






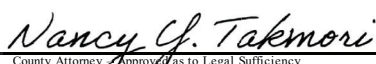
Hillsborough County Florida

Agenda Item Cover Sheet

Agenda Item No. _____

Meeting Date October 8, 2024

Consent Section Regular Section Public Hearing

Subject: CDD 24-0950 PETITION TO MODIFY THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT (CDD)			
Agency/Department:		Development Services Department, Community Development Section	
Contact Person: Brian Grady		Contact Phone: 276-8343	
Sign-Off Approvals			
			
9/25/24		9/24/2024	
<small>Deputy County Administrator</small>		<small>Department Director</small>	
			
9/24/24		9/24/2024	
<small>Business and Support Services – Approved as to Financial Impact Accuracy</small>		<small>County Attorney – Approved as to Legal Sufficiency</small>	
<small>Date</small>		<small>Date</small>	

STAFF'S RECOMMENDED BOARD MOTION

Approve the modification of South Creek Community Development District (CDD) in accordance with the attached ordinance. No direct financial impact to the County will occur as a result of this petition.

Of the total of \$4,900,000 budgeted for development costs for the expansion area, it is estimated that \$931,586 (or about 19%) of infrastructure development costs will be funded with long-term CDD bond proceeds.

FINANCIAL IMPACT STATEMENT

No direct financial impact to the County will occur as a result of this petition.

BACKGROUND

On January 12, 2021, the Board of County Commissioners (Board) adopted Ordinance 21-1 establishing the South Creek Community Development District (CDD). On June 11, 2024, the CDD petitioned Hillsborough County to amend the boundaries of the District. The applicant's representatives is Brian Lamb.

The modification will include removal of 27 acres and the inclusion of an additional 25 acres. The revised South Creek CDD will be +133.972 acres. It is generally located on the west side of US Hwy 301, south of Simmons Loop and north of Paseo Al Mar Blvd in Riverview. Please see Attachment A for the proposed CDD's location. The contraction and expansion areas of the CDD area will consist of the following folios:

Contraction Parcel	Expansion Parcels		
77772.7000 in part	77754.0000		
	77762.0000		
	77772.1000		

List of Attachments: A) Location Map B) Consent of Landowners C) Draft Ordinance

BACKGROUND - Continued:

The CDD expansion area is located within Planned Development (PD) 23-0522 and proposed Planned Development (PD) zoning district PD 24-0697. PD 24-0697 is scheduled to be heard concurrently with the CDD at the October 8, 2024 BOCC Land Use Meeting. PD 24-0697 consist of the area encompassing portions of the South Creek CDD in PD 19-0445 and the expansion area folios 77762.0000 and 77772.1000. Expansion area folio 77754.0000 is located in PD 23-0522. PD 24-0697 is proposed for 713 units (single-family attached [min. lot size 4,000 sq. ft. with minimum lot width of 40 feet], single-family detached or multi-family) and a Retail/Commercial option with maximum FAR of .23. The expansion area in PD 23-0522 is part of an area approved for a maximum of 600 multi-family or 400 townhomes, which would permit single family detached units. It is anticipated the expansion area will contain 106 units consisting of townhomes and single-family detached lots.

The statutory purpose of a CDD is to plan, finance, construct, and/or acquire, operate, and maintain community-wide infrastructure in large, planned community developments. A CDD is not a substitute for the local general purpose government unit, i.e. the City or County in which the CDD lies. A CDD lacks the powers of permitting, zoning, police, and many other authorities possessed by general purpose governments.

The petition identifies the total cost of improvements in the expansion area as being approximately \$4,900,000. The cost estimate summary provided to the County for review appears below. Pursuant to Section 190.005(1)(a)6., F.S., the proposed timetable for construction of district services and the estimated cost of construction are not binding and may be subject to change. Total proposed costs include the following items. The scope of the County’s financial review excludes making any determination as to which of the items may be funded with bond proceeds.

<u>Description</u>	<u>Phase 1 (2021 Series A/AA1 Development Costs) (2)</u>	<u>Phase 2 (2024 Series A/AA2 Development Costs) (2)</u>	<u>Expansion Area Development Costs</u>	<u>Revised Total Budget</u>
Water Management and Control	\$ 992,611	\$ 839,000	\$ 0	\$ 1,831,611
Roads	530,849	461,000	1,666,000	2,657,849
Water Supply	321,564	239,000	0	560,564
Sewer / Wastewater Management	649,715	188,000	0	837,715
Amenities		1,000,000	196,000	1,196,000
Landscape/Hardscape/Irrigation	231,041	200,000	0	431,041
Stormwater Management		0	1,617,000	1,617,000
Undergrounding of Electric	98,908	50,000	0	148,908
Utilities		0	1,323,000	1,323,000
Environmental Services	153,556	0	0	153,556
Professional and Permitting Fees	168,396	150,000	0	318,396
Off-Site Improvements	<u>211,128</u>	<u>0</u>	<u>98,000</u>	<u>309,128</u>
Total Project Costs	\$ 3,357,768	\$ 3,127,000	\$ 4,900,000	\$ 11,384,768

(2) Cost totals were obtained from the official statement for the bonds and were estimated at the time of issuance. Additionally, the costs represent total development costs and may include CDD-ineligible costs. As such, the costs shown above may vary in total from what is listed in the current Petition.

BACKGROUND - Continued:

Financing Summary:

The Petitioner has applied to modify the District boundaries as follows: 1) the addition of approximately 25 acres (the “Expansion Area”), which is equal to about 18.4% of the current District acreage, and 2) the elimination of approximately 27 acres (the “Contraction Area”), which is equal to about 20% of the current District acreage. The net impact of these two modifications is an overall reduction in District acreage of about two acres (or approximately 1.5%) and will create a more uniform District land area.

The District Manager has stated, and the County’s Management and Budget Department has confirmed, that the Contraction Parcel is currently undeveloped, contains no assessable units, and does not appear on any existing assessment roll. Additionally, no CDD bond-funded improvements have been made to the land comprising the Contraction Parcel. Because the Contraction Parcel is not included on any assessment rolls, its elimination from the District will not have an adverse impact on future assessment revenues, nor will it result in an increase in bond-related assessments for remaining assessment payers. Further, because no improvements have been made to the Contraction Parcel, it is not unfairly benefitting because of its previous inclusion in the District. Finally, to the extent that any operating expenditures are being incurred for maintenance of the Contraction Parcel (for example, mowing costs or the upkeep of fencing) the CDD’s expenses for those particular costs may decrease as a result of the removal of the Contraction Parcel.

The expansion area is comprised of three (3) different parcels (77754.0000, 77762.0000, 77772.1000) and will contain 106 residential units once developed. The intent of the Petitioner is to use a mix of long-term CDD bonds and equity to fund construction of infrastructure improvements which will directly benefit landowners within the boundaries of the expansion area. Long-term CDD bonds are repaid over a period of 30 years via annual assessments levied on the landowner; the developer bears no responsibility for repayment of long-term CDD debt assessed on land owned by others. Of the total \$4,900,000 budgeted for development costs in the Expansion Area, approximately \$931,586 (or about 19%) of infrastructure development costs will be financed with CDD Bonds. This bond issuance is identified as the Series 2024A in the Sources and Uses table included in the Petition. The developer will use owner’s equity and net cash generated from lot sales to fund the balance of the improvements. It is anticipated that the expansion area will contain 106 residential units, including townhomes as well as single-family detached lots, and that annual assessments to all homeowners will range from \$900/lot to \$1,750/lot. A complete CDD financing summary follows.

Projected Inflows from Issuance of Bonds:

Bond Proceeds (equal to the issuance amount)	\$1,395,000
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Projected Uses of Funds Received:

Construction of Infrastructure Improvements (1)	\$931,586
Capitalized Interest (for 12 months)	111,600
Debt Service Reserve Fund (8.88% of the issuance amount)	123,914
Costs of Issuance, including the Underwriter’s Discount	<u>227,900</u>
Total Projected Uses of Bond Proceeds	\$1,395,000

(1) Total proposed direct project costs include the following items. The scope of the County’s financial review excludes making any determination as to which of the items may be funded with bond proceeds.

Lot Mix and Projected Assessments

It is anticipated that the expansion area will contain 106 residential units, including townhomes as well as single-family detached lots, and that annual assessments to all homeowners will range from \$900/lot to \$1,750/lot.

BACKGROUND - Continued:

The District will be managed by District Supervisors selected by qualified electors of the District. The District landowners control the entity which provides services and levies the funds to pay for these services. In accordance with 190.006, F.S., the residents of the District will begin to assume control of the CDD commencing six years after the initial appointment of the CDD board by the landowners. The County is not involved in the management or financial responsibilities of the District. The applicant has provided the written consent to the expansion of the boundaries of the District by the landowners of the property to be included in the District, and consent of the contraction by the landowner of the property to be removed from the District.

A CDD is an independent special-purpose, local government taxing district authorized by Chapter 190, F.S. (Uniform Community Development Act of 1980, Section 190.002(1)a F.S.). The Uniform Community Development Act requires a public hearing on the petitioned request.

The petition includes the following items required by Section 190.046 F.S. which addresses contraction and expansion of the CDD:

- A metes and bounds description of the external boundaries of the district
- A statement of estimated regulatory costs in accordance with the requirements of s.120.541, F.S.
- The proposed timetable for construction of District services
- The estimated costs of constructing the proposed services for the expansion area and,
- A designation of the future general distribution, location and extent of public and private uses of land proposed for the area within the District boundaries.

The above information was received by Hillsborough County and was made part of the review for the proposed CDD.

Chapter 190, F.S., establishes six criteria that a petition must meet to merit approval for the expansion or contraction of a CDD. The six requirements include:

- 1) That all statements contained within the petition have been found to be true and correct.
- 2) That the expansion of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the effective local government comprehensive plan.
- 3) That the land area within the expanded district is of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional, interrelated community.
- 4) That the creation of the expanded District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District.
- 5) That the proposed services and facilities to be provided by the expanded District are not incompatible with the capacity and uses of existing local and regional community development district services and facilities.
- 6) That the area proposed to be included in the expanded District is amenable to separate special district government.

Review Performed by County

No objections to the modification of the CDD boundaries were raised by reviewing agencies. Staff from the Management and Budget department met with representatives of the Petitioner, and conducted a financial review of the South Creek CDD boundary modification application. This review evaluated 1) the Applicant's compliance with the requirements of Florida Statutes Chapter 190, 2) the financial capacity of the Petitioner, who will be responsible for the development and operation of the CDD, and 3) the plan of finance for the CDD, including the issuance of bonds to finance eligible infrastructure. This review did not include determining the reasonableness of estimated infrastructure costs or a determination of which project costs are or are not eligible for reimbursement by the CDD, and does not guarantee success of the project. Project financials reviewed were based on planned or anticipated performance rather than actual results, and as with any plan or strategy, some amount of risk is inherent and cannot be mitigated away.

BACKGROUND - Continued:

Review Performed by the District's Financial Consultant

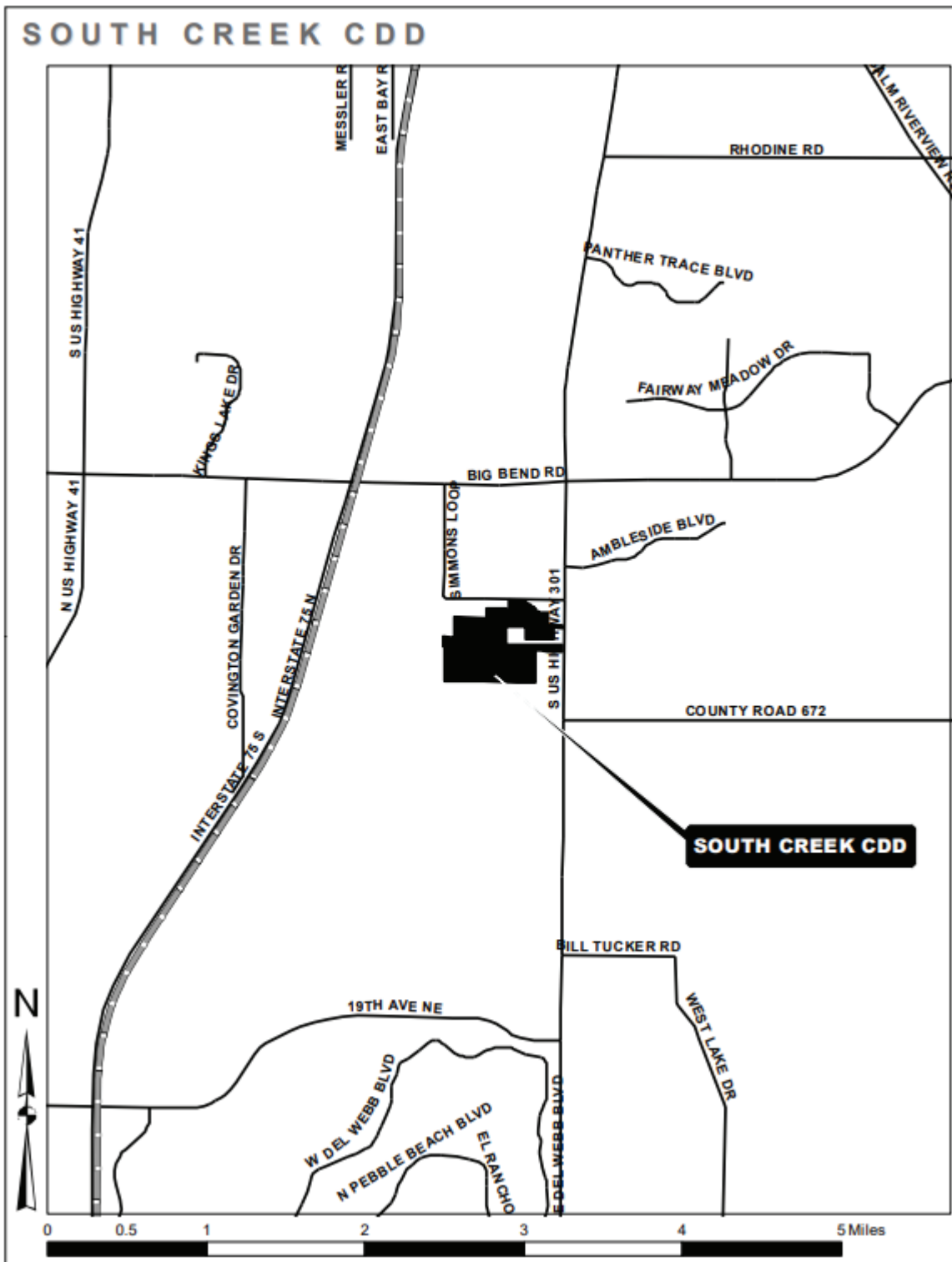
The financial consultant engaged by the Petitioner completed a feasibility study and performed certain other financial analysis in order to evaluate the probability of success of the project. The County reviewed this analysis for reasonableness; however, the fiduciary responsibility for this information lies with the Petitioner and its finance team rather than with the County. The County's financial review is conducted for the purpose of evaluating whether the applicant has met and complied with the requirements of Florida Statute Chapter 190 with regard to the expansion of the CDD.

Role of the Underwriter

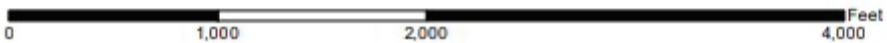
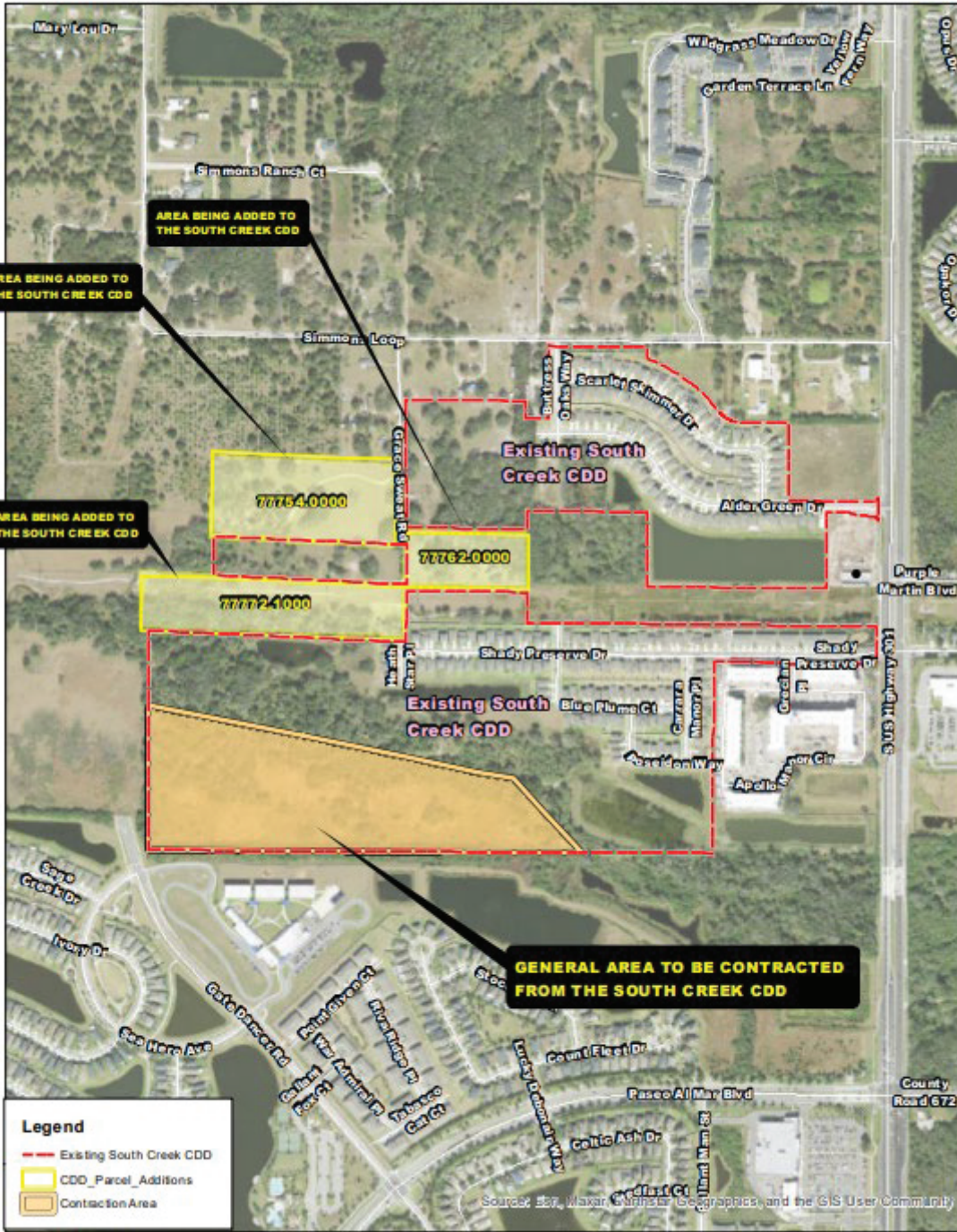
It is the underwriters' responsibility to identify investors to purchase the bonds issued by the CDD.

Based on the information contained in this petition and reviews of county departments, staff finds that the petition meets the criteria contained in Chapter 190, F.S., for the modification of the boundaries of a CDD.

ATTACHMENT A



South Creek CDD



ATTACHMENT B

**CONSENT OF LANDOWNER
TO THE CONTRACTION OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described on **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that the South Creek Community Development District ("District") intends to amend the District lands in accordance with the provisions of Chapter 190 of the Florida Statutes.

The undersigned hereby consents to the contraction and acknowledges that their lands will no longer be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the contraction of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District is contracted or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if required by Petitioner, consent to contraction of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

Executed this 20th day of August, 2024.

Witnessed:



Print Name: Erin K. Lab



Print Name: Carlos de la Ossa

KL Simmons Village LLC

By: 

Its: Nicholas J. Dwyer, Authorized Representative

**This instrument prepared by
and should be returned to:**

Robert L. Barnes, Jr., Esquire
Robert L. Barnes, Jr., P.L.
111 S. Armenia Ave., Ste. 202
Tampa, Florida 33609

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 20 day of December, 2023, by and between **EISENHOWER PROPERTY GROUP, LLC**, a Florida limited liability company, whose address is 111 South Armenia Avenue, Tampa, Florida, 33609 ("**Grantor**"), and **KL SIMMONS VILLAGE, LLC**, a Florida limited liability company, whose address is 111 South Armenia Avenue, Tampa, Florida, 33609 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida:

****See EXHIBIT "A" attached hereto and made a part hereof****

TO HAVE AND TO HOLD the above-described premises, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances except those of record as of the date hereof;

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other;

And Grantor does hereby represent and affirm that the Property is not Grantor's homestead.

[Signatures and Notarizations intentionally appear on next page]

NOTE TO RECORDER: THE TRANSFER EVIDENCED BY THIS DEED IS EXEMPT FROM FLORIDA DOCUMENTARY STAMP TAX PURSUANT TO *CRESCENT MIAMI CENTER, LLC V. FLORIDA DEPT. OF REVENUE*, 903 S. 2D 913 (FLA. 2005), BECAUSE: 1) THE OWNERSHIP OF GRANTOR AND GRANTEE IS IDENTICAL, SO THERE IS NO CHANGE IN BENEFICIAL OWNERSHIP OF THE SUBJECT PROPERTY; 2) THE SUBJECT PROPERTY IS UNENCUMBERED; AND 3) NO OTHER CONSIDERATION WAS PAID ON THE TRANSFER. MINIMUM DOCUMENTARY STAMP TAXES OF \$0.70 ARE BEING PAID ON THE RECORDATION OF THIS DEED.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in its name and by those thereunto duly authorized, the day and year first above written.

WITNESSES:

GRANTOR:

EISENHOWER PROPERTY GROUP, LLC, a Florida limited liability company

By: Eisenhower Management, Inc., a Florida corporation, its Manager



Signature of Witness #1

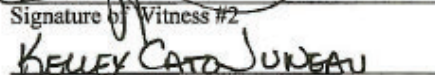
Alberto Viera

Typed/Printed Name of Witness #1
111 S. Armenia Ave Ste 201
Tampa FL 33609



Jeffery S. Hills, its President

Address: 111 South Armenia Ave.
Tampa, FL 33609



Signature of Witness #2
KELLEY CATO JUNEAU

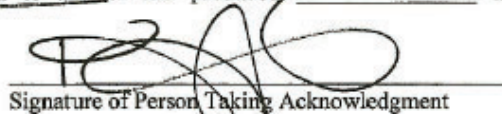
Typed/Printed Name of Witness #2
111 S. Armenia Ave Ste 201
Tampa FL 33609

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of DECEMBER, 2023, by Jeffery S. Hills, as President of Eisenhower Management, Inc., a Florida corporation, the Manager of EISENHOWER PROPERTY GROUP, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.



(NOTARY SEAL)



Signature of Person Taking Acknowledgment

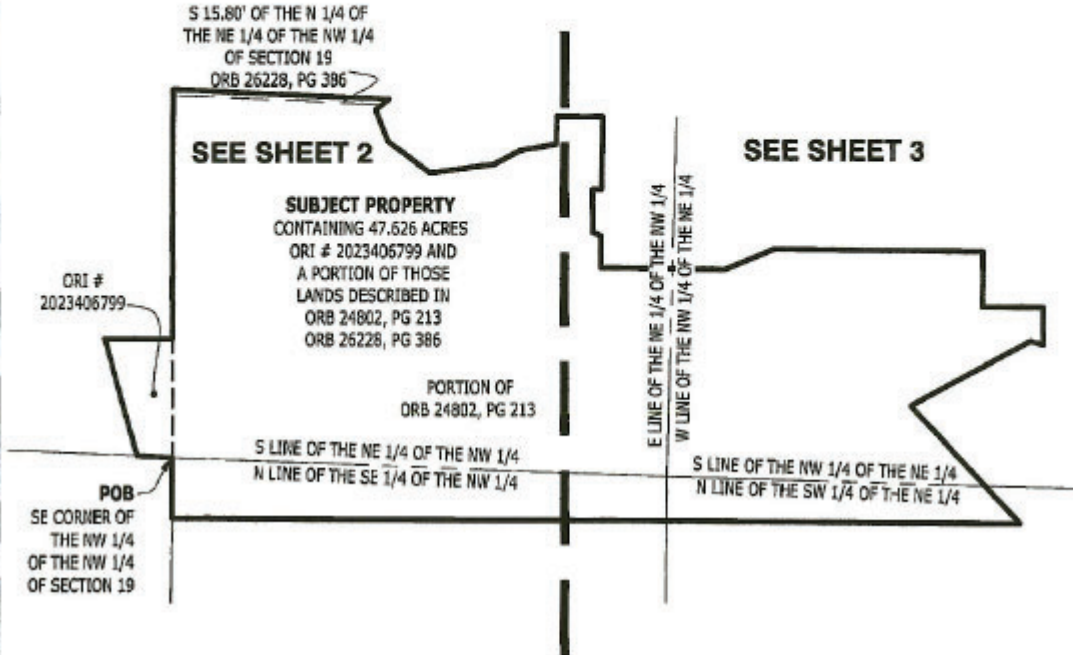
Name of Acknowledger Typed, Printed or Stamped

Notary Public, State of Florida

Notarial Serial Number

THIS IS NOT A SURVEY

SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA



LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- ORI = OFFICIAL RECORDS INSTRUMENT
- POB = POINT OF BEGINNING
- PG = PAGE
- R/W = RIGHT-OF-WAY



EISENHOWER PROPERTY GROUP, LLC

EPG LAND TRANSFER

SCALE AS SHOWN	DATE 12/20/2023	JOB No. 00063-2023-2065
DRAWN RBC	CHECKED RBC	SECTION 19 TOWNSHIP 31S RANGE 20E

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original signature and seal of a Florida licensed Surveyor and Mapper.

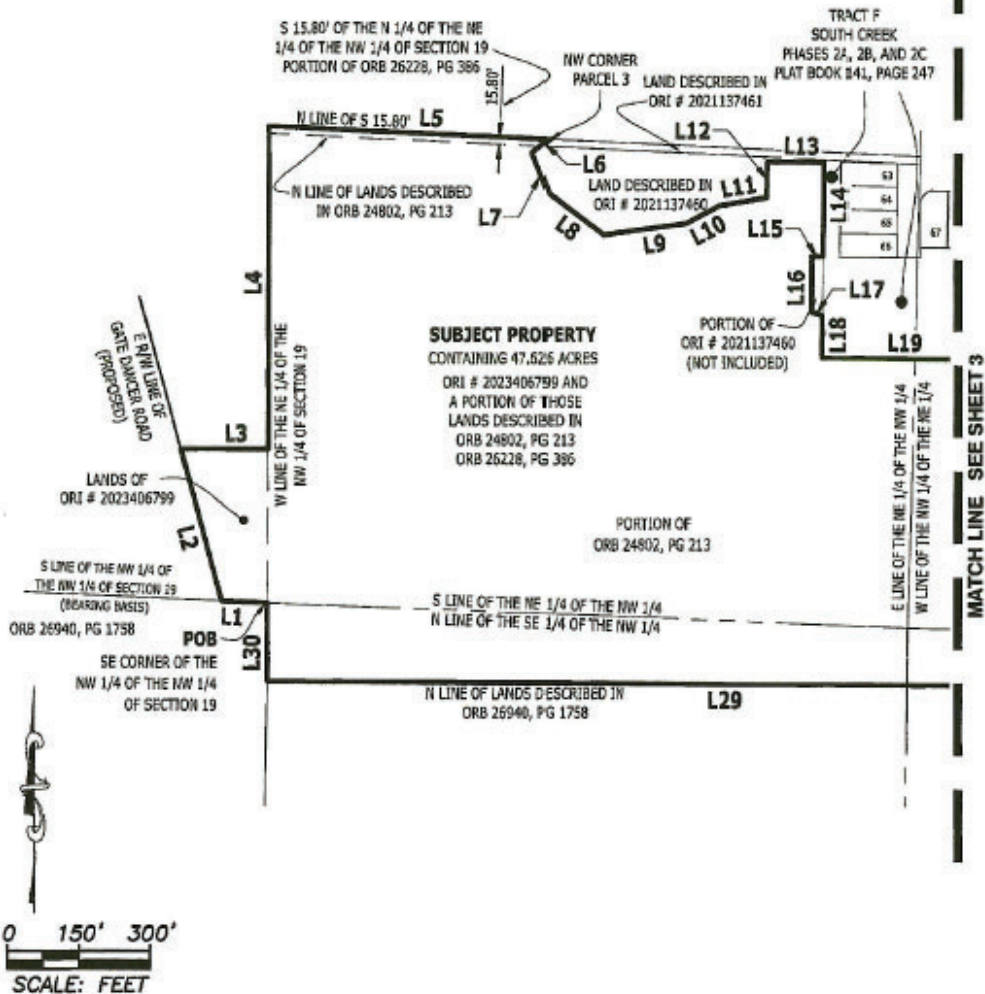


4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardura.com
License #2619

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # L96061
CERTIFICATE OF AUTHORIZATION No. LB 2610

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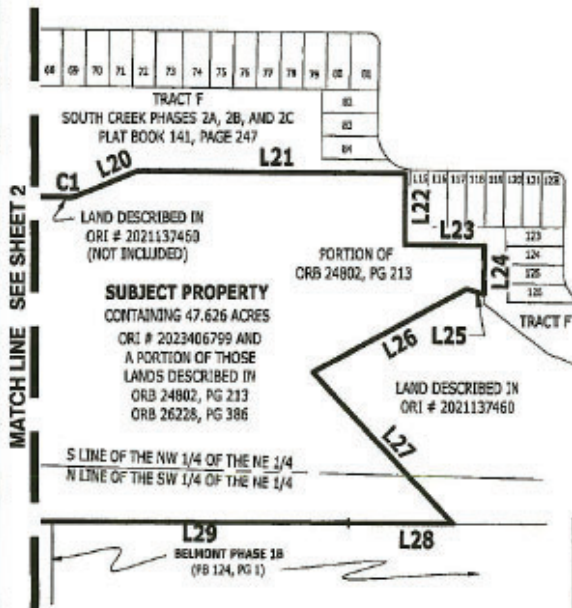
EISENHOWER PROPERTY GROUP, LLC

EPG LAND TRANSFER



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
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SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, BEING NORTH 87°24'43" WEST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.68'	52.61'	34°30'03"	S89°19'51"E	31.20'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°24'43"W	98.44'	L16	S00°05'41"W	117.96'
L2	N15°08'59"W	333.05'	L17	S70°02'32"E	24.09'
L3	S89°50'00"E	186.31'	L18	S00°40'09"W	88.36'
L4	N00°05'52"E	685.09'	L19	S89°19'51"E	312.24'
L5	S87°20'57"E	593.02'	L20	N67°36'45"E	146.40'
L6	S51°46'02"W	47.16'	L21	S89°19'51"E	571.22'
L7	S21°48'36"E	93.80'	L22	S00°40'09"W	151.33'
L8	S53°09'30"E	143.44'	L23	S89°19'51"E	169.29'
L9	N82°15'43"E	177.09'	L24	S00°41'37"W	104.27'
L10	N61°30'08"E	79.76'	L25	N72°06'58"W	37.57'
L11	N89°19'50"E	102.52'	L26	S61°37'52"W	374.25'
L12	N01°20'26"E	76.39'	L27	S42°59'55"E	440.88'
L13	S89°19'51"E	120.47'	L28	N89°38'25"W	223.16'
L14	S00°40'09"W	200.00'	L29	N89°38'57"W	2,101.13'
L15	N89°19'51"W	23.92'	L30	N00°09'52"E	166.35'

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LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING LANDS AS DESCRIBED OFFICIAL RECORDS INSTRUMENT NUMBER 202340677 AND PORTIONS OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213, AND OFFICIAL RECORDS BOOK 26228, PAGE 386, ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4, NORTH 87°24'43" WEST, A DISTANCE OF 98.44 FEET TO THE EAST RIGHT-OF-WAY LINE OF GATE DANCER ROAD (PROPOSED); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 15°08'59" WEST, A DISTANCE OF 333.05 FEET; THENCE LEAVING SAID LINE, SOUTH 89°50'00" EAST, A DISTANCE OF 186.31 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG SAID WEST LINE, NORTH 00°09'52" EAST, A DISTANCE OF 685.09 FEET TO THE NORTH LINE OF THE SOUTH 15.80 FEET OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE ALONG SAID NORTH LINE, SOUTH 87°20'57" EAST, A DISTANCE OF 593.02 FEET TO THE NORTHWEST CORNER OF PARCEL 3, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021137461, OF THE SAID PUBLIC RECORDS OF HILLSBOROUGH COUNTY; THENCE ALONG THE BOUNDARY OF SAID PARCEL 3 AND THE BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2021137460 OF SAID PUBLIC RECORDS, RESPECTIVELY, THE FOLLOWING EIGHT (8) COURSES: (1) SOUTH 51°46'02" WEST, A DISTANCE OF 47.16 FEET; (2) SOUTH 21°48'36" EAST, A DISTANCE OF 93.80 FEET; (3) SOUTH 53°09'30" EAST, A DISTANCE OF 143.44 FEET; (4) NORTH 82°15'43" EAST, A DISTANCE OF 177.09 FEET; (5) NORTH 61°30'08" EAST, A DISTANCE OF 79.76 FEET; (6) NORTH 80°19'50" EAST, A DISTANCE OF 102.52 FEET; (7) NORTH 01°20'26" EAST, A DISTANCE OF 76.39 FEET; (8) SOUTH 89°19'51" EAST, A DISTANCE OF 120.47 FEET TO THE BOUNDARY OF TRACT F, SOUTH CREEK PHASES 2A, 2B, AND 3C, ACCORDING TO PLAT BOOK 141, PAGE 247 OF SAID PUBLIC RECORDS; THENCE ALONG SAID BOUNDARY, SOUTH 00°40'09" WEST, A DISTANCE OF 200.00 FEET TO THE BOUNDARY OF LANDS OF SAID OFFICIAL RECORDS INSTRUMENT 2021137460; THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 89°19'51" WEST, A DISTANCE OF 23.92 FEET; (2) SOUTH 00°05'41" WEST, A DISTANCE OF 117.96 FEET; (3) SOUTH 70°02'32" EAST, A DISTANCE OF 24.09 FEET TO THE BOUNDARY OF SAID TRACT F; THENCE ALONG SAID BOUNDARY, SOUTH 00°40'09" WEST, A DISTANCE OF 88.36 FEET; THENCE SOUTH 89°19'51" EAST, A DISTANCE OF 312.24 FEET TO THE BOUNDARY OF LANDS OF SAID OFFICIAL RECORDS INSTRUMENT 2021137460, SAME BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE EASTERLY 31.68 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 52.61 FEET, A CENTRAL ANGLE OF 34°30'03", AND A CHORD BEARING AND DISTANCE OF SOUTH 89°19'51" EAST 31.20 FEET TO THE BOUNDARY OF SAID TRACT F; THENCE ALONG THE BOUNDARY OF SAID TRACT F THE FOLLOWING FIVE COURSES: (1) NORTH 67°36'45" EAST, A DISTANCE OF 146.40 FEET; (2) SOUTH 89°19'51" EAST, A DISTANCE OF 571.22 FEET; (3) SOUTH 00°40'09" WEST, A DISTANCE OF 151.33 FEET; (4) SOUTH 89°19'51" EAST, A DISTANCE OF 169.29 FEET; (5) SOUTH 00°41'37" WEST, A DISTANCE OF 104.27 FEET TO SAID BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT 2021137460; THENCE, ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: (1) NORTH 72°06'58" WEST, A DISTANCE OF 37.57 FEET; (2) SOUTH 61°37'52" WEST, A DISTANCE OF 374.25 FEET; (3) SOUTH 42°59'55" EAST, A DISTANCE OF 440.88 FEET TO THE NORTH LINE OF BELMONT PHASE 1B, ACCORDING TO PLAT BOOK 124, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 89°38'25" WEST, A DISTANCE OF 223.16 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 26940, PAGE 1758, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, NORTH 89°38'57" WEST, A DISTANCE OF 2,101.13 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE, ALONG SAID WEST LINE, NORTH 00°09'52" EAST, A DISTANCE OF 166.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 47.626 ACRES.

C:\SURVEY\100065012\26212\065\Production\Drawings\EPG-LAND TRANSFER.dwg, December 20, 2023 12:06 PM, ARDURRA GROUP, Inc.

EISENHOWER PROPERTY GROUP, LLC

EPG LAND TRANSFER



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8861
www.Ardurra.com
License #2610


**AFFIDAVIT OF OWNERSHIP AND CONSENT AND JOINDER OF LANDOWNER
TO EXPAND THE BOUNDARIES OF SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA
HILLSBOROUGH COUNTY


On this 16th day of May, 2024 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard and Olive James, who, after being duly sworn, deposed and say:

1. Affiants, RICHARD AND OLIVE JAMES, as a partial owner of the following described property, located in Hillsborough County, Florida, Parcel IDs: 77762.0000.
2. Affiants, RICHARD AND OLIVE JAMES, hereby represent that they have full authority to execute all documents and instruments relating to the Petition before Hillsborough County, Florida, to amend an ordinance to expand the boundaries of the South Creek Community Development District (the "Proposed CDD").
3. The Property described above represents a portion of the real property to be included in the proposed CDD.
4. Affiant, RICHARD AND OLIVE JAMES, as the sole owners of the of the Property in the capacity described above, hereby consents to the expansion of the CDD.

AFFIANT FURTHER SAYETH NOT.




RICHARD F. JAMES - OWNER



OLIVE M. JAMES - OWNER

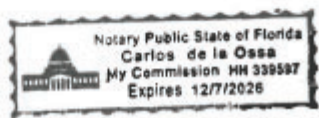
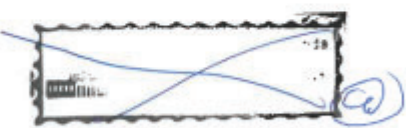
Sworn to, affirmed, and subscribed before me by means of physical presence or online notarization, this 16th day of May, 2024, by RICHARD AND OLIVE JAMES, as owners of said property. He/she is personally known to me, or has produced 1520-746-59-426-0 as identification.

1520-659-60-6060



NOTARY PUBLIC, STATE OF FLORIDA

Carlos de la Ossa
(Print, Type or Stamp Commissioned Name of Notary Public)



THIS WARRANTY DEED, made the 27TH day of March, 1995 by

Steven G. Winter and Jacqueline M. Winter, his wife

hereinafter whose postoffice address is: P.O. Box 1156, Valrico, FL 33594 called the grantor, to

Richard F. James and Olive M. James, his wife

whose postoffice address is: 564 Florida Circle South, Apollo Beach, FL 33570 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Hillsborough County, Florida, viz:

See Attached Exhibit "A"

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1994, restrictions and easements of record, if any.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Brenda Pope
Witness BRENDA POPE
Catherine S. Qualls
Witness CATHERINE S. QUALLS

Steven G. Winter L.S.
Jacqueline M. Winter L.S.
P.O. Box 1156, Valrico, FL 33594

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 27th day of March, 1995 by Steven G. Winter and Jacqueline M. Winter, his wife who produced drivers license as identification and who did not take an oath.

Catherine S. Qualls
Notary Public, CATHERINE S. QUALLS
(Seal)

My Commission Expires:

Prepared By:
CATHERINE S. QUALLS
CONTINENTAL TITLE INSURANCE, INC.
216 E. ROBERTSON ST. SUITE A
BRANDON, FL 33511

Return To: GRANTEES

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd - F.S. 201.02 \$ 399.00
Documentary Tax Pd - F.S. 201.08 \$
Intangible Tax Pd - F.S. 199 \$
Richard Ake, Clerk Hillsborough County
By: J. Meaney Deputy Clerk



OFF. REC: 771276 551

EXHIBIT "A"

Parcel I: The South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 31 South, Range 20 East, Less the North 28.10 feet thereof, and with the West 15.00 feet of the South 50.00 feet thereof subject to an access easement by others; and the North 37.00 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 31 South, Range 20 East, with the West 15.00 feet thereof subject to an access easement by others; Together with an easement for ingress and egress over the East 15.00 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 31 South, Range 20 East; all lying and being in Hillsborough County, Florida.

However reserving into the Grantor an Ingress and Egress Easement over and across the following described property:

The East 15.00 feet of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 18, Township 31 South, Range 20 East, and the West 15.00 feet of the South 50.00 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 31 South, Range 20 East, and the West 15.00 feet of the North 37.00 feet of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 31 South, Range 20 East; all lying and being in Hillsborough County, Florida.

ATTACHMENT C
ORDINANCE NO. 24 - _____

AN ORDINANCE AMENDING ORDINANCE NO. 21-1 OF THE HILLSBOROUGH COUNTY BOARD OF COUNTY COMMISSIONERS; MODIFYING THE BOUNDARIES OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE MODIFIED BOUNDARIES OF THE DISTRICT; PROVIDING THAT ALL OTHER PROVISIONS OF ORDINANCE 21-1 SHALL REMAIN EFFECTIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Creek Community Development District was created by Hillsborough County Ordinance No. 21-1, approved by the Hillsborough County Board of County Commissioners on January 12, 2021, and encompasses 136.534 acres, more or less; and

WHEREAS, South Creek Community Development District (the "District"), has petitioned the Board of County Commissioners of Hillsborough County (the "County") to adopt an ordinance modifying the District by contracting approximately 28 acres and then expanding the District to add approximately 25 acres pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the contraction area of real property constitutes approximately 28 acres as described in attached Exhibit "A", and

WHEREAS, the expansion area of real property constitutes approximately 25 acres as described in attached Exhibit "B"; and

WHEREAS, the owner of the approximately 28 acres to be contracted from the District, as described in Exhibit "A," has consented in writing to the removal of such property from the District; and

WHEREAS, the owners of the approximately 25 acres to be added to the District, as described in Exhibit "B," have consented in writing to the inclusion of such property within the boundaries of the District; and

WHEREAS, the petition seeks, by way of adding the real property described per parcel in Exhibit "B", to designate all of the real property described in Exhibit "C" as land within the District, for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the modified boundaries of the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in Exhibit "C", which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and

financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Sections 190.046(1)(b), Fla. Stats.; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005 (1) (e), Fla. Stat.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA THIS ___ DAY OF _____, 2024 AS FOLLOWS:

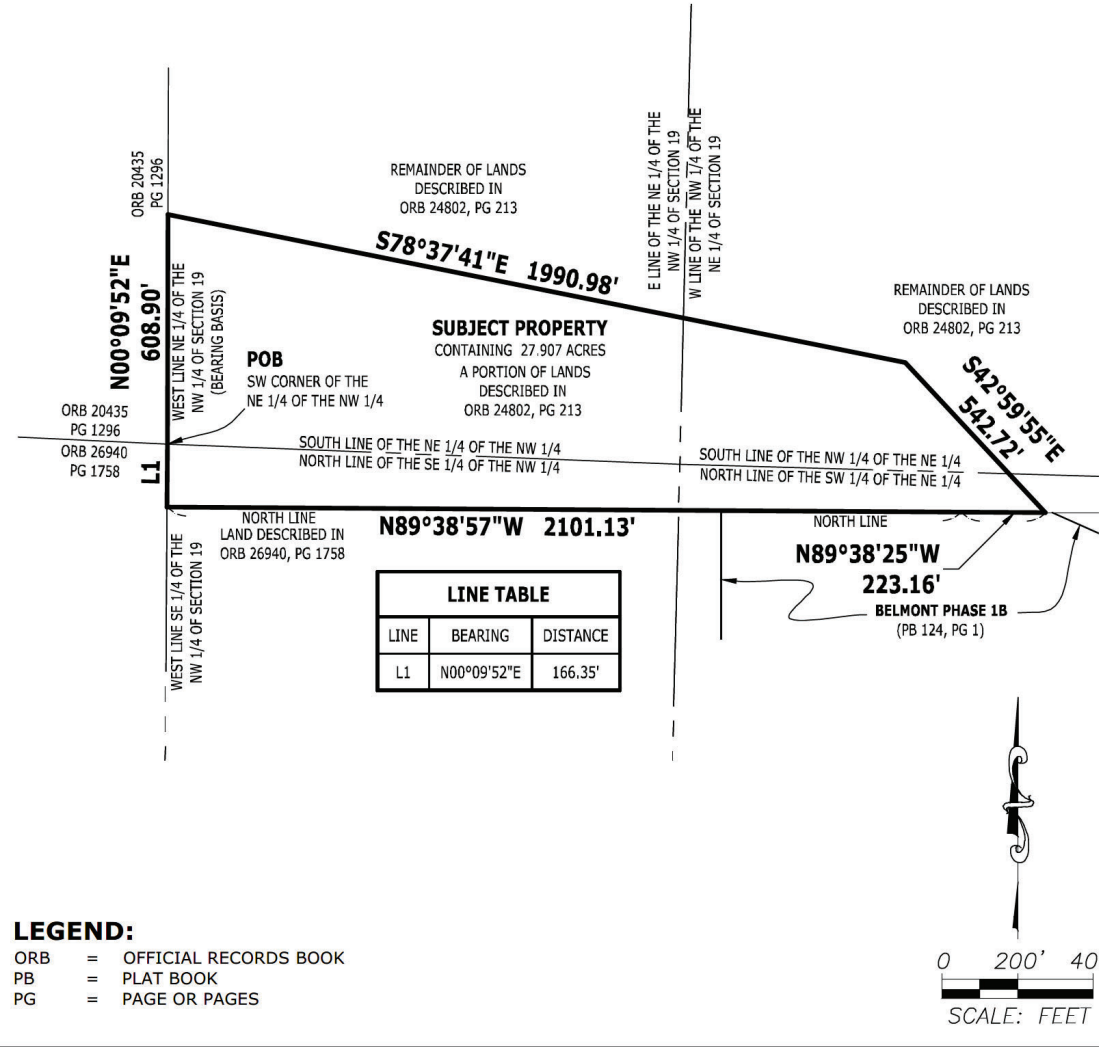
SECTION 1. FINDINGS OF FACT. The County hereby finds and states that:

1. the "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance; and
2. all statements contained in the Petition are true and correct; and
3. the modification of the District boundaries is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan; and
4. with the inclusion of the proposed modification of the proposed land area, the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and
5. the modification of the District boundaries is the best alternative available for delivering community development services and facilities to the area that will be served by the District; and
6. the modified community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. the area that the modified District will serve is amenable to separate, special-district government; and
8. the granting of the Petition complies with the requirements of Chapter 190, Florida Statutes; and
9. upon adoption of this Ordinance, all provisions of County Ordinance No. 21-1 will continue to be effective, except as modified herein.

EXHIBIT A
Contraction Parcels

THIS IS NOT A SURVEY

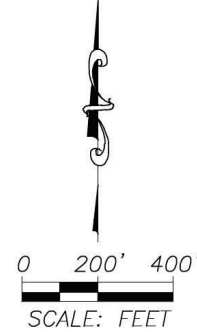
**SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°09'52"E	166.35'

LEGEND:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE OR PAGES



EISENHOWER MANAGEMENT INC.

SOUTH CREEK PHASE 3

SCALE 1" = 400'	DATE 9/02/21	JOB No. 4802-801-00		
DRAWN RBC	CHECKED FGR	SECTION 19	TOWNSHIP 31S	RANGE 20E



4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone: (813) 880-8881
www.Ardurra.com
License #2610

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION
Sketch and Legal Description not valid without the original
signature and seal of a Florida licensed Surveyor and Mapper.

Robert B
Curtis:A01410C00000177D3D
7705900013819
2021.09.02 13:35:16 -04'00'

Robert B Curtis, State of Florida,
Professional Surveyor and Mapper,
License No. 148651. This form has
been electronically signed and sealed
by Robert B Curtis, PLS, and the
SPLS authentication code.
Printed copies of this document are
not considered signed and sealed
and the SPLS authentication code
must be verified on any electronic
copy.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA # LS6061
CERTIFICATE OF AUTHORIZATION No. LB 2610

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: (BY ARDURRA)

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 24802, PAGE 213, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, NORTH 00°09'52" EAST, A DISTANCE OF 608.90 FEET; THENCE, DEPARTING SAID LINE, SOUTH 78°37'41" EAST, A DISTANCE OF 1,990.98 FEET; THENCE SOUTH 42°59'55" EAST, A DISTANCE OF 542.72 FEET TO THE NORTH LINE OF BELMONT PHASE 1B, ACCORDING TO PLAT BOOK 124, PAGE 1, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG SAID NORTH LINE, NORTH 89°38'25" WEST, A DISTANCE OF 223.16 FEET; THENCE CONTINUE ALONG SAID NORTH LINE AND THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 26940, PAGE 1758, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, RESPECTIVELY, NORTH 89°38'57" WEST, A DISTANCE OF 2,101.13 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE, ALONG SAID WEST LINE, NORTH 00°09'52" EAST, A DISTANCE OF 166.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.907 ACRES.

SURVEYOR'S NOTES:

1. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED.
2. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. THIS IS A SKETCH AND LEGAL DESCRIPTION ONLY, NOT A FIELD SURVEY.
4. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, BEING NORTH 00°09'52" EAST, AS SHOWN HEREON.
5. DISTANCES SHOWN HEREON ARE IN U.S. FEET.

EISENHOWER MANAGEMENT INC.

SOUTH CREEK PHASE 3



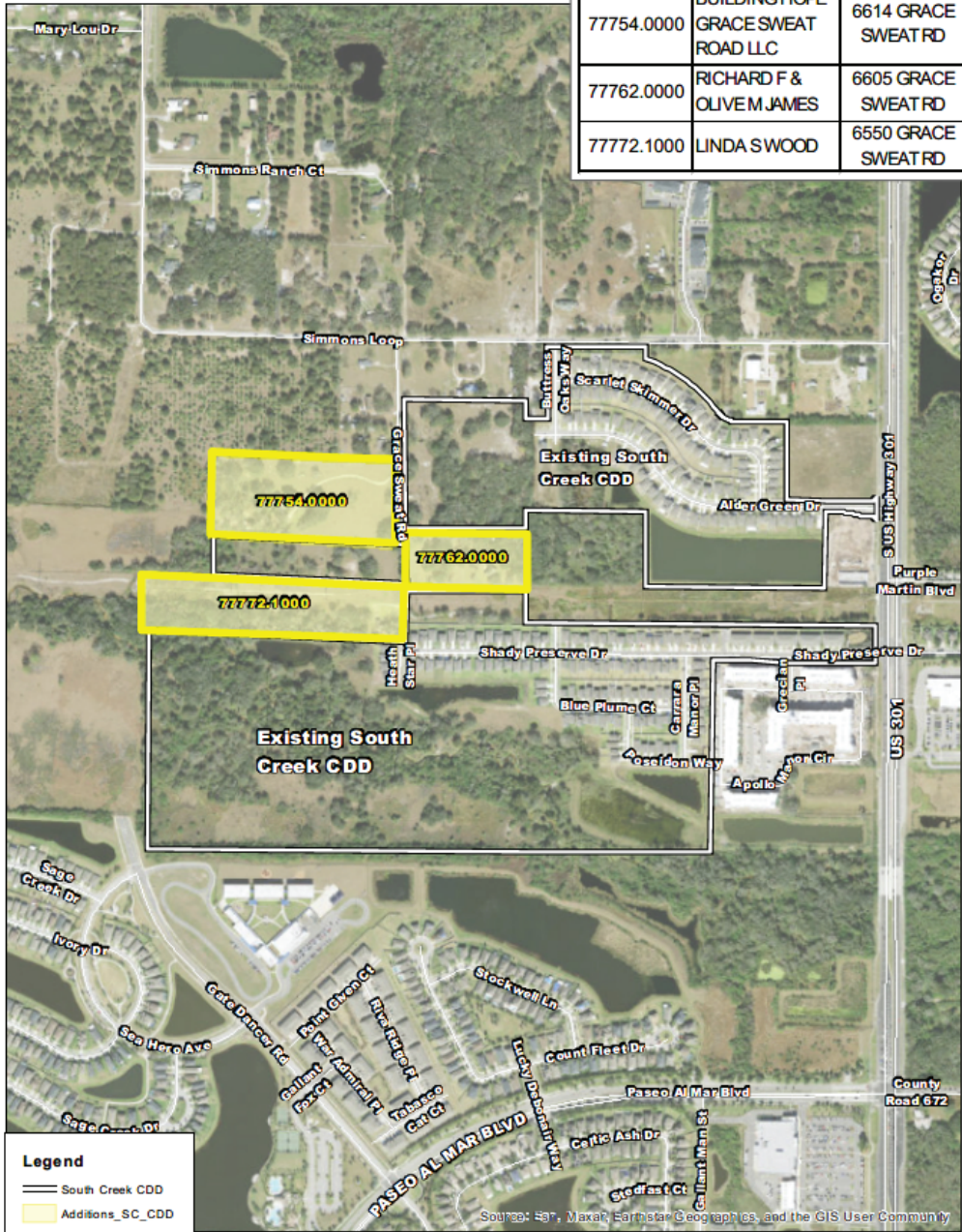
4921 Memorial Highway
One Memorial Center, Suite 300
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Phone: (813) 880-8881
www.Ardurra.com
License #2610

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EXHIBIT B
Expansion Area

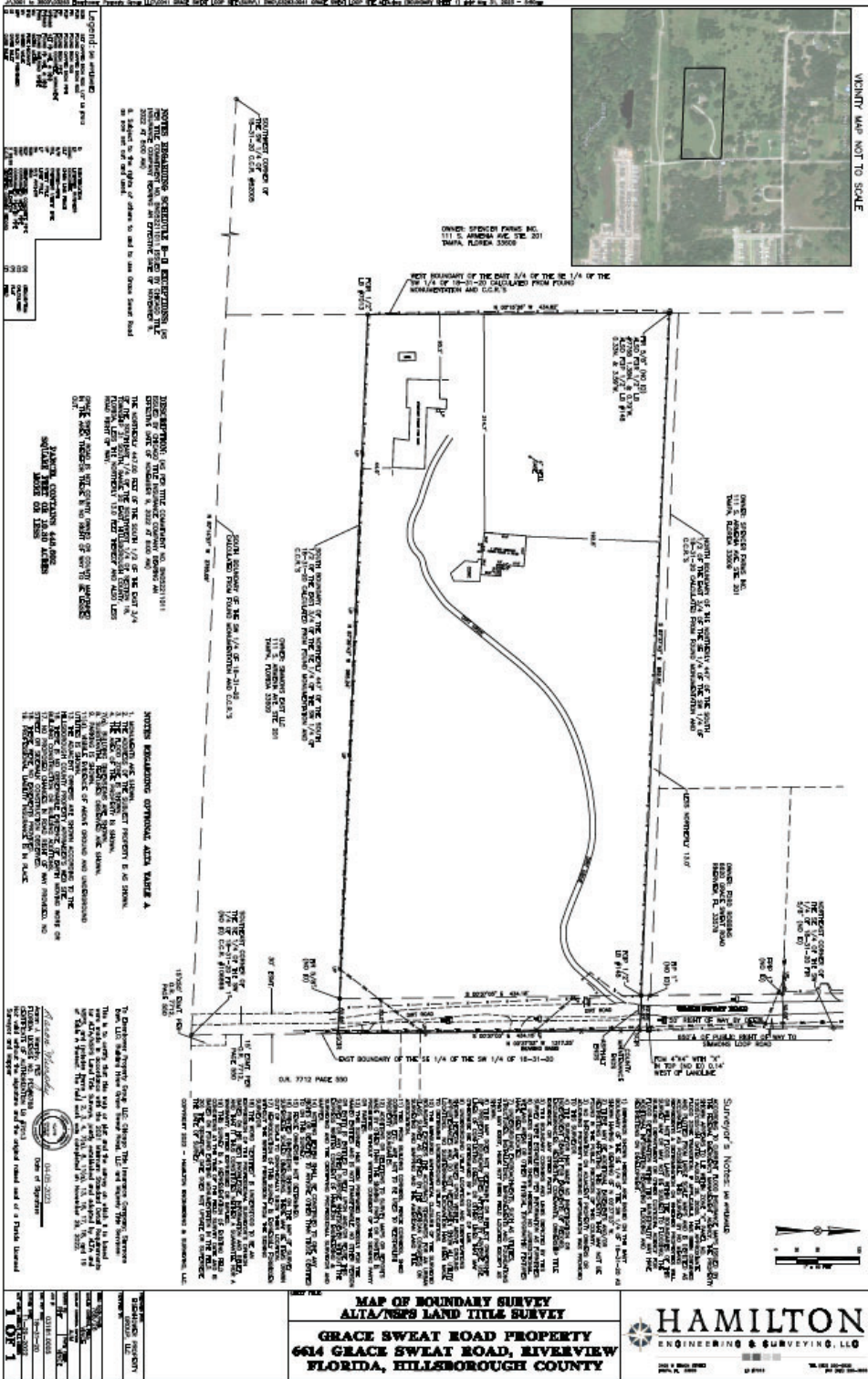
South Creek CDD

FOLIO #	OWNER	ADDRESS
77754.0000	BUILDING HOPE GRACE SWEAT ROAD LLC	6614 GRACE SWEAT RD
77762.0000	RICHARD F & OLIVE M. JAMES	6605 GRACE SWEAT RD
77772.1000	LINDA S WOOD	6550 GRACE SWEAT RD



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

VERTICAL MAP NOT TO SCALE



NOTICE OF DISCONTINUATION OF SURVEY
 THE DISCONTINUATION OF SURVEY OF THE BOUNDARY SURVEY OF THE GRACE SWEAT ROAD PROPERTY, HILLSBOROUGH COUNTY, FLORIDA, IS HEREBY DISCONTINUED BY THE SIGNATURE OF THE SURVEYOR, HAMILTON ENGINEERING & SURVEYING, LLC, AND THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREBY REVOKED.

DISCONTINUATION OF THE COMPARISON TO SUCCESSORS
 THE DISCONTINUATION OF THE COMPARISON TO SUCCESSORS OF THE BOUNDARY SURVEY OF THE GRACE SWEAT ROAD PROPERTY, HILLSBOROUGH COUNTY, FLORIDA, IS HEREBY DISCONTINUED BY THE SIGNATURE OF THE SURVEYOR, HAMILTON ENGINEERING & SURVEYING, LLC, AND THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREBY REVOKED.

NOTICE REASSUMING CONTROL WITH VALUE A
 THE DISCONTINUATION OF CONTROL WITH VALUE A OF THE BOUNDARY SURVEY OF THE GRACE SWEAT ROAD PROPERTY, HILLSBOROUGH COUNTY, FLORIDA, IS HEREBY DISCONTINUED BY THE SIGNATURE OF THE SURVEYOR, HAMILTON ENGINEERING & SURVEYING, LLC, AND THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREBY REVOKED.

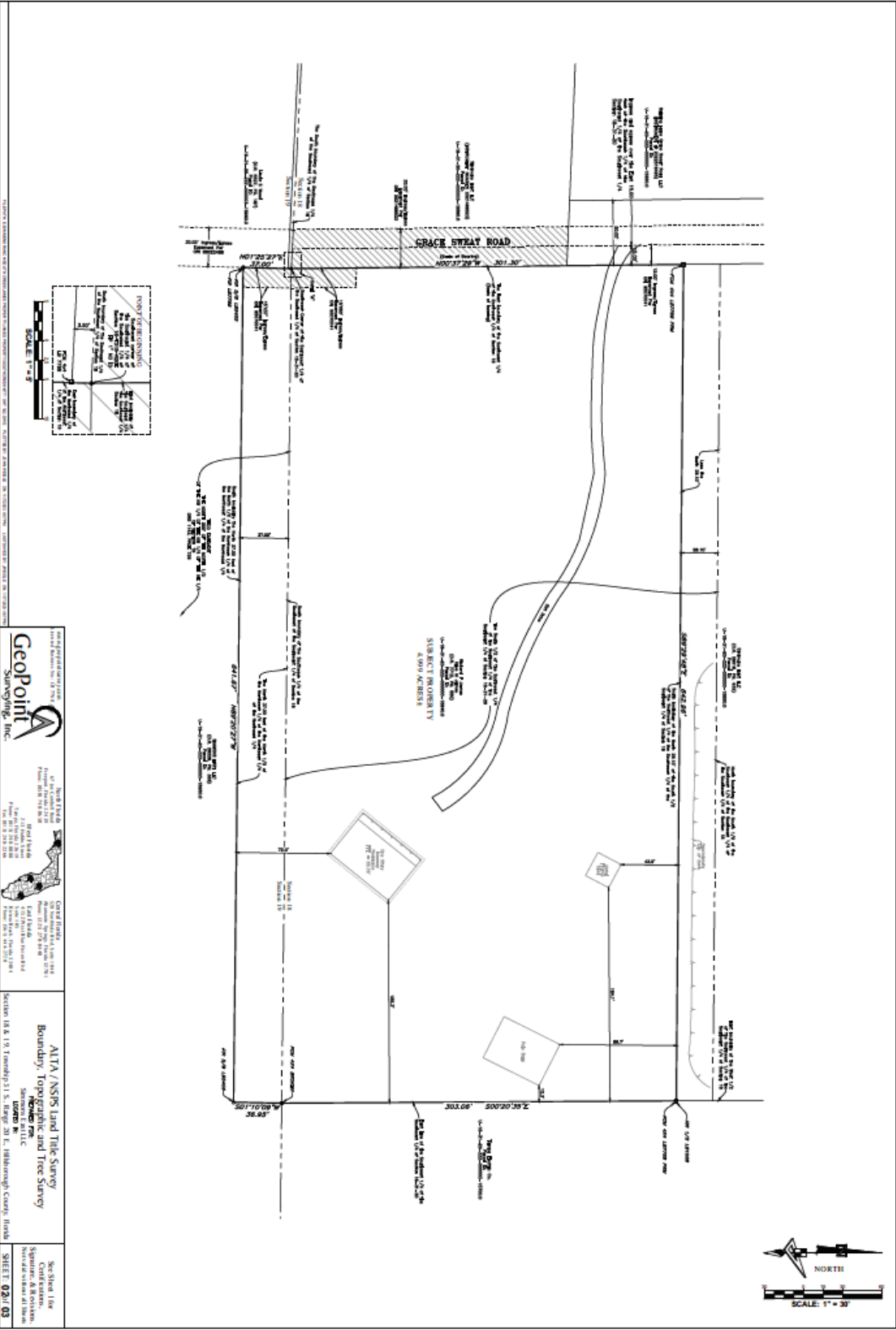
THE DISCONTINUATION OF CONTROL WITH VALUE B
 THE DISCONTINUATION OF CONTROL WITH VALUE B OF THE BOUNDARY SURVEY OF THE GRACE SWEAT ROAD PROPERTY, HILLSBOROUGH COUNTY, FLORIDA, IS HEREBY DISCONTINUED BY THE SIGNATURE OF THE SURVEYOR, HAMILTON ENGINEERING & SURVEYING, LLC, AND THE SURVEYOR'S SIGNATURE AND SEAL ARE HEREBY REVOKED.

MAP OF BOUNDARY SURVEY
ALTA/NEE'S LAND TITLE SURVEY
GRACE SWEAT ROAD PROPERTY
6614 GRACE SWEAT ROAD, RIVERVIEW
FLORIDA, HILLSBOROUGH COUNTY

Surveyor's Notice to Purchasers
 THE PURCHASER OF ANY INTEREST IN THE REAL PROPERTY DESCRIBED IN THIS SURVEY SHOULD BE ADVISED THAT THIS SURVEY WAS MADE FOR THE PURPOSE OF RECORDING A DEED OF CONVEYANCE AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE DATA HEREON SHOWN. THE SURVEYOR HAS BEEN ADVISED THAT THE REAL PROPERTY DESCRIBED IN THIS SURVEY IS SUBJECT TO A DEED OF CONVEYANCE DATED 01/10/2011 BY GRACE SWEAT ROAD LLC TO BAYVIEW INVESTMENT GROUP, LLC, HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PUBLICTHE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BOOK 30121, PAGE 15. THE PURCHASER IS ADVISED THAT THE REAL PROPERTY DESCRIBED IN THIS SURVEY IS SUBJECT TO THE DEED OF CONVEYANCE DATED 01/10/2011 BY GRACE SWEAT ROAD LLC TO BAYVIEW INVESTMENT GROUP, LLC, HILLSBOROUGH COUNTY, FLORIDA, RECORDED IN PUBLICTHE RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, BOOK 30121, PAGE 15.

HAMILTON ENGINEERING & SURVEYING, LLC
 10855 W. WASHINGTON AVE., SUITE 101
 WASHINGTON, FLORIDA 33694
 (813) 891-1234
 www.hamiltonsurveying.com

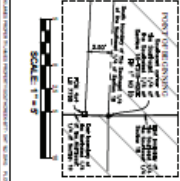
NO.	DESCRIPTION	DATE
1	Original	01/10/2011
2	Amendment	01/10/2011
3	Amendment	01/10/2011
4	Amendment	01/10/2011
5	Amendment	01/10/2011
6	Amendment	01/10/2011
7	Amendment	01/10/2011
8	Amendment	01/10/2011
9	Amendment	01/10/2011
10	Amendment	01/10/2011

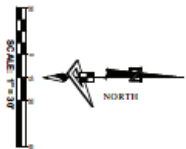
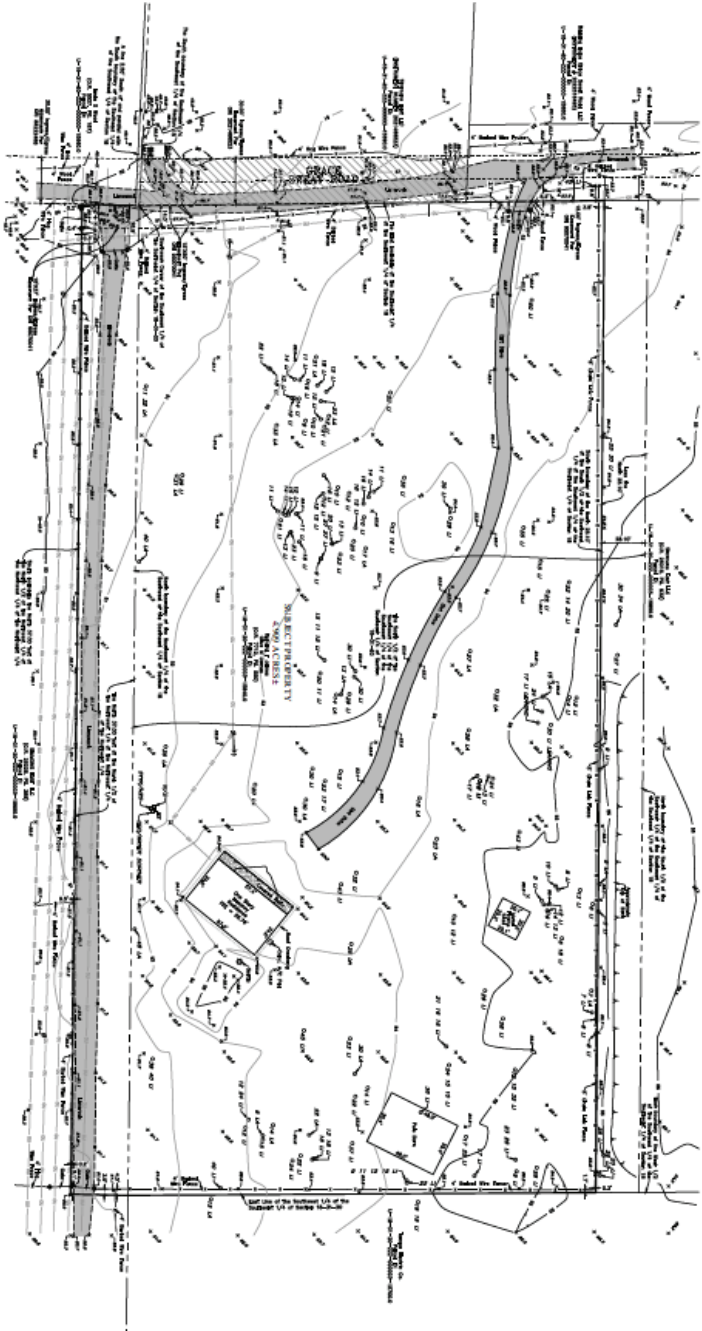


Geopoint
 Surveying, Inc.
 10111 1st Street, Suite 100
 Houston, TX 77036
 Phone: 281.292.8888
 Fax: 281.292.8889
 Email: info@geopoint.com
 Website: www.geopoint.com

ALTA / NSRS Land Tie Survey
 Boundary, Topographic and Tree Survey
 Survey ELLIOTT

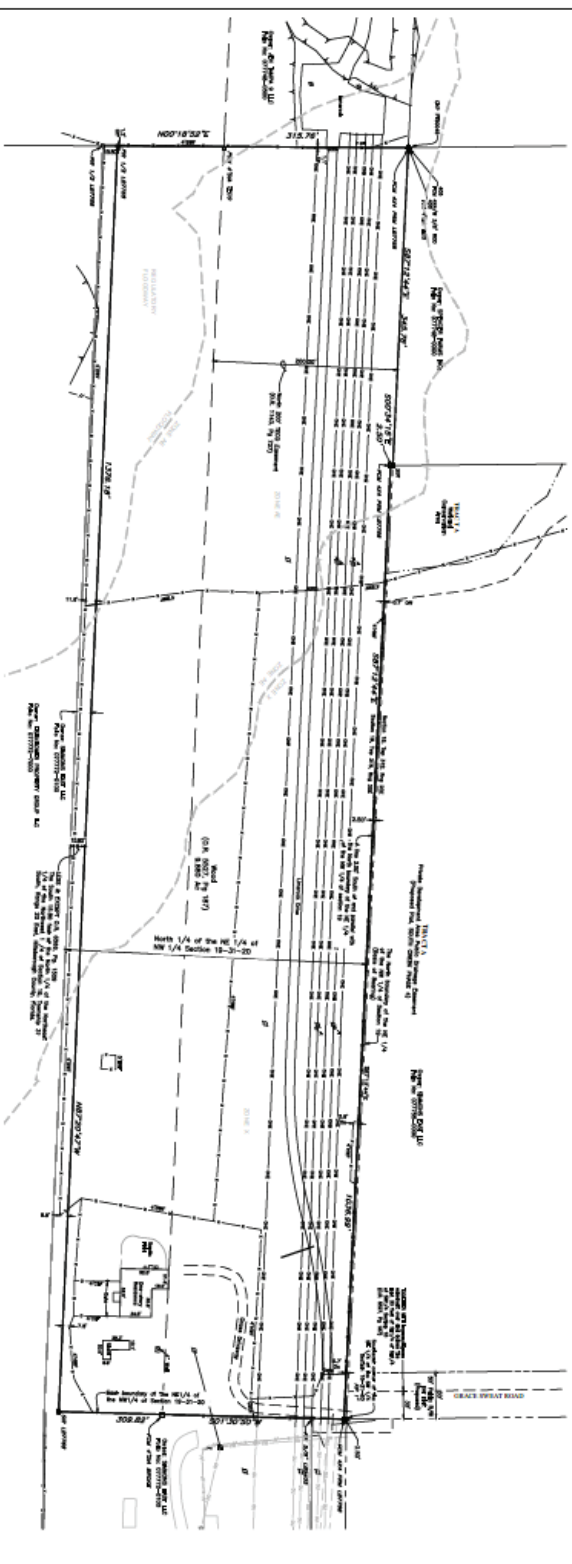
Section 104, 105 Township 31 S, Range 20 E, Meritman, Corsi, Frick
 SHEET 021 OF 03






 Geopoint Surveying, Inc.
 2015 S. GARDEN AVENUE, SUITE 100
 TULSA, OKLAHOMA 74119
 TEL: 918.466.2000
 FAX: 918.466.2001
 WWW.GEOPPOINT.COM

ALTA /NSRS Land Title Survey
 Boundary, Topographic and Tree Survey
 Surveyed by: ALTA
 Section 18 & 19 Township 31 S. Range 20 E. Oklahoma County, Oklahoma
SHEET 03 of 03



1. The survey was made by the use of a total station and a steel tape. The bearings were measured with a total station and the distances were measured with a steel tape. The survey was made in accordance with the provisions of the Surveying Act, R.S. 48:221-48:225.

2. The survey was made in accordance with the provisions of the Surveying Act, R.S. 48:221-48:225.

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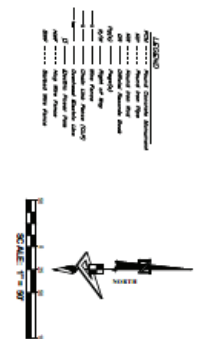
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SURVEY INFORMATION		PROPERTY INFORMATION		OWNER INFORMATION	
DATE	11/11/2011	SECTION	18-31-20	OWNER	ATMANS' LAND SURVEY
TOWNSHIP	18N	RANGE	31E	OWNER	ATMANS' LAND SURVEY
COUNTY	DELAWARE	OWNER	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY
STATE	DELAWARE	OWNER	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY
PROJECT	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY
DATE	11/11/2011	SECTION	18-31-20	OWNER	ATMANS' LAND SURVEY
TOWNSHIP	18N	RANGE	31E	OWNER	ATMANS' LAND SURVEY
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STATE	DELAWARE	OWNER	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY
PROJECT	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY	OWNER	ATMANS' LAND SURVEY

ATMANS' LAND SURVEY
 18N 31E
 SECTION 18-31-20
 DELAWARE COUNTY, DELAWARE

EXHIBIT C
New District Boundaries

DESCRIPTION: SOUTH CREEK CDD (Prepared by GeoPoint Surveying, Inc.)

A parcel of land lying in Sections 18 & 19, Township 31 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

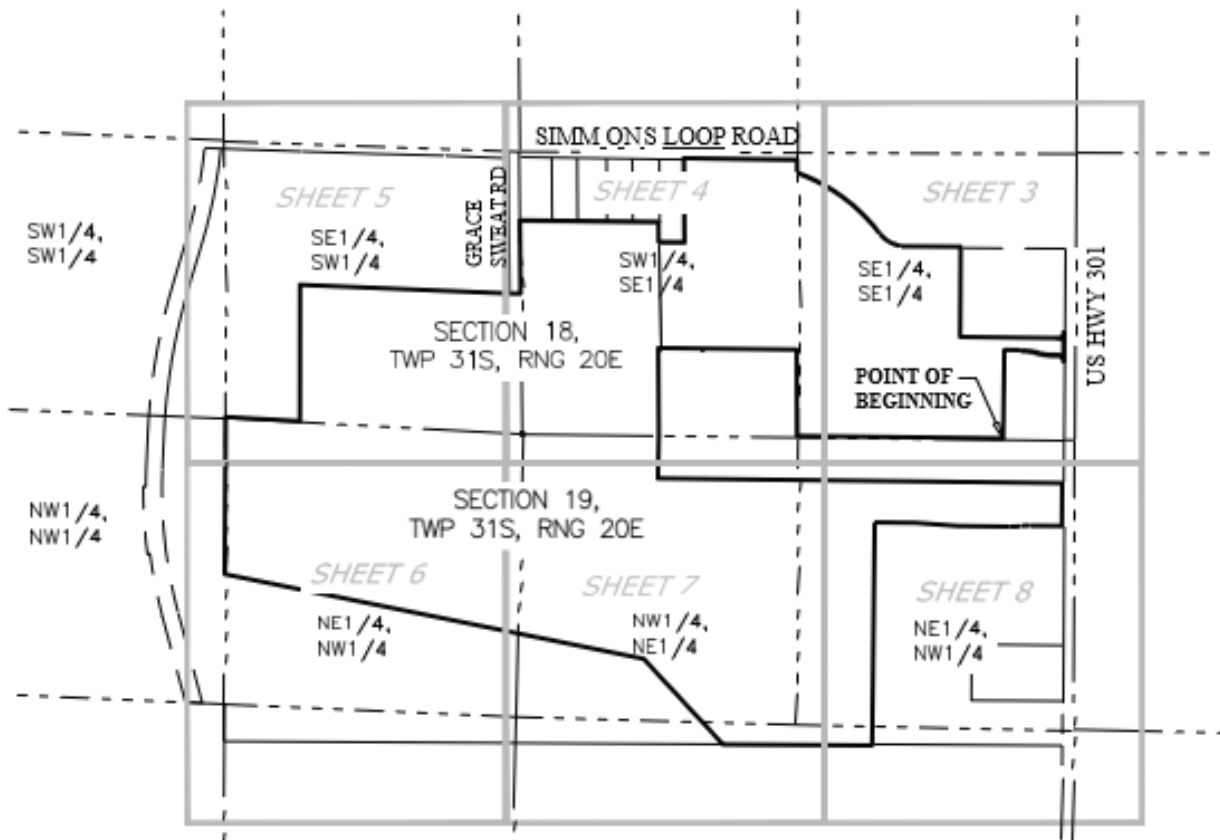
COMMENCE at the Southeast corner of said Section 18; thence along the South boundary of the Southeast 1/4 of said Section 18, N 89°20'16" W, a distance of 325.27 feet to the **POINT OF BEGINNING**; also being the Southwest corner of TRACT I, SOUTHCREEK, according to the plat thereof, as recorded in Plat Book 139, Page 122 of the Public Recorded of Hillsborough County, Florida; thence along the Southerly boundary of said SOUTHCREEK the following three (3) courses, 1) N 89°20'16" W, a distance of 958.46 feet to the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 18; 2) along said West boundary, N 00°07'21" W, a distance of 400.04 feet; 3) leaving said West boundary, N 89°20'16" W, a distance of 643.67 feet; thence S 00°22'08" E, a distance of 400.37 feet; thence S 01°08'43" W, a distance of 203.78 feet; thence S 89°20'16" E, a distance of 1878.25 feet to the West right-of-way for U.S. Highway 301 (SR 43) per FDOT R/W Map, Section 10010-2504; thence along said West right-of-way, S 00°21'06" W, a distance of 198.47 feet; thence leaving said West right-of-way, N 89°38'54" W, a distance of 146.48 feet; thence westerly, 45.73 feet along the arc of a tangent curve to the left having a radius of 498.00 feet and a central angle of 05°15'42" (chord bearing S 87°43'15" W, 45.72 feet); thence westerly, 52.97 feet along the arc of a reverse curve to the right having a radius of 544.00 feet and a central angle of 05°34'45" (chord bearing S 87°52'47" W, 52.95 feet); thence N 89°19'51" W, a distance of 237.79 feet; thence N 85°50'11" W, a distance of 196.88 feet; thence N 89°19'51" W, a distance of 193.02 feet; thence S 00°40'09" W, a distance of 1032.96 feet; thence N 89°38'24" W, a distance of 694.08 feet; thence N 42°59'55" W, a distance of 542.72 feet; thence N 78°37'41" W, a distance of 1990.98 feet to the West boundary of the Northeast 1/4 of the Northwest 1/4 of said Section 19; thence along said West boundary, N 00°21'15" E, a distance of 729.68 feet to the South boundary of the Southwest 1/4 of said Section 18; thence along said South boundary, S 86°47'16" E, a distance of 346.20 feet; thence leaving said South boundary, N 00°03'42" E, a distance of 631.97 feet; thence S 87°37'43" E, a distance of 978.61 feet; thence N 89°43'25" E, a distance of 50.00 feet to the West boundary of the Southeast 1/4 of said Section 18; thence along said West boundary, N 00°37'29" W, a distance of 340.08 feet to the Southwest corner of SAND RIDGE ESTATES, according to the plat thereof, as recorded in Plat Book 62, Pg 31, of the Public Records of Hillsborough County Florida; thence along South boundary of said SAND RIDGE ESTATES, S 89°25'31" E, a distance of 646.29 feet Southeast corner of said SAND RIDGE ESTATES; thence leaving said South boundary, S 00°22'08" E, a distance of 94.02 feet; to the Northwest corner of TRACT F of said SOUTHCREEK; thence along the Westerly and Easterly boundaries of said SOUTHCREEK the following seven (7) courses, 1) S 89°34'58" E, a distance of 120.01 feet; 2) N 00°22'08" W, a distance of 389.15 feet to the South Maintained right-of-way of SIMMONS LOOP ROAD, 3) along said South right of way, S 89°14'57" E, a distance of 527.47 feet; 4) leaving said South right-of-way, S 00°07'21" E, a distance of 59.96 feet; 5) southeasterly, 484.19 feet along the arc of a non-tangent curve to the right having a radius of 840.00 feet and a

central angle of $33^{\circ}01'34''$ (chord bearing $S\ 53^{\circ}39'49''\ E$, 477.51 feet); 6) southeasterly, 117.91 feet along the arc of a non-tangent curve to the left having a radius of 159.80 feet and a central angle of $42^{\circ}16'25''$ (chord bearing $S\ 59^{\circ}34'32''\ E$, 115.25 feet); 7) $S\ 89^{\circ}34'50''\ E$, a distance of 277.96 feet to the Northwest corner of TRACT H, of said SOUTHCREEK; thence along the West and South boundaries of said TRACT H, the following three (3) courses; 1) $S\ 00^{\circ}21'41''\ W$, a distance of 418.90 feet; 2) $S\ 89^{\circ}19'47''\ E$, a distance of 454.87 feet; 3) northeasterly, 39.40 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $90^{\circ}18'32''$ (chord bearing $N\ 45^{\circ}30'57''\ E$, 35.45 feet) to the West right-of-way of said US Highway 301 (SR 43); thence along said West right-of-way, $S\ 00^{\circ}21'41''\ W$, a distance of 128.00 feet to the Northeast corner of said TRACT I, SOUTHCREEK; thence along the North and West boundaries of said TRACT I, the following six (6) courses, 1) northwesterly, 39.14 feet along the arc of a tangent curve to the left having a radius of 25.00 feet and a central angle of $89^{\circ}41'28''$ (chord bearing $N\ 44^{\circ}29'03''\ W$, 35.26 feet); 2) $N\ 89^{\circ}19'47''\ W$, a distance of 23.25 feet; 3) westerly, 78.09 feet along the arc of a tangent curve to the right having a radius of 318.00 feet and a central angle of $14^{\circ}04'12''$ (chord bearing $N\ 82^{\circ}17'41''\ W$, 77.89 feet); 4) westerly, 69.25 feet along the arc of a reverse curve to the left having a radius of 282.00 feet and a central angle of $14^{\circ}04'12''$ (chord bearing $N\ 82^{\circ}17'41''\ W$, 69.08 feet); 5) $N\ 89^{\circ}19'47''\ W$, a distance of 79.00 feet; 6) $S\ 00^{\circ}42'33''\ W$, a distance of 410.03 feet to the **POINT OF BEGINNING**.

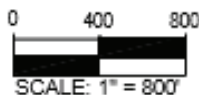
Containing 133.972 acres

Description Sketch

(Not A Survey)



KEY MAP



1. Bearings shown hereon are based on the South line of the SE 1/4 of Section 18-31-19, having a Grid bearing of N.89°20'16"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.
2. This Description Sketch has been electronically signed and sealed by John D. Weigle using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

LEGEND

LB	---	Licensed Business
O.R.	---	Official Records
P.O.B.	---	Point of Beginning
P.B.	---	Plat Book
Pg.(s)	---	Page(s)
R/W	---	Right-of-Way
Sec.	---	Section

See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB 7768



GeoPoint
 Surveying, Inc.