	460.00'
L130	S89°28'55\"	460.00'
L131	S89°28'55\"	460.00'
L132	S89°28'55\"	460.00'
L133	S89°28'55\"	460.00'
L134	S89°28'55\"	460.00'
L135	S89°28'55\"	460.00'
L136	S89°28'55\"	460.00'
L137	S89°28'55\"	460.00'
L138	S89°28'55\"	460.00'
L139	S89°28'55\"	460.00'
L140	S89°28'55\"	460.00'
L141	S89°28'55\"	460.00'
L142	S89°28'55\"	460.00'
L143	S89°28'55\"	460.00'
L144	S89°28'55\"	460.00'
L145	S89°28'55\"	460.00'
L146	S89°28'55\"	460.00'
L147	S89°28'55\"	460.00'
L148	S89°28'55\"	460.00'
L149	S89°28'55\"	460.00'
L150	S89°28'55\"	460.00'
L151	S89°28'55\"	460.00'
L152	S89°28'55\"	460.00'
L153	S89°28'55\"	460.00'
L154	S89°28'55\"	460.00'
L155	S89°28'55\"	460.00'
L156	S89°28'55\"	460.00'
L157	S89°28'55\"	460.00'
L158	S89°28'55\"	460.00'
L159	S89°28'55\"	460.00'
L160	S89°28'55\"	460.00'
L161	S89°28'55\"	460.00'
L162	S89°28'55\"	460.00'
L163	S89°28'55\"	460.00'
L164	S89°28'55\"	460.00'
L165	S89°28'55\"	460.00'
L166	S89°28'55\"	460.00'
L167	S89°28'55\"	460.00'
L168	S89°28'55\"	460.00'
L169	S89°28'55\"	460.00'
L170	S89°28'55\"	460.00'
L171	S89°28'55\"	460.00'
L172	S89°28'55\"	460.00'
L173	S89°28'55\"	460.00'
L174	S89°28'55\"	460.00'
L175	S89°28'55\"	460.00'
L176	S89°28'55\"	460.00'
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L178	S89°28'55\"	460.00'
L179	S89°28'55\"	460.00'
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L183	S89°28'55\"	460.00'
L184	S89°28'55\"	460.00'
L185	S89°28'55\"	460.00'
L186	S89°28'55\"	460.00'
L187	S89°28'55\"	460.00'
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L191	S89°28'55\"	460.00'
L192	S89°28'55\"	460.00'
L193	S89°28'55\"	460.00'
L194	S89°28'55\"	460.00'
L195	S89°28'55\"	460.00'
L196	S89°28'55\"	460.00'
L197	S89°28'55\"	460.00'
L198	S89°28'55\"	460.00'
L199	S89°28'55\"	460.00'
L200	S89°28'55\"	460.00'

- LEGEND**
- FOUND 5\" CONCRETE MONUMENT
 - FOUND 4\" CONCRETE MONUMENT
 - SET 5\" CONCRETE MONUMENT
 - SET 4\" CONCRETE MONUMENT
 - SET 3\" CONCRETE MONUMENT
 - SET 2\" CONCRETE MONUMENT
 - SET 1\" CONCRETE MONUMENT
 - SET 1/2\" CONCRETE MONUMENT
 - SET 1/4\" CONCRETE MONUMENT
 - SET 1/8\" CONCRETE MONUMENT
 - SET 1/16\" CONCRETE MONUMENT
 - SET 1/32\" CONCRETE MONUMENT
 - SET 1/64\" CONCRETE MONUMENT
 - SET 1/128\" CONCRETE MONUMENT
 - SET 1/256\" CONCRETE MONUMENT
 - SET 1/512\" CONCRETE MONUMENT
 - SET 1/1024\" CONCRETE MONUMENT
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 - SET 1/4096\" CONCRETE MONUMENT
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 - SET 1/16384\" CONCRETE MONUMENT
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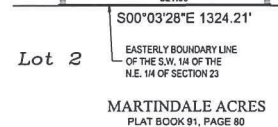
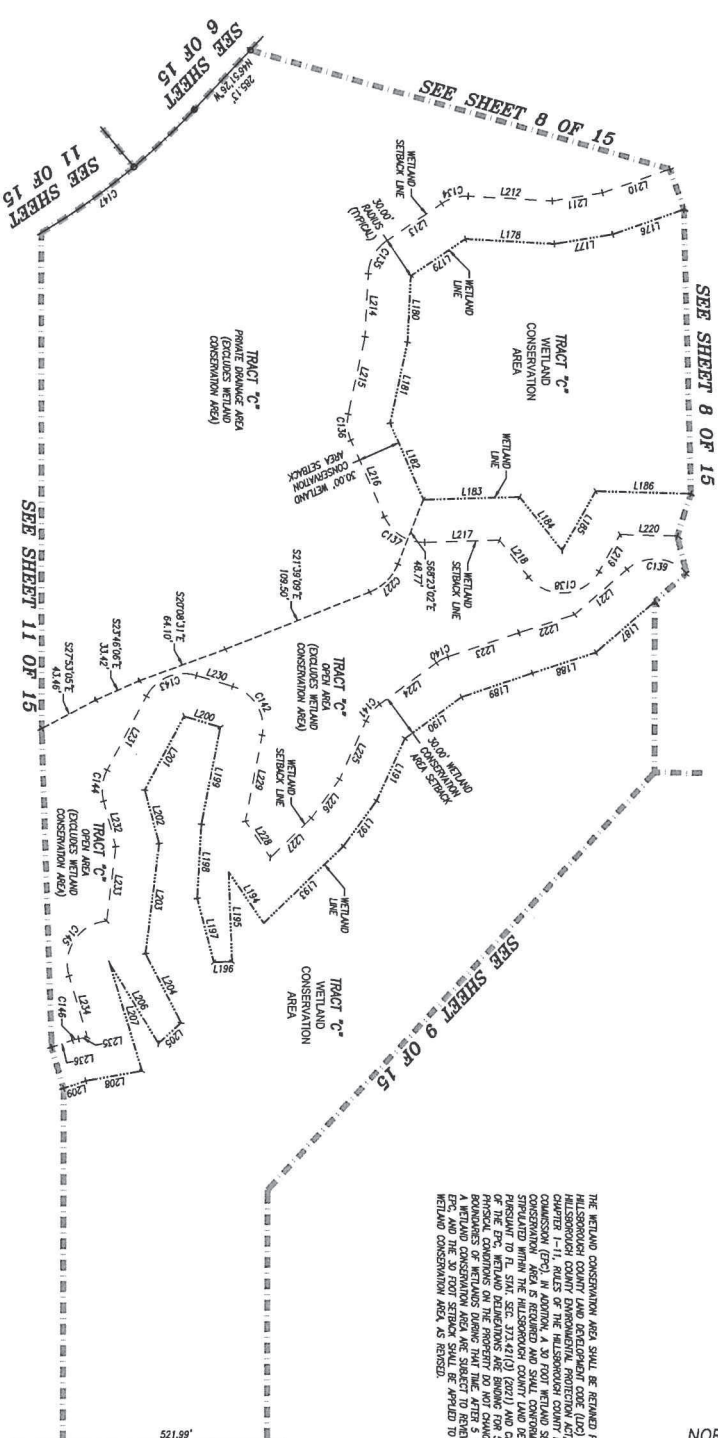
CREEK RIDGE PRESERVE PHASE 2

A SUBDIVISION OF A PORTION OF SECTION 23, TOWNSHIP 30 SOUTH, RANGE 21 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: _____ PAGE: _____



THE WETLAND CONSERVATION AREA SHALL BE RETAINED PURSUANT TO THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 64-46, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION (EPC), IN ACCORDANCE WITH THE WETLAND SETBACK FROM THE WETLAND CONSERVATION AREA. THE WETLAND CONSERVATION AREA BOUNDARIES SHALL BE SPREADER WHEN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE IS APPLIED TO FL. STAT. SEC. 312.42(1) (2011) AND CHAPTER 1-11 OF THE RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. THE BOUNDARIES OF WETLAND CONSERVATION AREA ARE SHOWN FOR 5 YEARS AFTER THE BOUNDARIES OF WETLAND CONSERVATION AREA ARE SETBACK TO RETAIN AND MAINTAIN THE WETLAND CONSERVATION AREA AS INTENDED.

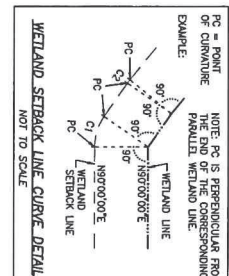


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L176	S18°11'4\"/>	

Line #	LINE BEARING	Distance
L200	N72°10'16\"/>	

Point #	Point	Point	Point
C134	30.00'	370.00'	18.43'

- LEGEND**
- ROUND 4\"/>



LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road | Tampa, Florida 33619
(813) 821-7241 | (813) 664-1823 (fax)
www.landmark.com | LB # 2913

Certificate of School Concurrency

Project Name	Creek Ridge Preserve
Jurisdiction	Hillsborough County
HCPS Project Number	C-639
Date/Time application deemed complete	February 8, 2019
Jurisdiction Project Number	4716
Parcel ID Number	88098.0300 & 88101.0000
Project Location	Lithia Pinecrest Road, at Browning Road
Dwelling Units & Type	124 Single-Family Detached Units
Applicant	Pinecrest Land Company

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	24	15	17		56

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

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



Lorraine Duffy Suarez, AICP
General Manager
Growth Management & Planning

March 5, 2019
Date Issued