SUBJECT:	South Creek Phase 6 **PI#7300**
DEPARTMENT:	Development Review Division of Development Services Department
SECTION:	Project Review & Processing
BOARD DATE:	May 12, 2026
CONTACT:	Lee Ann Kennedy

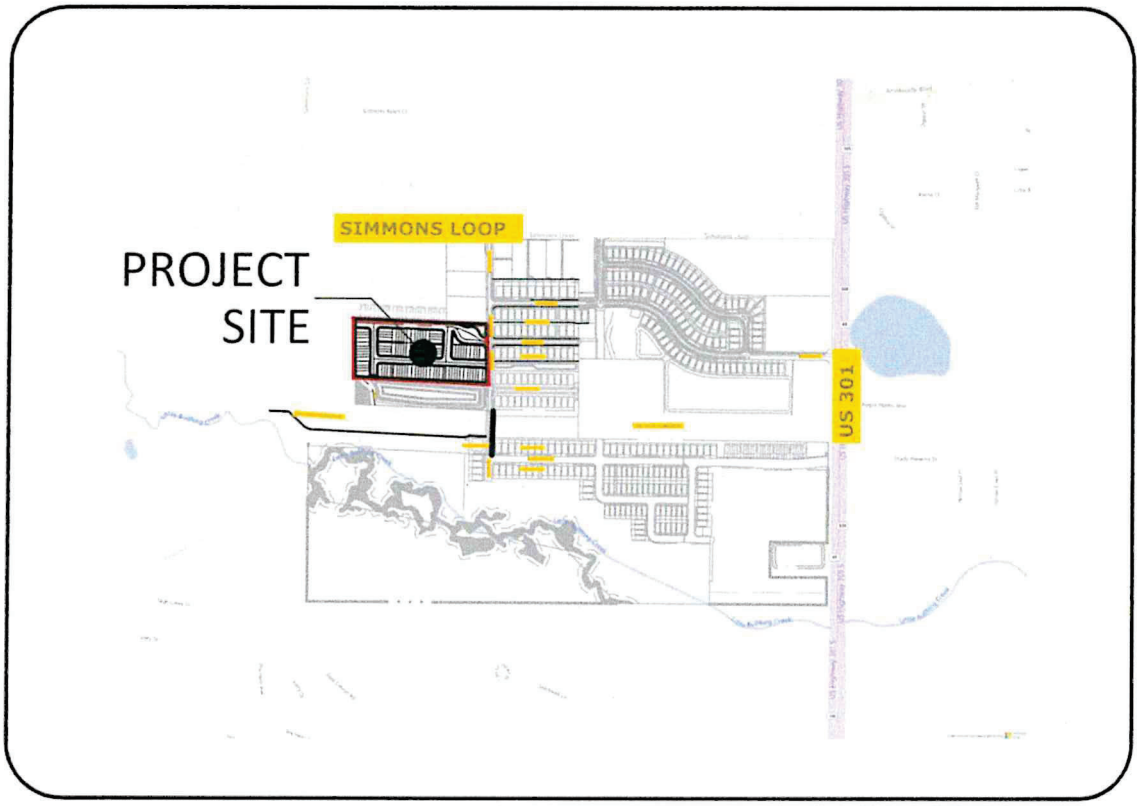
RECOMMENDATION:

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, for the attached plat for South Creek Phase 6, located in Section 18, Township 31 and Range 20. Provide the administrative rights to release the performance securities for construction and lot corners upon final review by the Development Review Division of Development Services Department. Accept a Performance Bond in the amount of $1,190,834.94 and authorize the Chairman to execute the Subdivider's Agreement for Construction of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of $12,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

On November 17, 2025, Permission to Construct Prior to Platting was issued for South Creek Phase 6, after construction plan review was completed on November 14, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developers are Lennar Homes, LLC and the engineer Ardurra.

Location Map



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

This Agreement made and entered into this ___day of January, 2026, by and between Lennar Homes 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 South Creek Phase 6, 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 the improvements required by the LDC 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 the 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 as required by the County; and

WHEREAS, the Subdivider agrees to build and construct the improvements as listed below and identified as applicable to this project:

☒ Roads/Streets	☒ Water Mains/Services	☒ Stormwater Drainage Systems
☒ Sanitary Gravity Sewer Systems	☐ Sanitary Sewer Distribution System	☐ Bridges
☐ Reclaimed Water Mains/Services	☒ Sidewalks	

☐ Other:_____; and

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

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

2. The Subdivider agrees to well and truly build, construct and install in the platted 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, any roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in 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, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:

   a. Letter of Credit, number _____, dated _____, with _____ by order of _____,

   b. A Performance Bond, number 024291972 dated, 3/3/26 _____ with _____ Lennar Homes LLC as Principal, and _____ Liberty Mutual Insurance as Surety, or

   c. Escrow ageement, dated _____, between, _____ and the County, or

   d. 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.

4. 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. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the 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.

6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as 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.

7. 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.

8. 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.

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

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

ATTEST:

Witness Signature

Joseph Alexander
Printed Name of Witness

Courtney
Witness Signature

COURTNEY MAI
Printed Name of Witness

Subdivider:

By B-LP
Authorized Corporate Officer or Individual
(Sign before Notary Public and 2 Witnesses)

Brian Panico
Name (typed, printed or stamped)

Vice President
Title

4304 W Boy Scout Blvd
Address of Signer

(656) 239-2352
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:
VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

6 day of FEBRUARY, 2026, by BRIAN PANICO as
(day) (month) (year) (name of person acknowledging)

VICE PRESIDENT for LENNAR HOMES.
(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

Courtney Mai
Comm.: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

(Notary Seal)

HH651843 3/16/29
(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number) (Expiration Date)

Bond No. 024291972

SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC , 4301 W Boy Scout Blvd., Suite 600 Tampa, FL 33607 called the Principal, and Liberty Mutual Insurance Company 175 Berkeley St., Boston, MA 02116 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of one million one hundred ninety thousand eight hundred thirty four dollars and ninety four cents ($ 1,190,834.94) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

WHEREAS, these subdivision regulations require the construction of improvements in connection with the platting of the South Creek Phase 6 subdivision; and

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

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

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

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

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

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

A. If the Principal shall well and truly build, construct, and install in the platted area known as South Creek Phase 6 subdivision all grading, paving, curbing of streets, alleys or other rights-of-way shown on such plat, sidewalks, bridges, culverts, gutters, water and wastewater and other necessary drainage facilities, to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twelve (12) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 07, 2027.

SIGNED, SEALED AND DATED this 3rd day of March, 2026.

ATTEST:

Joseph Alexander, Witness

Lennar Homes, LLC, a Florida limited liability company

By _____
Principal Seal

Liberty Mutual Insurance Company

Surety Seal

ATTEST:

Krista M. Lee

Krista M. Lee, Witness

By _____

Ratthanatevy Lor, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY

BY _____

Approved As To Form And Legal Sufficiency. as amended

POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ratthanatevy Lor

all of the city of Seattle, state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3rd day of March, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

SURETY RIDER

To be attached to and form a part of

Bond No. 024291972

dated effective March 3, 2026
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC , as Principal,
(PRINCIPAL)

and by Liberty Mutual Insurance Company, as Surety,

in favor of Board of County Commissioners, Hillsborough County FL
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date From: 5/7/2027 **To: 6/12/2027**

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective March 12, 2026
(MONTH-DAY-YEAR)

Signed and Sealed March 24, 2026
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company
(PRINCIPAL)

By: _____
(PRINCIPAL)

Liberty Mutual Insurance Company
(SURETY)

By: _____
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY _____

Approved As To Form And Legal Sufficiency.

S-0443/GEEF 10/99

POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ratthanatevy Lor

all of the city of Seattle, state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 24th day of March, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

PROJECT: South Creek Phase 6

CLIENT: Lennar Homes LLC

BOND CALCULATIONS

STATE OF FLORIDA }

}

COUNTY OF HILLSBOROUGH }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, with Registration No. 54099, hereby certify that the cost listed below are accurate and were prepared for the purpose of securing a Performance Bond and a Lot Corner Monumentation Performance Bond for South Creek Phase 6.

Tuyen L. Tran, P.E. (#54099)

Tuyen L. Tran
CN: Tuyen L. Tran
email=...@ardurra.com
O=ARDURRA GROUP, INC., C=US
2026.02.04 17:59:58 -05'00'

Tuyen Tran (SEAL)

PROFESSIONAL Engineer

2/4/2026

Date

TUYEN LINH TRAN LICENSE No. 54099 STATE OF FLORIDA PROFESSIONAL ENGINEER

Tuyen L. Tran, State of Florida, Professional Engineer, License No. 54099.
This item has been digitally signed and sealed by Tuyen L. Tran on the date adjacent to the seal.
Signature must be verified on any electronic copies.

5/9/2026

Ardurra Group, Inc.
CLIENT: Lennary Homes LLC
PROJECT: South Creek Phase 6

ENGINEER'S PERFORMANCE COST ESTIMATE
LOT CORNER MONUMENTATION
January 29, 2025

LOT CORNER MONUMENTATION

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	96	LOTS	$ 100.00	$ 9,600.00

LOT CORNER PERFORMANCE BOND AMOUNT (125% OF TOTAL)	$	9,600.00	x	125%	=	$	12,000.00

Ardurra Group, Inc.
CLIENT: Lennar Homes LLC
PROJECT: South Creek Phase 6

EXHIBIT A
PERFORMANCE BOND
January 29, 2025

SUMMARY OF SCHEDULES

STATE OF FLORIDA }
}
COUNTY OF HILLSBOROUGH }

I, Tuyen L. Tran, P.E., a Professional Engineer registered in the State of Florida, wit Registration No. 54099, hereby certify that I have examined the Plat of South Creek Phase 6, as filed by Ardurra Group, Inc., located in Section 18 & 19, Township 31 South, Range 20 East, Hillsborough County, Florida; and that the cost of the improvements lying within the said Plat, as listed below, are accurate engineering estimates which were prepared for the purpose of determining the amount for the Performance Bond required by Hillsborough County Land Development Code.

Schedule	Total
Road Construction	$586,006.65
Storm Drainage	$10,500.00
Water & Fire Distribution	$316,695.30
Sanitary Sewer	$39,466.00
Grand Total	$952,667.95

Performance Bond (125% of GRAND TOTAL amount)

$952,667.95 x 1.25 = $1,190,834.94

Ardurra Group, Inc.
CLIENT: Lennar Homes LLC
PROJECT: South Creek Phase 6

#REF!
PERFORMANCE BOND
January 29, 2025

ROAD CONSTRUCTION

	DESCRIPTION	QUANTITY	UNIT		UNIT PRICE		AMOUNT
	Onsite Roadway						
1	1 1/2" Type SP-12.5 Asphalt	6,050	SY	$	16.75	$	101,337.50
2	6" Limerock Base	6,050	SY	$	18.25	$	110,412.50
3	12" Stabilization Sub-Base (LBR 40)	7,861	SY	$	7.50	$	58,957.50
4	3' Intersection Valley Curb	78	LF	$	42.15	$	3,287.70
5	Miami Curb	3,630	LF	$	17.10	$	62,073.00
6	Drop Curb	514	LF	$	24.70	$	12,695.80
7	Type D Curb	228	LF	$	24.65	$	5,620.20
8	Type F Curb	1,290	LF	$	24.10	$	31,089.00
9	5' Wide Conc. Sidewalk - Turn Down Edge	452	LF	$	47.55	$	21,492.60
10	5' Wide Conc. Sidewalk (Non-Lot Frontage)	1,906	LF	$	42.45	$	80,909.70
11	Mail Kiosk Pad - by others					$	-
12	ADA Ramps	15	EA	$	1,349.10	$	20,236.50
13	Curb Cuts - ONLY	6	EA	$	234.85	$	1,409.10
14	R/W Grading - Onsite	1	LS	$	24,090.00	$	24,090.00
15	3' Sod - B.O.C.	1,712	SY	$	3.70	$	6,334.40
16	Seed & Mulch - R/W	4,565	SY	$	0.60	$	2,739.00
17	Striping & Signage	1	LS	$	5,420.25	$	5,420.25
18	Concrete Driveway	610	SF	$	8.95	$	5,459.50
19	Connect to Existing Road	2	EA	$	1,198.45	$	2,396.90
20	Roadside Underdrain	1,032	LF	$	18.25	$	18,834.00
21	Underdrain Cleanouts	6	EA	$	357.25	$	2,143.50
22	4" Sleeves	360	LF	$	11.30	$	4,068.00
23	Inspection/Testing	1	LS	$	5,000.00	$	5,000.00
					ROAD CONSTRUCTION TOTAL	$	586,006.65

Ardurra Group, Inc.
CLIENT: Lennar Homes LLC
PROJECT: South Creek Phase 6

#REF!
PERFORMANCE BOND
January 29, 2025

STORM DRAINAGE

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Inspection/Testing	1	LS	$ 10,500.00	$ 10,500.00
				STORM DRAINAGE TOTAL	$ 10,500.00

Ardurra Group, Inc.
CLIENT: Lennar Homes LLC
PROJECT: South Creek Phase 6

#REF!
PERFORMANCE BOND
January 29, 2025

WATER DISTRIBUTION

	DESCRIPTION	QUANTITY	UNIT		UNIT PRICE		AMOUNT
1	Connect to Existing WM	1	EA	$	3,011.20	$	3,011.20
2	Master Meter	1	LS	$	37,508.30	$	37,508.30
3	6" PVC C900 DR18 WM	2,102	LF	$	31.00	$	65,162.00
4	6" Ductile Iron Pipe	72	LF	$	56.95	$	4,100.40
5	4" PVC C900 DR18 WM	162	LF	$	20.80	$	3,369.60
6	6" Gate Valve w/ Box	13	EA	$	2,499.65	$	32,495.45
7	6 x 6" Tee	3	EA	$	1,081.60	$	3,244.80
8	6 x 4" Reducer	2	EA	$	490.70	$	981.40
9	6" Fittings & Restraints	1	LS	$	17,543.65	$	17,543.65
10	4" Fittings & Restraints	1	LS	$	451.95	$	451.95
11	Fire Hydrant Assembly	4	EA	$	8,500.20	$	34,000.80
12	Single Service Assembly (Complete) - Short Sid	58	EA	$	711.85	$	41,287.30
13	Single Service Assembly (Complete) - Long Side	65	EA	$	907.20	$	58,968.00
14	4" Blow-off w/ 4" G.V.	2.00	EA	$	3,388.00	$	6,776.00
15	Testing & Chlorination	1.00	LS	$	2,794.45	$	2,794.45
16	Inspection/Testing	1.00	LS	$	5,000.00	$	5,000.00
			WATER DISTRIBUTION TOTAL			$	316,695.30

Ardurra Group, Inc.
CLIENT: Lennar Homes LLC
PROJECT: South Creek Phase 6

#REF!
PERFORMANCE BOND
January 29, 2025

SANITARY SEWER

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	Televise Sanitary Sewer - Main	2,064	LF	$ 5.45	$ 11,248.80
2	Televise Sanitary Sewer - Laterals	4,636	LF	$ 5.45	$ 25,266.20
3	Testing	1	LS	$ 2,951.00	$ 2,951.00
				SANITARY SEWER TOTAL	$ 39,466.00

SUBDIVIDER'S AGREEMENT FOR PERFORMANCE - PLACEMENT OF LOT CORNERS

This Agreement made and entered into this ____ day of _____, 20 26, by and between Lennar Homes, 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 South Creek Phase 6 (hereafter referred to as the "Subdivision"); and

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

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

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

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

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

2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twenty four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.

3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:

   a. Letter of Credit, number _____, dated _____, with _____ by order of _____,

   b. A Performance Bond, number 024291973 dated, 3/3/26 _____ with _____ Lennar Homes LLC as Principal, and _____ Liberty Mutual Insurance as Surety, or

   c. Escrow ageement, dated _____, between, _____ and the County, or

   c. Cashier/Certified Check, number _____, dated _____, which shall be deposited by the County into a non-interest bearing

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

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

4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.

5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.

6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.

7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.

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

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

ATTEST:

Witness Signature

Joseph Alexander
Printed Name of Witness

Witness Signature

COURTNEY NAI
Printed Name of Witness

Subdivider:

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

Brian Panico
Name (typed, printed or stamped)

Vice President
Title

4301 W Boy Scout Blvd
Address of Signer

(656) 239-2352
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:
VICTOR D. CRIST
Clerk of the Circuit Court

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

17 day of FEBRUARY, 2026, by BRIAN PANICO as
(day) (month) (year) (name of person acknowledging)

VP for LENNAR HOMES.
(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)
Courtney Mai
Comm.: HH 651843
Expires: Mar. 16, 2029
Notary Public - State of Florida

651843 3/16/2029
(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

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number) (Expiration Date)

Bond No. 024291973

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC a Florida Limited Liability Company 4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607 called the Principal, and Liberty Mutual Insurance Company 175 Berkeley St., Boston, MA 02116 called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Twelve Thousand and 00 / 100 ($ 12,000.00) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

WHEREAS, the lot corners required by Florida Statutes in the subdivision known as South Creek Phase 6 are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

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

A. If the Principal shall well and truly build, construct, and install in the platted area known as South Creek Phase 6 subdivision all lot corners as required by the State in the platted area in exact accordance with the drawings, plans, specifications, and other data and information filed with the Development Review Division of Development Services Department of Hillsborough County by the Principal, and shall complete all of said building, construction, and installation within twenty four (24) months from the date that the Board of County Commissioners approves the final plan and accepts this performance bond; and

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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL May 07, 2028.

SIGNED, SEALED AND DATED this 3rd day of March, 2026.

ATTEST:

Joseph T. Alexander, Witness

BY: B-JP

PRINCIPAL (SEAL)

Liberty Mutual Insurance Company

SURETY (SEAL)

ATTEST:

Krista M. Lee

Krista M. Le,, Witness

Ratthanatevy Lor, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY

Approved As To Form And Legal Sufficiency.

as amended

Liberty Mutual
SURETY

POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ratthanatevy Lor

all of the city of Seattle, state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 3rd day of March, 2026.

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

SURETY RIDER

To be attached to and form a part of

Bond No. 024291973

dated effective March 3, 2026
(MONTH-DAY-YEAR)

executed by Lennar Homes, LLC , as Principal,
(PRINCIPAL)

and by Liberty Mutual Insurance Company, as Surety,

in favor of Board of County Commissioners, Hillsborough County FL
(OBLIGEE)

in consideration of the mutual agreements herein contained the Principal and the Surety hereby consent to changing

The Expiration Date From: 5/7/2028 **To: 6/12/2028**

Nothing herein contained shall vary, alter or extend any provision or condition of this bond except as herein expressly stated.

This rider is effective March 12, 2026
(MONTH-DAY-YEAR)

Signed and Sealed March 24, 2026
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida limited liability company
(PRINCIPAL)

By: _____
(PRINCIPAL)

Liberty Mutual Insurance Company
(SURETY)

By: _____
Ratthanatevy Lor, Attorney-In-Fact

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.

S-0442/GEEF 10/99

POWER OF ATTORNEY

Certificate No: 8204866

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Ratthanatevy Lor

all of the city of Seattle, state of WA each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 1st day of July, 2024.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

By: _____
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 1st day of July, 2024, before me personally appeared Nathan J. Zangerle, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at Plymouth Meeting, Pennsylvania, on the day and year first above written.

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.
Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.
Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes Nathan J. Zangerle, Assistant Secretary to appoint such attorneys-infact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company do hereby certify that this power of attorney executed by said Companies is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 24th day of March , 2026 .

By: _____
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

SOUTH CREEK PHASE 6

BEING A PORTION OF SECTION 18 , TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024042477, AS RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTH CREEK PHASE 4 ACCORDING TO PLAT BOOK 147, PAGE 175, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024042477, AS RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 00°34'15" WEST, A DISTANCE OF 428.18 FEET; THENCE, LEAVING SAID WEST LINE, SOUTH 87°39'42" EAST, A DISTANCE OF 688.06 FEET; THENCE NORTH 00°37'29" WEST, A DISTANCE OF 4.62 FEET TO THE NORTH LINE OF SAID LANDS; THENCE, ALONG SAID NORTH LINE, SOUTH 87°35'15" EAST, A DISTANCE OF 297.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRACE SWEAT ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°37'29" EAST, A DISTANCE OF 433.72 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID LANDS AND THE NORTH LINE OF SAID TRACT A, NORTH 87°35'15" WEST, A DISTANCE OF 986.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.726 ACRES, MORE OR LESS.

DEDICATION:

THE UNDERSIGNED, AS THE OWNERS OF THE LANDS PLATTED HEREIN DO HEREBY DEDICATE THIS PLAT OF SOUTH CREEK PHASE 6 FOR RECORD. FURTHER, THE OWNERS DO HEREBY STATE, DECLARE AND MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS, EACH AS THEIR INTERESTS APPEAR:

THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY SHOWN HEREON AS TRACT RW-1 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND ARE HEREBY RESERVED BY OWNER(S) FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION, AS ACCESS FOR INGRESS AND EGRESS OF LOT OWNERS AND THEIR GUESTS AND INVITEES. SAID RIGHT OF ACCESS FOR INGRESS AND EGRESS WILL EXTEND TO LOT OWNERS WITHIN ALL PHASES AND UNITS, BOTH EXISTING AND FUTURE, OF THIS DEVELOPMENT

OWNER HEREBY GRANT TO HILLSBOROUGH COUNTY GOVERNMENT AND PROVIDERS OF LAW ENFORCEMENT, FIRE EMERGENCY, EMERGENCY MEDICAL, MAIL, PACKAGE DELIVERY, SOLID WASTE/SANITATION, AND OTHER SIMILAR GOVERNMENTAL AND QUASI-GOVERNMENTAL SERVICES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT RW-1, AS SHOWN HEREON FOR INGRESS AND EGRESS FOR THE PERFORMANCE OF THEIR OFFICIAL DUTIES.

PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, OR OTHER CUSTODIAL AND MAINTENANCE ENTITY SUBSEQUENT TO THE RECORDING OF THIS PLAT, FOR THE BENEFIT OF THE LOT OWNERS WITHIN THE SUBDIVISION. SAID EASEMENTS ARE NOT DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

OWNER HEREBY GRANT TO PROVIDERS OF TELEPHONE, ELECTRIC, CABLE TELEVISION AND CABLE DATA, WATER AND SEWER, AND OTHER PUBLIC AND QUASI-PUBLIC UTILITIES, A NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS AND A NON-EXCLUSIVE UTILITY EASEMENT OVER, ACROSS AND UNDER THE PRIVATE ROADS AND PRIVATE RIGHTS OF WAY WITHIN TRACT RW-1, AND THE AREAS DESIGNATED HEREON AS UTILITY EASEMENTS, FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF UTILITIES AS DESIGNATED BY OWNER.

MASTER WATER METER EASEMENT IS HEREBY DEDICATED TO HILLSBOROUGH COUNTY FOR THE BENEFIT OF THE PUBLIC.

OWNER HEREBY RESERVE FEE TITLE IN AND TO TRACTS 601, 602, AND 603 FOR THE PURPOSES SHOWN HEREON. SUCH TRACTS ARE HEREBY MADE SUBJECT TO ANY AND ALL EASEMENTS EXPRESSLY DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAT AS APPLICABLE TO SUCH TRACT FOR THE PURPOSES SO STATED.

THE MAINTENANCE OF OWNER-RESERVED TRACTS AND AREAS AND PRIVATE EASEMENTS RESERVED BY OWNER WILL BE THE RESPONSIBILITY OF THE OWNERS, THEIR ASSIGNS AND THEIR SUCCESSORS IN TITLE.

OWNER:

DRP GREENBOUGH 20, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

HOUDIN HONARVAR, AUTHORIZED SIGNATORY

WITNESS

WITNESS

(PRINT NAME)

(PRINT NAME)

ACKNOWLEDGMENT:

STATE OF NEW YORK
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY HOUDIN HONARVAR, AUTHORIZED SIGNATORY ON BEHALF OF DRP GREENBOUGH 20, LLC, WHO PERSONALLY APPEARED BEFORE ME BY ☐ PHYSICAL PRESENCE, OR ☐ ONLINE NOTARIZATION, AND WHO IS ☐ PERSONALLY KNOWN TO ME, OR ☐ WHO HAS PRODUCED _____ _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF NEW YORK AT LARGE

MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

ARDURRA
COLLABORATE. INNOVATE. CREATE.

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

CLERK OF CIRCUIT COURT, COUNTY OF HILLSBOROUGH, STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY _____ THIS ____ DAY OF _____, 2026. TIME: _____
CLERK OF CIRCUIT COURT

BY _____ CLERK FILE NUMBER _____
DEPUTY CLERK

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

HILLSBOROUGH COUNTY DEVELOPMENT SERVICES DEPARTMENT DIRECTOR
IN ACCORDANCE WITH HILLSBOROUGH COUNTY RESOLUTION R25-042

DATE

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: _____

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # _____
SURVEY SECTION, PERFORMANCE, DATA, AND ANALYTICS DEPARTMENT, HILLSBOROUGH COUNTY, FLORIDA

SURVEY CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 9TH DAY OF SEPTEMBER, 2025, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS HAVE BEEN SET OR WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

ROBERT B. CURTIS
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA, LS 6051
CERTIFICATE OF AUTHORIZATION LB 2610
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 2 OF 4 FOR LEGEND

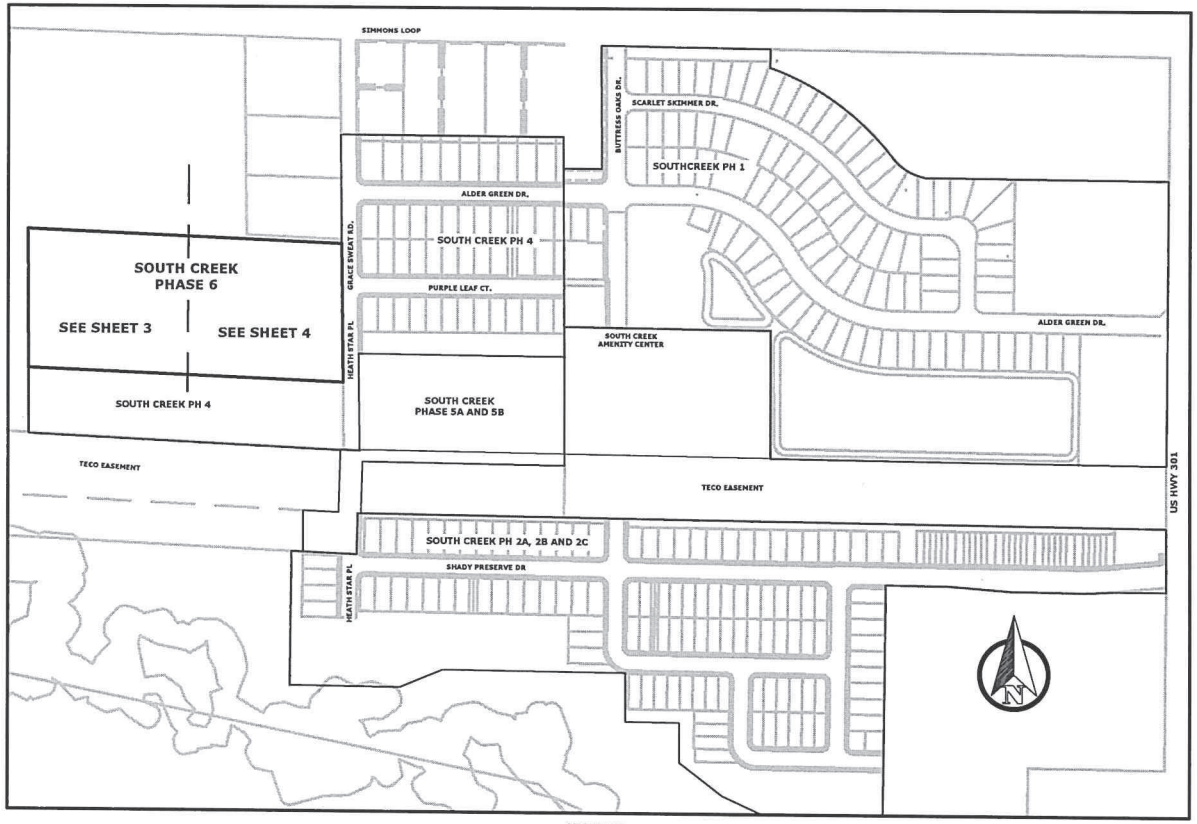
SOUTH CREEK PHASE 6

BEING A PORTION OF SECTION 18 , TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

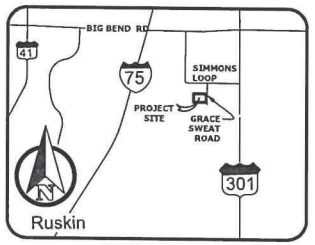
PLAT NOTES:

1. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
2. DRAINAGE EASEMENTS SHALL NOT CONTAIN PERMANENT IMPROVEMENTS. INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, HEDGES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STORM WATER DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD 83 (1990) AND ARE DERIVED BY MULTIPLE REAL-TIME KINEMATIC GPS OBSERVATIONS. BEARINGS SHOWN HEREON ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH LINE OF TRACT A, SOUTH CREEK PHASE 4, PLAT BOOK 147, PAGE 175, AS BEING NORTH 87°35'15" WEST.
4. STATE PLANE COORDINATES SHOWN HEREON (FLORIDA WEST ZONE) WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATIONS "BALM" NAD 83(1990) AND "DN-K" NAD 83(1990).
5. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
7. THIS SUBDIVISION CONTAINS EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. ALL LOT AND TRACT LINES INTERSECTING A CURVE ARE RADIAL TO THAT CURVE UNLESS NOTED AS NOT RADIAL (NR).
10. THE 30-FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND WILL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.
11. LANDS PLATTED HEREON ARE SUBJECT TO: A) SECOND AMENDED NOTICE OF ESTABLISHMENT OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT RECORDED DECEMBER 16, 2024, AS INSTRUMENT NUMBER 2024520840; B) AGREEMENT TO CONVEY OR DEDICATE RECORDED UNDER INSTRUMENT #2025494454; C) DECLARATION OF CONSENT TO JURISDICTION OF THE SOUTH CREEK COMMUNITY DEVELOPMENT DISTRICT RECORDED UNDER INSTRUMENT #2025494458; D) MEMORANDUM OF OPTION AGREEMENT RECORDED UNDER INSTRUMENT #2025496955; E) MEMORANDUM OF REIMBURSEMENT FEE RECORDED UNDER INSTRUMENT #2025496956; ALL OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.



KEY MAP
SOUTH CREEK PHASE MAP
NOT TO SCALE

PLAT LEGEND	
■	EXISTING 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT (SIZE AND IDENTIFICATION AS SHOWN)
⊡	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "AGI PRM LB 2610" UNLESS OTHERWISE NOTED
⊙	PERMANENT CONTROL POINT "AGI PCP LB 2610"
	EASEMENTS, SIZE AND TYPE AS NOTED
N=XXXXX.XX E=XXXXX.XX	STATE PLANE COORDINATES
OA	OVERALL
R/W	RIGHT-OF-WAY
PRM	PERMANENT REFERENCE MONUMENT
PB	PLAT BOOK
NR	NOT RADIAL
PG	PAGE
LB	SURVEYOR BUSINESS
ORB	OFFICIAL RECORD BOOK
SCM	SET CONCRETE MONUMENT
FCM	FOUND CONCRETE MONUMENT
CDD	COMMUNITY DEVELOPMENT DISTRICT
MWME	MASTER WATER METER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PRUE	PRIVATE UTILITY EASEMENT
PRDE	PRIVATE DRAINAGE EASEMENT
PRLE	PRIVATE LANDSCAPE EASEMENT
PI/E	PUBLIC INGESS & EGRESS EASEMENT
TECO	TAMPA ELECTRIC COMPANY
RTL	RADIAL TIE LINE



LOCATION MAP
NOT TO SCALE

TRACT TABLE

TRACT	USE
TRACT RW1	PRIVATE RIGHT-OF-WAY
601	ACCESS, DRAINAGE, OPEN SPACE, UTILITY, MWME
602	BUFFER, OPEN SPACE, UTILITY & SIGNAGE
603	LANDSCAPE, OPEN SPACE, UTILITY & SIGNAGE

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

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 2 OF 4 FOR LEGEND

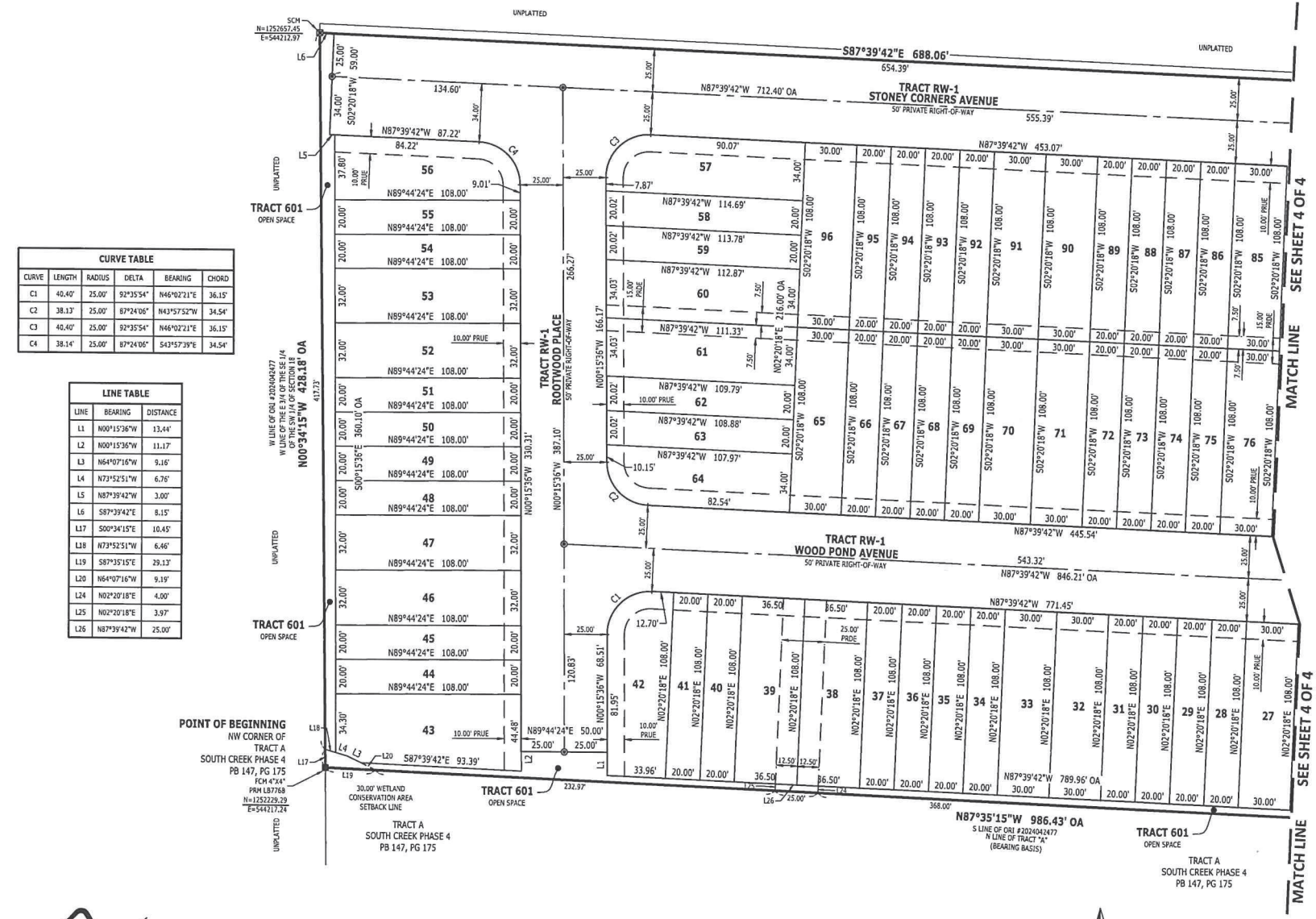
SOUTH CREEK PHASE 6

BEING A PORTION OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	40.40'	25.00'	92°35'54"	N46°02'21"E	36.15'
C2	38.13'	25.00'	87°24'06"	N43°57'52"W	34.54'
C3	40.40'	25.00'	92°35'54"	N46°02'21"E	36.15'
C4	38.14'	25.00'	87°24'06"	S43°57'39"E	34.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'36"W	13.44'
L2	N00°15'36"W	11.17'
L3	N64°07'16"W	9.16'
L4	N73°52'51"W	6.76'
L5	N87°39'42"W	3.00'
L6	S87°39'42"E	8.15'
L17	S00°34'15"E	10.45'
L18	N73°52'51"W	6.46'
L19	S87°35'15"E	29.13'
L20	N64°07'16"W	9.19'
L24	N02°20'18"E	4.00'
L25	N02°20'18"E	3.97'
L26	N87°39'42"W	25.00'



ARDURRA
COLLABORATE. INNOVATE. CREATE.

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

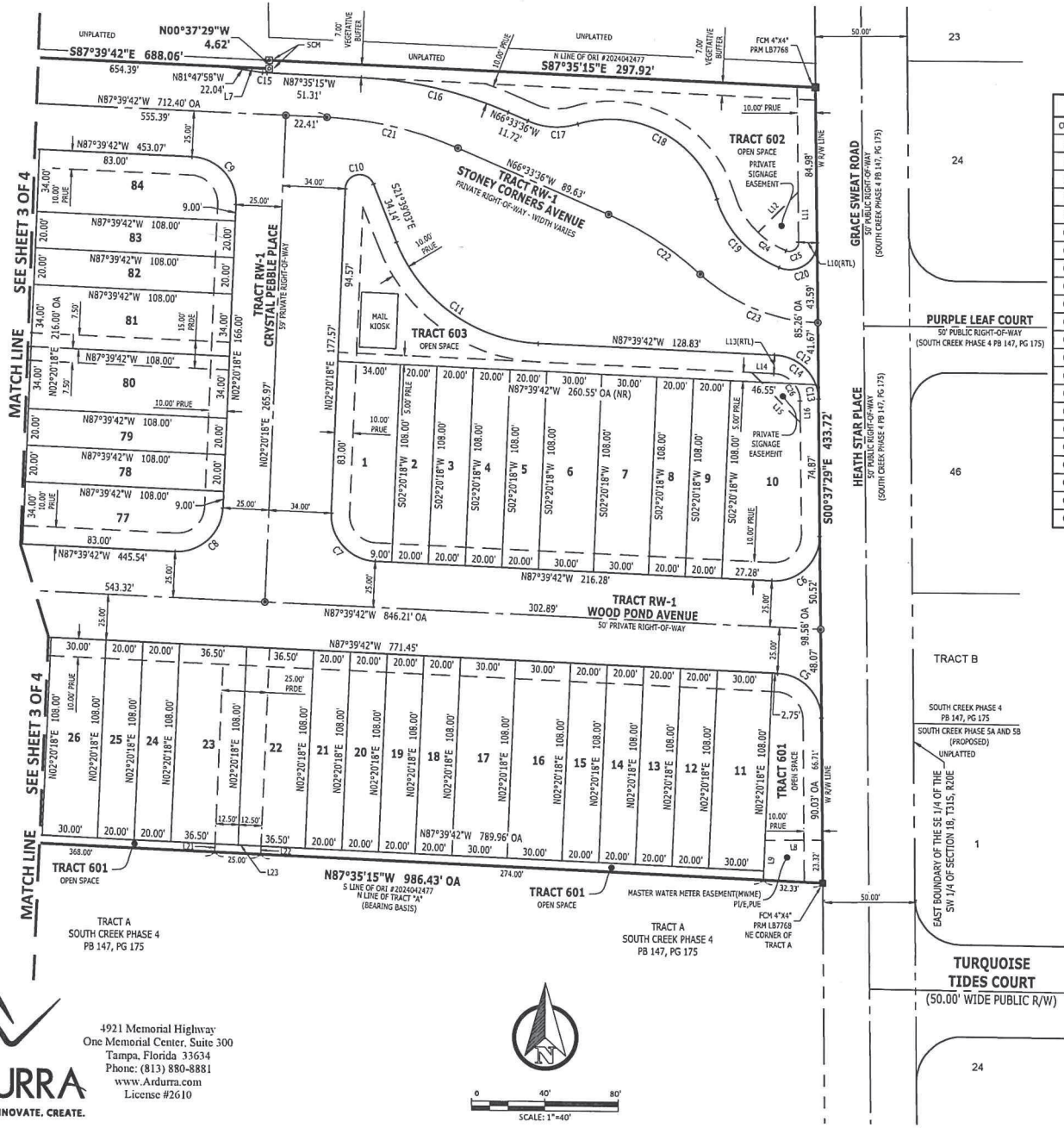
0 40' 80'
SCALE: 1"=40'

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 2 OF 4 FOR LEGEND

SOUTH CREEK PHASE 6

BEING A PORTION OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C5	37.41'	24.63'	87°02'22"	N44°57'06"W	33.91'
C6	39.91'	24.60'	92°57'38"	N46°49'27"E	35.67'
C7	39.27'	25.00'	90°00'00"	N42°39'42"W	35.36'
C8	39.27'	25.00'	90°00'00"	S47°20'18"W	35.36'
C9	39.27'	25.00'	90°00'00"	S42°39'42"E	35.36'
C10	21.78'	8.00'	156°00'39"	S80°20'37"W	15.65'
C11	100.23'	87.00'	66°00'39"	S54°39'23"E	94.78'
C12	37.22'	24.50'	87°02'22"	N45°12'42"W	33.75'
C13	8.03'	24.50'	18°46'49"	N11°04'55"W	8.00'
C14	29.19'	24.50'	68°15'33"	N54°36'06"W	27.50'
C15	2.53'	25.00'	5°47'17"	S84°41'37"E	2.52'
C16	82.58'	225.00'	21°01'39"	N77°04'25"W	82.11'
C17	28.01'	39.50'	40°37'41"	S86°52'26"E	27.43'
C18	95.54'	60.50'	90°28'32"	N61°57'01"W	85.91'
C19	51.94'	58.00'	51°18'36"	S42°22'03"E	50.22'
C20	29.19'	14.85'	112°36'08"	N56°30'39"E	24.71'
C21	73.66'	200.00'	21°06'06"	N77°06'39"W	73.24'
C22	59.75'	182.00'	18°48'31"	N57°09'20"W	59.48'
C23	70.47'	100.00'	40°22'33"	S67°56'21"E	69.02'
C24	18.14'	48.00'	21°39'28"	S57°11'03"E	18.04'
C25	9.83'	5.00'	112°36'41"	N55°40'52"E	8.32'
C26	22.79'	15.00'	87°02'13"	N44°08'35"W	20.66'

LINE TABLE		
LINE	BEARING	DISTANCE
L7	S87°39'42"E	25.53'
L8	S89°22'40"W	31.17'
L9	S02°20'18"W	21.64'
L10	N88°06'30"W	10.01'
L11	N00°37'29"W	27.48'
L12	N44°08'35"E	31.21'
L13	S02°20'21"W	10.00'
L14	N87°39'42"W	11.96'
L15	S44°08'35"E	38.00'
L16	N00°37'29"W	11.96'
L21	N02°20'18"E	4.48'
L22	N02°20'18"E	4.51'
L23	N87°39'42"W	25.00'

ARDURRA
COLLABORATE. INNOVATE. CREATE.

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

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 2 OF 4 FOR LEGEND