

**SUBJECT:** Waterset Wolf Creek Phase E **PI#5502**  
**DEPARTMENT:** Development Review Division of Development Services Department  
**SECTION:** Project Review & Processing  
**BOARD DATE:** August 12, 2025  
**CONTACT:** Lee Ann Kennedy

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**RECOMMENDATION:**

Authorize the Development Services Department, as the administrative authority designated by Resolution R25-042 to receive, review and process plat or replat submittals, to accept the dedications to Hillsborough County as reflected on the attached plat for the Waterset Wolf Creek Phase E Subdivision, located in Section 34, Township 31 and Range 19. Further authorize the Development Services Department to administratively accept the Subdivision's public improvement facilities (roads, drainage, water, wastewater and reclaimed water) for maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$4,582,114.39, a Warranty Bond in the amount of \$328,034.55 and authorize the Chairman to execute the Subdivider's Agreement for Construction and Warranty of Required Improvements. Also accept a Performance Bond for Placement of Lot Corners in the amount of \$35,000.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

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

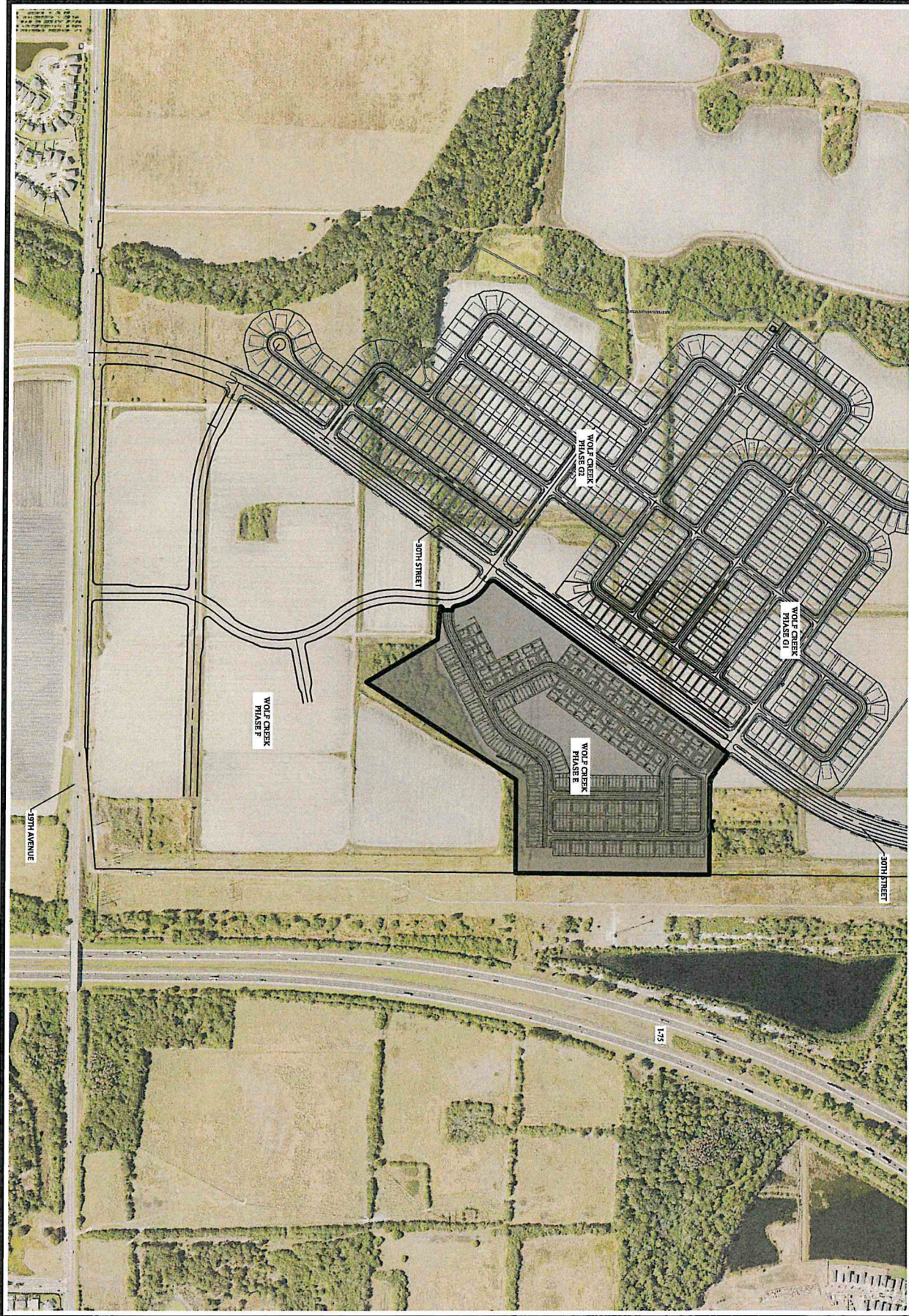
**BACKGROUND:**

On January 21, 2025, Permission to Construct Prior to Platting was issued for Waterset Wolf Creek Phase E, after construction plan review was completed on January 3, 2025. The developer has submitted the required Bonds which the County Attorney's Office has reviewed and approved. The developer is NNP-Southbend II, LLC. and the engineer Heidt Design.



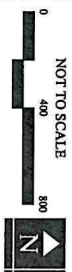
## NNP SOUTHBEND II, LLC

## Hillsborough County



| DATE | DESCRIPTION | JOB # | XXXXXX-XXXX |
|------|-------------|-------|-------------|
| DATE | DESCRIPTION | BY    |             |
|      |             |       |             |
|      |             |       |             |
|      |             |       |             |
|      |             |       |             |
|      |             |       |             |

Note: This is a preliminary conceptual site plan and is subject to survey information, final design, engineering and governmental approvals. Additional details, topography and ground tree analysis is required and may affect final wet areas and drypools.



**HEIDT  
DESIGN**  
5904-A Hampton Oaks Parkway  
Tampa, FL 33610  
Phone: (813) 251-5311  
www.HeidtDesign.com



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

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

### Witnesseth

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

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

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

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

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

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

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

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

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

hereafter referred to as the "County Improvements"; and

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

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

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

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



2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twelve (12) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 4 below, roads, streets, grading, sidewalks, bridges, stormwater drainage systems, water, wastewater and reclaimed water systems to be built and constructed in the platted area in exact accordance with the drawings, plans, specifications and other data and information filed with the Hillsborough County Development Review Division of the Development Services Department by the Subdivider.
3. The Subdivider agrees to warranty the County Improvements against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the County Improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:
  - a. Letters of Credit, number \_\_\_\_\_, dated \_\_\_\_\_ and number \_\_\_\_\_ dated \_\_\_\_\_, with \_\_\_\_\_ by order of \_\_\_\_\_,
  - b. A Performance Bond, number PB03010410733 dated, June 18, 2025 with NNP Southbend II, LLC a Delaware Limited Liability Company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or  
A Warranty Bond, number PB03010410733 dated, June 18, 2025 with NNP Southbend II, LLC a Delaware Limited Liability Company and Philadelphia Indemnity Insurance Company as Surety, or
  - c. Cashier/Certified Checks, number \_\_\_\_\_, dated \_\_\_\_\_ and \_\_\_\_\_ dated \_\_\_\_\_ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

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

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



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




14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.
15. Waterset South Community Development District ("District") may construct and/or pay for the costs of all or a portion of the improvements required to be constructed by the Subdivider under this Agreement, and such improvements constructed and/or paid for by the District will be conveyed by the Subdivider to the District prior to the County's acceptance thereof. In such event, the County agrees that it shall accept such improvements constructed and/or paid for by the District from the District. Nothing in this paragraph shall modify the Subdivider's obligations to construct and warranty the improvements facilities in the Subdivision and to provide the letters of credit, performance and warranty bonds, escrow agreements and/or cashier/certified checks as set forth in this Agreement

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

ATTEST:

Subdivider:

  
Witness Signature

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

Len Jaffe

Name (typed, printed or stamped)

Vice President

Title

3162 S. Falkenburg Rd., Riverview, FL 33578

Address of Signer

813-620-3555

Phone Number of Signer

Deneen Klenke  
Printed Name of Witness

  
Witness Signature

Diana Jamie Tedder  
Printed Name of Witness

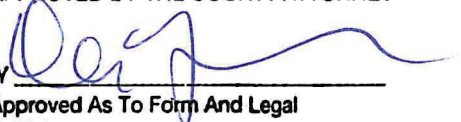
NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

VICTOR D. CRIST  
Clerk of the Circuit Court

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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



**Representative Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☒ Personally Known OR ☐ Produced Identification

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

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

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

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

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

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

**Individual Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

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

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

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

\_\_\_\_\_  
(Notary Seal)

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

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



## SUBDIVISION PERFORMANCE BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC a Delaware Limited Liability Company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Four Million Five Hundred Eighty Two Thousand One Hundred Fourteen and 39/100 (\$4,582,114.39) Dollars for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

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

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



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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Phase E 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 September 12, 2026.

SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:

\_\_\_\_\_

NNP-Southbend II, LLC, a Delaware lim

By \_\_\_\_\_  
Principal Seal

Philadelphia Indemnity Insurance Company  
\_\_\_\_\_  
Surety Seal

ATTEST:

Rachel A. Mullen  
Rachel A. Mullen, Witness

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





# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On JUN 18 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

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

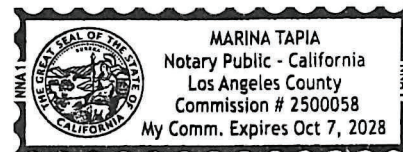
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Marina Tapia*

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

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

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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



PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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



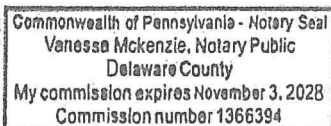
(Seal)

John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

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

Notary Public:

*Vanessa McKenzie*



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this \_\_\_\_\_ day of \_\_\_\_\_, **JUN 18 2025**



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY

## SUBDIVISION WARRANTY BOND - ON SITE

KNOW ALL MEN BY THESE PRESENTS, that we NNP-Southbend II, LLC a Delaware Limited Liability  
Company called the Principal, and Philadelphia Indemnity  
Insurance Company called the Surety, are held and firmly bound unto the  
**BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of  
Three Hundred Twenty-Eight Thousand Thirty-Four and 55/100 (\$328034.55) Dollars for the payment of which  
we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

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

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



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

THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL September 12, 2028.

SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:

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

By \_\_\_\_\_  
Principal Seal

Philadelphia Indemnity Insurance Company

Surety Seal

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

By Michelle Haase

Michelle Haase, Attorney-In-Fact

Seal



# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }  
JUN 18 2025

On \_\_\_\_\_ before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

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

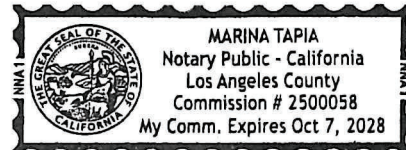
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

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

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

(Title)

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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



PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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

(Seal)



John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

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

Notary Public:

*Vanessa McKenzie*

Commonwealth of Pennsylvania - Notary Seal  
Vanessa McKenzie, Notary Public  
Delaware County  
My commission expires November 3, 2028  
Commission number 1366394

Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

JUN 18 2025

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



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY



**HEIDT  
DESIGN**

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

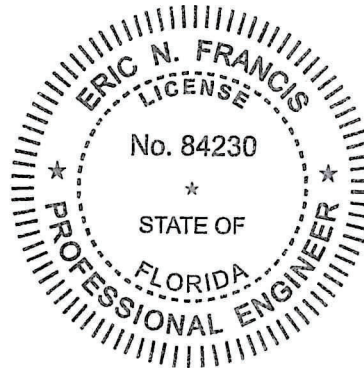
**Summary For Performance Bond**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

|  |                       |
|--|-----------------------|
| Streets and Drainage Facilities                | \$2,258,380.55        |
| Water Distribution System                      | \$540,639.60          |
| Sewage Collection System                       | \$826,177.36          |
| Reclaimed Water Distribution System            | <u>\$40,494.00</u>    |
| Total Amount                                   | \$3,665,691.51        |
| <b>Performance Bond Amount (125% of Total)</b> | <b>\$4,582,114.39</b> |

Eric N. Francis, P.E. # 84230  
Date Prepared: May 21, 2025



R:\Waterset\Wolf Creek\Phase E\Construction\Qtys\Wolf Creek Ph E Bond Comps.xlsx





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

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                                    | Average Unit Price | Total Amount |
|------|----------|---|--------------------|--------------|
| LS   | 1        | Signing & Pavement Marking              | \$25,000.00        | \$25,000.00  |
| SY   | 13,413   | 1-3/4" SP 12.5 Asphaltic Surface Course | \$15.30            | \$205,218.90 |
| SY   | 13,413   | 7" Soil-Cement Base                     | \$24.65            | \$330,630.45 |
| SY   | 13,413   | 12" Compacted Subgrade                  | \$3.50             | \$46,945.50  |
| LF   | 11,030   | Stabilized Curb Pad                     | \$3.85             | \$42,465.50  |
| LF   | 9,060    | Miami Curb & Gutter                     | \$20.70            | \$187,542.00 |
| LF   | 960      | Type F Curb & Gutter                    | \$24.50            | \$23,520.00  |
| LF   | 1,010    | Drop Curb & Gutter                      | \$25.80            | \$26,058.00  |
| LF   | 890      | Type D Curb                             | \$14.90            | \$13,261.00  |
| SF   | 11,580   | Concrete Sidewalk                       | \$8.30             | \$96,114.00  |
| EA   | 17       | ADA Ramps                               | \$750.00           | \$12,750.00  |
| LF   | 163      | 14" x 23" ERCP                          | \$110.00           | \$17,930.00  |
| LF   | 702      | 12" HDPE Storm                          | \$41.85            | \$29,378.70  |
| LF   | 719      | 15" HDPE Storm                          | \$52.40            | \$37,675.60  |
| LF   | 58       | 18" HP Storm                            | \$59.45            | \$3,448.10   |
| LF   | 1514     | 18" RCP                                 | \$77.70            | \$117,637.80 |
| LF   | 1237     | 24" RCP                                 | \$105.00           | \$129,885.00 |
| LF   | 982      | 30" RCP                                 | \$155.00           | \$152,210.00 |
| LF   | 496      | 36" RCP                                 | \$205.00           | \$101,680.00 |
| LF   | 148      | 42" RCP                                 | \$280.00           | \$41,440.00  |
| LF   | 198      | 48" RCP                                 | \$335.00           | \$66,330.00  |
| EA   | 2        | Type C Grate Inlet                      | \$4,350.00         | \$8,700.00   |
| EA   | 1        | Type D Grate Inlet                      | \$5,150.00         | \$5,150.00   |
| EA   | 40       | Type V Grate Inlet                      | \$6,400.00         | \$256,000.00 |
| EA   | 5        | Type V Grate Inlet w/ J Bottom          | \$11,500.00        | \$57,500.00  |
| EA   | 3        | Type P Manhole                          | \$4,450.00         | \$13,350.00  |
| EA   | 3        | Type J Manhole                          | \$11,000.00        | \$33,000.00  |
| EA   | 2        | Control Structure                       | \$11,125.00        | \$22,250.00  |



## Streets & Drainage Facilities (Continued)

|    |    |   |             |                       |
|----|----|---|-------------|-----------------------|
| EA | 1  | 18" MES                                   | \$2,400.00  | \$2,400.00            |
| EA | 1  | 30" MES                                   | \$5,400.00  | \$5,400.00            |
| EA | 1  | 42" MES                                   | \$8,150.00  | \$8,150.00            |
| EA | 1  | 48" MES                                   | \$9,450.00  | \$9,450.00            |
| EA | 4  | Rip Rap at End Section                    | \$690.00    | \$2,760.00            |
| EA | 11 | Yard Drain                                | \$2,150.00  | \$23,650.00           |
| LS | 1  | Dewatering                                | \$42,500.00 | \$42,500.00           |
| LS | 1  | Storm Testing & TV                        | \$61,000.00 | \$61,000.00           |
|    |    |   |             |                       |
|    |    | <b>Total Street &amp; Drainage System</b> |             | <b>\$2,258,380.55</b> |





**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                                   | Average Unit Price | Total Amount        |
|------|----------|--|--------------------|---------------------|
| EA   | 2        | Connect to Existing WM                 | \$3,700.00         | \$7,400.00          |
| EA   | 1        | Temporary Construction BFP Assembly    | \$29,500.00        | \$29,500.00         |
| LF   | 5,463    | 6" PVC Water Main                      | \$30.20            | \$164,982.60        |
| LF   | 20       | 8" DIP Water Main                      | \$90.35            | \$1,807.00          |
| EA   | 29       | 6" Gate Valve                          | \$2,050.00         | \$59,450.00         |
| EA   | 73       | 6" MJ Fitting                          | \$410.00           | \$29,930.00         |
| EA   | 1        | 8" MJ Fitting                          | \$450.00           | \$450.00            |
| EA   | 11       | Fire Hydrant Assembly                  | \$7,900.00         | \$86,900.00         |
| EA   | 132      | Single Service (Short)                 | \$440.00           | \$58,080.00         |
| EA   | 148      | Single Service (Long)                  | \$580.00           | \$85,840.00         |
| EA   | 1        | Blowoff Assembly                       | \$1,300.00         | \$1,300.00          |
| LS   | 1        | Water Pressure Testing & Chlorination  | \$15,000.00        | \$15,000.00         |
|      |          |  |                    |                     |
|      |          | <b>Total Water Distribution System</b> |                    | <b>\$540,639.60</b> |



**Engineers Cost Breakdown**  
**Schedule: Sewage Collection System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                                  | Average Unit Price | Total Amount        |
|------|----------|---------------------------------------|--------------------|---------------------|
| EA   | 1        | Connect to Existing MH                | \$14,500.00        | \$14,500.00         |
| LF   | 5,101    | 8" PVC Gravity Main                   | \$43.36            | \$221,179.36        |
| EA   | 26       | Sanitary Manhole                      | \$7,123.00         | \$185,198.00        |
| EA   | 24       | Single Sanitary Service               | \$1,350.00         | \$32,400.00         |
| EA   | 128      | Double Sanitary Service               | \$1,800.00         | \$230,400.00        |
| LS   | 1        | Dewatering                            | \$79,500.00        | \$79,500.00         |
| LS   | 1        | Sanitary Testing & TV                 | \$63,000.00        | \$63,000.00         |
|      |          |                                       |                    |                     |
|      |          | <b>Total Sewage Collection System</b> |                    | <b>\$826,177.36</b> |





**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item   | Average Unit Price | Total Amount       |
|------|----------|--|--------------------|--------------------|
| EA   | 2        | Connect to Existing RWM                          | \$3,700.00         | \$7,400.00         |
| EA   | 2        | 2" RPZ Assembly w/ Meter                         | \$4,650.00         | \$9,300.00         |
| LF   | 40       | 2" HDPE Reclaimed Water Main                     | \$39.95            | \$1,598.00         |
| EA   | 2        | 2" Gate Valve                                    | \$1,300.00         | \$2,600.00         |
| EA   | 2        | 6" MJ Fitting                                    | \$430.00           | \$860.00           |
| EA   | 2        | Blowoff Assembly                                 | \$1,300.00         | \$2,600.00         |
| LS   | 1        | Pressure Testing                                 | \$1,100.00         | \$1,100.00         |
| LS   | 1        | Sleeving   | \$15,036.00        | \$15,036.00        |
|      |          |  |                    |                    |
|      |          | <b>Total Reclaimed Water Distribution System</b> |                    | <b>\$40,494.00</b> |



**Summary For Warranty Bond**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

|  |                     |
|--|---------------------|
| Streets and Drainage Facilities            | \$2,105,470.55      |
| Water Distribution System                  | \$488,739.60        |
| Sewage Collection System                   | \$669,177.36        |
| Reclaimed Water Distribution System        | <u>\$16,958.00</u>  |
| Total Amount                               | \$3,280,345.51      |
| <b>Warranty Bond Amount (10% of Total)</b> | <b>\$328,034.55</b> |

Eric N. Francis, P.E. # 84230  
Date Prepared: May 21, 2025







HEIDT  
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Tampa, FL 33610  
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## Engineers Cost Breakdown

### Schedule: Streets & Drainage Facilities

### WATERSET WOLF CREEK PHASE E

FOLIO # 54244.0025, 54244.0027

| Unit | Quantity | Item                                    | Average Unit Price | Total Amount |
|------|----------|---|--------------------|--------------|
| LS   | 1        | Signing & Pavement Marking              | \$25,000.00        | \$25,000.00  |
| SY   | 13,413   | 1-3/4" SP 12.5 Asphaltic Surface Course | \$15.30            | \$205,218.90 |
| SY   | 13,413   | 7" Soil-Cement Base                     | \$24.65            | \$330,630.45 |
| SY   | 13,413   | 12" Compacted Subgrade                  | \$3.50             | \$46,945.50  |
| LF   | 11,030   | Stabilized Curb Pad                     | \$3.85             | \$42,465.50  |
| LF   | 9,060    | Miami Curb & Gutter                     | \$20.70            | \$187,542.00 |
| LF   | 960      | Type F Curb & Gutter                    | \$24.50            | \$23,520.00  |
| LF   | 1,010    | Drop Curb & Gutter                      | \$25.80            | \$26,058.00  |
| LF   | 890      | Type D Curb                             | \$14.90            | \$13,261.00  |
| SF   | 11,580   | Concrete Sidewalk                       | \$8.30             | \$96,114.00  |
| EA   | 17       | ADA Ramps                               | \$750.00           | \$12,750.00  |
| LF   | 163      | 14" x 23" ERCP                          | \$110.00           | \$17,930.00  |
| LF   | 702      | 12" HDPE Storm                          | \$41.85            | \$29,378.70  |
| LF   | 719      | 15" HDPE Storm                          | \$52.40            | \$37,675.60  |
| LF   | 58       | 18" HP Storm                            | \$59.45            | \$3,448.10   |
| LF   | 1514     | 18" RCP                                 | \$77.70            | \$117,637.80 |
| LF   | 1237     | 24" RCP                                 | \$105.00           | \$129,885.00 |
| LF   | 982      | 30" RCP                                 | \$155.00           | \$152,210.00 |
| LF   | 496      | 36" RCP                                 | \$205.00           | \$101,680.00 |
| LF   | 148      | 42" RCP                                 | \$280.00           | \$41,440.00  |
| LF   | 198      | 48" RCP                                 | \$335.00           | \$66,330.00  |
| EA   | 2        | Type C Grate Inlet                      | \$4,350.00         | \$8,700.00   |
| EA   | 1        | Type D Grate Inlet                      | \$5,150.00         | \$5,150.00   |
| EA   | 40       | Type V Grate Inlet                      | \$6,400.00         | \$256,000.00 |
| EA   | 5        | Type V Grate Inlet w/ J Bottom          | \$11,500.00        | \$57,500.00  |
| EA   | 3        | Type P Manhole                          | \$4,450.00         | \$13,350.00  |
| EA   | 3        | Type J Manhole                          | \$11,000.00        | \$33,000.00  |
| EA   | 2        | Control Structure                       | \$11,125.00        | \$22,250.00  |





**Streets & Drainage Facilities (Continued)**

|    |    |   |            |                       |
|----|----|---|------------|-----------------------|
| EA | 1  | 18" MES                                   | \$2,400.00 | \$2,400.00            |
| EA | 1  | 30" MES                                   | \$5,400.00 | \$5,400.00            |
| EA | 1  | 42" MES                                   | \$8,150.00 | \$8,150.00            |
| EA | 1  | 48" MES                                   | \$9,450.00 | \$9,450.00            |
| EA | 4  | Rip Rap at End Section                    | \$690.00   | \$2,760.00            |
| EA | 11 | Yard Drain                                | \$2,150.00 | \$23,650.00           |
|    |    |   |            |                       |
|    |    | <b>Total Street &amp; Drainage System</b> |            | <b>\$2,105,470.55</b> |



**Engineers Cost Breakdown**

**Schedule: Water Distribution System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                                   | Average Unit Price | Total Amount        |
|------|----------|--|--------------------|---------------------|
| LF   | 5,463    | 6" PVC Water Main                      | \$30.20            | \$164,982.60        |
| LF   | 20       | 8" DIP Water Main                      | \$90.35            | \$1,807.00          |
| EA   | 29       | 6" Gate Valve                          | \$2,050.00         | \$59,450.00         |
| EA   | 73       | 6" MJ Fitting                          | \$410.00           | \$29,930.00         |
| EA   | 1        | 8" MJ Fitting                          | \$450.00           | \$450.00            |
| EA   | 11       | Fire Hydrant Assembly                  | \$7,900.00         | \$86,900.00         |
| EA   | 132      | Single Service (Short)                 | \$440.00           | \$58,080.00         |
| EA   | 148      | Single Service (Long)                  | \$580.00           | \$85,840.00         |
| EA   | 1        | Blowoff Assembly                       | \$1,300.00         | \$1,300.00          |
|      |          |  |                    |                     |
|      |          | <b>Total Water Distribution System</b> |                    | <b>\$488,739.60</b> |





**Engineers Cost Breakdown**

**Schedule: Sewage Collection System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                                  | Average Unit Price | Total Amount        |
|------|----------|---------------------------------------|--------------------|---------------------|
| LF   | 5,101    | 8" PVC Gravity Main                   | \$43.36            | \$221,179.36        |
| EA   | 26       | Sanitary Manhole                      | \$7,123.00         | \$185,198.00        |
| EA   | 24       | Single Sanitary Service               | \$1,350.00         | \$32,400.00         |
| EA   | 128      | Double Sanitary Service               | \$1,800.00         | \$230,400.00        |
|      |          |                                       |                    |                     |
|      |          | <b>Total Sewage Collection System</b> |                    | <b>\$669,177.36</b> |



**Engineers Cost Breakdown**

**Schedule: Reclaimed Water Distribution System**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item   | Average Unit Price | Total Amount       |
|------|----------|--|--------------------|--------------------|
| EA   | 2        | 2" RPZ Assembly w/ Meter                         | \$4,650.00         | \$9,300.00         |
| LF   | 40       | 2" HDPE Reclaimed Water Main                     | \$39.95            | \$1,598.00         |
| EA   | 2        | 2" Gate Valve                                    | \$1,300.00         | \$2,600.00         |
| EA   | 2        | 6" MJ Fitting                                    | \$430.00           | \$860.00           |
| EA   | 2        | Blowoff Assembly                                 | \$1,300.00         | \$2,600.00         |
|      |          |  |                    |                    |
|      |          | <b>Total Reclaimed Water Distribution System</b> |                    | <b>\$16,958.00</b> |



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

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

### Witnesseth

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

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

**WHEREAS**, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as Waterset Wolf Creek Phase E (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 PB03010410734 dated, June 18, 2025 with NNP-Southbend II, LLC a Delaware Insurance Company as Principal, and Philadelphia Indemnity Insurance Company as Surety, or
  - c. Escrow agreement, dated \_\_\_\_\_, between, \_\_\_\_\_ and the County, or
  - c. Cashier/Certified Check, number \_\_\_\_\_, dated \_\_\_\_\_, which shall be deposited by the County into a non-interest bearing

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

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


4. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for installation of lot corners described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check as required by the LDC.
5. In the event the Subdivider shall fail or neglect to fulfill its obligations under this agreement and as required by the LDC, the Subdivider shall be liable to pay for the cost of installation of the lot corners to the final total cost including, but not limited to, surveying, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
6. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in a manner as prescribed therein.
7. If any article, section, clause or provision of this agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remainder of this Agreement, nor any other provisions hereof, or such judgment or decree shall be binding in its operation to the particular portion hereof described in such judgment and decree and held invalid.
8. This document contains the entire agreement of the parties. It shall not be modified or altered except in writing signed by the parties.
9. Waterset South Community Development District ("District") may construct and/or pay for the costs of all or a portion of the improvements required to be constructed by the Subdivider under this Agreement, and such improvements constructed and/or paid for by the District will be conveyed by the Subdivider to the District prior to the County's acceptance thereof. In such event, the County agrees that it shall accept such improvements constructed and/or paid for by the District from the District. Nothing in this paragraph shall modify the Subdivider's obligations to construct and warranty the improvements facilities in the Subdivision and to provide the letters of credit, performance and warranty bonds, escrow agreements and/or cashier/certified checks as set forth in this Agreement




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

ATTEST:

Subdivider:


  
Witness Signature

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

  
Printed Name of Witness

**Len Jaffe**

Name (typed, printed or stamped)

  
Witness Signature

**Vice President**

Title

  
Printed Name of Witness

3162 S Falkenburg Rd., Riverview, FL 33578

Address of Signer

**813-620-3555**

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL  
(When Appropriate)

ATTEST:

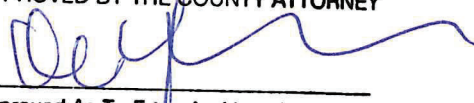
VICTOR D. CRIST  
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS  
HILLSBOROUGH COUNTY, FLORIDA

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

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

APPROVED BY THE COUNTY ATTORNEY

BY   
Approved As To Form And Legal  
Sufficiency.

**Representative Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☒ Personally Known OR ☐ Produced Identification

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

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

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

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

(Notary Seal)

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

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

**Individual Acknowledgement**

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

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

☐ Personally Known OR ☐ Produced Identification

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

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

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

(Notary Seal)

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

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



**SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT**

KNOW ALL MEN BY THESE PRESENTS, That we NNP-Southbend II, LLC a Delaware Limited Liability Company called the Principal, and Philadelphia Indemnity Insurance Company called the Surety, are held and firmly bound unto the BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Thirty-five thousand and 00/100 (\$35,000.00) 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 Waterset Wolf Creek Phase E are to be installed after recordation of said plat under guarantees posted with the County; and

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

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

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

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known as Waterset Wolf Creek Phase E 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 September 12, 2027.

SIGNED, SEALED AND DATED this 18th day of June, 2025.

ATTEST:

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

BY: \_\_\_\_\_

PRINCIPAL (SEAL)

Philadelphia Indemnity Insurance Company

SURETY (SEAL)

ATTEST:

Rachel A. Mullen

Rachel A. Mullen, Witness

Michelle Haase

Michelle Haase, ATTORNEY-IN-FACT (SEAL)





# ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On JUN 18 2025 before me, Marina Tapia, Notary Public,  
(Here insert name and title of the officer)

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

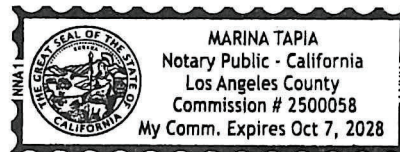
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marina Tapia

Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

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

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

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

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

PHILADELPHIA INDEMNITY INSURANCE COMPANY

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

Power of Attorney

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

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

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

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

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

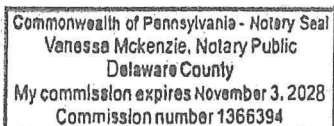
(Seal)



John Glomb, President & CEO  
Philadelphia Indemnity Insurance Company

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

Notary Public:



Member, Pennsylvania Association of Notaries

residing at:

Linwood, PA

My commission expires:

November 3, 2028

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

JUN 18 2025

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



Edward Sayago, Corporate Secretary  
PHILADELPHIA INDEMNITY INSURANCE COMPANY





**Summary For Performance Bond**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

Set All Lot Corners

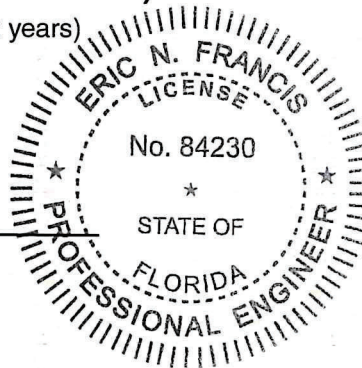
\$28,000.00

**Performance Bond Amount (125% of Total)**

**\$35,000.00**

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

Eric N. Francis, P.E. # 84230  
Date Prepared: May 21, 2025



<R:\Waterset\Wolf Creek\Phase E\Construction\Qtys\Wolf Creek Ph E Bond Comps.xlsx>



**Engineers Cost Breakdown**

**Schedule: Lot Corners**

**WATERSET WOLF CREEK PHASE E**

**FOLIO # 54244.0025, 54244.0027**

| Unit | Quantity | Item                     | Average Unit Price | Total Amount       |
|------|----------|--------------------------|--------------------|--------------------|
|      |          |                          |                    |                    |
| LS   | 1        | Set All Lot Corners      | \$28,000.00        | \$28,000.00        |
|      |          |                          |                    |                    |
|      |          | <b>Total Lot Corners</b> |                    | <b>\$28,000.00</b> |



| PLAT BOOK | PAGE |
|-----------|------|
|-----------|------|

NOTES:

1. Nothing and Existing Coordinates (indicated in feet) as shown hereon refer to the State Plane Coordinate System, North American Horizontal datum of 1983 (NAD 83) (NAD 83 UTM Zone 18N), for the West Zone of Florida, have been established to a minimum of third order accuracy, and are supplemented as follows:  
a. Existing Coordinates: Stations "MAX" and "GIBSON"
2. Subdivision plats by or means represent a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and restrictions on development.
3. Drainage Easements shall not contain permanent improvements, including, but not limited to, stormwater, driveway, impervious surfaces, patios, decks, pools, air conditioning, structures, utility sheds, poles, fences, grates, siphon, siphon structures, trees, shrubs, plants, and other vegetation, grass, except for landscaping of stormwater detention and retention ponds as required by the Land Development Code, except as approved by the County Administrator. This note shall appear on each affected deed.
4. All related utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television, telephone, gas, and other public utility.
5. Lands being platted herein are subject to the following:
  - a. Easement to Tampa Electric Company recorded in Deed Book 1753, Page 2, as affected by Partial Release in O.R. Book 3272, Page 810 and Amended in Instrument Number 202-010793, Public Records of Hillsborough County, Florida.
  - b. Notice of Establishment of The Westeest South Community Development District recorded in Instrument Number 2022831433, together with the Amended Notice of Establishment of The Westeest South Community Development District recorded in Instrument Number 2023070821, Public Records of Hillsborough County, Florida.
6. All easements, mineral or other reservations as set forth in Spanish Tract Plat D-62 recorded in O.R. Book 3272, Page 810, are hereby confirmed.

entry have been eliminated of record: Oil gas mine

This plat has been approved for recordation.

---

County of Hillsborough  
State of Florida

**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

country.

## CONVEYOR & CERTIFICATION

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

**AMERITAT. INC.** (Certific

Certificate of Authorization Number LB 7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609  
PHONE (813) 231-7360

Florida Professional Surveyor and Mapper



WATERSET WOLF CREEK PHASE E  
SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

**DEDICATION:** The undersigned, NNP-SOUTHBEND II, LLC, a Delaware limited liability company ("NNP") and WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the "District"), collectively the Owners, as the fee simple owners of the lands platted herein does hereby dedicate this plat of WATERSET WOLF CREEK PHASE E for record. Owners do hereby state and declare the following:

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

Fee interest in TRACTS "B-20", "B-21A", "B-21B", "B-21C", "B-21D", "B-21E", "B-22", "B-23" and "B-24", as shown hereon is hereby reserved by NNP for conveyance by separate instrument to a Homeowners' Association, the 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 tracts are not dedicated to the public and will be privately maintained.

Said TRACTS "B-20", "B-21A", "B-21B", "B-21C", "B-21D", "B-21E", "B-22", "B-23" and "B-24", are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of said TRACTS "B-20", "B-21A", "B-21B", "B-21C", "B-21D", "B-21E", "B-22", "B-23" and "B-24", will be the responsibility of NNP, its assigns and its successors in title, which may include the District, a Homeowners' Association or other custodial and maintenance entity, for the benefit of the lot owners within this subdivision.

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

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

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

NNP does hereby grant and convey to the District a perpetual non-exclusive easement over, across and under all (CDD) Drainage and Access Easements as shown hereon for the purpose of installing, constructing, maintaining, repairing and replacing drainage lines, swales, retention and detention, and other drainage facilities, subject to permitting requirements, if applicable.

NNP does hereby grant and convey to the owners of all of the Lots A, B, C and D shown on this plat the (Private) Shared Access Easement and (Private) Sanitary Sewer Easement abutting said Lots, for the purpose of installing, constructing, operating, maintaining, repairing and replacing driveway improvements and for vehicular and pedestrian ingress and egress to and from said Lots B and C to the (Public) Right-of-Way, abutting said easement. Said easements are not dedicated to the public and will be privately maintained.

NNP does hereby grant and convey to the owners of all of the Lots A, B, C and D shown on this plat the (Private) Utility Easement abutting said Lots, for the purpose of installing, constructing, operating, maintaining, repairing and replacing underground water, electric, natural gas, cable and telecommunications pipes, lines and conduits, as applicable, subject to permitting requirements, including the right of temporary ingress and egress in connection with the exercise of said easements. Said easements are not dedicated to the public and will be privately maintained.

The maintenance of NNP-reserved tracts, areas and private easements granted by NNP will be the responsibility of NNP, its respective assigns and successors in title, which may include the lot owners benefited by such private easements or a homeowners Association for the benefit of said lot owners, and will be subject to all easements dedicated to public use as shown on this plat.

TRACT DESIGNATION TABLE

| TRACT         | DESIGNATION  | ACREAGE    |
|---------------|--|------------|
| TRACT "B-20"  | (HOA) DRAINAGE AREA; (CDD) DRAINAGE AND ACCESS EASEMENT; (PUBLIC) DRAINAGE EASEMENT; (HOA) OPEN SPACE AND (CDD) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT | 4.302 AC.± |
| TRACT "B-21A" | (HOA) OPEN SPACE; (CDD) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT   | 2.249 AC.± |
| TRACT "B-21B" | WETLAND CONSERVATION AREA  | 0.016 AC.± |
| TRACT "B-21C" | WETLAND CONSERVATION AREA; OTHER SURFACE WATER/ WETLAND CONSERVATION AREA; UPLAND AREA   | 2.887 AC.± |
| TRACT "B-21D" | WETLAND CONSERVATION AREA  | 0.295 AC.± |
| TRACT "B-21E" | (HOA) OPEN SPACE; (CDD) DRAINAGE AND ACCESS EASEMENT; UTILITY EASEMENT   | 2.592 AC.± |
| TRACT "B-22"  | (HOA) DRAINAGE AREA; (CDD) DRAINAGE AND ACCESS EASEMENT; (PUBLIC) DRAINAGE EASEMENT; (HOA) OPEN SPACE  | 3.452 AC.± |
| TRACT "B-23"  | (HOA) OPEN SPACE; UTILITY EASEMENT   | 0.167 AC.± |
| TRACT "B-24"  | (HOA) OPEN SPACE; UTILITY EASEMENT   | 0.040 AC.± |

PARALLEL OFFSET DIMENSIONS NOTE:

EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON, UNLESS OTHERWISE SPECIFIED, ARE ASSUMED TO BE THE SAME. PARALLEL DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE.  
(IE: 5' = 5.00') (IE: 7.5' = 7.50').  
THIS IS NOT INTENDED TO APPLY TO OTHER STANDARD DIMENSIONS.

WETLAND CONSERVATION AREA NOTE:

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

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

Len Jaife, Vice President

Witness

Witness

Printed Name

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

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

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes - OWNER

35

Witness

Witness

Printed Name

Printed Name

ACKNOWLEDGEMENT: State of Florida, County of Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ of WATERSET SOUTH COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes, on behalf of the district, personally known to me \_\_\_\_\_ or has produced \_\_\_\_\_ as identification.

Notary Public, State of Florida at Large

My Commission expires:

(Printed Name of Notary)

Commission Number:

AMERITT, INC.

LAND SURVEYING & MAPPING

Certificate of Authorization Number LA 7778

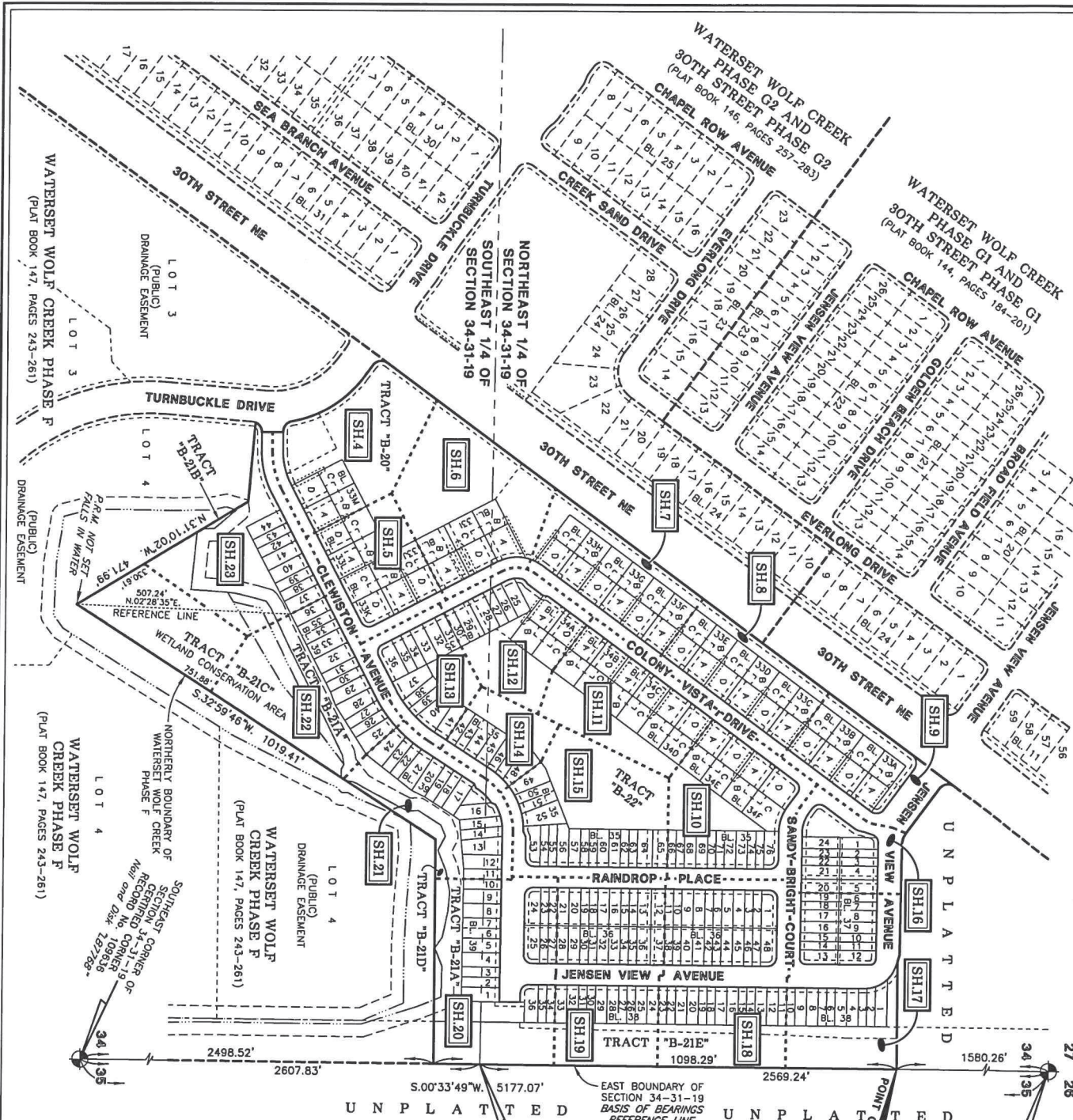
3010 Tamara, Ft. Myers

PHONE (813) 221-5200



# WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



**KEY SHEET**

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

**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
Certified of Authorization Number 18 7778  
3010 Tamiami Trail, Suite 100  
Tampa, FL 33609  
PHONE (813) 221-5200

**SHEET 3 OF 23 SHEETS**

**LEGEND**

1. O.R. - Official Records Book
2. INST. - Instrument
3. SH. - Sheet
4. BL. - Block
5. P.R.M. - Permanent Reference Monument

**BASIS OF BEARINGS**

The East boundary of Section 34, Township 31 South, Range 19 East, Hillsborough County, Florida, has a Grid bearing of S.00°33'49"W. The Grid bearing as shown herein is to the State Plane Coordinate System 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

**SEE SHEET 2 OF 23 FOR WETLAND CONSERVATION AREA NOTE**

**POINT OF BEGINNING**

NORTH-EAST CORNER OF SECTION 34-CORNER OF RECORD NO. 055882 with "X" Condit Monument (round)

**POINT OF COMMENCEMENT**

NORTH-EAST CORNER OF SECTION 34-CORNER OF RECORD NO. 055882 with "X" Condit Monument (round)

**SCALE: 1" = 160'**

**SCALE IN FEET**

0 160 320

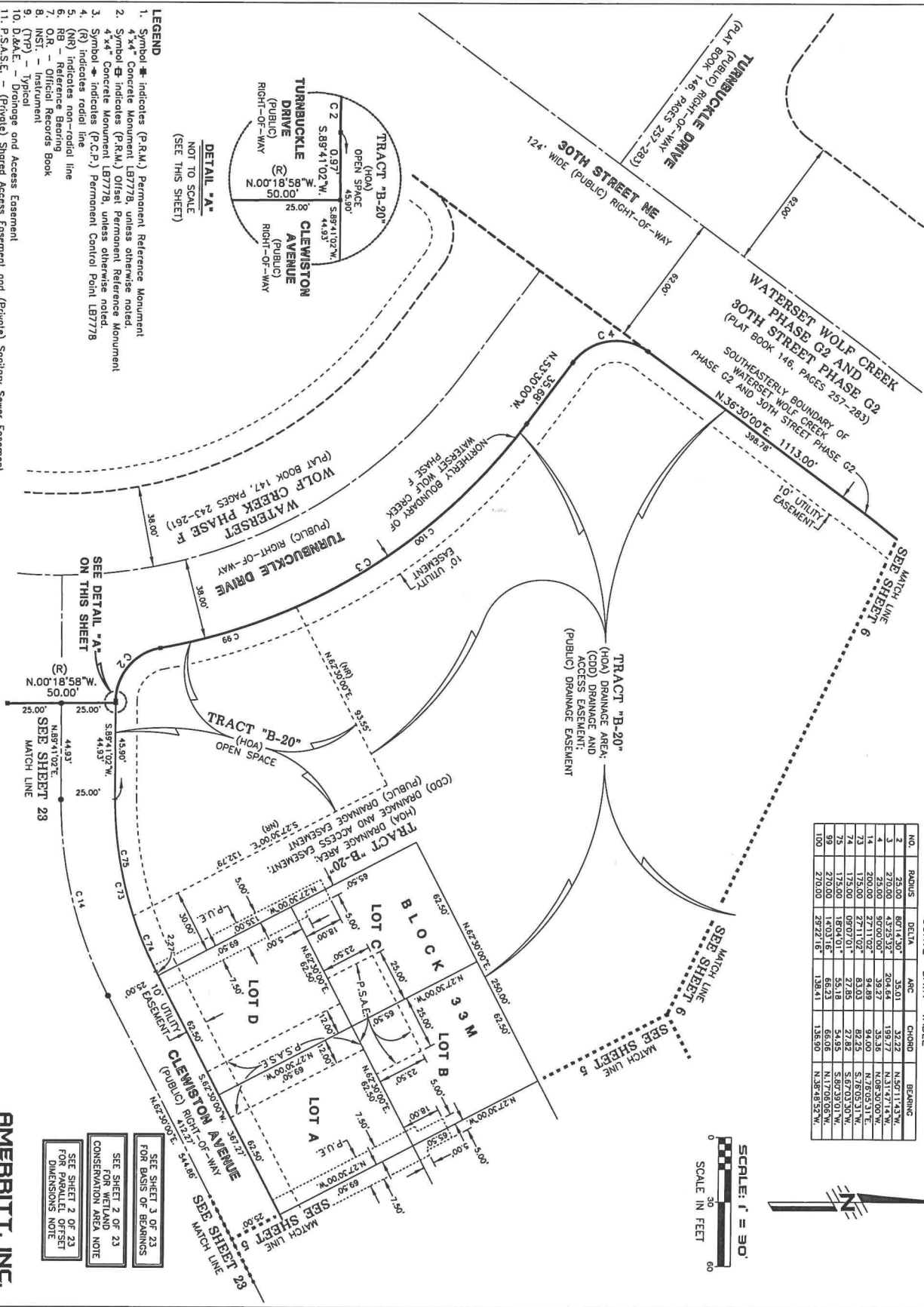


# WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

| NO. | RADIUS | DELTA    | ARC    | CHORD  | BEARING      |
|-----|--------|----------|--------|--------|--------------|
| 1   | 25.00  | 807.430° | 35.01  | 33.22  | N 807.430° E |
| 2   | 270.00 | 43.5332° | 204.64 | 189.77 | N 31.4714° W |
| 3   | 25.00  | 907.000° | 39.27  | 35.36  | N 08.5000° W |
| 4   | 200.00 | 27.1102° | 94.89  | 94.00  | N 76.0331° E |
| 5   | 175.00 | 27.1102° | 83.03  | 82.25  | S 76.0331° W |
| 6   | 175.00 | 27.1102° | 83.03  | 82.25  | S 76.0331° W |
| 7   | 175.00 | 27.1102° | 83.03  | 82.25  | S 76.0331° W |
| 8   | 175.00 | 27.1102° | 83.03  | 82.25  | S 76.0331° W |
| 9   | 270.00 | 160.316° | 56.23  | 66.08  | N 17.0608° W |
| 10  | 270.00 | 29.2215° | 139.41 | 135.50 | N 39.4952° W |



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

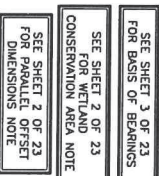
- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
  4. (R) indicates radial line
  5. (NR) indicates non-radial line
  6. RB - Reference Bearing
  7. O.R. - Official Records Book
  8. INST. - Instrument
  9. (TYP) - Typical
  10. (DRA) - Drainage and Access Easement
  11. (S.A.S.E.) - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  12. (S.A.S.E.) - (Private) Shared Access Easement
  13. (F.A.S.E.) - (Private) Utility Easement
  14. (F.A.S.E.) - (Private) Utility Easement
  15. (HOA) - Homeowners Association
  16. (CDD) - Waterset Wolf Creek Community Development District

**AMERITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Lake Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200



| PLAT BOOK | PAGE |
|-----------|------|
|-----------|------|

PAGE



- | NO. | RADIUS | DELTA     | ARC   | CHORD | BEARING       |
|-----|--------|-----------|-------|-------|---------------|
| 72  | 20.00  | 90°00'00" | 31.42 | 28.28 | S.17°30'00"W. |

CURVE DATA TABLE

SCALE: 1" = 30'



SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23  
FOR WETLAND

SEE SHEET 2 OF 23

— 100 —

**AMERITY, INC.**

Certificate of Authorization Number LB 7778

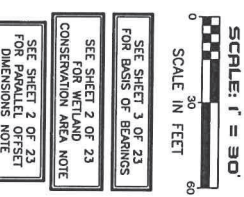
3010 W. Azeele Street, Suite 150

Tampa, FL 33609  
DUPLICATE (01/13) 231 5280

**SHEET 5 OF 23 SHEETS**

| PLAT BOOK | PAGE |
|-----------|------|
|-----------|------|

PAGE

CURVE DATA TABLE

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE

SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**SHEET 6 OF 23 SHEETS**

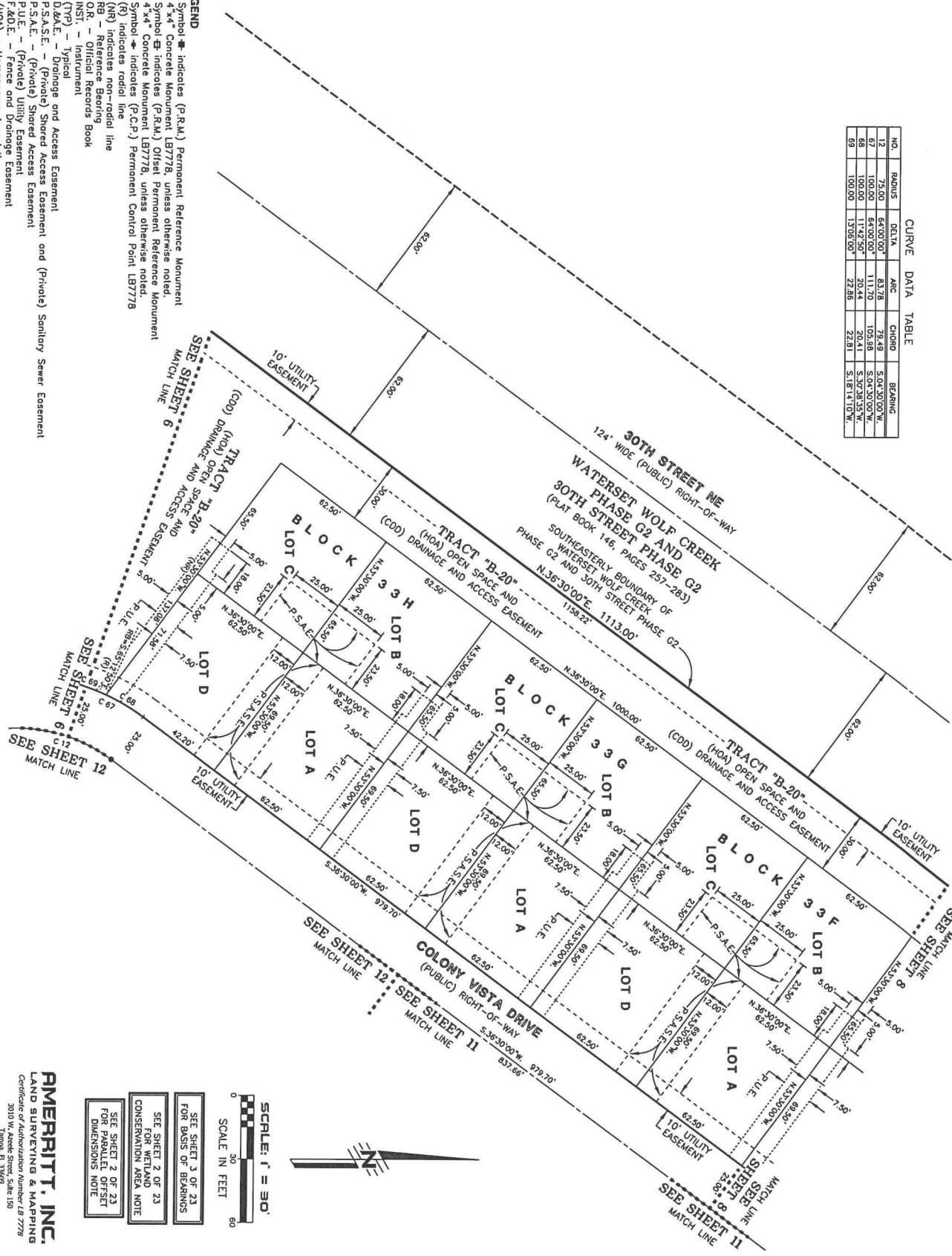


WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

| CURVE DATA TABLE |        |            |        |        |
|------------------|--------|------------|--------|--------|
| NO.              | RADIUS | DELTA      | ARC    | CHORD  |
| 12               | 75.00  | 64.00°00'  | 83.78  | 78.48  |
| 67               | 100.00 | 64.00°00'  | 111.70 | 105.88 |
| 68               | 100.00 | 114°42'50" | 20.44  | 20.41  |
| 69               | 100.00 | 13°05'00"  | 22.86  | 22.81  |

- LEGEND**
- Symbol indicates (P.R.M.) Permanent Reference Monument
  - Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  - Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - (R) indicates radial line
  - (NR) indicates non-radial line
  - RB - Reference Bearing
  - O.R. - Official Records Book
  - INST. - Instrument
  - (TYP) - Typical
  - D.E.A.E. - Drainage and Access Easement
  - P.S.A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  - P.U.E. - (Private) Utility Easement
  - F.A.O.E. - Fence and Drainage Easement
  - (HOA) - Homeowners Association
  - (COD) - Waterset South Community Development District



**SCALE: 1" = 30'**

SCALE IN FEET

0 30 60

SEE SHEET 3 OF 23 FOR BASIS OF BEARINGS

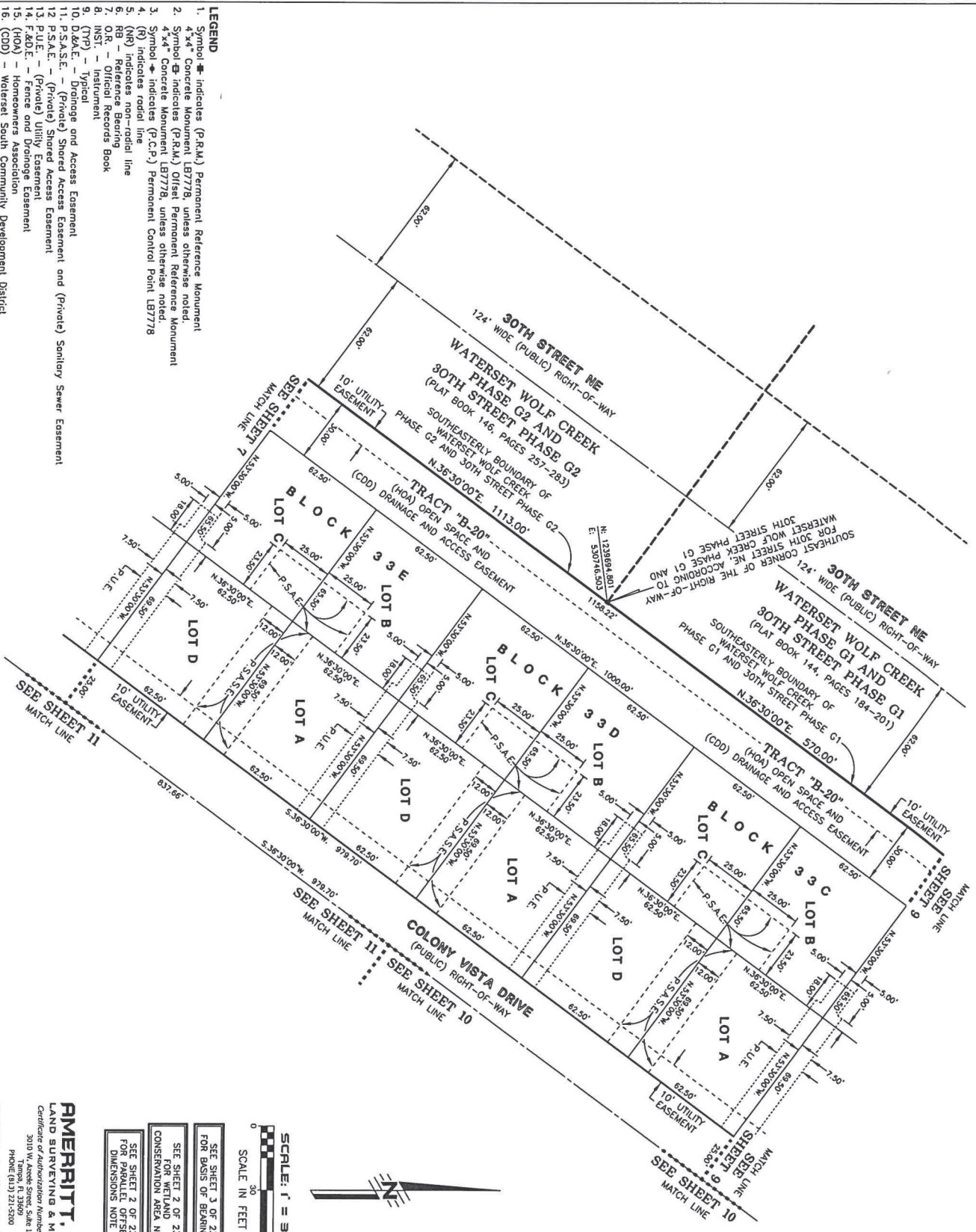
SEE SHEET 2 OF 23 FOR WETLAND CONSERVATION AREA NOTE

SEE SHEET 2 OF 23 FOR PARALLEL OFFSET DIMENSIONS NOTE

**AMERAPITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. JAMES BL. SUITE 150  
TAMPA, FL 33609  
PHONE (813) 221-5200

**SHEET 7 OF 23 SHEETS**

# WATERSET WOLF CREEK PHASE E SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- 1. Symbol indicates (P.R.M.) Permanent Reference Monument
  - 2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  - 3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
  - 4. (R) indicates radial line
  - 5. (NR) indicates non-radial line
  - 6. RB - Reference Bearing
  - 7. O.R. - Official Records Book
  - 8. INST. - Instrument
  - 9. (TYP) - Typical
  - 10. D&A.E. - Drainage and Access Easement
  - 11. P.S.A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  - 12. P.U.E. - (Private) Utility Easement
  - 13. F.U.E. - Fence and Drainage Easement
  - 14. (HOA) - Homeowners Association
  - 15. (CDD) - Waterset South Community Development District

SCALE: 1" = 30'

SCALE IN FEET

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE

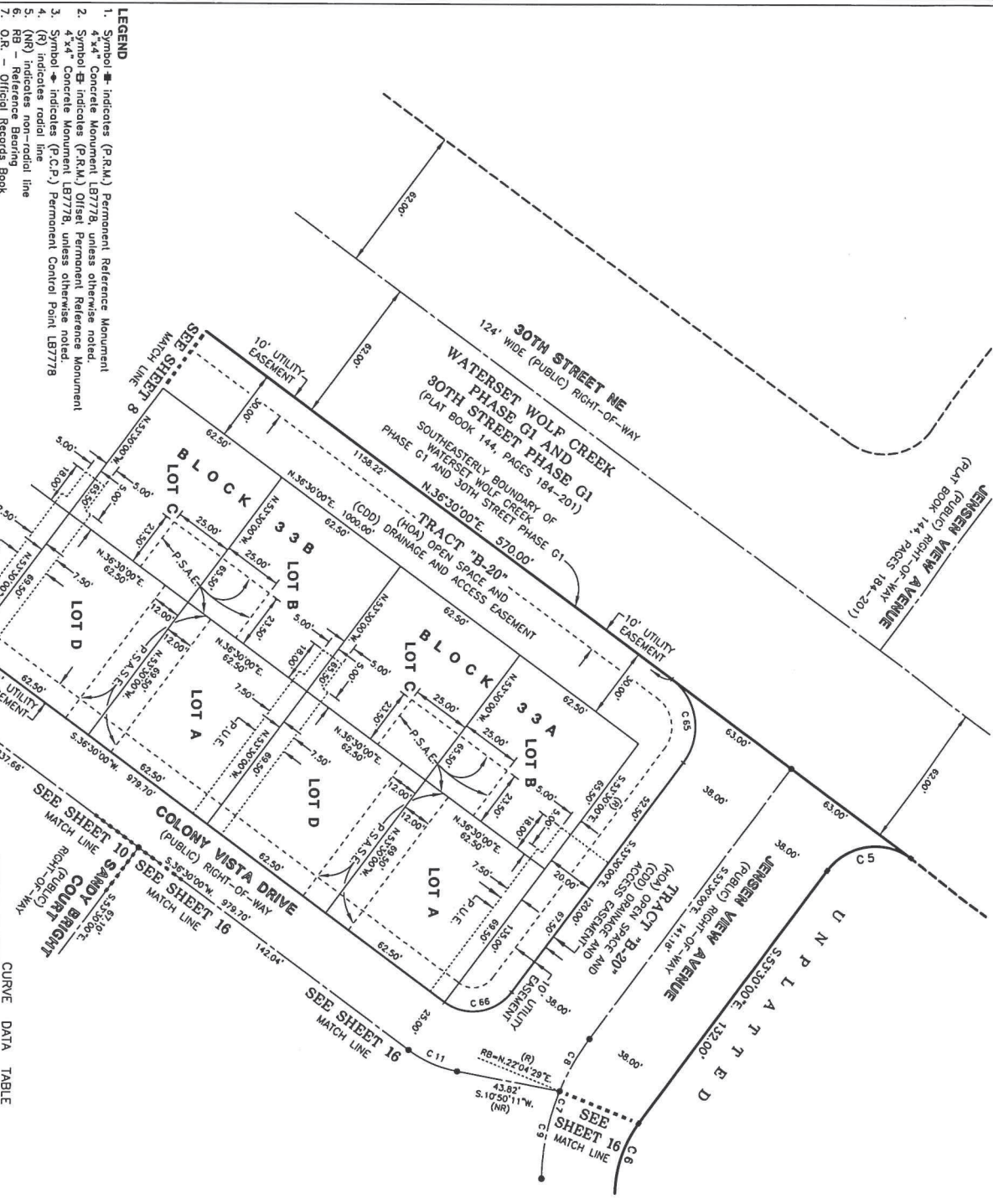
SEE SHEET 2 OF 23  
FOR PROPOSED OFFSET  
DIMENSIONS NOTE

**AMERIT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LB 7778  
 3010 Tamara, Ft. 33000  
 PHONE (813) 221-5200



WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

- 1. Symbol indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- 2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
- 3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
- 4. (R) indicates radial line
- 5. (NR) indicates non-radial line
- 6. RB - Reference Bearing
- 7. O.R. - Official Records Book
- 8. INST. - Instrument
- 9. (TYP) - Typical
- 10. D.E.A.E. - Drainage and Access Easement
- 11. P.S.A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
- 12. P.U.E. - (Private) Utility Easement
- 13. F.A.D.E. - (Private) Fence and Drainage Easement
- 14. (H.O.) - Homeowners Association
- 15. (C.O.D.) - Waterset South Community Development District

CURVE DATA TABLE

| NO. | RADIUS | DELTA      | ARC   | CHORD | BEARING      |
|-----|--------|------------|-------|-------|--------------|
| 5   | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 6   | 50.00  | 39°56'11"  | 31.36 | 30.85 | S.71°28'06"E |
| 7   | 100.00 | 39°56'11"  | 62.72 | 61.70 | S.71°28'06"E |
| 8   | 100.00 | 142°53'17" | 25.18 | 25.11 | S.67°42'46"E |
| 9   | 100.00 | 21°50'40"  | 37.54 | 37.32 | S.27°40'51"E |
| 10  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 11  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 12  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 13  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 14  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 15  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |
| 16  | 25.00  | 90°00'00"  | 39.27 | 35.36 | S.08°30'00"E |

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60

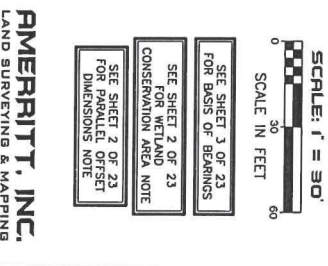


AMERIT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Lake Dr., Suite 100  
Tampa, FL 33634  
PHONE (813) 221-5200

SHEET 9 OF 23 SHEETS

## PAGE

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

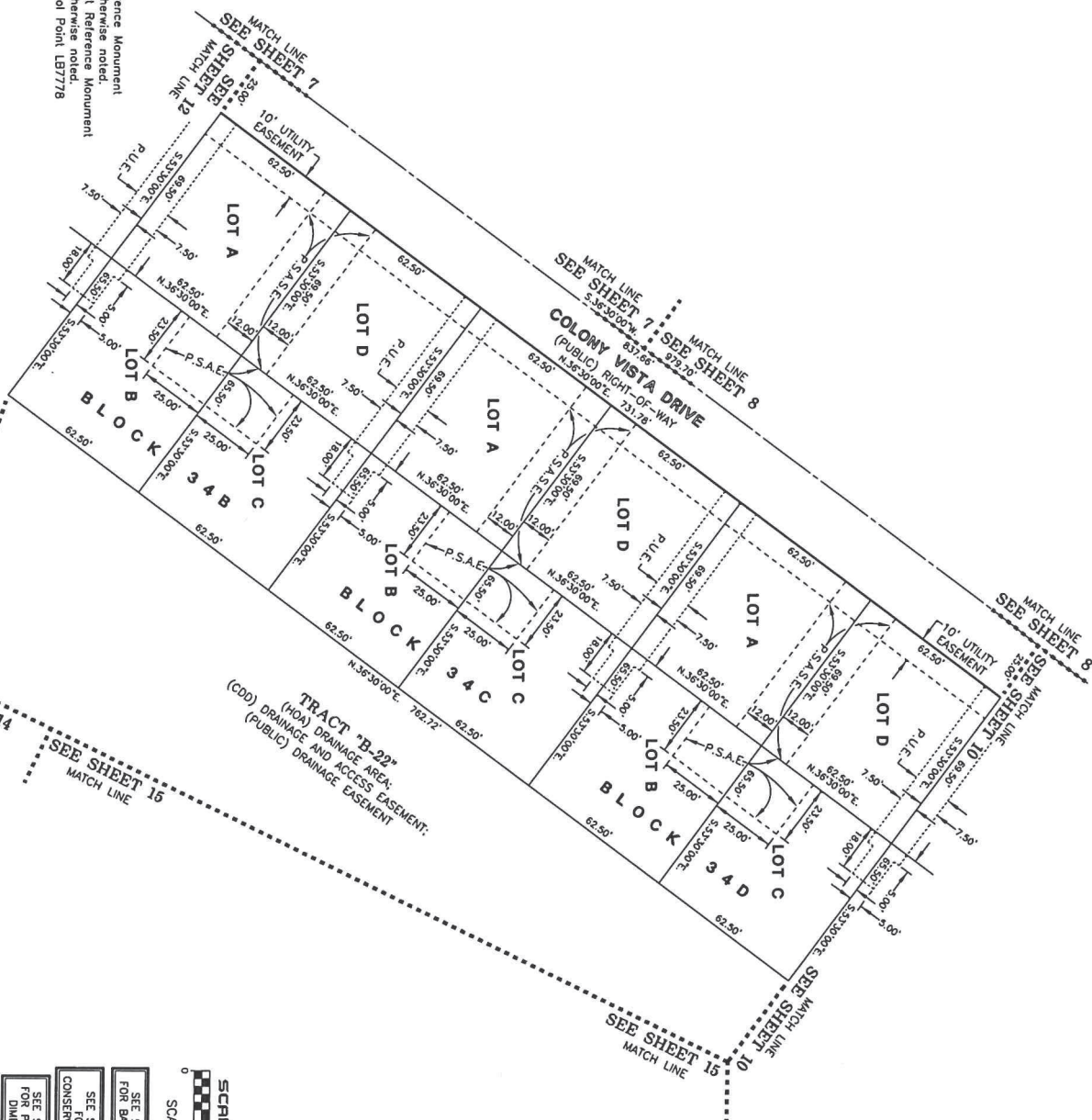
1. Symbol  $\Rightarrow$  indicates (P.R.M.) Permanent Reference Monument  
2. Symbol  $\oplus$  indicates (P.R.M.) Offset Permanent Reference Monument  
3. Symbol  $\otimes$  indicates (P.R.M.) Offset Permanent Reference Monument  
4. Symbol  $\otimes$  indicates (P.C.P.) Permanent Control Point LB7778  
5. (R) indicates radial line  
6. (NR) indicates non-radial line  
7. RB - Reference Bearing  
8. OR - Official Records Book  
9. INST - Instrument  
10. (TYP) - Typical  
11. (P.D.&A.E.) - (Public) Drainage and Access Easement  
12. (P.S.&S.E.) - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement  
13. P.U.E. - (Private) Utility Access Easement  
14. F.A.D.E. - Fence and Drainage Easement  
15. (HOA) - Homeowners Association  
16. (CDD) - Waterset South Community Development District

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



# WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
  4. (R) indicates radial line
  5. (NR) indicates non-radial line
  6. RB - Reference Bearing
  7. O.R. - Official Records Book
  8. INST. - Instrument
  9. (TYP) - Typical
  10. D.A.E. - Drainage and Access Easement
  11. P.S.A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  12. P.U.E. - (Public) Utility Easement
  13. F.U.E. - (Fence and) Drainage Easement
  14. (HOA) - Homeowners Association
  15. (CDD) - Waterset South Community Development District

SCALE: 1" = 90'  
SCALE IN FEET  
0 30 60

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE

SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERIKITT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
5010 Thomas Pk. SW  
Tomball, TX 77369  
PHONE (813) 221-5200

SHEET 11 OF 23 SHEETS

**NORTHEAST 1/4 OF  
SECTION 34-31-19  
SOUTHEAST 1/4 OF  
SECTION 34-31-19**

CURVE DATA TABLE

| NO. | FLUOR. | DELTA     | ARC   | CHORD | BEAMING        |
|-----|--------|-----------|-------|-------|----------------|
| 12  | 75.00  | 64.00'00" | 83.78 | 79.49 | 5.04'50.00" W. |
| 48  | 50.00  | 39.08'41" | 34.16 | 33.50 | N.07.55.29" W. |
| 49  | 50.00  | 20.08'05" | 17.54 | 17.45 | N.07.00'22" E. |
| 50  | 50.00  | 19.02'36" | 16.62 | 16.55 | N.06.57'33" E. |
| 51  | 50.00  | 18.02'36" | 15.70 | 15.63 | N.06.53'53" E. |
| 52  | 50.00  | 17.02'36" | 14.78 | 14.71 | N.06.50'12" E. |
| 53  | 20.00  | 13.09'05" | 8.08  | 8.03  | N.02.38.21" E. |
| 54  | 20.00  | 13.47'18" | 8.42  | 8.35  | N.02.38.21" E. |
| 55  | 20.00  | 15.31'24" | 11.42 | 10.95 | N.28.44'18" E. |
| 56  | 20.00  | 16.15'34" | 5.42  | 5.40  | N.28.44'18" E. |
| 57  | 20.00  | 16.15'34" | 5.68  | 5.66  | N.28.44'18" E. |
| 58  | 20.00  | 13.47'18" | 11.10 | 10.95 | N.20.35.20" E. |

0 30 60  
SCALE IN FEET

SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTICES

**PAMERRITT, INC.**

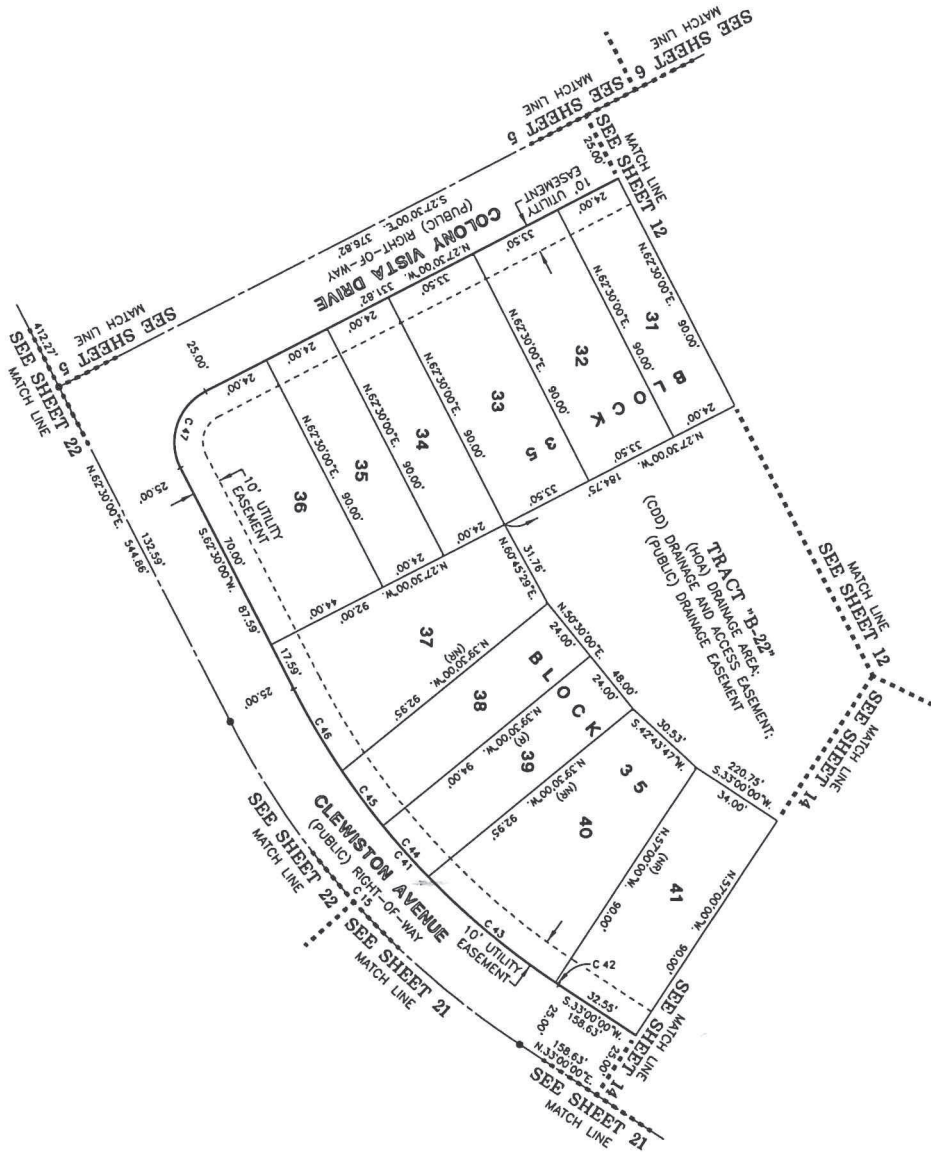
**Certificate of Authorization Number LB 7778**

PHONE (813) 221-5200



WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



LEGEND

1. Symbol indicates (P.R.M.) Permanent Reference Monument
2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
4. (R) indicates radial line
5. (NR) indicates non-radial line
6. RB - Reference Bearing
7. O.R. - Official Records Book
8. INST. - Instrument
9. (TYP) - Typical
10. D.E.A.C. - Drainage and Access Easement
11. P.S.A.C. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
12. P.S.A.C. - (Private) Shared Access Easement
13. F.U.E. - (Fence and Drainage) Easement
14. (H.O.) - Homeowners Association
15. (C.D.) - Waterset South Community Development District

CURVE DATA TABLE

| NO. | RADIUS | DELTA    | ARC    | CHORD  | BEARING      |
|-----|--------|----------|--------|--------|--------------|
| 15  | 300.00 | 29.0700° | 154.6  | 152.76 | N 77.5000° E |
| 41  | 275.00 | 29.3000° | 141.58 | 140.03 | S 33.0000° W |
| 42  | 275.00 | 07.1803° | 1.44   | 1.44   | S 33.0000° W |
| 43  | 275.00 | 12.1133° | 58.52  | 58.41  | S 32.7519° W |
| 44  | 275.00 | 05.0024° | 24.03  | 24.02  | S 47.2916° W |
| 45  | 275.00 | 05.0024° | 24.03  | 24.02  | S 53.0000° W |
| 46  | 275.00 | 05.3935° | 33.97  | 33.94  | S 53.0000° W |
| 47  | 20.00  | 80.0000° | 31.42  | 28.78  | N 77.5000° W |

SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60

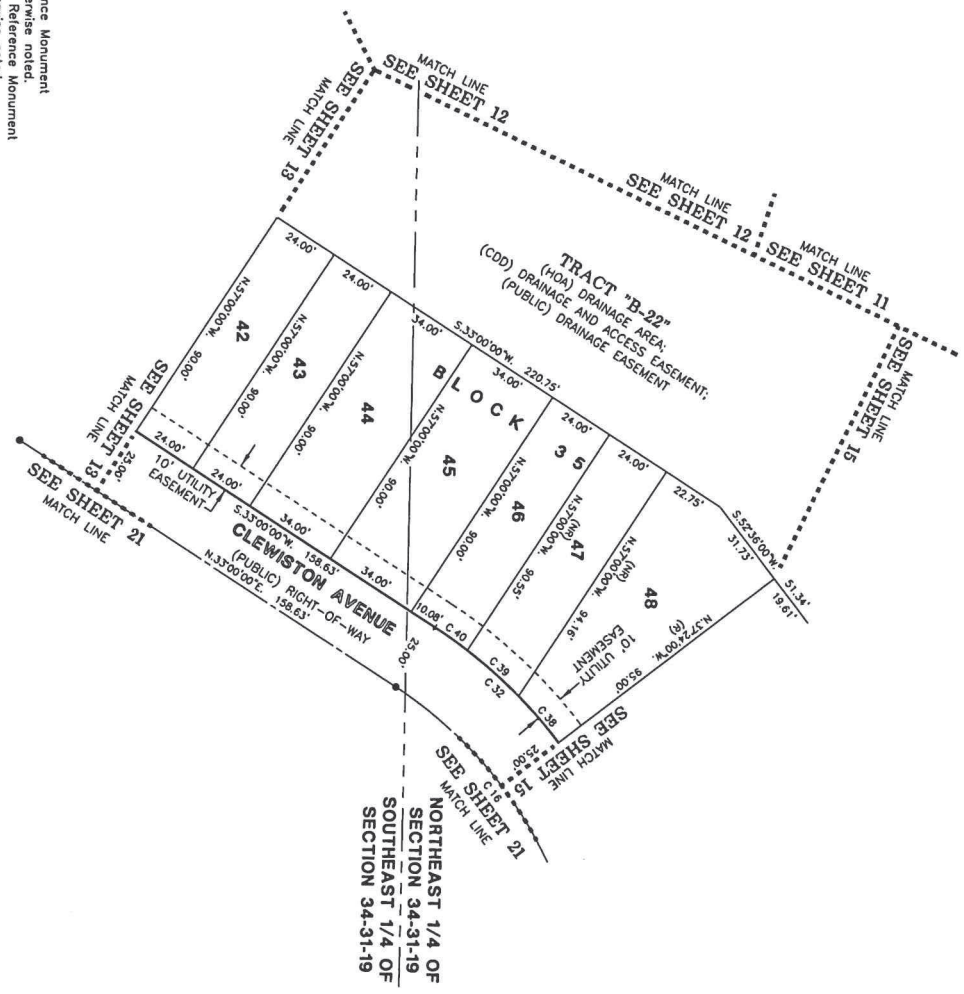


SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR DIMENSIONAL NOTE

AMERITIT, INC.  
LAND SURVEYING & MAPPING  
3010 W. Alameda Street, Suite 130  
Tampa, FL 33609  
PHONE (813) 221-5200

WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- 1. Symbol indicates (P.R.M.) Permanent Reference Monument
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  - 8. INST. - Instrument
  - 9. (TYP) - Typical
  - 10. D&A.E. - Drainage and Access Easement
  - 11. P.S.A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  - 12. P.S.A.E. - (Private) Shared Access Easement
  - 13. F.U.E. - (Private) Utility Easement
  - 14. F&D.E. - Fence and Drainage Easement
  - 15. (H.O.) - Homeowners Association
  - 16. (C.D.) - Waterset South Community Development District

CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC    | CHORD  | BEARING      |
|-----|--------|-----------|--------|--------|--------------|
| 16  | 150.00 | 57.33.49" | 150.70 | 144.44 | N.61°45.4'E  |
| 32  | 175.00 | 57.12.29" | 174.73 | 161.56 | S.61°36.15'W |
| 38  | 175.00 | 07°05.03" | 21.64  | 21.62  | S.49°03.28'W |
| 39  | 175.00 | 07°57.08" | 24.29  | 24.27  | S.41°32.23'W |
| 40  | 175.00 | 04°33.49" | 13.94  | 13.94  | S.35°16.55'W |

SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60



SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

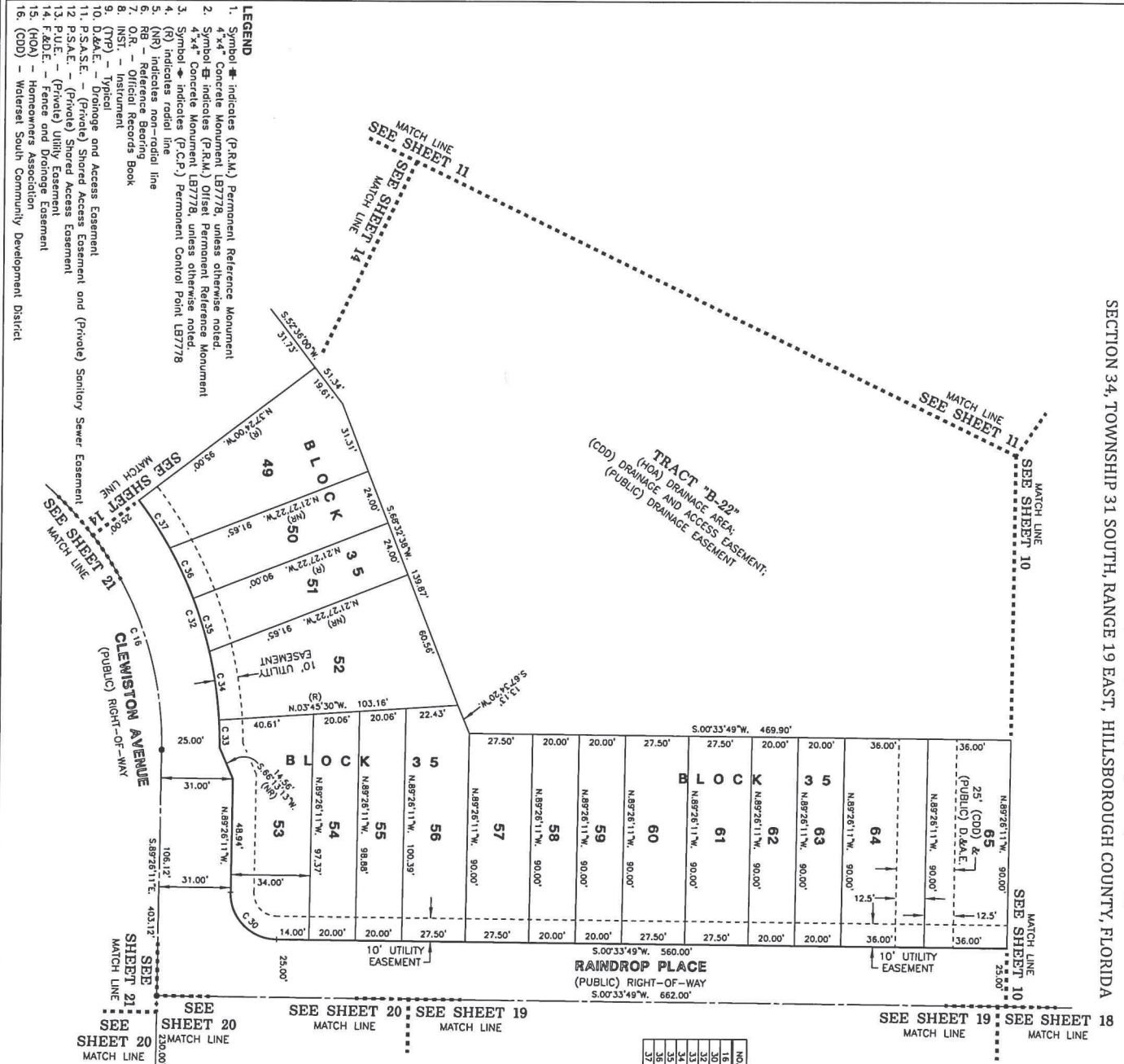
**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
5010 Tamara, Ft. Meade, FL 33660  
PHONE (813) 221-5200

**SHEET 14 OF 23 SHEETS**



# WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



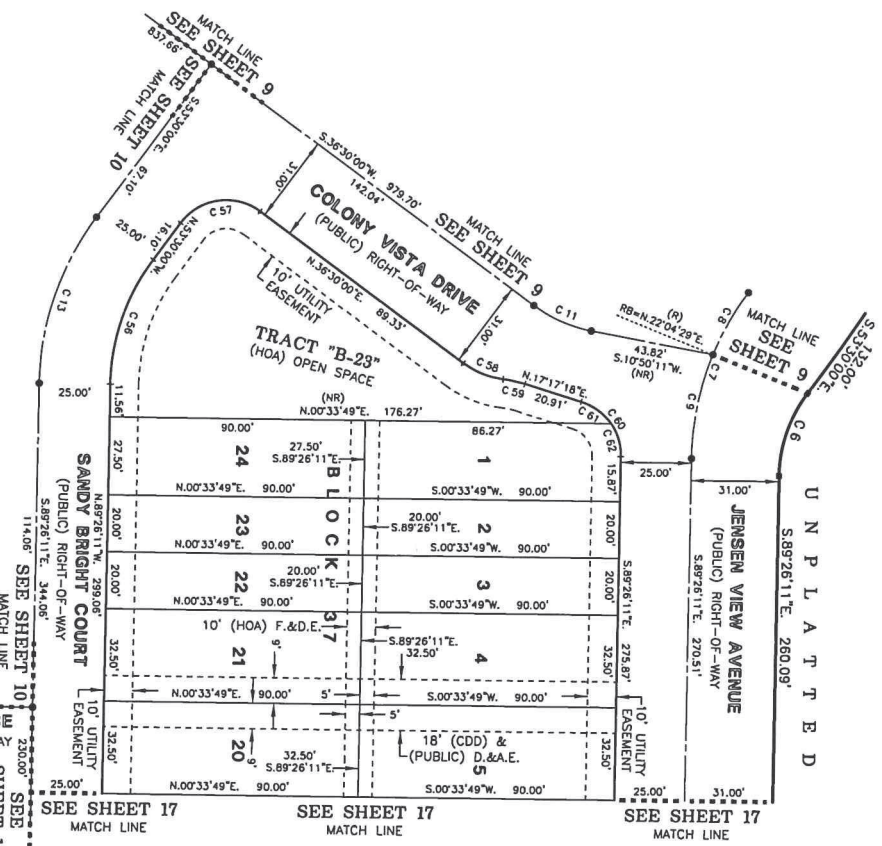
CURVE DATA TABLE

| NO. | RADIUS | DELTA       | ARC    | CHORD  | BEARING         |
|-----|--------|-------------|--------|--------|-----------------|
| 16  | 150.00 | 57.1129°    | 150.70 | 146.85 | N 61° 46' 54" E |
| 30  | 200.00 | 90.0000°    | 314.16 | 28.38  | N 89° 26' 11" W |
| 32  | 175.00 | 57.1229°    | 174.73 | 167.26 | S 61° 36' 15" W |
| 33  | 175.00 | 07° 57' 59" | 12.11  | 5.8673 | S 89° 26' 11" W |
| 34  | 175.00 | 07° 57' 59" | 29.84  | 29.84  | S 89° 26' 11" W |
| 35  | 175.00 | 07° 57' 59" | 24.06  | 24.06  | S 89° 26' 11" W |
| 36  | 175.00 | 07° 57' 59" | 24.06  | 24.06  | S 89° 26' 11" W |
| 37  | 175.00 | 07° 57' 59" | 24.06  | 24.06  | S 89° 26' 11" W |

**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Jackson St., Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

SHEET 15 OF 23 SHEETS

# WATERSET WOLF CREEK PHASE E SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



RAINBOW PLACE  
(PUBLIC) RIGHT-OF-WAY

- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
  4. (R) indicates radial line
  5. (NR) indicates non-radial line
  6. RB - Reference Bearing
  7. O.R. - Official Records Book
  8. INST. - Instrument
  9. (TYP) - Typical
  10. D&A.E. - Drainage and Access Easement
  11. P.S.A.E. - (Private) Shored Access Easement and (Private) Sanitary Sewer Easement
  12. P.U.E. - (Private) Utility Easement
  13. F&D.E. - Fence and Drainage Easement
  14. (HOA) - Homeowners Association
  15. (CDD) - Waterset South Community Development District

CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC   | CHORD | BEARING      |
|-----|--------|-----------|-------|-------|--------------|
| 6   | 50.00  | 35°56'11" | 31.36 | 30.85 | S.21°28'06"E |
| 7   | 100.00 | 35°56'11" | 62.72 | 61.70 | S.21°28'06"E |
| 8   | 100.00 | 1°25'31"  | 25.18 | 25.11 | S.60°42'46"E |
| 9   | 100.00 | 21°30'40" | 37.54 | 37.32 | S.78°40'51"E |
| 10  | 50.00  | 26°38'45" | 22.40 | 22.21 | S.21°28'06"E |
| 11  | 50.00  | 35°56'11" | 47.02 | 46.29 | S.21°28'06"E |
| 12  | 100.00 | 35°56'11" | 94.04 | 92.58 | S.21°28'06"E |
| 13  | 20.00  | 90°00'00" | 31.42 | 28.28 | N.08°30'00"W |
| 14  | 20.00  | 29°10'42" | 15.28 | 15.11 | N.21°53'55"E |
| 15  | 45.00  | 05°58'44" | 7.84  | 7.83  | N.12°17'56"E |
| 16  | 20.00  | 73°18'51" | 25.58 | 23.87 | N.53°55'33"E |
| 17  | 20.00  | 37°42'23" | 13.16 | 12.93 | N.30°08'30"E |
| 18  | 20.00  | 55°54'08" | 12.42 | 12.22 | N.7°46'45"E  |

SCALE: 1" = 30'  
SCALE IN FEET  
30  
60



SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
3010 W. JENSEN STREET, SUITE 150  
PINE HILLS, FLORIDA 33449  
PHONE (813) 221-5200

SHEET 16 OF 23 SHEETS



WATERSET WOLF CREEK PHASE E

SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

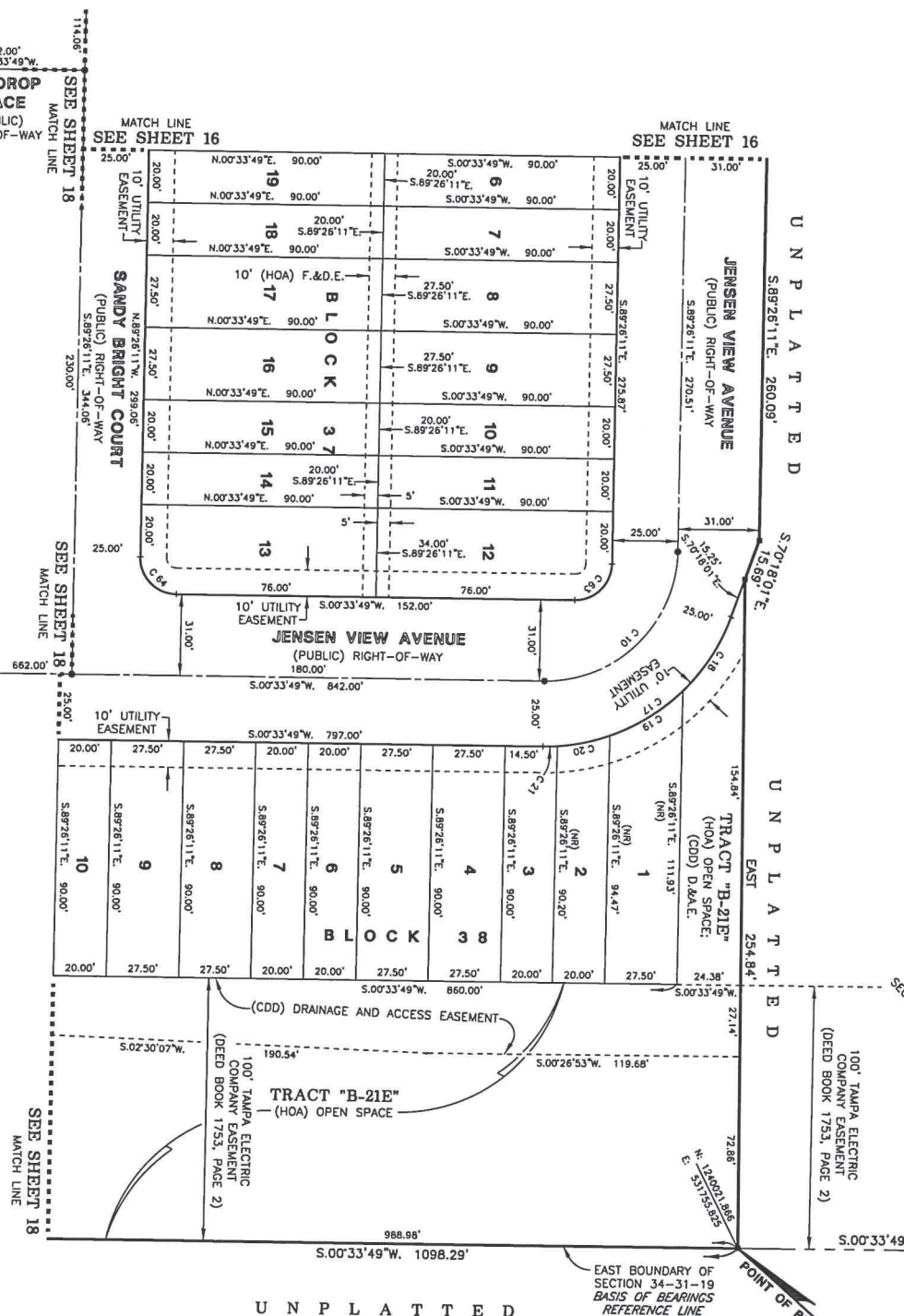
LEGEND

- 1. Symbol - Permanent Reference Monument
- 2. Symbol - Concrete Monument L8778, unless otherwise noted.
- 3. Symbol - Concrete Monument L8778, unless otherwise noted.
- 4. Symbol - Concrete Monument L8778, unless otherwise noted.
- 5. Symbol - Concrete Monument L8778, unless otherwise noted.
- 6. Symbol - Concrete Monument L8778, unless otherwise noted.
- 7. Symbol - Concrete Monument L8778, unless otherwise noted.
- 8. Symbol - Concrete Monument L8778, unless otherwise noted.
- 9. Symbol - Concrete Monument L8778, unless otherwise noted.
- 10. Symbol - Concrete Monument L8778, unless otherwise noted.
- 11. Symbol - Concrete Monument L8778, unless otherwise noted.
- 12. Symbol - Concrete Monument L8778, unless otherwise noted.
- 13. Symbol - Concrete Monument L8778, unless otherwise noted.
- 14. Symbol - Concrete Monument L8778, unless otherwise noted.
- 15. Symbol - Concrete Monument L8778, unless otherwise noted.
- 16. Symbol - Concrete Monument L8778, unless otherwise noted.

CURVE DATA TABLE

| NO. | ROUTES | DELTA | ARC   | CHORD | BEARING      |
|-----|--------|-------|-------|-------|--------------|
| 10  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 11  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 12  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 13  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 14  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 15  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 16  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 17  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 18  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 19  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 20  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 21  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 22  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 23  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 24  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 25  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 26  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 27  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 28  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 29  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 30  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 31  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 32  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 33  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 34  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |
| 35  | 50.00  | 90.00 | 78.54 | 70.71 | S.44°26'11"E |

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



SCALE: 1" = 30'  
SCALE IN FEET  
30  
60

SEE SHEET 2 OF 23  
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 23  
FOR WETLAND NOTE

SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

AMERIT, INC.  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Lake Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 231-5200

| PLAT BOOK | PAGE |
|-----------|------|
| 1         | 1    |
| 2         | 2    |
| 3         | 3    |
| 4         | 4    |
| 5         | 5    |
| 6         | 6    |
| 7         | 7    |
| 8         | 8    |
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| 10        | 10   |
| 11        | 11   |
| 12        | 12   |
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| 90        | 90   |
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| 92        | 92   |
| 93        | 93   |
| 94        | 94   |
| 95        | 95   |
| 96        | 96   |
| 97        | 97   |
| 98        | 98   |
| 99        | 99   |
| 100       | 100  |



A horizontal scale bar with alternating black and white segments. It is labeled '0' at the left end, '30' at the midpoint, and '60' at the right end. The text 'SCALE IN FEET' is written vertically below the scale.

- SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS
- SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTIFICATION
- SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

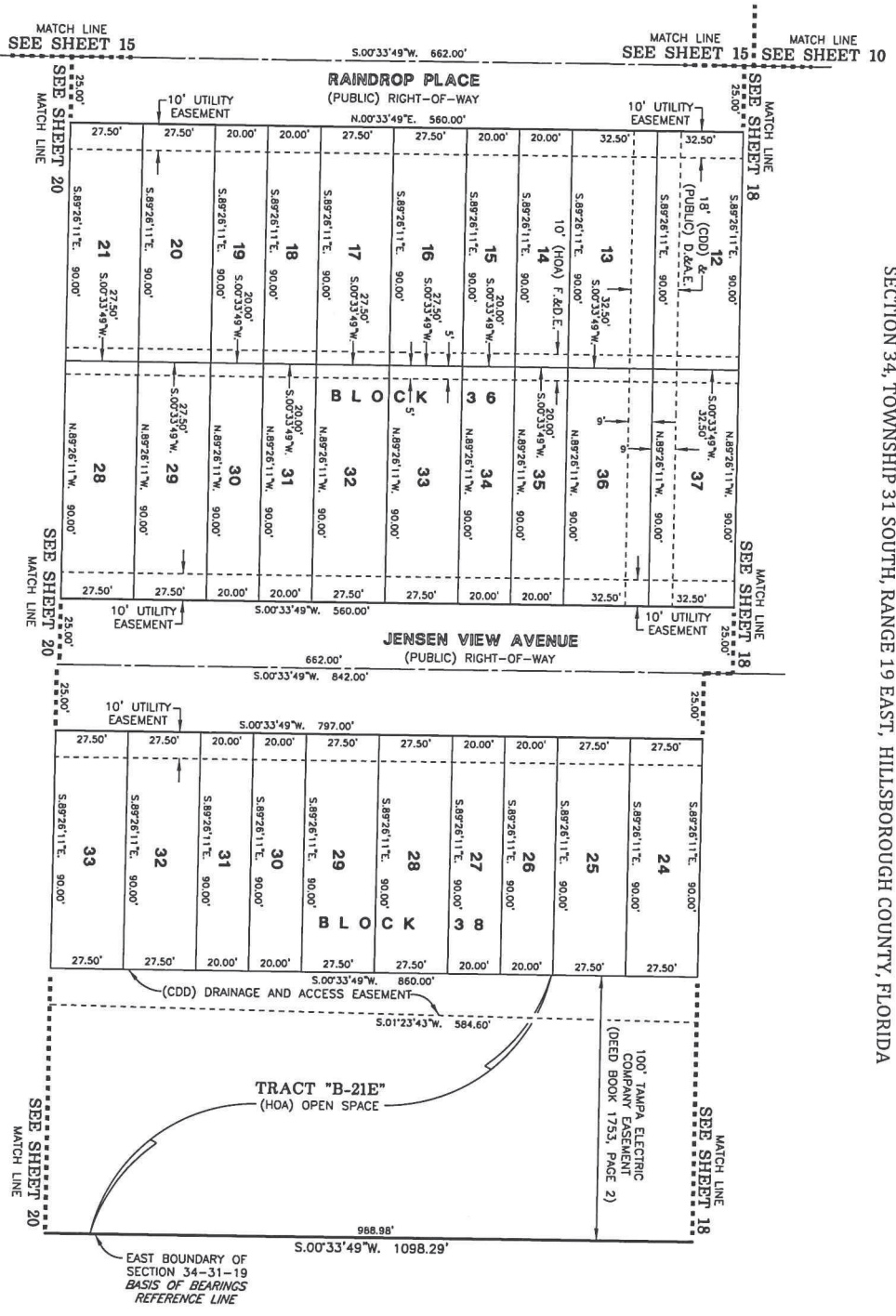
| CURVE DATA TABLE |        |           |       |       |               |
|------------------|--------|-----------|-------|-------|---------------|
| NO.              | RADIUS | DELTA     | ARC   | CHORD | BEARING       |
| 25               | 20.00  | 90°00'00" | 31.42 | 28.28 | S.44°26'11"E. |
| 28               | 20.00  | 90°00'00" | 31.42 | 28.28 | N.45°33'49"E. |

| CURVE | DATA | TABLE |
|-------|------|-------|
|-------|------|-------|

**AMERPRITY, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Azeele Street, Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200



WATERSET WOLF CREEK PHASE E  
SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



U N P L A T T E D



SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 23  
FOR WETLAND  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (P.R.M.) Offset Permanent Reference Monument
  3. Symbol indicates (P.C.P.) Permanent Control Point LB7778
  4. (R) indicates radial line
  5. (NR) indicates non-radial line
  6. RB - Reference Bearing
  7. O.R. - Official Records Book
  8. INST. - Instrument
  9. (TYP) - Typical
  10. D&A.E. - Drainage and Access Easement
  11. P&A.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  12. P&A.E. - (Private) Shared Access Easement
  13. F.U.E. - (Private) Utility Easement
  14. F.U.E. - (Private) Utility Easement
  15. (HOA) - Homeowners Association
  16. (CDD) - Waterset South Community Development District

**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LB 7778  
3010 W. Jensen Rd., Suite 150  
Tampa, FL 33609  
PHONE (813) 221-5200

| PLAT BOOK | PAGE |
|-----------|------|
|-----------|------|



| CURVE DATA TABLE |        |           |       |       |               |
|------------------|--------|-----------|-------|-------|---------------|
| NO.              | RADIUS | DELTA     | ARC   | CHORD | BEARING       |
| 22               | 20.00  | 90°00'00" | 31.42 | 28.28 | S.44°26'11"E. |
| 26               | 20.00  | 90°00'00" | 31.42 | 28.28 | S.45°33'49"W. |
| 27               | 20.00  | 90°00'00" | 31.42 | 28.28 | N.44°26'11"W. |

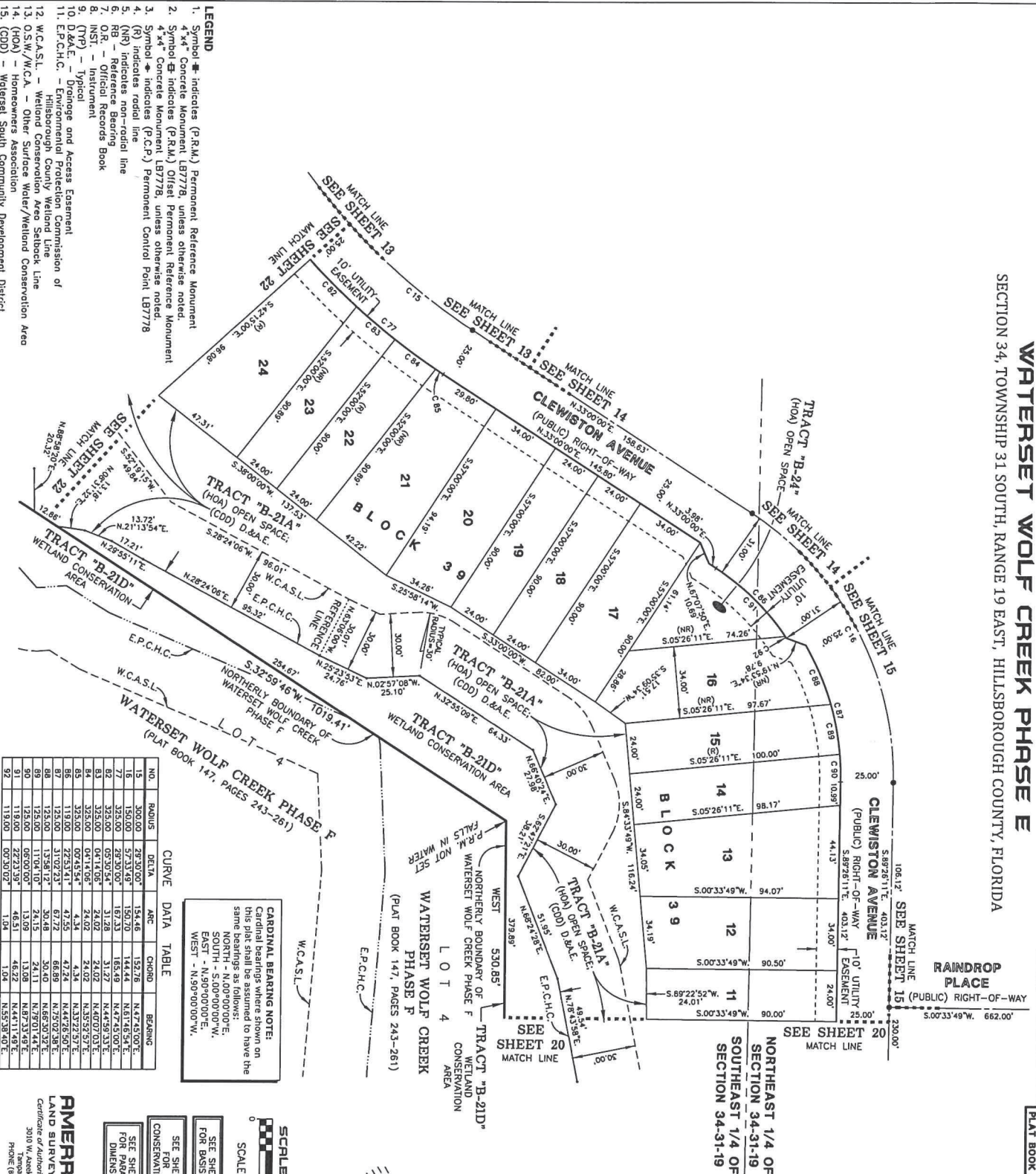
**CARDINAL BEARING NOTE:**  
Cardinal bearings where shown on this plat shall be assumed to have the same bearings as follows:  
NORTH - N.00°00'00"E.  
SOUTH - S.00°00'00"W.  
EAST - N.90°00'00"E.  
WEST - N.90°00'00"W.

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

**SHEET 20 OF 23 SHEETS**



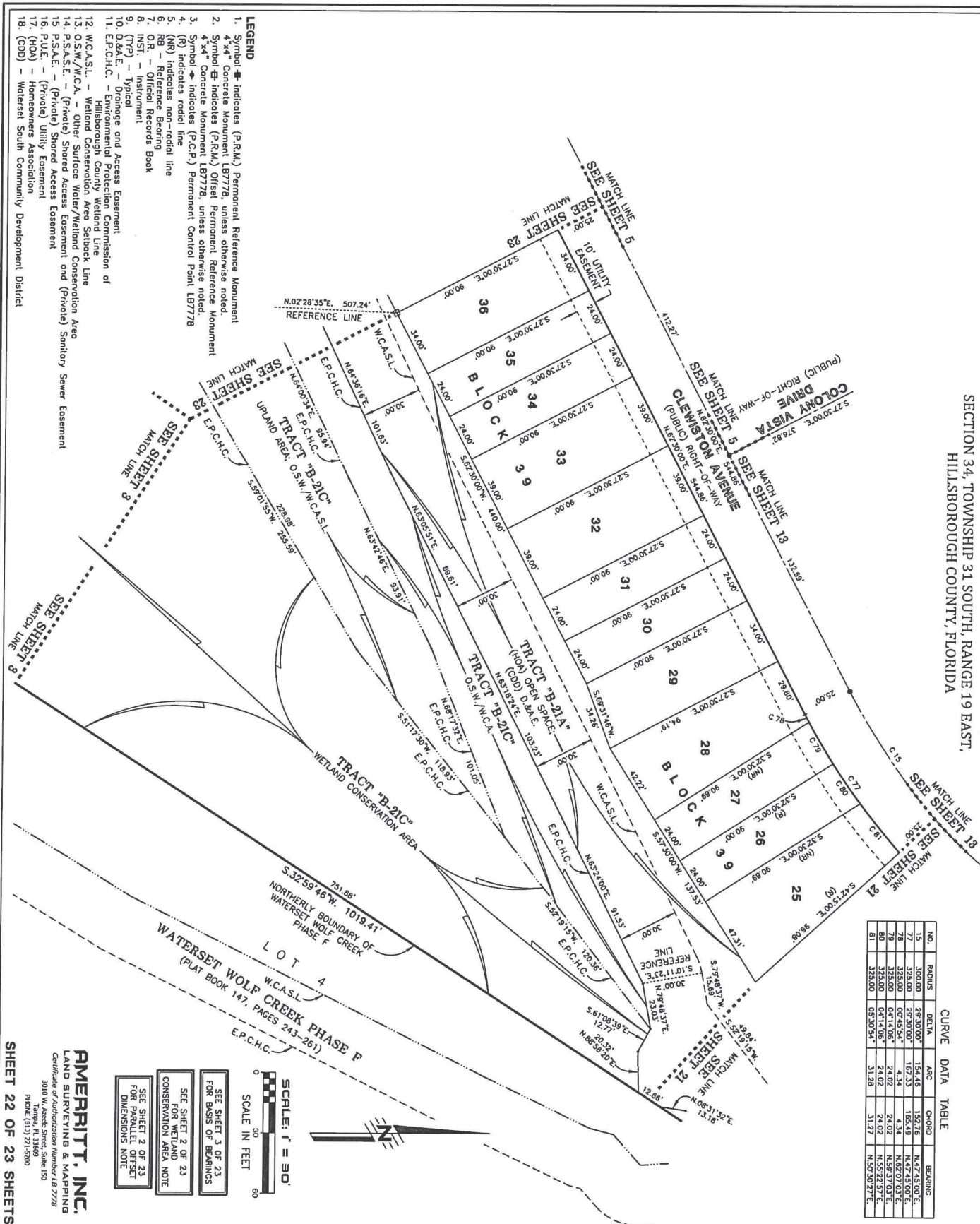
# WATERSET WOLF CREEK PHASE E SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA



# WATERSET WOLF CREEK PHASE E SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

| NO. | RADIUS | DELTA     | ARC    | CHORD  | BEARING     |
|-----|--------|-----------|--------|--------|-------------|
| 15  | 300.00 | 29.30°    | 154.46 | 152.76 | N42°45'00"E |
| 77  | 325.00 | 29.30°    | 167.33 | 165.49 | N47°45'00"E |
| 78  | 325.00 | 00°45'54" | 4.34   | 4.34   | N62°07'03"E |
| 79  | 325.00 | 00°14'06" | 24.02  | 24.02  | N89°37'03"E |
| 80  | 325.00 | 00°14'06" | 24.02  | 24.02  | N89°37'03"E |
| 81  | 325.00 | 05°20'54" | 31.26  | 31.27  | N60°30'27"E |



SCALE: 1" = 30'  
SCALE IN FEET  
0 30 60

SEE SHEET 3 OF 23  
FOR BASIS OF BEARINGS  
SEE SHEET 2 OF 23  
FOR WETLAND OFFSET  
CONSERVATION AREA NOTE  
SEE SHEET 2 OF 23  
FOR PARALLEL OFFSET  
DIMENSIONS NOTE

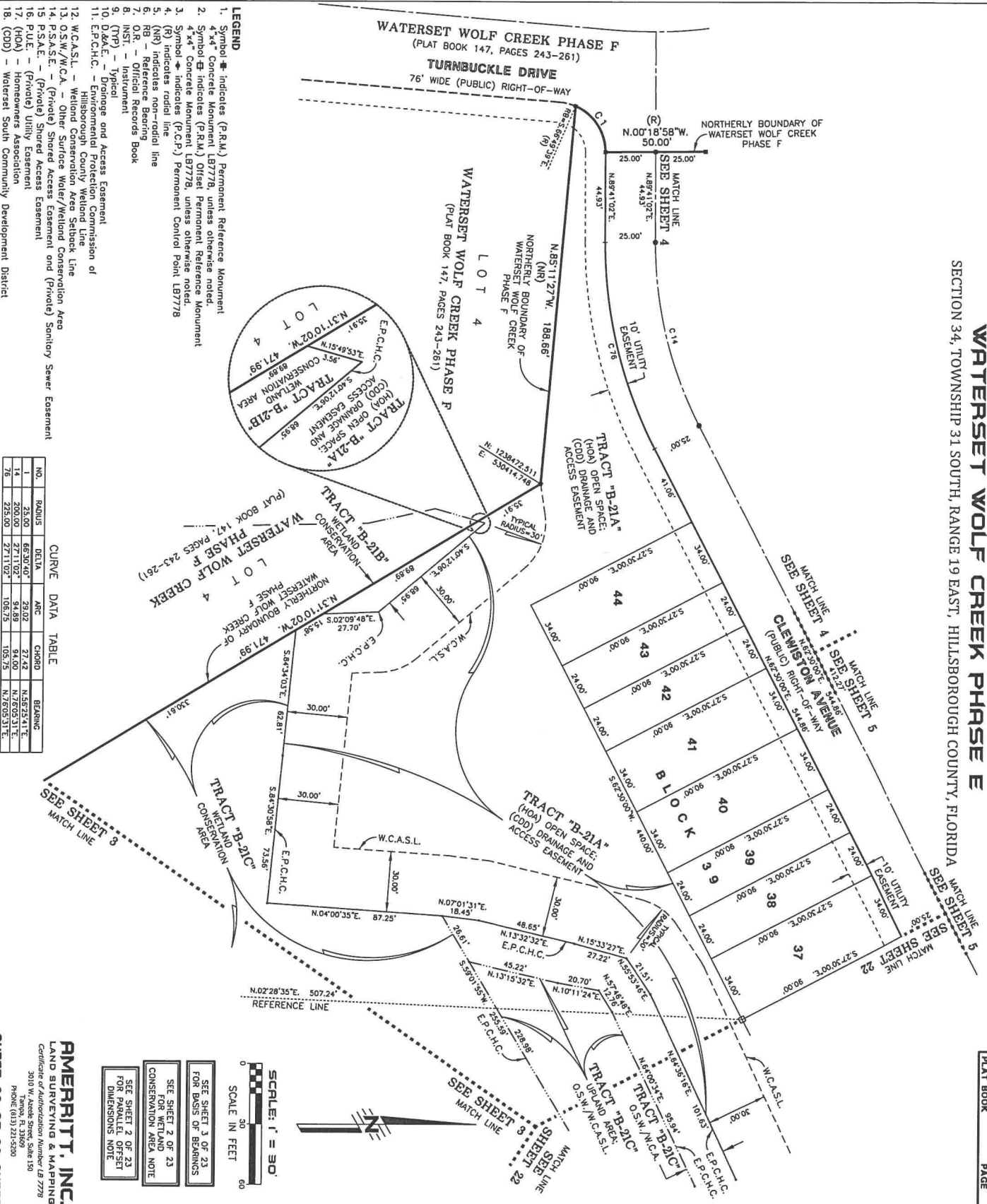
- LEGEND**
1. Symbol indicates (P.R.M.) Permanent Reference Monument
  2. Symbol indicates (C.M.) Concrete Monument
  3. Symbol indicates (O.P.R.M.) Official Permanent Reference Monument
  4. Symbol indicates (P.C.P.) Permanent Control Point
  5. (R) indicates road line
  6. (NR) indicates non-road line
  7. R.R. - Reference Bearing
  8. INST. - Instrument
  9. (TYP) - Typical
  10. D.E.A.E. - Drainage and Access Easement
  11. E.P.C.H.C. - Hillsborough County Wetland Line
  12. W.C.A.S.L. - Wetland Conservation Area Setback Line
  13. O.S.W./W.C.A. - Other Surface Water/Wetland Conservation Area
  14. P.S.A.S.E. - (Private) Shared Access Easement and (Private) Sanitary Sewer Easement
  15. P.U.E. - (Private) Utility Easement
  16. (HOA) - Homeowners Association
  17. (CDD) - Wateret South Community Development District

**AMERITIT, INC.**  
LAND SURVEYING & MAPPING  
Certificate of Authorization Number LA 7778  
3000 W. Cypress, Ft. Meade, FL 33609  
PHONE (813) 221-5200



# SECTION 34, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA

## WATERSET WOLF CREEK PHASE E



| NO. | RADIUS | DELTA    | ARC     | CHORD   | BEARING       |
|-----|--------|----------|---------|---------|---------------|
| 1   | 25.00  | 66.3040° | 29.02'  | 27.42'  | N.56°25.41'E. |
| 14  | 200.00 | 27.1102° | 94.88'  | 94.00'  | N.76°05.31'E. |
| 76  | 225.00 | 27.1102° | 106.75' | 106.75' | N.76°05.31'E. |

CURVE DATA TABLE

**AMERRITT, INC.**  
 LAND SURVEYING & MAPPING  
 Certificate of Authorization Number LA 7778  
 3001 W. Kennedy Rd., Suite 150  
 Palm Beach, FL 33409  
 PHONE (813) 221-5200

SHEET 23 OF 23 SHEETS



## Certificate of School Concurrency - REVISED

|                                       |   |
|---------------------------------------|---|
| <b>Project Name</b>                   | Waterset Wolfcreek Phase E                                      |
| <b>Jurisdiction</b>                   | Hillsborough  |
| <b>Jurisdiction Project ID Number</b> | 5502  |
| <b>HCPS Project Number</b>            | 1050  |
| <b>Parcel ID Number(s)</b>            | 054244.0025, 054244.0027  |
| <b>Project Location</b>               | E. side of 30 <sup>th</sup> St. NE, S. of Covington Gardens Dr. |
| <b>Dwelling Units &amp; Type</b>      | SFD: 76 & SFA: 204  |
| <b>Applicant</b>                      | NNP Southbend II, LLC   |

## School Concurrency Analysis

| <i>School Type</i> | <i>Elementary</i> | <i>Middle</i> | <i>High</i> | <i>Total Capacity Reserved</i> |
|--------------------|-------------------|---------------|-------------|--------------------------------|
| Students Generated | 38                | 17            | 26          | 81                             |

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

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

Please note: The previously issued certificate from 04/17/24 is invalid.

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

**Date** 06/17/24