

SUBJECT: Triple Creek Village N & P
DEPARTMENT: Development Review Division of Development Services Department
SECTION: Project Review & Processing
BOARD DATE: December 14, 2021
CONTACT: Lee Ann Kennedy

RECOMMENDATION:

Accept the plat for recording for Triple Creek Village N & P, located in Section 11, Township 31, and Range 20, and grant permission to the Development Review Division of Development Services Department to administratively accept the Improvement Facilities (roads, drainage, water and wastewater) for Maintenance upon proper completion, submittal and approval of all required documentation. Also provide the administrative rights to release the performance securities for construction and lot corners upon final acceptance by the Development Review Division of Development Services Department and also provide the administrative rights to release the warranty security upon expiration of the warranty period, warranty inspection and correction of any failure, deterioration or damage to the Improvement Facilities. Accept a Performance Bond in the amount of \$374,086.00, a Warranty Bond in the amount of \$271,390.00, 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 \$32,770.00 and authorize the Chairman to execute the Subdivider's Agreement for Performance - Placement of Lot Corners.

BACKGROUND:

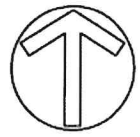
On December 8, 2019, Permission to Construct Prior to Platting was issued for Triple Creek Village N & P. The developer has submitted the required Bonds, which the County Attorney's Office has reviewed and approved. The developer is Lennar Homes, LLC. and the engineer is Halff.



**TRIPLE CREEK PHASE 5
(VILLAGE N&P) LOCATION**

SECTION 12 TOWNSHIP 31S RANGE 20E

LOCATION MAP



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

Lennar Homes, LLC

This Agreement is made and entered into this ____ day of _____, 20____, by and between ____ hereinafter referred to as "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as "County"

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as **TRIPLE CREEK VILLAGES N&P**; and

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

WHEREAS, the improvements required by the LDC in the subdivision known as **TRIPLE CREEK VILLAGES N&P** 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 System	<input type="checkbox"/> Sanitary Sewer Distribution System	<input type="checkbox"/> Bridges
<input type="checkbox"/> Reclaimed Water Mains/Services	<input checked="" type="checkbox"/> Sidewalks	<input type="checkbox"/> Other:

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the platted area known **TRIPLE CREEK VILLAGES N&P** Subdivision, within **FOUR (4)** 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 and wastewater systems to be built and constructed in the platted area in exact accordance with the drawings, plans,

specifications and other data and information filed with the Hillsborough County Development Review Division of Development Services Department by the Subdivider.

3. The Subdivider agrees to warranty all improvement facilities located **TRIPLE CREEK VILLAGES N&P** subdivision against failure, deterioration or damage resulting from defects in workmanship and materials, for a period of two (2) years following the date of acceptance of said improvements for maintenance by the County. The Subdivider further agrees to correct within the above described warranty period any such failure, deterioration, or damage existing in the improvements so that said improvements thereafter comply with the technical specifications contained in the LDC established by the County.
4. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance and a separate instrument providing a warranty of the obligations described in paragraphs 2 and 3 respectively above, specifically identified as:

- a. Letters of Credit, number _____, dated _____, and number _____, dated _____ with _____ by order of _____,
- b. A Performance Bond, dated 10/25/21 with _____ Lennar Homes LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, and
A Warranty Bond, dated 10/25/21 with _____ Lennar Homes LLC as Principal, and _____ Atlantic Specialty Insurance Company as Surety, and
- c. Cashier/Certified Checks, number _____, dated _____ and number _____, dated _____, which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.

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

5. Once construction is completed, the Subdivider shall submit a written certification, signed and sealed by the Engineer-of-Record, stating that the improvements are constructed in accordance with:
 - a. The plans, drawings, and specifications submitted to and approved by the County's Development Review Division of Development Services Department; and
 - b. All applicable County regulations relating to the construction of improvement facilities. An authorized representative of the County's Development Review Division of Development Services Department will review the Engineer's Certification and determine if any discrepancies exist between the constructed improvements and said certification.
6. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
7. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 2 and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.

8. In the event the Subdivider shall fail or neglect to fulfill his obligations under this Agreement as set forth in paragraph 3 and as required by the LDC, the Subdivider shall be liable to pay for the cost of reconstruction of defective improvements to the final total cost, including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the Subdivider's failure or neglect to perform.
9. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the subdivision known as **TRIPLE CREEK VILLAGES N&P** at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
10. The County agrees, pursuant to the terms contained in the LDC, to accept the improvement facilities for maintenance upon proper completion, approval by the County's Development Review Division of Development Services Department, and the submittal and approval of all documentation required by this Agreement and the LDC.
11. The County agrees, pursuant to the terms contained in the LDC, to issue a letter of compliance to allow the release of certificates of occupancy upon receipt of all of the following:
 - a. The Engineer-of-Record's Certification referred to in paragraph 5 above; and
 - b. Acknowledgement by the Development Review Division of Development Services Department that all necessary inspections have been completed and are satisfactory, and that no discrepancies exist between the constructed improvements and the Engineer's Certification; and
 - c. Provided that all applicable provisions of the LDC have been met.
12. In the event that the improvement facilities are completed prior to the end of the **FOUR (4)** month construction period described in paragraph 2, the Subdivider may request that the County accept the improvements for maintenance at the time of completion. In addition to the submittal, inspections, and approvals otherwise required by this Agreement and the LDC, the Subdivider shall accompany his request for acceptance with a new or amended warranty instrument, in a form prescribed by the LDC, guaranteeing the obligations set forth in paragraph 3 for a period of two years from the date of final inspection approval. Provided that said warranty instrument is approved as to form and legal sufficiency by the County Attorney's Office, the County's Development Review Division of Development Services Department may accept the new or amended warranty instrument on behalf of the County, and release the original warranty instrument received pursuant to this Agreement, where appropriate. All portions of this Agreement pertaining to the warranty shall apply to any new or amended warranty instrument accepted pursuant to this paragraph.
13. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
14. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

IN WITNESS WHEREOF, the parties hereto have executed these presents, this 15TH day of OCTOBER, 2021.

ATTEST:

Abi James
Witness' Signature

(Signed before a Notary Public and 2 Witnesses)

Abi James
Printed Name of Witness

Angela Hester
Witness' Signature

Angela Hester
Printed Name of Witness

SUBDIVIDER:

By: [Signature]
Authorized Corporate Officer or Individual

PARKER HIRONS
Name (typed, printed or stamped)

VICE PRESIDENT
Title

4600 W. CYPRESS ST., STE 300, TAMPA, FL 33607
Address of Signer

813-574-5658
Phone Number of Signer

CORPORATE SEAL (When Appropriate)

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

By: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
By: _____
Chairman

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.

CORPORATE ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 15TH day of OCTOBER,

20 21, by _____ and

_____ respectively President and PARICKEN HIZONS of LENNAR HOMES, Inc. LLC

a corporation under the laws of the state of FLORIDA on behalf of the

corporation. He and/or she is personally known to me or has produced _____

as identification and did take an oath.

NOTARY PUBLIC:

Sign: Abi James (Seal)

Print: ABI JAMES

Title or Rank: N/A

Serial Number, if any: N/A

My Commission Expires: 09/20/2025



Abi James
Comm.: HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by,

_____ who is personally known to me or who has produced

_____ as identification and who did take an oath.

NOTARY PUBLIC:

Sign: _____ (seal)

Print: _____

Title or Rank: _____

Serial Number, if any: _____

My Commission Expires: _____

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC, 4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal, and Atlantic Specialty Insurance Company, 605 Highway 169 North, Suite 800, Plymouth, MN 55441 called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of **THREE HUNDRED SEVENTY FOUR THOUSAND EIGHTY SIX AND 00/100 (\$374,086.00)** 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 established subdivision regulations pursuant to authority in Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby incorporated into and made a part of this Subdivision Performance Bond; and

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

WHEREAS, the Principal has filed with the Development Review Division of Development Services Department of Hillsborough County, Florida, drawings, plans and specifications and other data and information relating to construction, 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 for Construction and Warranty of Required Improvements, the terms of which

Agreement require the Principal to submit an instrument ensuring completion of construction of required improvements.

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

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

- A. If the Principal shall well and truly build, construct, and install in the platted area known **TRIPLE CREEK VILLAGES N&P** 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 **FOUR (4)** 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;

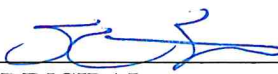
THEN THIS OBLIGATION SHALL BE NULL AND VOID; OTHERWISE, TO REMAIN IN FULL FORCE AND EFFECT UNTIL APRIL 14, 2022.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:




BY: Lennar Homes, LLC, a Florida limited liability company


PRINCIPAL (SEAL)


Atlantic Specialty Insurance Company
SURETY (SEAL)

ATTEST:


Mechelle Larkin, Witness


ATTORNEY-IN-FACT (SEAL) My Hua

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal Sufficiency.

As amended

SURETY RIDER

To be attached to and form a part of

Bond No. 800117931

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

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

and by Atlantic Specialty Insurance Company, as Surety,

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

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

The Expiration Date to:

May 14th 2022

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

This rider is effective November 17, 2021
(MONTH-DAY-YEAR)

Signed and Sealed November 17, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida Limited Liability Company
(PRINCIPAL)

By: [Signature]
(PRINCIPAL) *Holly Gallagher, Vice President*

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

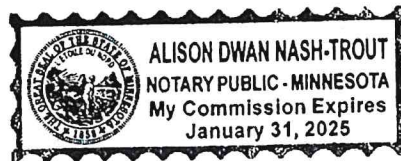
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 17th day of November 2021



This Power of Attorney expires
January 31, 2025


Kara Barrow, Secretary

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

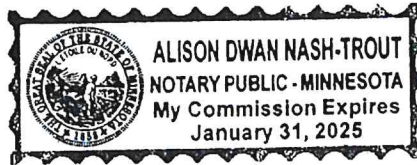
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.





Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25 2021.

This Power of Attorney expires
January 31, 2025




Kara Barrow, Secretary

TRIPLE CREEK - VILLAGE N & P PERFORMANCE

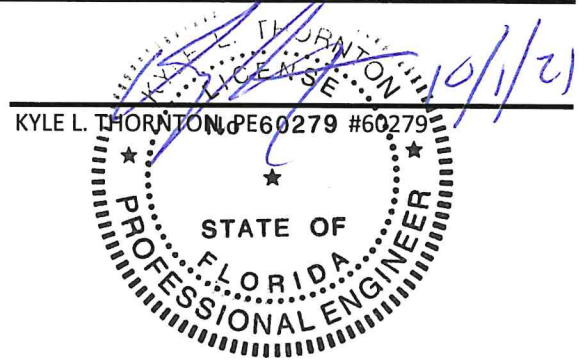
Hillsborough County, FL

Engineer's Opinion of Probable Construction Cost - Public Improvements

ONSITE ONLY (NO OFF-SITES)

SEPTEMBER 21, 2021

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	ROADWAY				
1.01	1.75" Type SP-12.5 Asphalt Surface	25,630.00	SY	\$8.25	\$211,447.50
1.02	Concrete Sidewalk (Reinforced - TTM Detail TD-16 Option 2)	15,102.00	SF	\$3.79	\$57,236.58
1.03	ADA Ramps (5' wide)	19.00	Each	\$879.73	\$16,714.87
1.04	ADA Ramps (8' wide)	2.00	Each	\$979.73	\$1,959.46
1.05	Signage and Striping	1.00	LS	\$11,910.00	\$11,910.00
	ROADWAY TOTAL				\$299,268.41
Grand Total					\$299,268.41
PERFORMANCE BOND				125%	\$374,086



WARRANTY BOND

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC 4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal and Atlantic Specialty Insurance Company called the Surety, are held and firmly bound unto the **BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA**, in the sum of **TWO HUNDRED SEVENTY ONE THOUSAND THREE HUNDRED NINETY and 00/100 (\$271,390.00)** 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 Chapter 163 and Chapter 177, Florida Statutes, and Hillsborough County Land Development Code, as amended, Ordinance 92-05, which regulations are by reference, hereby, incorporated into and made a part of this Warranty Bond; and

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

WHEREAS, the Principal has made the request that the Board of County Commissioners of Hillsborough County accept the improvement facilities (roads, drainage, water and wastewater) for maintenance in the approved platted subdivision known as **TRIPLE CREEK VILLAGES N&P**; and

WHEREAS, the aforementioned subdivision regulations require as a condition of acceptance of the improvement facilities (roads, drainage, water and wastewater) that the Principal provide to the Board of County Commissioners of Hillsborough County a bond warranting all grading, paving and curbing of streets, roads and other rights-of-way, bridges, culverts, gutters, storm sewers, sanitary sewers, water mains and all other necessary facilities for a definite period of time in an amount prescribed by the aforementioned subdivision regulations.

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


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

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

- A. If the Principal shall warrant for a period of two years following the date of acceptance of the roads, drainage, water and wastewater improvement facilities for maintenance by the Board of County Commissioners of Hillsborough County, in the approved platted subdivision known **TRIPLE CREEK VILLAGES N&P**, 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 APRIL 14, 2024.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:


ATTEST:

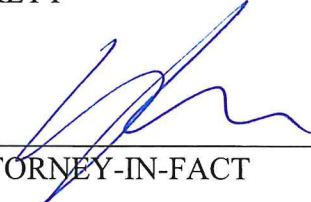

Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company
BY: 


PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company

SURETY (SEAL)



My Hua
ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.
as amended

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

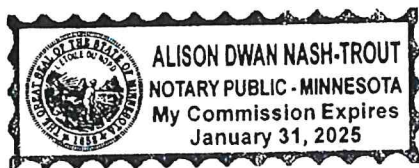
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25 2021.



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117933

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

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

and by Atlantic Specialty Insurance Company, as Surety,

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

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

The Expiration Date to:

May 14, 2024

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

This rider is effective November 17 2021
(MONTH-DAY-YEAR)

Signed and Sealed November 17, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida Limited Liability Company
(PRINCIPAL)

By: [Signature]
(PRINCIPAL) *Holly Gallagher, Vice President*

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

[Signature]

BY _____
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

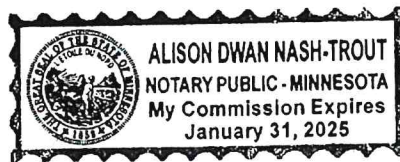
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 17th day of November 2021



This Power of Attorney expires
January 31, 2025

Kara Barrow
Kara Barrow, Secretary

TRIPLE CREEK - VILLAGE N & P WARRANTY

Hillsborough County, FL

Engineer's Opinion of Probable Construction Cost - Public Improvements

ONSITE ONLY (NO OFF-SITES)

SEPTEMBER 22, 2021

ITEM NO.	DESCRIPTION OF WORK	QUANTITY	UNIT	UNIT COST	CONTRACT VALUE
1.00	<u>ROADWAY</u>				
1.01	1.75" Type SP-12.5 Asphalt Surface	25,630.00	SY	\$8.25	\$211,447.50
1.02	7" Plant Mixed Soil Cement	25,630.00	SY	\$12.07	\$309,354.10
1.03	12" Compacted Subgrade (LBR 20)	25,630.00	SY	\$0.68	\$17,428.40
1.04	Miami Curb w/Stabilization	21,481.00	LF	\$8.91	\$191,395.71
1.05	FDOT Type F Curb	286.00	LF	\$13.85	\$3,961.10
1.06	Valley Gutter	1,090.00	SF	\$21.42	\$23,347.80
1.07	Concrete Sidewalk (Reinforced - TTM Detail TD-16 Option 2)	15,102.00	SF	\$3.79	\$57,236.58
1.08	ADA Ramps (5' wide)	19.00	Each	\$879.73	\$16,714.87
1.09	ADA Ramps (8' wide)	2.00	Each	\$979.73	\$1,959.46
1.10	Signage and Striping	1.00	LS	\$11,910.00	\$11,910.00
	ROADWAY TOTAL				\$844,755.52
2.00	<u>POTABLE WATER SYSTEM</u>				
2.01	4" PVC (DR 18)	778.00	LF	\$8.61	\$6,698.58
2.02	6" PVC (DR 18)	2,174.00	LF	\$11.50	\$25,001.00
2.03	8" PVC (DR 18)	8,546.00	LF	\$17.27	\$147,589.42
2.04	4" Gate Valve	3.00	Each	\$671.10	\$2,013.30
2.05	6" Gate Valve	9.00	Each	\$807.60	\$7,268.40
2.06	8" Gate Valve	44.00	Each	\$1,158.76	\$50,985.44
2.07	8" Tee Fitting	7.00	Each	\$357.43	\$2,502.01
2.08	8" x 4" Tee Fitting	2.00	Each	\$315.35	\$630.70
2.09	8" x 6" Tee Fitting	1.00	Each	\$315.35	\$315.35
2.10	8" Cross Fitting	1.00	Each	\$423.75	\$423.75
2.11	4" Bend Fitting	36.00	Each	\$134.42	\$4,839.12
2.12	6" Bend Fitting	29.00	Each	\$173.21	\$5,023.09
2.13	8" Bend Fitting	110.00	Each	\$229.22	\$25,214.20
2.14	8" x 6" Reducer Fitting	3.00	Each	\$197.68	\$593.04
2.15	6" x 4" Reducer Fitting	1.00	Each	\$146.96	\$146.96
2.16	6" Fire Hydrant Assembly	21.00	Each	\$3,539.37	\$74,326.77
2.17	Single Service, Short Side	175.00	Each	\$264.37	\$46,264.75
2.18	Single Service, Long Side	137.00	Each	\$326.66	\$44,752.42
	POTABLE WATER SYSTEM TOTAL				\$444,588.30
3.00	<u>SANITARY SEWER SYSTEM</u>				
3.01	8" PVC, SDR 26 (0'-14' Cut)	8,151.00	LF	\$25.45	\$207,442.95
3.02	8" PVC, SDR 26 (14'-16' Cut)	1,031.00	LF	\$34.15	\$35,208.65
3.03	8" PVC, SDR 26 (16'-18' Cut)	764.00	LF	\$62.28	\$47,581.92
3.04	8" PVC, SDR 26 (18'-20' Cut)	463.00	LF	\$62.28	\$28,835.64
3.05	4' Sanitary Manhole (0'-14' Cut)	36.00	Each	\$3,454.80	\$124,372.80
3.06	4' Sanitary Manhole (14'-16' Cut)	1.00	Each	\$4,333.10	\$4,333.10
3.07	5' (Dia) Sanitary Manhole (14'-16' Cut)	2.00	Each	\$5,322.30	\$10,644.60
3.08	5' (Dia) Sanitary Manhole (16'-18' Cut)	4.00	Each	\$5,943.76	\$23,775.04
3.09	5' (Dia) Sanitary Manhole (18'-20' Cut)	3.00	Each	\$6,549.60	\$19,648.80
3.10	Single Service (Hillsborough County)	77.00	Each	\$547.46	\$42,154.42
3.11	Double Service (Hillsborough County)	118.00	Each	\$805.52	\$95,051.36
	SANITARY SEWER SYSTEM TOTAL				\$639,049.28
4.00	<u>STORM DRAINAGE SYSTEM</u>				
4.01	15" Class III RCP	699.00	LF	\$35.02	\$24,478.98
4.02	18" Class III RCP	1,647.00	LF	\$41.64	\$68,581.08

TRIPLE CREEK - VILLAGE N & P WARRANTY

Hillsborough County, FL

Engineer's Opinion of Probable Construction Cost - Public Improvements

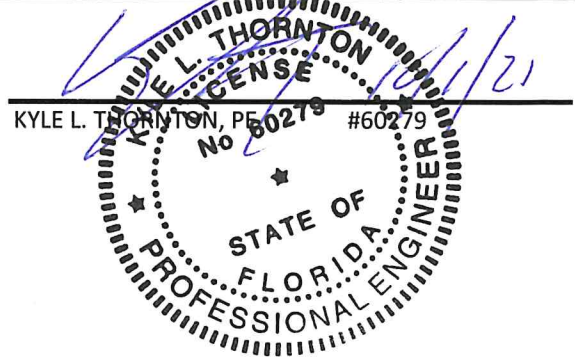
ONSITE ONLY (NO OFF-SITES)

SEPTEMBER 22, 2021

4.03	24" Class III RCP	1,693.00	LF	\$53.68	\$90,880.24
4.04	30" Class III RCP	946.00	LF	\$68.11	\$64,432.06
4.05	36" Class III RCP	1,522.00	LF	\$89.30	\$135,914.60
4.06	48" Class III RCP	396.00	LF	\$129.96	\$51,464.16
4.07	12" x 18" Class III Elliptical RCP	33.00	LF	\$47.51	\$1,567.83
4.08	29" x 45" Class III Elliptical RCP	176.00	LF	\$136.13	\$23,958.88
4.09	Hillsborough Co. Type 1 Curb Inlet	38.00	Each	\$3,685.16	\$140,036.08
4.10	Hillsborough Co. Type 2 Curb Inlet - Right	4.00	Each	\$4,365.11	\$17,460.44
4.11	FDOT Type C Inlet	4.00	Each	\$1,451.46	\$5,805.84
4.12	FDOT Type E Inlet	12.00	Each	\$2,508.79	\$30,105.48
4.13	Control Structure Type C (w Skimmer)	1.00	LS	\$11,282.56	\$11,282.56
4.14	Control Structure Type E (w Skimmer)	1.00	LS	\$17,631.34	\$17,631.34
4.15	Control Structure Type 4-H (w Skimmer)	1.00	LS	\$13,421.05	\$13,421.05
4.16	Storm Manhole	4.00	Each	\$3,252.11	\$13,008.44
4.17	15" FDOT FES	2.00	Each	\$1,630.62	\$3,261.24
4.18	18" FDOT FES	6.00	Each	\$1,630.78	\$9,784.68
4.19	24" FDOT FES	5.00	Each	\$1,749.98	\$8,749.90
4.20	30" FDOT FES	4.00	Each	\$2,017.09	\$8,068.36
4.21	36" FDOT FES	5.00	Each	\$2,513.05	\$12,565.25
4.22	48" FDOT FES	1.00	Each	\$3,376.00	\$3,376.00
4.23	15" FDOT MES	1.00	Each	\$1,122.71	\$1,122.71
4.24	48" FDOT MES	1.00	Each	\$3,885.68	\$3,885.68
4.25	6" Underdrain (Fine Agg)	1,630.00	LF	\$13.42	\$21,874.60
4.26	Underdrain Cleanout	12.00	Each	\$222.19	\$2,666.28
	STORM DRAINAGE SYSTEM TOTAL				\$785,383.76

Grand Total	\$2,713,891
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WARRANTY BOND	10%	\$271,390
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**SUBDIVIDER'S AGREEMENT FOR PERFORMANCE
- PLACEMENT OF LOT CORNERS**

This Agreement made and entered into this _____ day of _____, 20_____, by and between _____ Lennar Homes, LLC _____, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as TRIPLE CREEK VILLAGES N&P (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 FOUR (4) 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 800117937 dated, _____ 10/25/21 with _____ Lennar Homes LLC as Principal, and _____ Atlantic Specialty 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.

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

ATTEST:

Subdivider:

Abi James
Witness Signature

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

Abi James
Printed Name of Witness

Parveen Hironis
Name (typed, printed or stamped)

Angela Hester
Witness Signature

Vice President
Title

Angela Hester
Printed Name of Witness

4600 W. Cypress St., Ste 300, Tampa, FL 3360
Address of Signer

813-574-5658
Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:

CINDY STUART
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

15TH day of OCTOBER, 2021, by PARKER HIRONS as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for LENNAR HOMES, 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

Abi James
(Signature of Notary Public - State of Florida)

Type of Identification Produced

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



Abi James
Comm.:HH 176977
Expires: Sept. 20, 2025
Notary Public - State of Florida

HH176977 09/20/2025
(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 Lennar Homes, LLC
4600 W Cypress Street, Suite 200, Tampa, FL 33607 called the Principal, and Atlantic Specialty Insurance Company
Atlantic Specialty 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 TWO
THOUSAND SEVEN HUNDRED SEVENTY AND 00/100 (\$ 32,770.00) 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 TRIPLE CREEK VILLAGES N&P 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 TRIPLE CREEK VILLAGES N&P 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 FOUR (4) 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 APRIL 14, 2022.

SIGNED, SEALED AND DATED this 25th day of October, 2021.

ATTEST:

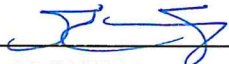


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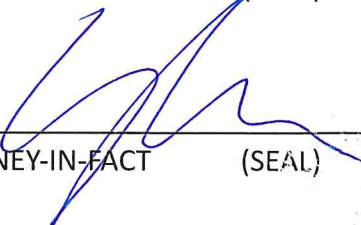
Mechelle Larkin, Witness

Lennar Homes, LLC, a Florida limited liability company

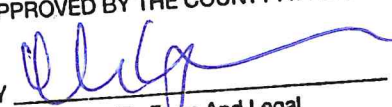
BY: 

PRINCIPAL (SEAL)

Atlantic Specialty Insurance Company
SURETY (SEAL)



ATTORNEY-IN-FACT (SEAL) My Hua

APPROVED BY THE COUNTY ATTORNEY

BY _____
Approved As To Form And Legal Sufficiency.
as amended



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Tenzer V. Cunningham, Brenda Wong, Martha Gonzales, Joaquin Perez, My Hua, Mechelle Larkin, Kathy R. Mair, Regina Rangel**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

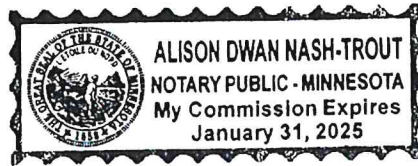
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.

STATE OF MINNESOTA
HENNEPIN COUNTY



By 
Paul J. Brehm, Senior Vice President

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.




Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated _____ day of OCT 25 2021.

This Power of Attorney expires
January 31, 2025




Kara Barrow, Secretary

SURETY RIDER

To be attached to and form a part of

Bond No. 800117932

dated October 25, 2021
effective _____
(MONTH-DAY-YEAR)

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

and by Atlantic Specialty Insurance Company, as Surety,

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

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

The Expiration Date to:

May 14th 2022

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

This rider is effective November 17 2021
(MONTH-DAY-YEAR)

Signed and Sealed November 17, 2021
(MONTH-DAY-YEAR)

Lennar Homes, LLC, a Florida Limited Liability Company
(PRINCIPAL)

By: [Signature]
(PRINCIPAL) *Holly Gagliardi, vice president*

Atlantic Specialty Insurance Company
(SURETY)

By: [Signature]
Jessica Richmond, Attorney-in-Fact



APPROVED BY THE COUNTY ATTORNEY

BY [Signature]
Approved As To Form And Legal Sufficiency.



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Philip N. Bair, Jessica Richmond, Chelsea Nielson, Stephanie Gross**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

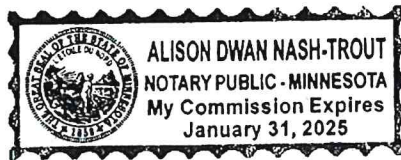
IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this twenty-seventh day of April, 2020.



By *Paul J. Brehm*
Paul J. Brehm, Senior Vice President

STATE OF MINNESOTA
HENNEPIN COUNTY

On this twenty-seventh day of April, 2020, before me personally came Paul J. Brehm, Senior Vice President of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, that he is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.



Alison Nash-Trout
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and sealed. Dated 17th day of November 2021



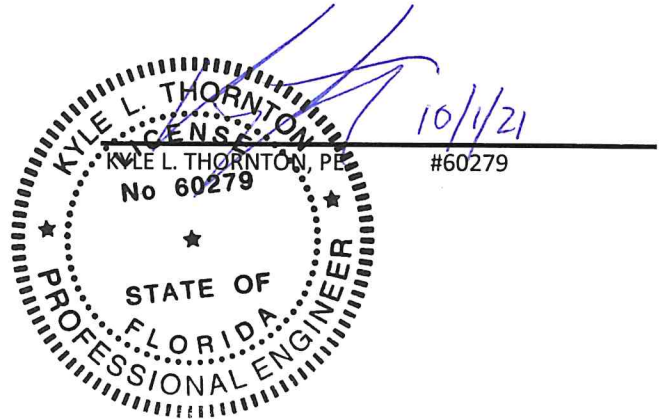
Kara Barrow
Kara Barrow, Secretary

This Power of Attorney expires
January 31, 2025

**Triple Creek - Village N & P
Hillsborough County, FL
LOT CORNERS**

SEPTEMBER 21, 2021

1.00	LOT CORNER MONUMENTATION				
1.01	Monuments Installed	307.00	Per Lot	\$82.00	\$25,174.00
1.02	Monuments- Misc Tracts	0.00	Per Tract	\$70.00	\$0.00
1.03	Verification by PLS	8.00	Hours	\$130.00	\$1,040.00
	TOTAL				\$26,214.00
Grand Total					\$26,214.00
PERFORMANCE BOND				125%	\$32,770

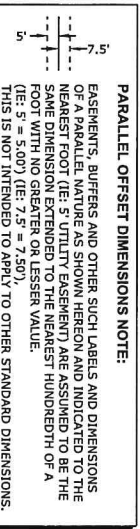


TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	DESIGNATION	ACREAGE
TRACT "B-52"	(CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; WETLAND CONSERVATION AREA; UTILITY EASEMENT	5.065 AC.±
TRACT "B-60"	(CDD) OPEN SPACE; (CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; WETLAND CONSERVATION AREA; CONSERVATION EASEMENT; SIGNIFICANT PLANT AND HABITAT CONSERVATION AREA; UTILITY EASEMENT	39.894 AC.±
TRACT "B-61"	(CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; WETLAND CONSERVATION AREA; UTILITY EASEMENT	6.004 AC.±
TRACT "B-66"	(CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT	3.802 AC.±
TRACT "B-67"	(CDD) OPEN SPACE; UTILITY EASEMENT	6.635 AC.±
TRACT "B-68"	(CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	6.601 AC.±
TRACT "B-69"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.074 AC.±
TRACT "B-70"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.227 AC.±
TRACT "B-72"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.103 AC.±
TRACT "B-73"	(CDD) OPEN SPACE; (CDD) DRAINAGE AREA; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	10.395 AC.±
TRACT "B-74"	(CDD) OPEN SPACE; UTILITY EASEMENT	0.133 AC.±
TRACT "B-74A"	(CDD) OPEN SPACE	0.048 AC.±
TRACT "C-1"	(CDD) OPEN SPACE; (PUBLIC) DRAINAGE EASEMENT; UTILITY EASEMENT	2.768 AC.±
10' ADDITIONAL (PUBLIC) RIGHT-OF-WAY FOR TRIPLE CREEK BOULEVARD		0.206 AC.±



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 errors or omissions in the plat as recorded on this plat that may be found in the Public Records of this County.

DEDICATION: The undersigned, Lemnar Homes, LLC, a Florida limited liability company (the "Lemnar") as the fee simple owner of all lands except for Lots 95 through 129 and Lots 149 through 194 and Homes by West Bay, LLC, a Florida limited liability company (the "West Bay") as the owner of Lots 85 through 129 and Lots 149 through 194, collectively being (the "Owners") of the lands plated herein do hereby dedicate this Plat of TRIPLE CREEK VILLAGE N AND P, for record.

Lemnar does hereby dedicate to the public in general and to Hillsborough County, Florida (the "County") all (Public) streets, roads, rights-of-way and the 10' Additional (Public) Right-of-Way for Triple Creek Boulevard, as shown hereon.

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

Lemnar does hereby state and declare the following:
 Fee interest in TRACTS "B-52", "B-60", "B-61", "B-66", "B-67", "B-68", "B-69", "B-70", "B-72", "B-73", "B-74", "B-74A" and "C-1", as shown hereon, which include the areas within said Tracts designated as (CDD) Open Space, (CDD) Drainage Area, Wetland Conservation Area, Significant Plant and Habitat Conservation Areas are hereby reserved by the Owner for conveyance by separate instrument to the Triple Creek Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes or other custodial and maintenance entity, subsequent to the recording of this Plat, for the benefit of the lot owners within the subdivision.

TRACTS "B-52", "B-60", "B-61", "B-66", "B-67", "B-68", "B-69", "B-70", "B-72", "B-73", "B-74", "B-74A" and "C-1", including all Areas within such Tracts, are subject to any and all easements, rights of way and tracts dedicated to public use as shown on this plat.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owners will be the responsibility of the Owners, their assigns and successors in title, which may include the Triple Creek Community Development District, a unit of special purpose local government organized and existing pursuant to Chapter 190, Florida Statutes or other custodial and maintenance entity.

LENNAR HOMES, LLC, a Florida limited liability company - OWNER

Parker Hiron, as Vice President _____ Witness _____
 Printed Name _____ Printed Name _____

ACKNOWLEDGEMENT: State of Florida, County of _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by Parker Hiron, as Vice President of Lemnar Homes, LLC, a Florida 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: _____

HOMES BY WEST BAY, LLC, a Florida limited liability company - OWNER of Lots 85 through 129 and Lots 149 through 194

_____ as _____ 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 _____, 20____, by _____ as _____ of HOMES BY WEST BAY, LLC, a Florida limited liability company, on behalf of the company. Personally known to me _____ or has produced _____ as identification.

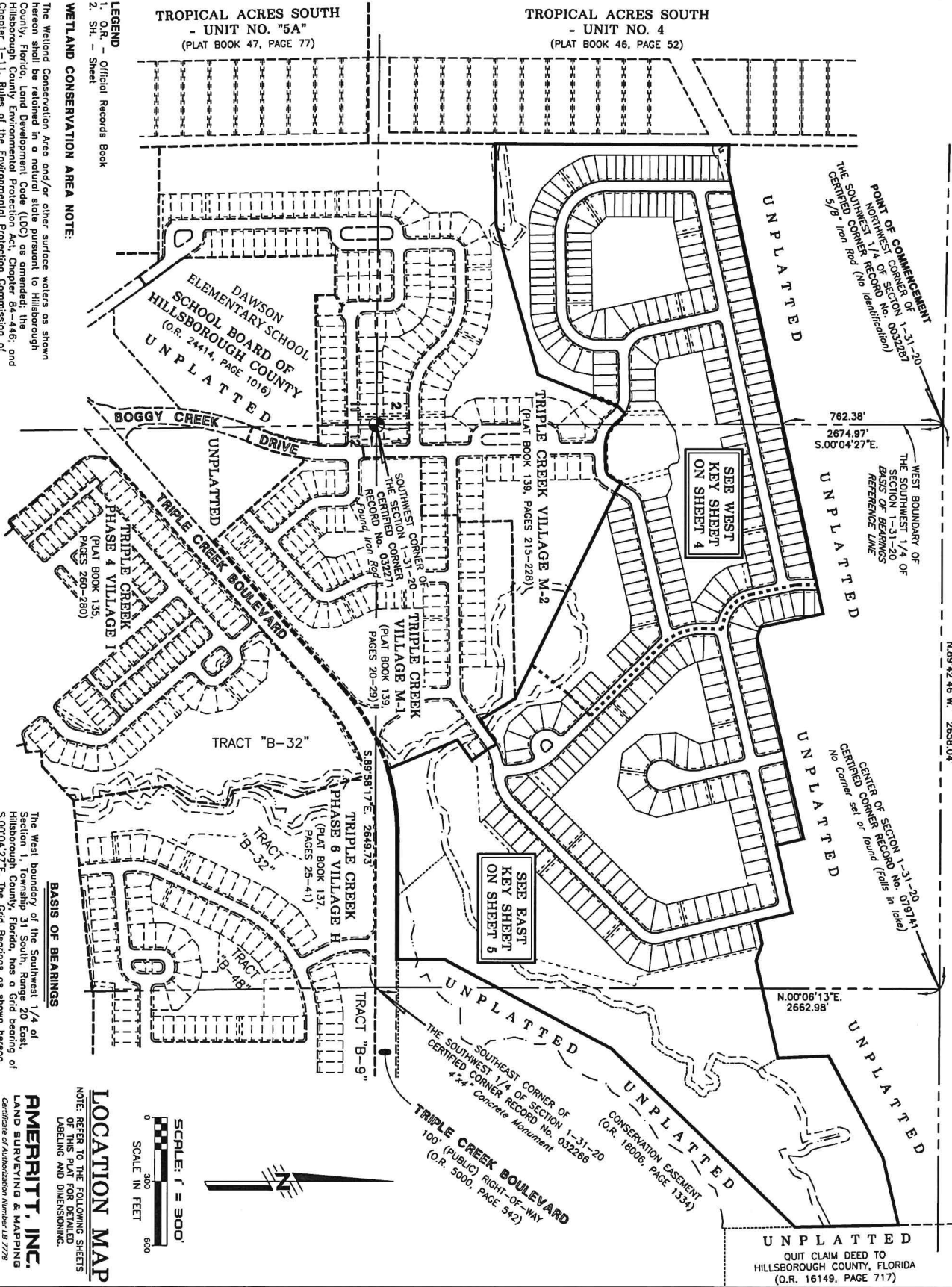
Notary Public, State of Florida at Large _____ My Commission expires: _____
 (Printed Name of Notary) _____ Commission Number: _____

TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK PAGE

TROPICAL ACRES SOUTH - UNIT NO. "5A"
 (PLAT BOOK 47, PAGE 77)

TROPICAL ACRES SOUTH - UNIT NO. 4
 (PLAT BOOK 46, PAGE 52)



LEGEND
 1. O.R. - Official Records Book
 2. Sh. - Sheet

WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state and shall be subject to Hillsborough County, Florida, Land Development Code (LDC) section 16-11, and Chapter 1-11, Rules of the Environmental Protection Act, Chapter 64-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

BASIS OF BEARINGS
 The West boundary of the Southwest 1/4 of Section 1, Township 31 South, Range 20 East, Hillsborough County, Florida, has a Grid bearing of S.00°04'27"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-1990 ADJUSTMENT) for the West Zone of Florida.

LOCATION MAP
 NOTE: REFER TO THE FOLLOWING SHEETS LABELING AND DIMENSIONING.
PMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7729
 3010 W. Ashok Street, Suite 150
 Tampa, FL 33607
 Phone: (813) 243-5900



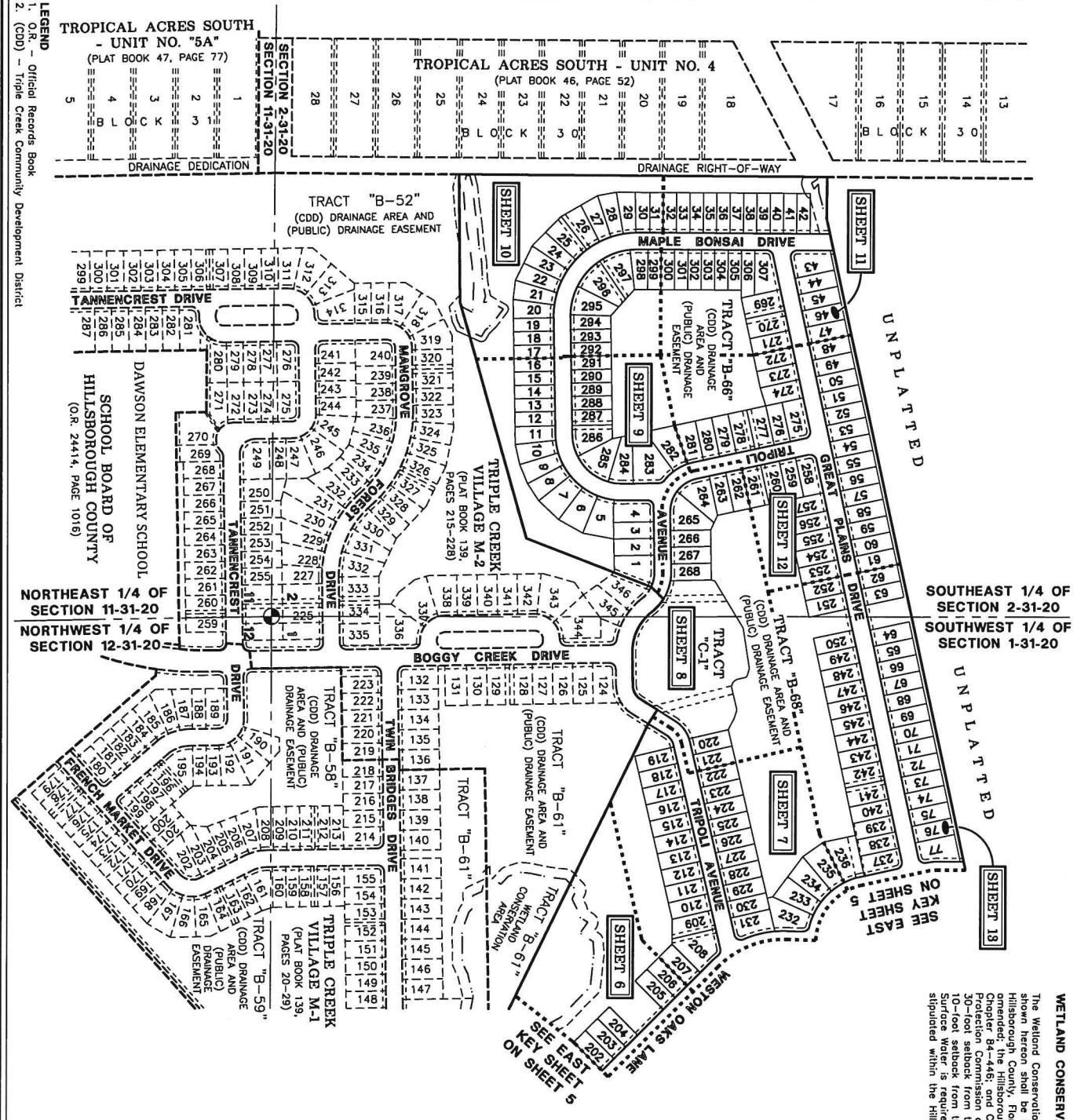
SHEET 3 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

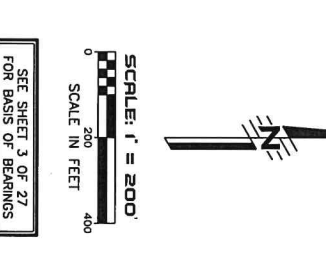
WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Regulation Commission of Hillsborough County, in addition to the 30-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.



LEGEND
 1. O.R. - Official Records Book
 2. (CDD) - Triple Creek Community Development District

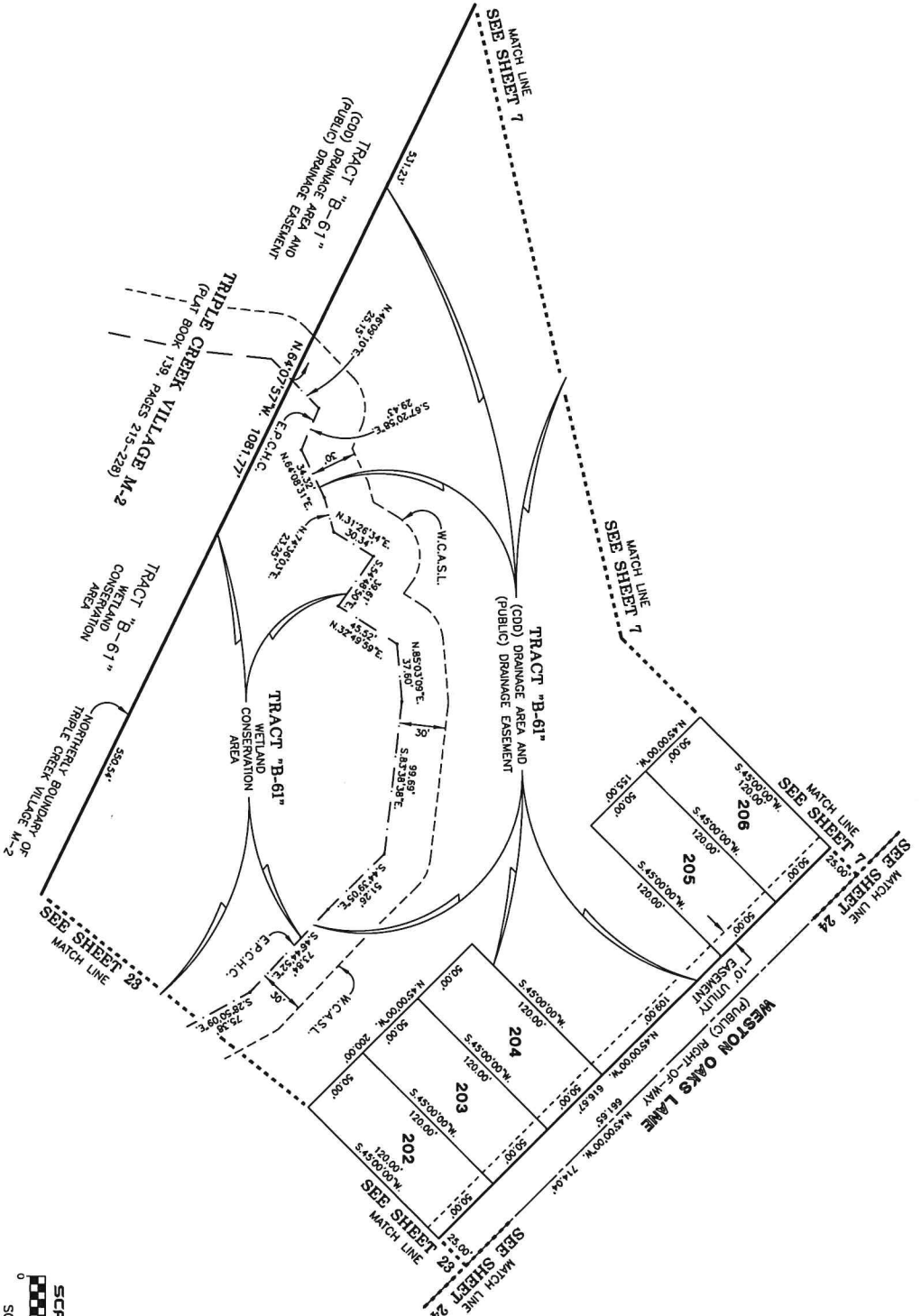
WEST KEY SHEET
 NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.
PMERITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7779
 3010 W. Azalee Street, Suite 150
 Tampa, FL 33609
 Phone (813) 212-5300



- SEE SHEET 3 OF 27 FOR BRASIS OF BEARINGS
- SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DRAINAGE NOTE

TRIPLE CREEK VILLAGE N AND P

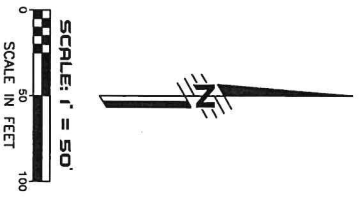
SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
 - Symbol \square indicates (P.R.M.) Offset, unless otherwise noted
 - Symbol \square indicates (P.R.M.) Offset, unless otherwise noted
 - Symbol \square indicates (P.C.P.) Permanent Control Point LB7778
 - Symbol \square indicates (N.R.) non-radial line
 - Symbol \square indicates radial line
 - OR - Official Records Book
 - E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - W.C.A.S.L. - Wetland Conservation Area Setback Line
 - (CDD) - Triple Creek Community Development District

WETLAND CONSERVATION AREA NOTE:

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

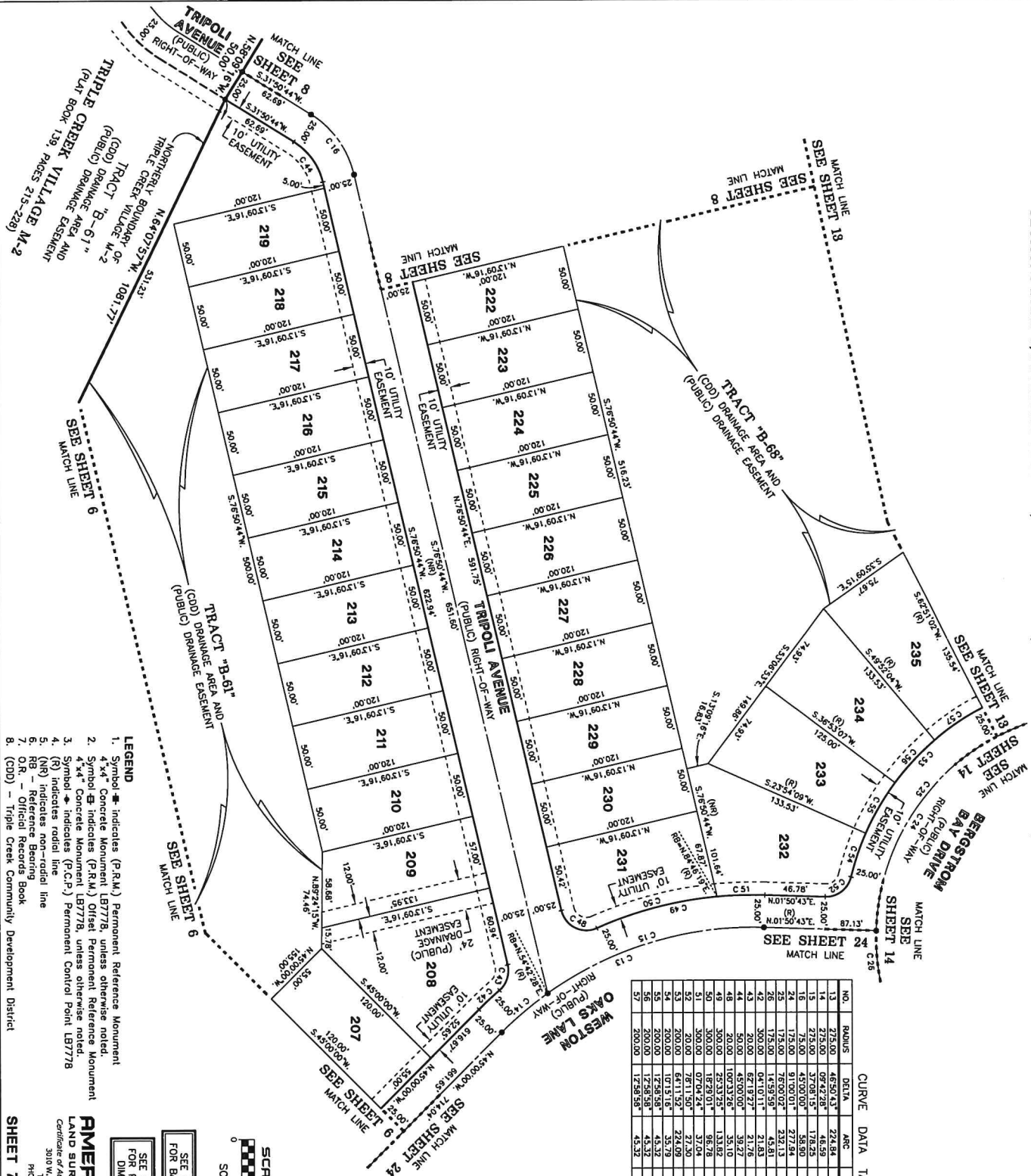


SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERPRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number: LB 7778
3010 W. Azeke Street, Suite 150
P.O. Box (013) 2215300
SHEET 6 OF 27 SHEETS

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRIPLE CREEK VILLAGE N AND P



- LEGEND**
1. Symbol \blacklozenge - indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \blacktriangle - indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \blacklozenge - indicates (P.C.P.) Permanent Control Point (B7778)
 4. 4×4 " - indicates rodial line
 5. (R) - indicates non-rodial line
 6. (NR) - indicates non-rodial line
 7. OR - Reference Bearing
 8. (CDD) - Official Records Book
 9. (CDD) - Triple Creek Community Development District

AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Azusa Street, Suite 150
 Pinole, CA 94963
 Phone: (415) 221-5200



SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

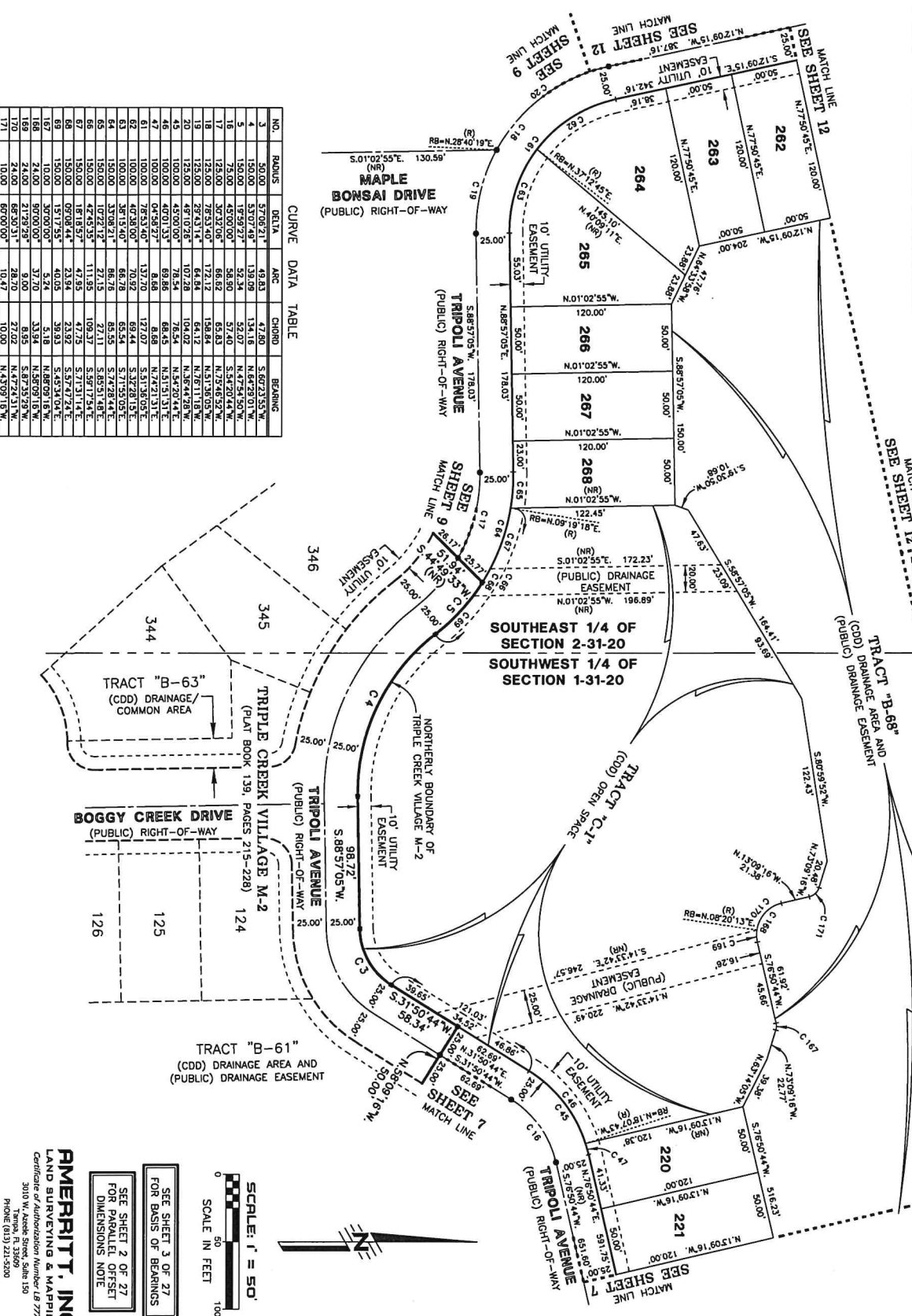
CURVE DATA TABLE

NO.	ADIUS	DELTA	ARC	CHORD	BEARING
13	275.00	46.50/43	224.84	218.63	N.21°33.9'W.
14	275.00	09°42'28"	46.50	46.54	N.4°00'00"W.
15	175.00	37°08'15"	178.25	175.14	N.1°30'32.5"W.
16	175.00	45°00'00"	350.00	274.00	S.75°00'00"W.
17	175.00	15°00'00"	292.44	274.00	S.75°00'00"W.
25	175.00	165°00'02"	232.13	215.48	S.50°00'16"E.
26	175.00	145°59'59"	43.81	43.68	N.84°20'43"E.
42	300.00	04°10'11"	21.83	21.83	N.42°54.5'W.
43	200.00	62°19'27"	21.76	20.70	N.71°59'32"W.
44	50.00	45°00'00"	38.27	38.27	S.54°20'04"W.
45	200.00	102°13'25"	33.10	33.27	N.70°26'00"W.
46	300.00	18°29'01"	56.76	56.36	N.14°28'01"W.
51	300.00	07°04'24"	37.04	37.01	N.01°41'29"W.
52	200.00	78°11'50"	27.30	25.23	N.37°51'2"W.
53	200.00	64°11'52"	224.09	212.55	N.44°51'1"W.
54	200.00	107°15'16"	33.79	35.75	N.71°13'29"W.
55	200.00	125°58'58"	43.32	43.22	N.46°37'24"W.
57	200.00	125°58'58"	43.32	43.22	N.33°02'27"W.

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

- LEGEND**
1. Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \blacktriangle indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \blacktriangle indicates (P.R.M.) Offset Permanent Reference Monument
 4. \blacktriangle Concrete Monument, LB7778, unless otherwise noted.
 5. \blacktriangle Concrete Monument, LB7778, unless otherwise noted.
 6. Symbol \blacktriangle indicates (P.C.P.) Permanent Control Point, LB7778
 7. (R) indicates radial line
 8. (NR) indicates non-radial line
 9. (NR) indicates non-radial line
 10. RB - Reference Bearing
 11. O.R. - Official Records Book
 12. (CDD) - Triple Creek Community Development District



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	30.00	57.0621°	49.83	47.80	S.62°53'55\".
2	150.00	53°07'48\".	130.08	134.16	N.67°49'01\".
3	150.00	19°56'27\".	52.34	52.07	N.47°54'50\".
4	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
5	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
6	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
7	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
8	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
9	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
10	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
11	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
12	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
13	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
14	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
15	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
16	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
17	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
18	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
19	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
20	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
21	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
22	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
23	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
24	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
25	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
26	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
27	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
28	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
29	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
30	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
31	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
32	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
33	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
34	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
35	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
36	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
37	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
38	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
39	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
40	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
41	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
42	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
43	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
44	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
45	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
46	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
47	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
48	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
49	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
50	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
51	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
52	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
53	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
54	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
55	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
56	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
57	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
58	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
59	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
60	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
61	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
62	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
63	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
64	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
65	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
66	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
67	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
68	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
69	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
70	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
71	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
72	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
73	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
74	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
75	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
76	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
77	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
78	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
79	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
80	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
81	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
82	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
83	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
84	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
85	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
86	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
87	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
88	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
89	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
90	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
91	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
92	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
93	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
94	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
95	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
96	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
97	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
98	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
99	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".
100	150.00	45°00'00\".	98.50	97.40	S.54°20'44\".

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS

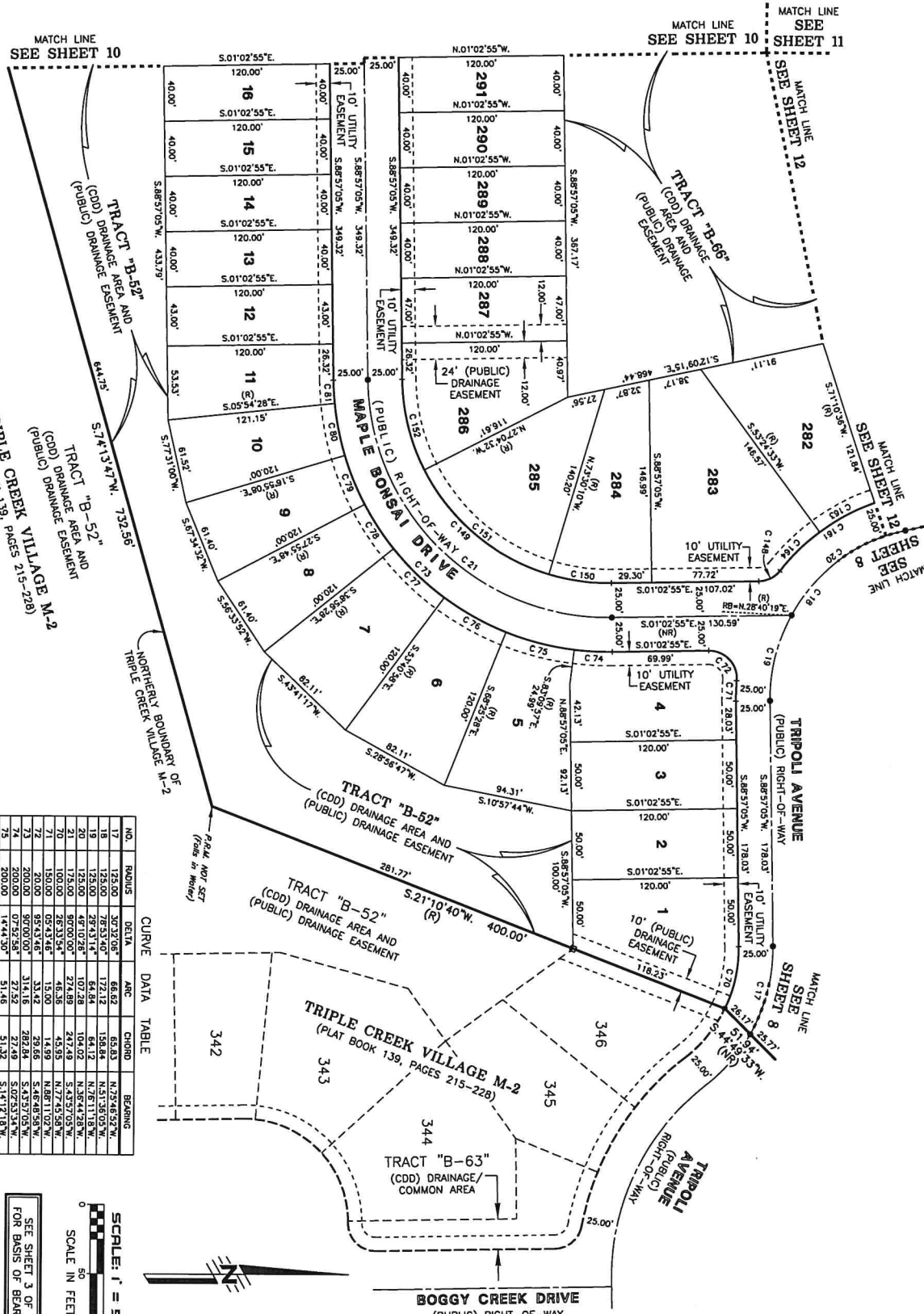
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERPRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number: LB 7778
 3010 W. Asclepe Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 222-5500

SHEET 8 OF 27 SHEETS

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRIPLE CREEK VILLAGE N AND P



- LEGEND**
- 1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol \blacksquare indicates (P.R.M.) Offset Permanent Reference Monument
 - 3. Symbol \blacksquare indicates (P.C.P.) Permanent Control Point LB7778
 - 4. \times indicates radial line
 - 5. (R) indicates non-radial line
 - 6. (NR) - Reference Bearing
 - 7. O.R. - Official Records Book
 - 8. (CDD) - Triple Creek Community Development District

CURVE DATA TABLE

NO.	POINTS	DELTA	ARC	CHORD	BEARING
1	125.00	307.206°	68.82	65.83	N.254°52'30"W
17	125.00	78°34'40"	172.12	158.84	N.51°30'00"W
18	125.00	29°43'14"	64.84	64.12	N.8°41'18"W
19	125.00	49°10'28"	107.28	104.02	N.38°42'30"W
20	125.00	80°01'00"	174.88	174.48	N.47°45'30"W
21	125.00	109°53'46"	243.42	243.42	N.72°45'30"W
22	125.00	140°00'00"	314.16	314.16	S.45°57'05"W
23	200.00	95°43'46"	133.42	133.42	S.62°44'58"W
24	200.00	90°00'00"	114.16	114.16	S.45°57'05"W
25	200.00	77°52'38"	27.52	27.49	S.02°53'54"W
26	200.00	47°42'30"	51.46	51.32	S.14°17'18"W
27	200.00	14°44'30"	51.46	51.32	S.28°56'47"W
28	200.00	14°44'30"	51.46	51.32	S.43°41'17"W
29	200.00	11°00'40"	38.44	38.38	S.62°44'58"W
30	200.00	11°00'40"	38.44	38.38	S.72°53'17"W
31	200.00	11°00'40"	38.44	38.38	S.72°53'17"W
32	200.00	04°51'33"	16.56	16.56	S.86°31'18"W
33	200.00	51°00'21"	17.80	17.22	S.28°53'05"W
34	150.00	90°00'00"	25.92	212.13	S.43°57'05"W
35	150.00	47°24'58"	45.92	149.76	S.07°42'27"W
36	150.00	12°53'18"	18.52	150.00	S.62°44'58"W
37	150.00	12°53'18"	18.52	150.00	S.72°53'17"W
38	150.00	12°53'18"	18.52	150.00	S.72°53'17"W
39	150.00	05°01'37"	68.14	67.58	S.72°53'17"W
40	150.00	39°34'01"	104.46	102.56	S.72°53'17"W
41	150.00	17°46'03"	46.51	46.33	S.27°49'25"W
42	150.00	15°27'49"	40.48	40.36	S.44°19'21"W

SCALE: 1" = 50'

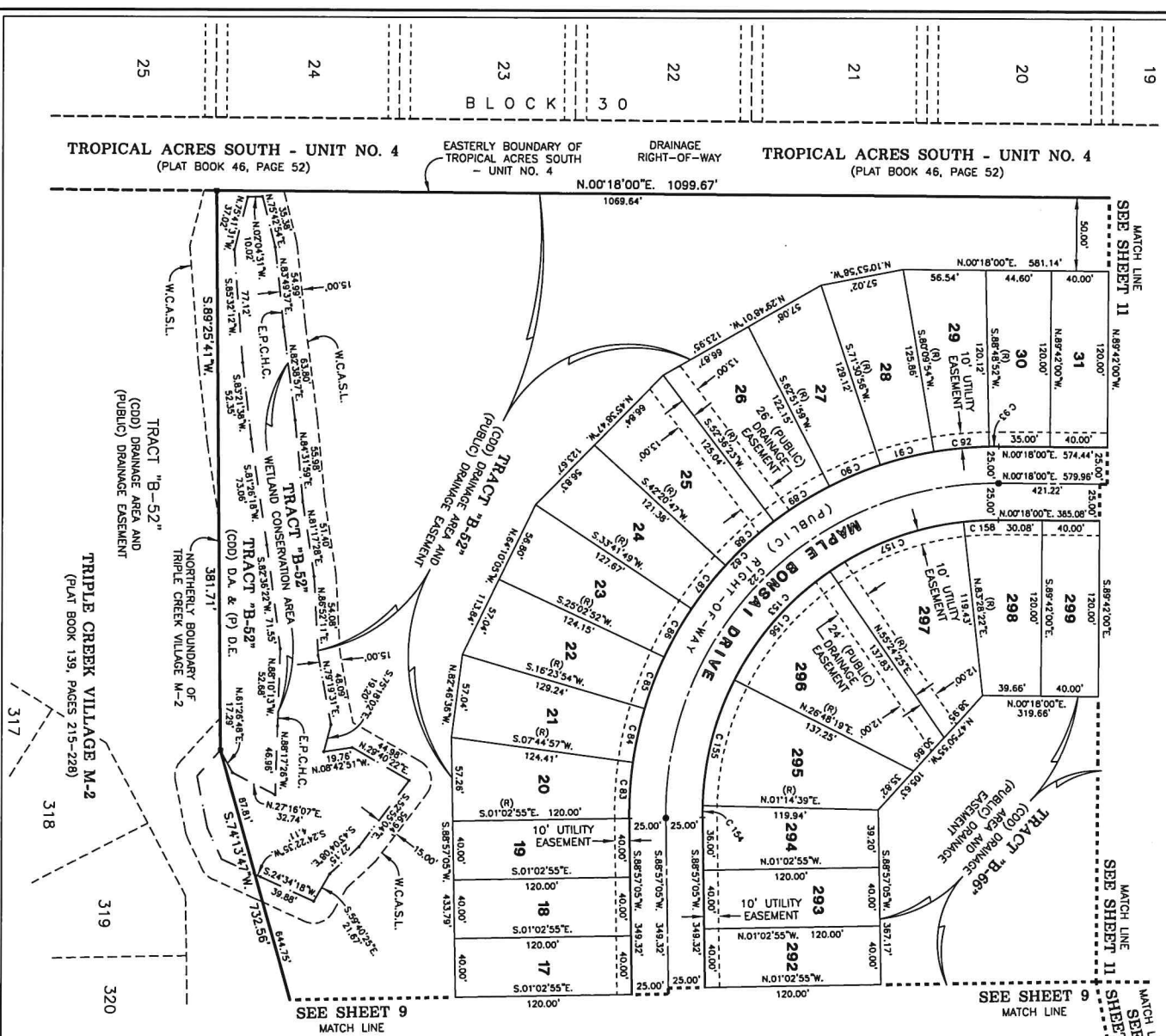
SCALE IN FEET

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Avoca Street, Suite 150
 Tampa, FL 33609
 PHONE: (813) 221-5500

TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- 1. Symbol # indicates (P.R.M.) Permanent Reference Monument
 - 1.4"x4" Concrete Monument LB7778, unless otherwise noted
 - 2. Symbol #B indicates (P.R.M.) Official Permanent Reference Monument
 - 4.1"x4" Concrete Monument LB7778, unless otherwise noted
 - 3. Symbol # indicates (P.C.S.) 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. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 - 10. (CDD) - Triple Creek Community Development District (CDD) D.A. & (P) D.E. - (CDD) Drainage Area and (Public) Drainage Easement

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

CURVE DATA TABLE

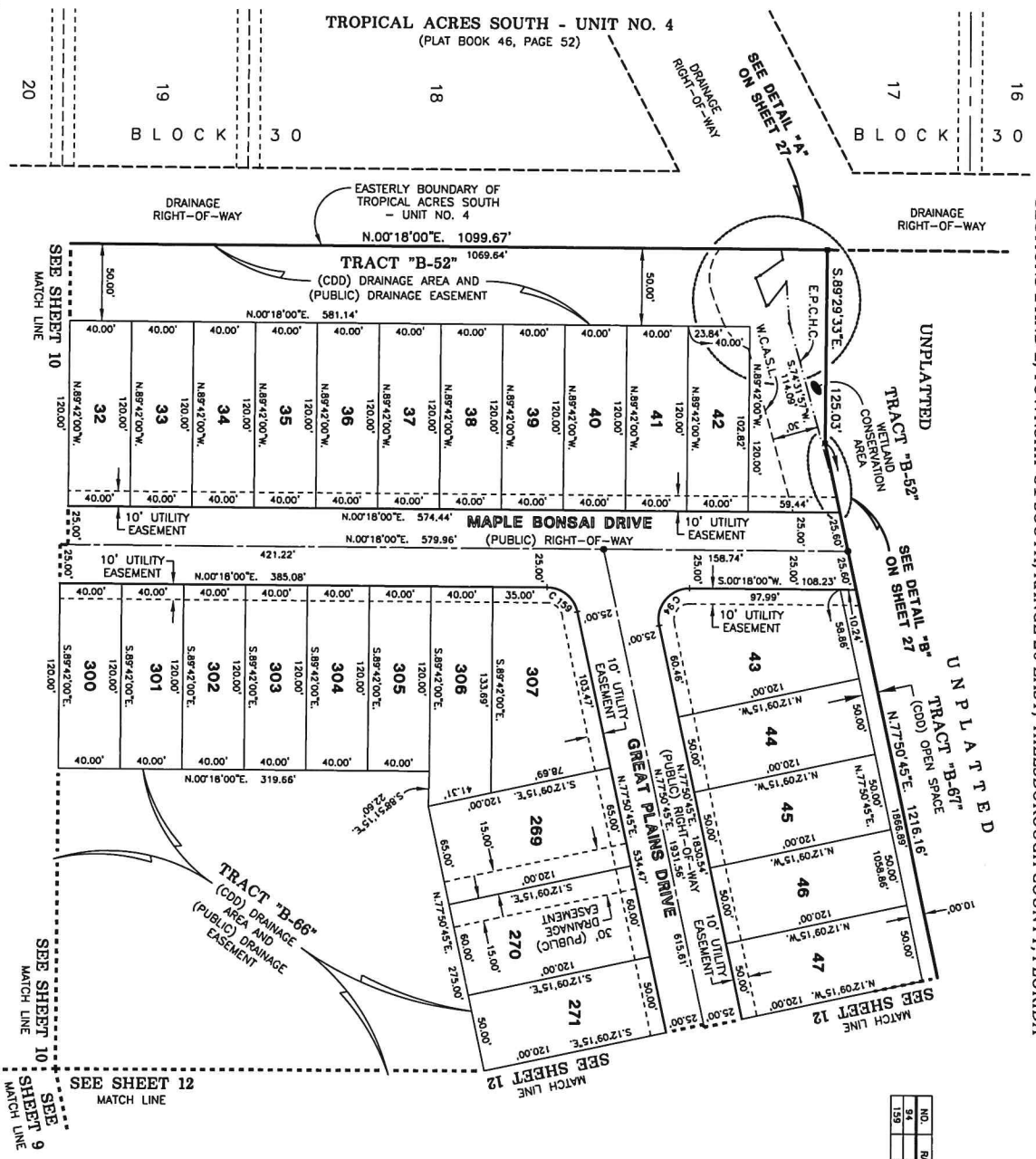
NO.	RDUS	DELTA	ARC	CHORD	BEARING
22	225.00	91.70255°	358.72	321.82	N.45°27'22"W
82	250.00	91.70255°	398.58	357.68	N.45°27'22"W
83	250.00	08°47'52"	38.39	38.35	N.86°39'59"W
84	250.00	08°38'56"	37.74	37.70	N.77°53'31"W
85	250.00	08°38'56"	37.74	37.70	N.69°18'57"W
86	250.00	08°38'56"	37.74	37.70	N.60°34'39"W
87	250.00	08°38'56"	37.74	37.70	N.51°50'21"W
88	250.00	08°38'56"	37.74	37.70	N.43°15'45"W
89	250.00	08°38'56"	37.74	37.70	N.34°41'19"W
90	250.00	08°38'56"	37.74	37.70	N.26°06'53"W
91	250.00	08°38'56"	37.74	37.70	N.17°22'27"W
92	250.00	08°38'56"	37.74	37.70	N.08°38'01"W
93	250.00	08°38'56"	37.74	37.70	N.00°00'00"W
153	200.00	02°17'34"	8.00	8.00	N.86°54'00"W
154	200.00	02°17'34"	8.00	8.00	N.86°54'00"W
155	200.00	28°53'39"	89.22	88.48	N.48°53'38"W
156	200.00	28°53'39"	89.22	88.48	N.48°53'38"W
157	200.00	05°49'38"	23.83	23.82	N.03°08'48"W
158	200.00	05°49'38"	23.83	23.82	N.03°08'48"W



AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Askele Street, Suite 150
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 Phone: (813) 221-5500

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE
 SHEET 10 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
94	20.00	102°27'15"	35.76	31.19	S.50°25'38"E.
159	20.00	77°32'45"	27.07	25.05	N.39°04'22"E.

- LEGEND**
1. Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
 2. Symbol $\opl�$ Concrete Monument (P.R.M.) unless otherwise noted.
 3. Symbol $\opl�$ Concrete Monument (P.C.P.) unless otherwise noted.
 4. Symbol $\opl�$ indicates (P.C.P.) Permanent Control Point (P.C.P.)
 5. (R) indicates radial line
 6. (NR) - Reference Bearing
 7. O.R. - Official Records Book
 8. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. (CDD) - Triple Creek Community Development District

WETLAND CONSERVATION AREA NOTE:
 The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Development Ordinance (ADO) as amended, the Hillsborough County, Florida, Environmental Protection Code (EPC) as amended, the Rules of the Environmental Protection Commission of Hillsborough County, Florida, and a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITTT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number 18 7778
 3010 W. Acker Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 221-5200



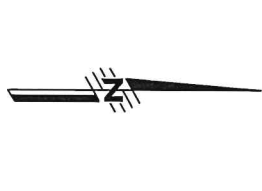
TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	POINTS	DELTA	ARC	CHORD	BEARING
18	123.00	76.5340°	172.12	158.84	N.51.38.05°W.
20	123.00	49.1028°	107.28	104.02	N.35.44.28°W.
60	20.00	90.0000°	31.42	28.28	S.37.50.45°W.
161	150.00	38.93.01°	104.46	102.38	S.37.08.15°E.
162	150.00	08.40.09°	17.46	17.45	S.13.29.19°E.

- LEGEND**
- Symbol \oplus indicates (P.R.M.) Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol \ominus indicates (P.R.M.) Offset Permanent Reference Monument 4"x4" Concrete Monument LB7778, unless otherwise noted.
 - Symbol \oplus 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
 - (CDD) - Triple Creek Community Development District



SEE SHEET 3 OF 27
 FOR BASIS OF BEARINGS

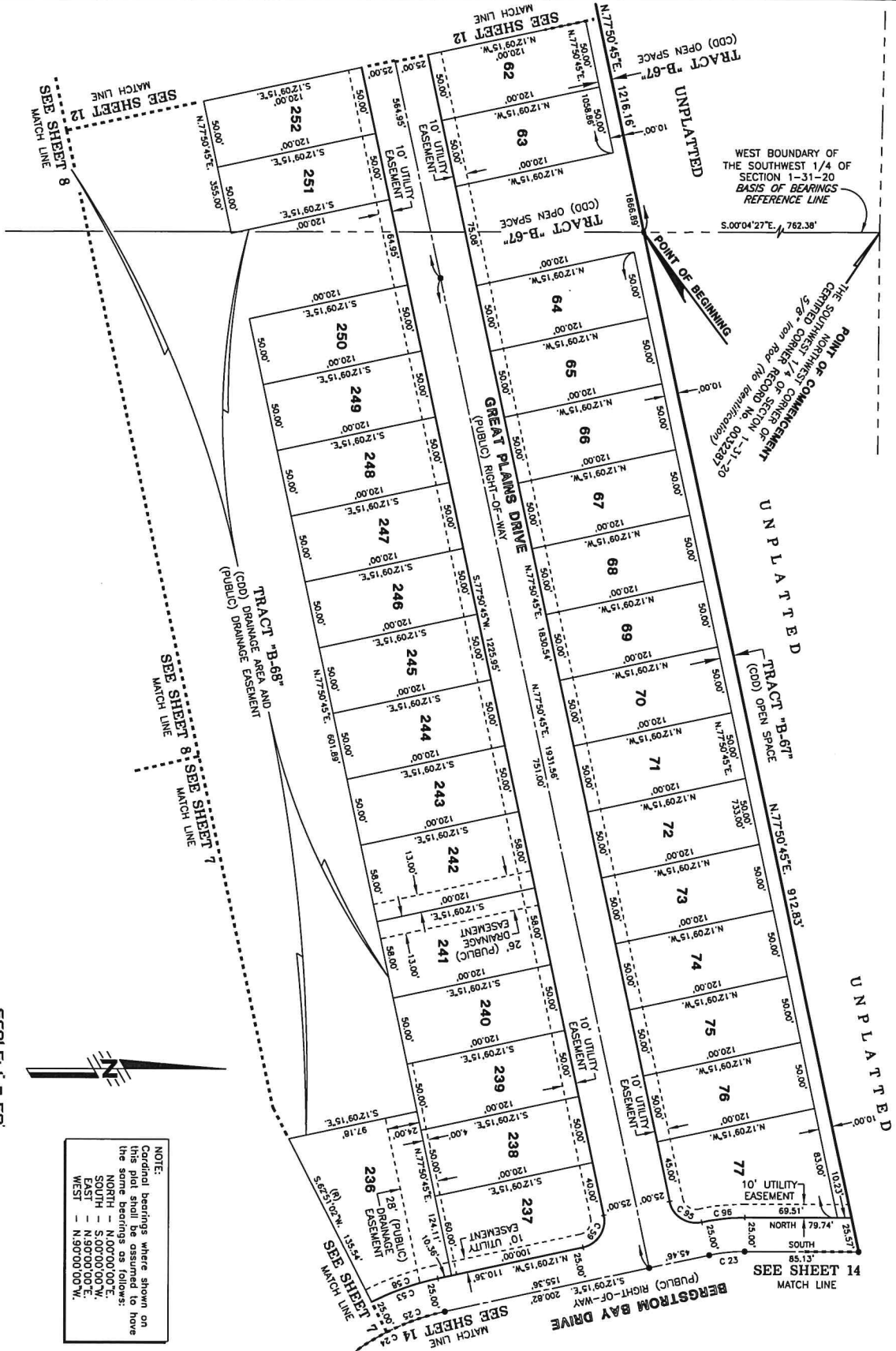
SEE SHEET 2 OF 27
 FOR PARALLEL OFFSET
 DIMENSIONS NOTE

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

SHEET 12 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
- Symbol \blacktriangle indicates (P.R.M.) Permanent Reference Monument
 - Symbol \square indicates (P.R.M.) Permanent Reference Monument
 - Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
 - Symbol \square indicates (P.C.P.) Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - OR - Official Records Book
 - (CDD) - Triple Creek Community Development District

CURVE DATA TABLE

NO.	PIRMS	DELTA	ARC	CHORD	BEARING
23	125.00	1209°15'	28.52	26.47	S.068°43'E.
24	175.00	910°01'	277.94	249.64	S.57°29'13"E.
25	175.00	76°00'02"	232.13	215.48	S.57°09'15"E.
33	200.00	64°11'52"	224.09	212.55	N.44°15'11"W.
34	200.00	14°59'43"	92.34	92.34	S.51°19'05"W.
35	200.00	80°00'00"	31.42	28.26	N.57°09'15"W.
36	150.00	127°18'37"	32.23	35.17	N.65°09'18"W.

SCALE: 1" = 50'
SCALE IN FEET



NOTE:
Cardinal bearings where shown on this plat shall be assumed to have the precision of 1/100th of a degree.
NORTH - S.00°00'00"E.
SOUTH - N.90°00'00"E.
EAST - S.90°00'00"W.
WEST - N.90°00'00"W.

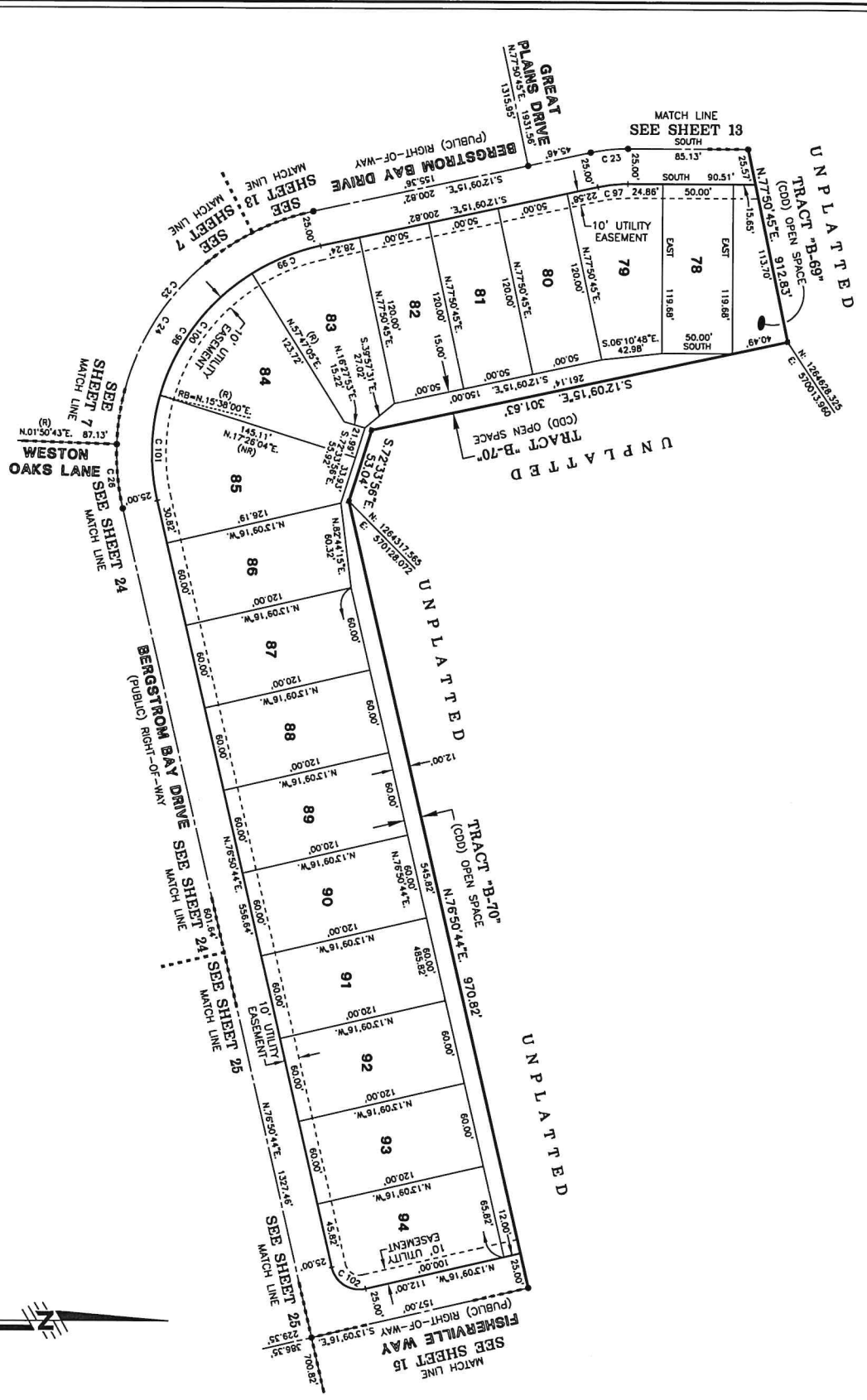
SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERPRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 2778
3010 W. Ancker Street, Suite 150
Tampa, FL 33609
Phone: (813) 221-5800

SHEET 13 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 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.I.P.) Permanent Control Point LB7778
 - 4. Symbol # indicates (P.R.M.) Permanent Reference Monument
 - 4. Symbol # indicates (P.R.M.) Offset Permanent Reference Monument
 - 4. Symbol # indicates (P.C.I.P.) Permanent Control Point LB7778
 - 4. Symbol # indicates (P.C.I.P.) Permanent Control Point LB7778
 - 5. (R) indicates radial line
 - 6. (R) indicates non-radial line
 - 7. RB - Reference Bearing
 - 8. O.R. - Official Records Book
 - 9. (CDD) - Triple Creek Community Development District

CURVE DATA TABLE

NO.	BEARINGS	DELTA	ARC	CHORD	BEARING
21	125.00°	127.9115°	36.52'	28.47'	S.087.0437°E.
22	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
23	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
24	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
25	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
26	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
27	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
28	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
29	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
30	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
31	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
32	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
33	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
34	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
35	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
36	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
37	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
38	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
39	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
40	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
41	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
42	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
43	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
44	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
45	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
46	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
47	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
48	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
49	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
50	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
51	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
52	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
53	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
54	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
55	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
56	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
57	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
58	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
59	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
60	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
61	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
62	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
63	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
64	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
65	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
66	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
67	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
68	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
69	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
70	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
71	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
72	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
73	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
74	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
75	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
76	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
77	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
78	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
79	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
80	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
81	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
82	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
83	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
84	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
85	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
86	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
87	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
88	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
89	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
90	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
91	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
92	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
93	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.
94	175.00°	176.0010°	27.34'	24.94'	S.57.2811°E.

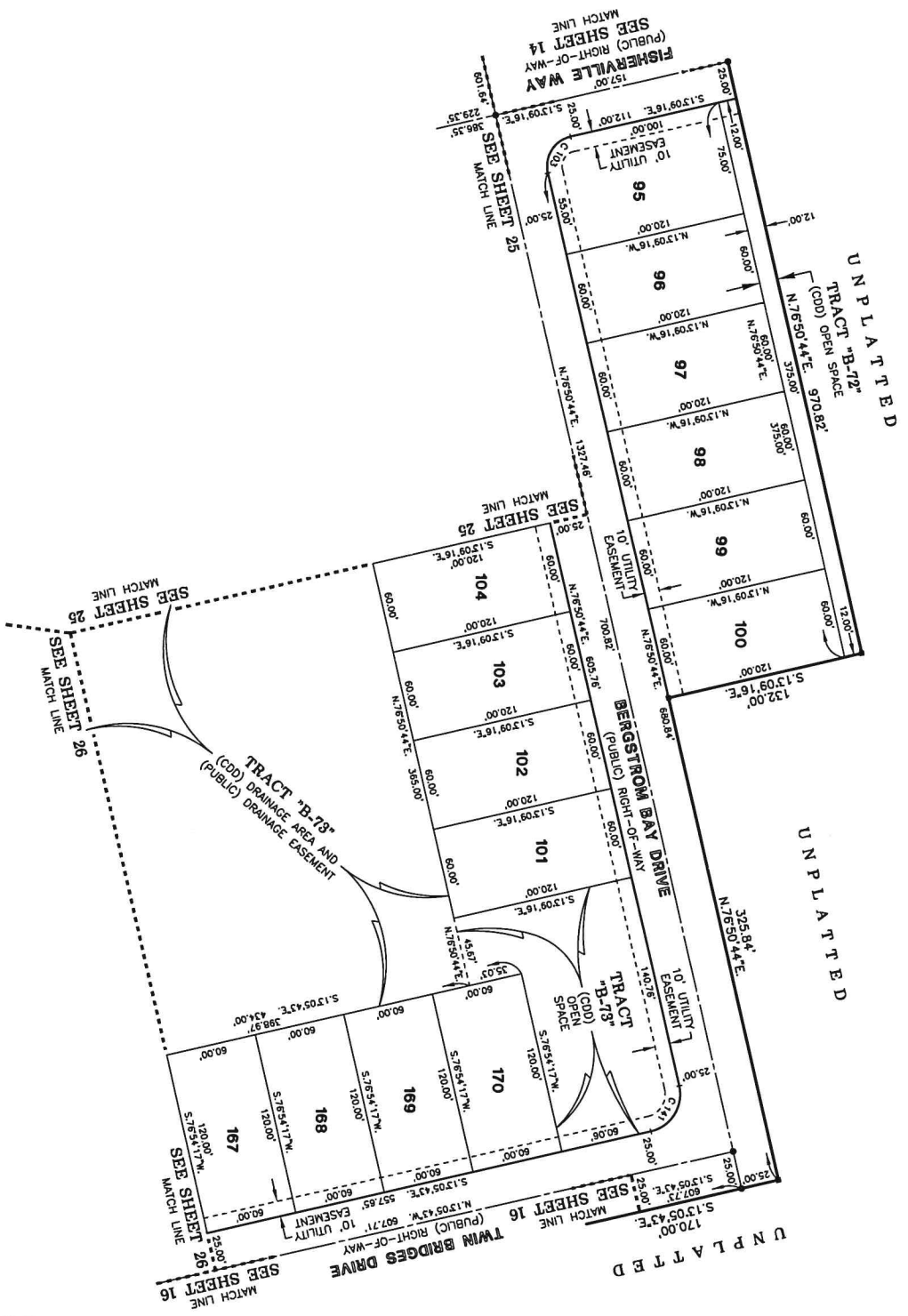
NOTE:
 Cordinal bearings where shown on this plat shall be assumed to have the same bearings as follows:
 NORTH - N.00°00'00"E.
 SOUTH - S.00°00'00"W.
 EAST - E.90°00'00"E.
 WEST - W.90°00'00"W.

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 27 FOR DIMENSIONS NOTE

AMERITTY, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number: LB 7778
 3010 W. Apollo Street, Suite 150
 Tampa, FL 33609
 PHONE: (813) 221-5500



TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



- LEGEND**
1. Symbol Indicates (P.R.M.) Permanent Reference Monument
 2. Symbol Concrete Monument LB7778, unless otherwise noted.
 3. Symbol Concrete Monument (P.R.M.) Offset Permanent Reference Monument
 4. Symbol Concrete Monument LB7778, unless otherwise noted.
 5. Symbol Indicates (P.C.P.) Permanent Control Point LB7778
 6. (R) Indicates radial line
 7. RB - Reference Bearing
 8. (CDD) - Official Records Book

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
103	20.00	90°00'00"	31.42	28.29	S.89°09'16"E
141	25.00	90°03'33"	38.50	35.37	S.89°07'29"E



SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Acker Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 212-5400

SHEET 15 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

- LEGEND**
1. Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \ominus indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \otimes indicates (P.C.P.) Permanent Control Point (B7778)
 4. (R) indicates radial line
 5. (NR) indicates non-radial line
 6. RB - Reference Bearing
 7. O.R. - Official Records Book
 8. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. (GDD) - Triple Creek Community Development District

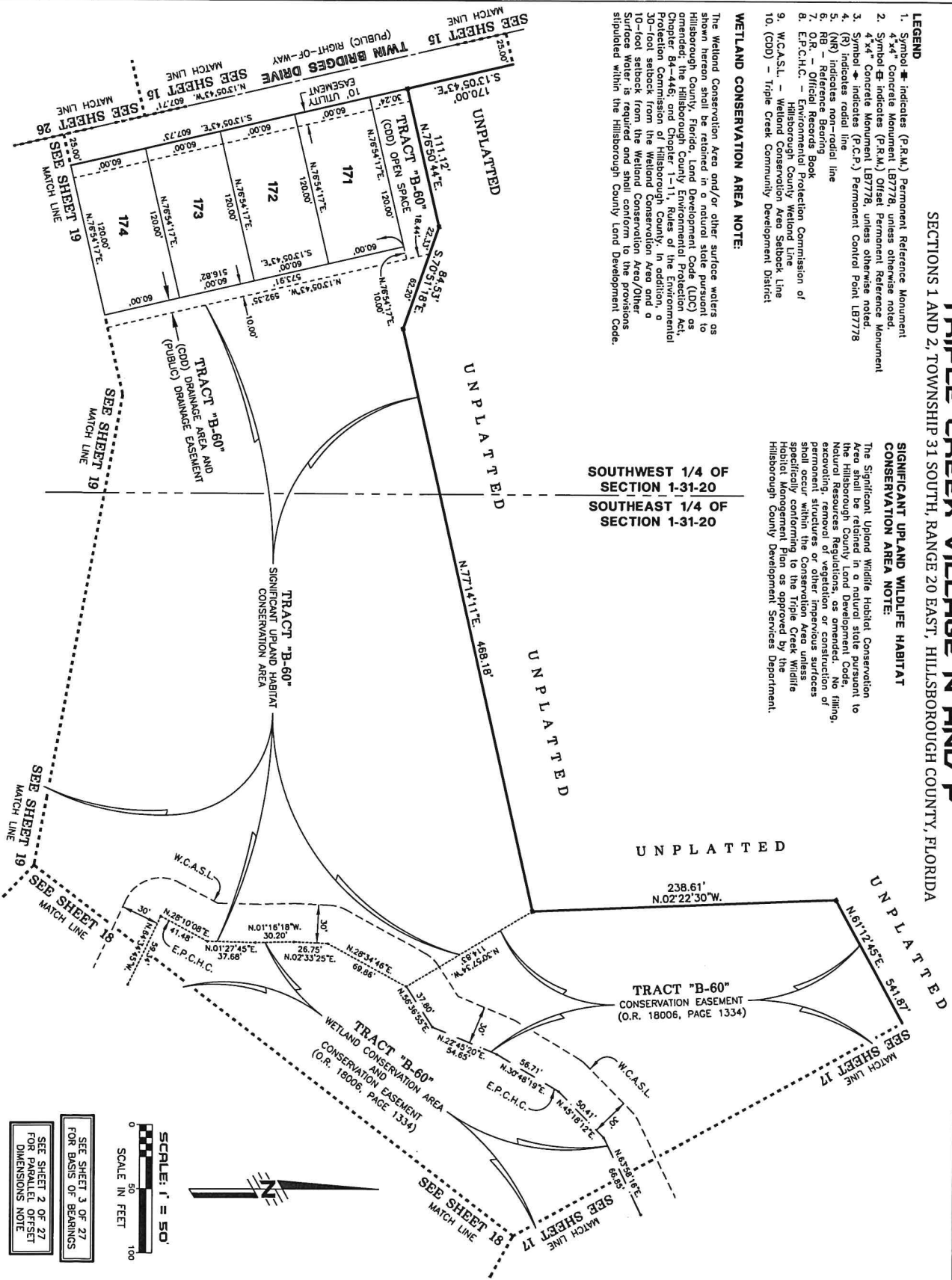
WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 10-foot setback from the Wetland Conservation Area and/or Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces specifically within the Conservation Area unless approved by the Hillsborough County Development Services Department.

SOUTHWEST 1/4 OF SECTION 1-31-20
SOUTHEAST 1/4 OF SECTION 1-31-20



SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Askele Street, Suite 151
Tampa, FL 33609
PHONE (813) 221-5500

SHEET 16 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

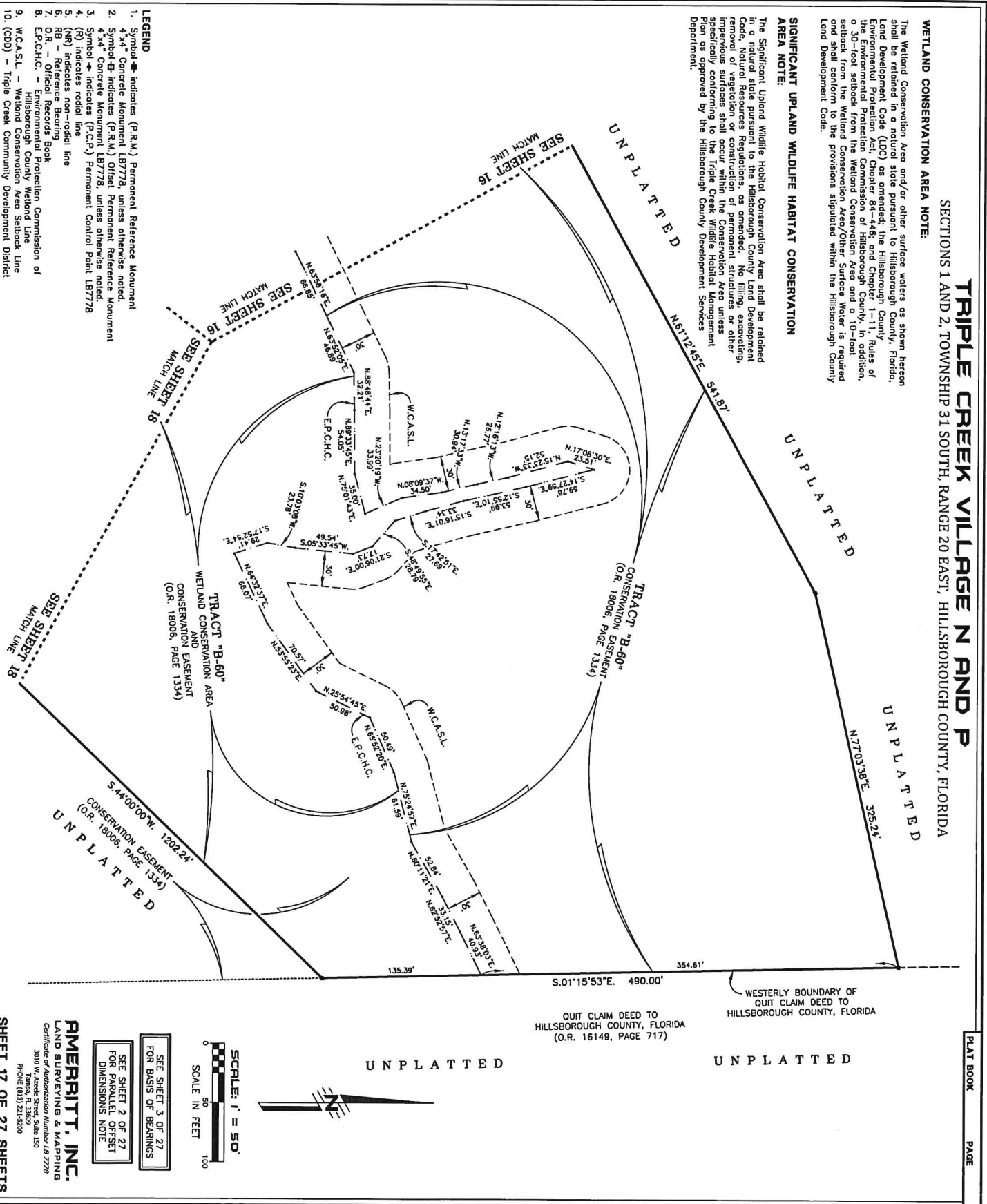
SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Land Development Code, Chapter 22C, and the Florida Department of Environmental Protection, Commission of Hillsborough County, Rules of a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavation, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to the Triple Creek Wildlife Habitat Management Plan as approved by the Hillsborough County Development Services Department.



- LEGEND**
1. Symbol $\#$ indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \triangle 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. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Conservation Area Setback Line
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. (CDD) - Triple Creek Community Development District

CONSERVATION EASEMENT
(O.R. 18006, PAGE 1334)
UNPLATTED

QUIT CLAIM DEED TO
HILLSBOROUGH COUNTY, FLORIDA
(O.R. 16149, PAGE 717)

WESTERLY BOUNDARY OF
QUIT CLAIM DEED TO
HILLSBOROUGH COUNTY, FLORIDA



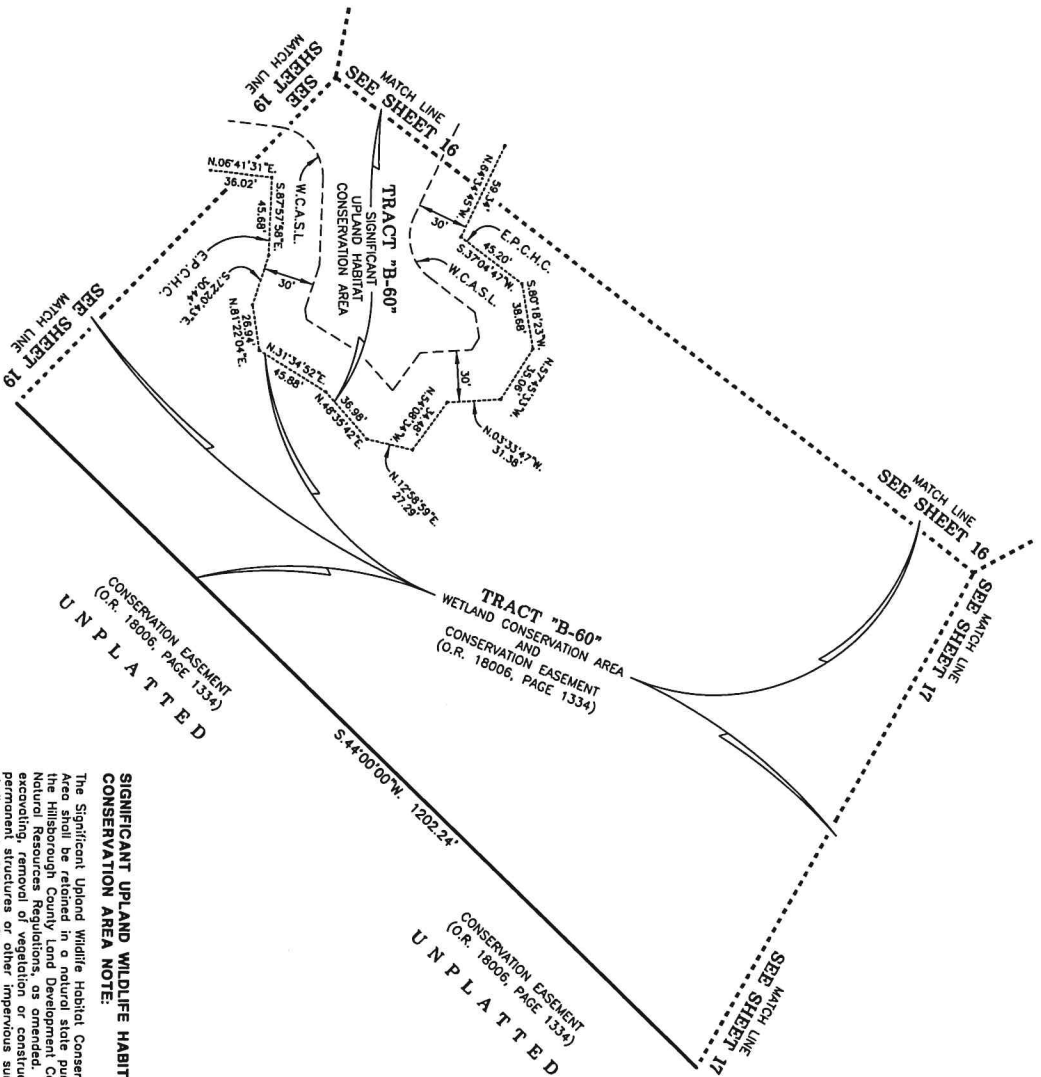
SEE SHEET 3 OF 27
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

SHEET 17 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:
 The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless approved by the Hillsborough County Department of Habitat Management. The Conservation Area shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County, Florida, Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

- LEGEND**
- 1. Symbol \oplus indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol \ominus indicates (P.R.M.) Offset Permanent Reference Monument
 - 3. Symbol \otimes 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. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 - 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 - 10. (CDD) - Triple Creek Community Development District



SCALE: 1" = 50'
 SCALE IN FEET

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
 SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERPRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number LB 7778
 3010 W. Askele Street, Suite 150
 Tampa, FL 33609
 Phone: (813) 225-5200

SHEET 18 OF 27 SHEETS

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRIPLE CREEK VILLAGE N AND P

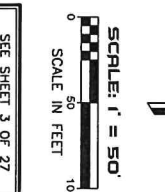
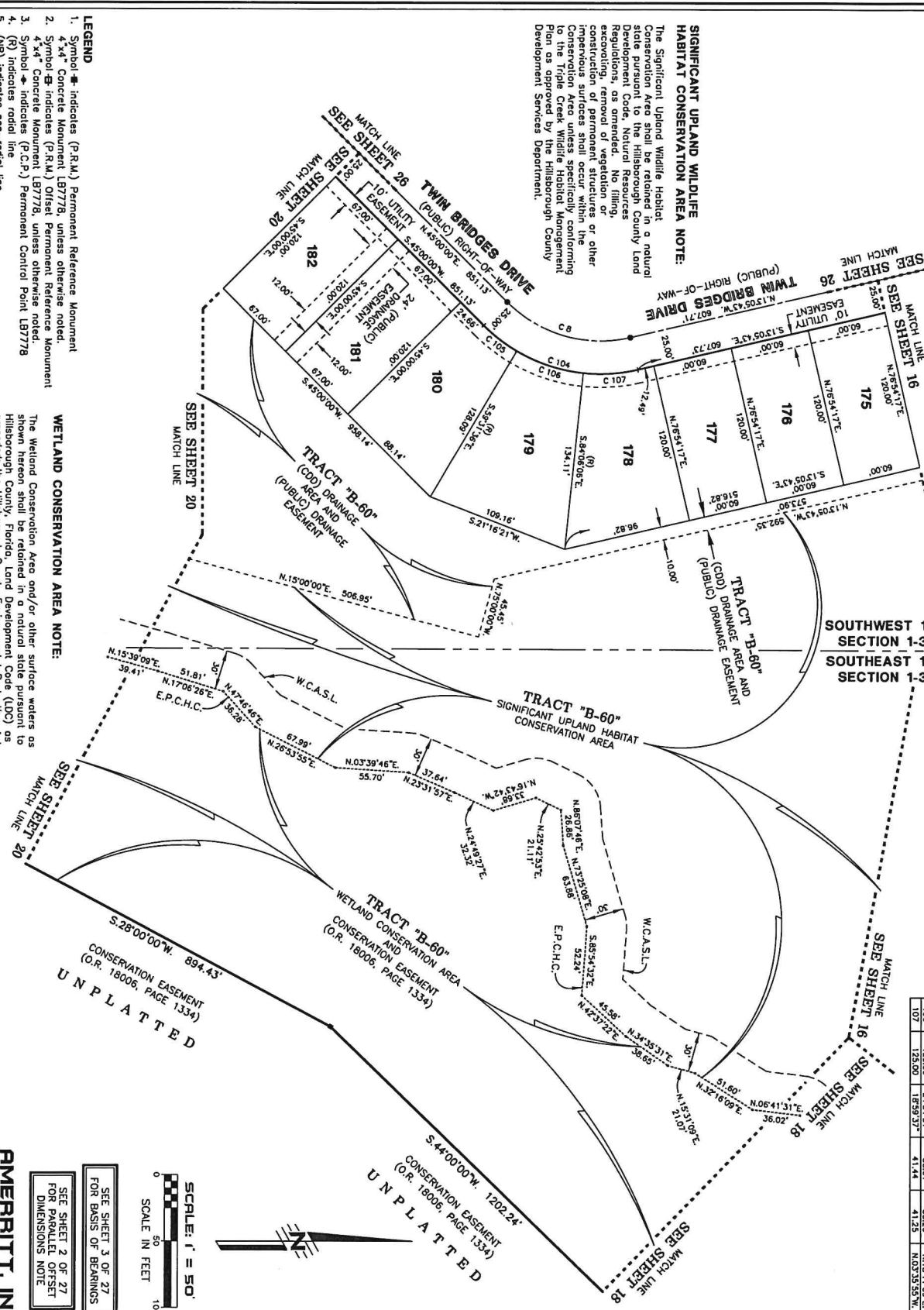
SOUTHWEST 1/4 OF SECTION 1-31-20
SOUTHEAST 1/4 OF SECTION 1-31-20

CURVE DATA TABLE		PLAT BOOK		PAGE	
NO.	POBUS	DELTA	ARC	CHORD	BEARING
8	100.00	56°05'43"	101.40	97.11	N.155°7'08"E.
104	125.00	46°05'43"	126.74	121.38	S.157°08'W.
105	125.00	4°31'36"	31.69	31.61	N.7°44'12"E.
106	125.00	2°34'51"	33.81	33.20	N.1°17'09"E.
107	125.00	18°59'37"	41.44	41.23	S.03°53'59"W.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:
The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impediment to natural processes within the Conservation Area unless specifically conforming to the Triple Creek Wildlife Habitat Management Plan as approved by the Hillsborough County Development Services Department.

- LEGEND**
1. Symbol $\#$ - Indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \times - Concrete Monument LB7778, unless otherwise noted.
 3. Symbol \square - Concrete Monument LB7778, unless otherwise noted.
 4. Symbol \square - Concrete Monument LB7778, unless otherwise noted.
 5. Symbol \square - Concrete Monument LB7778, unless otherwise noted.
 6. (R) - Indicates rod and line
 7. (R) - Indicates rod and line
 8. (R) - Indicates rod and line
 9. O.R. - Official Records Book
 10. W.C.A.S.L. - Environmental Protection Commission of Hillsborough County Wetland Line
 11. W.C.A.S.L. - Wetland Conservation Area Setback Line
 12. (COD) - Triple Creek Community Development District

WETLAND CONSERVATION AREA NOTE:
The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, Hillsborough County Environmental Protection Act, Chapter 44-16, and the Wetland Conservation Area and a 30-foot setback from the Wetland Conservation Area and other surface waters is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.



SCALE: 1" = 50'
SCALE IN FEET

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

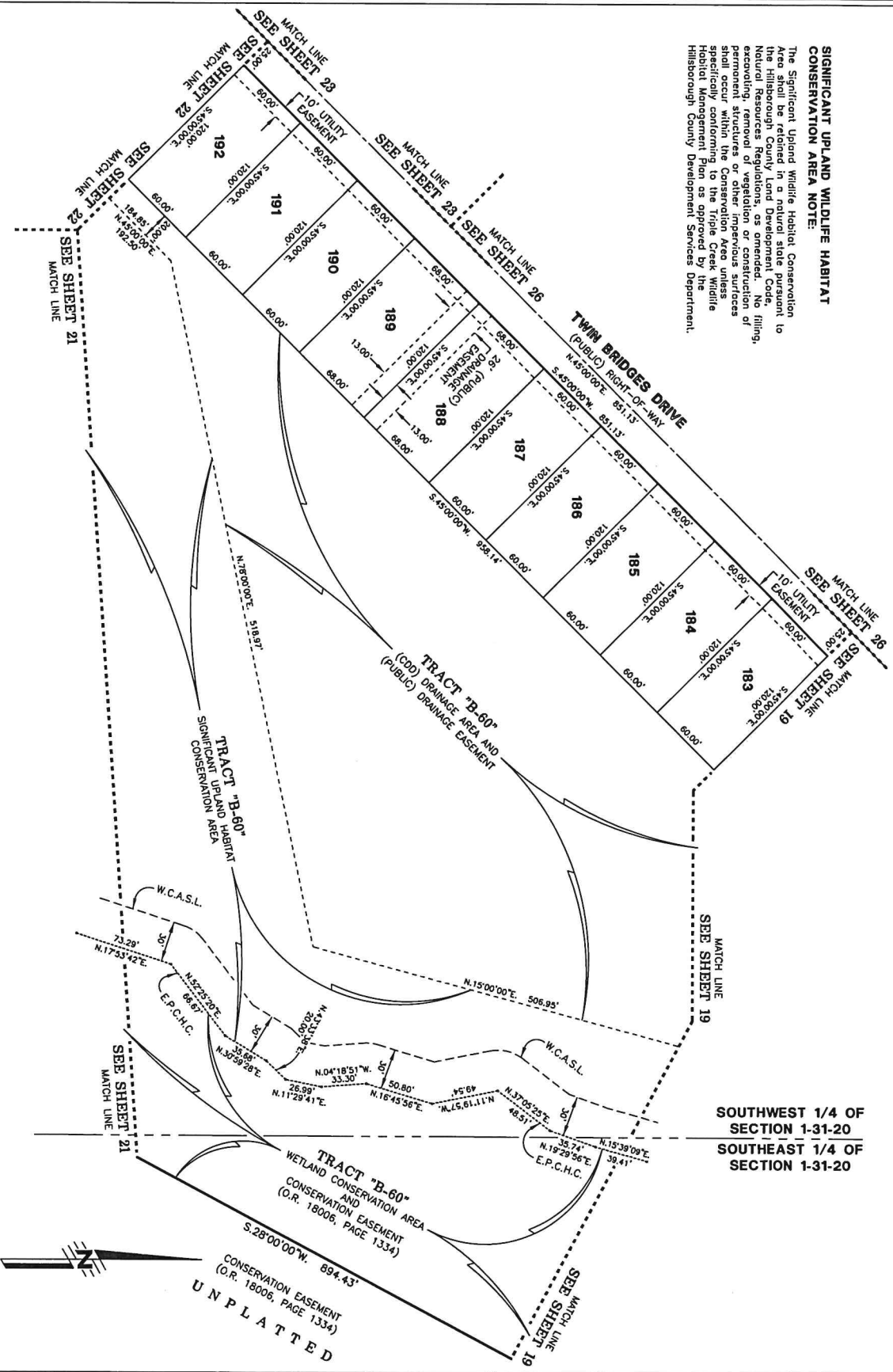
AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number: LB 2778
Tampa, FL 33609
3010 W. Ashley Street, Suite 150
PHONE (813) 221-5800

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

The Significant Upland Wildlife Habitat Conservation Area shall be defined in a natural state pursuant to the Hillsborough County Ordinance 98-0001, as amended. Any Natural Resources Regulations, as amended, No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to the Triple Creek Wildlife Habitat Management Plan as approved by the Hillsborough County Development Services Department.



SOUTHWEST 1/4 OF SECTION 1-31-20
SOUTHEAST 1/4 OF SECTION 1-31-20

- LEGEND**
1. Symbol \bullet indicates (P.R.M.) Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 2. Symbol \ominus indicates (P.R.M.) Offset Permanent Reference Monument
 - 4"x4" Concrete Monument LB7778, unless otherwise noted.
 3. Symbol \oplus 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. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. (COD) - Triple Creek Community Development District

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon and the adjacent (COD) as amended the Hillsborough County, Florida, Land Development Code shall conform to the provisions stipulated within the Hillsborough County Ordinance 98-0001, as amended, No filling, excavating, removal of vegetation or construction of permanent structures or other impervious surfaces shall occur within the Conservation Area unless specifically conforming to the Triple Creek Wildlife Habitat Management Plan as approved by the Hillsborough County Development Services Department.

SEE SHEET 3 OF 27
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27
FOR PARALLEL OFFSET
DIMENSIONS NOTE

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

SHEET 20 OF 27 SHEETS



TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

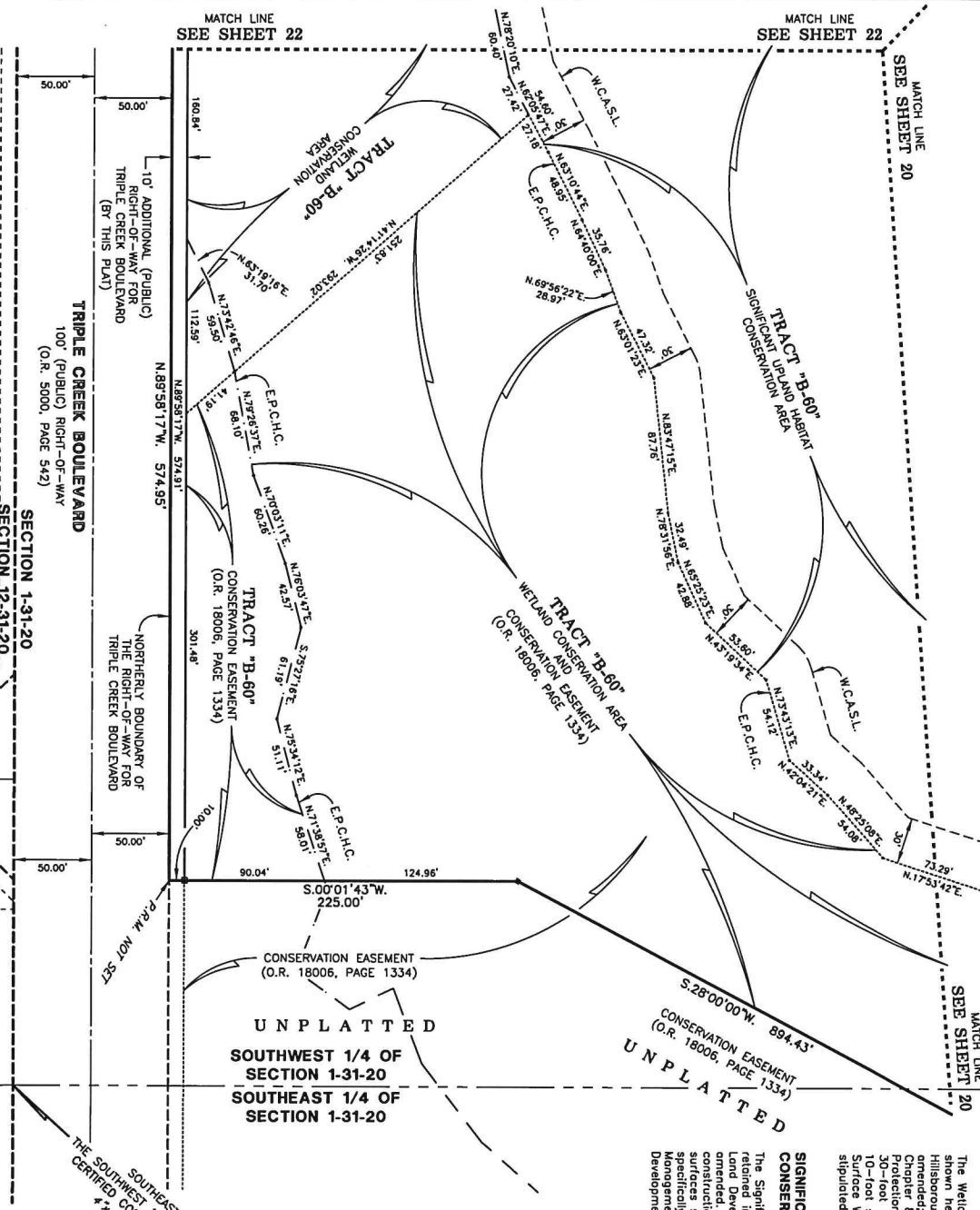
PLAT BOOK PAGE

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters are shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County Land Development Code, Natural Resources Regulations, as amended. No filling, excavating, removal of vegetation or construction of permanent structures or other impediments surfaces shall occur within the Conservation Area unless specifically conforming to the Triple Creek Wildlife Habitat Management Plan as approved by the Hillsborough County Development Services Department.



UNPLATTED
SOUTHWEST 1/4 OF SECTION 1-31-20
SOUTHEAST 1/4 OF SECTION 1-31-20

- LEGEND**
1. Symbol — indicates (P.R.M.) Permanent Reference Monument
 2. 4"x4" Concrete Monument (P.R.M.) unless otherwise noted.
 3. 4"x4" Concrete Monument (P.R.M.) 87778, unless otherwise noted.
 4. Symbol — indicates (P.C.C.) Permanent Control Point 187778
 5. (R) indicates road right-of-way
 6. (NR) indicates non-right-of-way
 7. RB — Reference Bearing
 8. E.P.C.H.C. — Environmental Protection Commission of Hillsborough County Wetland Line
 9. W.C.A.S.L. — Wetland Conservation Area Setback Line
 10. (CDD) — Triple Creek Community Development District

- (CDD) DRAINAGE/Common Area
TRACT "B-32"
TRIPLE CREEK PHASE 6 VILLAGE H (PLAT BOOK 137, PAGES 25-41)

- BRISBANE PLACE (PUBLIC) RIGHT-OF-WAY
TRACT "B-9" (CDD) DRAINAGE/Common Area
TRACT "B-9" SIGNIFICANT UPLAND CONSERVATION AREA

- NORTHWEST 1/4 OF SECTION 12-31-20
NORTHEAST 1/4 OF SECTION 12-31-20

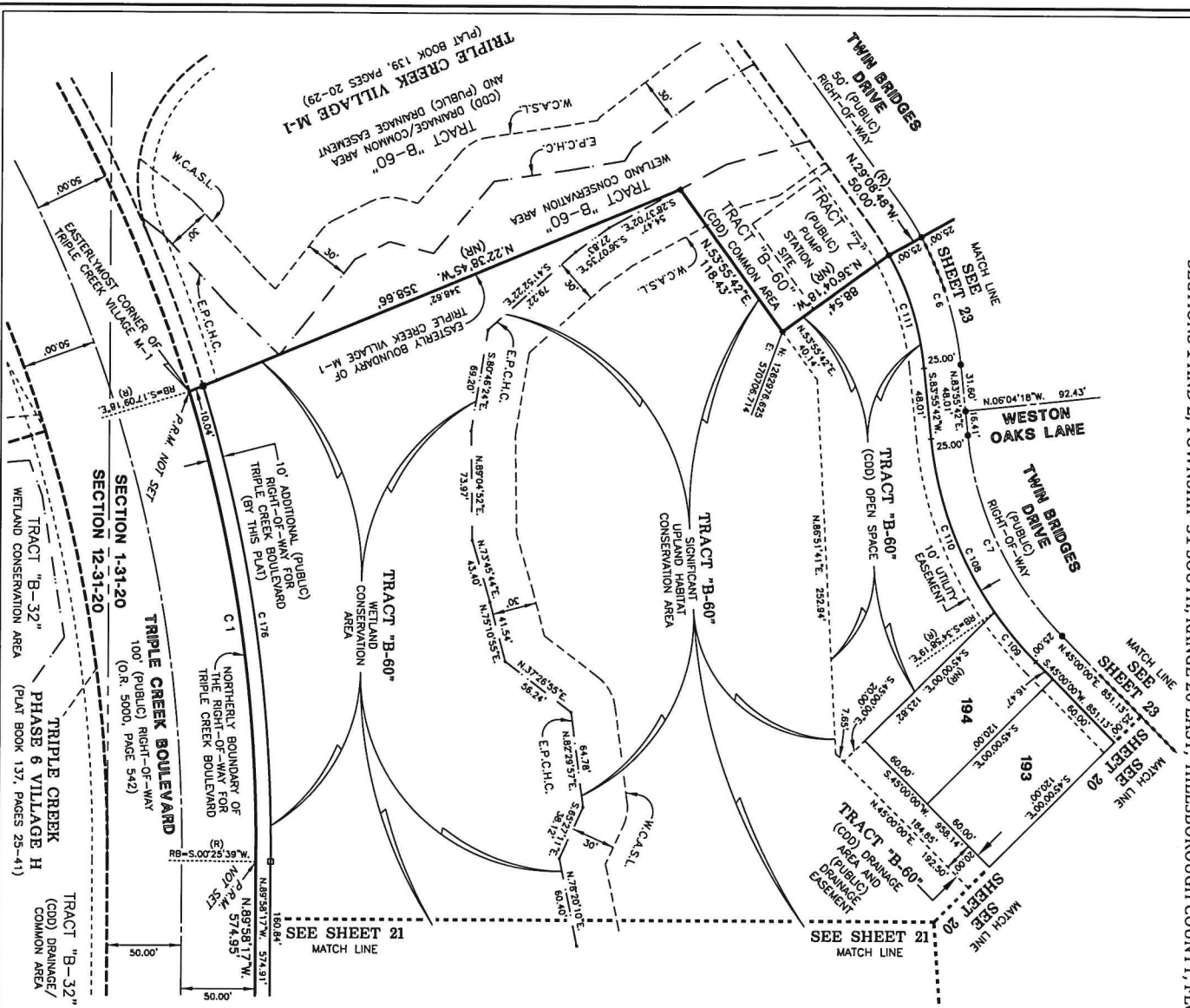


SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 2778
3000 W. Askele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5500

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

TRIPLE CREEK VILLAGE N AND P



LEGEND

- 1. Symbol # indicates (P.R.M.) Permanent Reference Monument
- 2. Symbol 4x4 Concrete Monument LB7778, unless otherwise noted.
- 3. Symbol (P.R.M.) Offset Permanent Reference Monument
- 4. Symbol 4x4 Concrete Monument LB7778, unless otherwise noted.
- 5. Symbol + indicates (P.C.P.) Permanent Control Point LB7778
- 6. (R) indicates radial line
- 7. (NR) indicates non-radial line
- 8. (R) - Offset Bearing Book
- 9. (NR) - Offset Bearing Book
- 10. W.C.A.S.L. - Wetland Conservation Area Setback Line
- 11. (CDD) - Triple Creek Community Development District

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown herein shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC), as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

CURVE DATA TABLE

NO.	RDUS	DELTA	ARC	CHORD	BEARING
1	1050.00	1734.97	322.22	320.96	S.81°38'11"W.
6	225.00	2304.30	90.00	90.00	N.72°33'37"E.
7	225.00	3955.42	152.87	149.95	N.6°27'51"E.
108	250.00	3875.42	169.86	168.61	S.64°27'51"W.
109	250.00	3875.42	169.86	168.61	S.64°27'51"W.
110	250.00	3875.42	169.86	168.61	S.64°27'51"W.
111	250.00	3875.42	169.86	168.61	S.64°27'51"W.
112	250.00	3875.42	169.86	168.61	S.64°27'51"W.
113	250.00	3875.42	169.86	168.61	S.64°27'51"W.
114	250.00	3875.42	169.86	168.61	S.64°27'51"W.
115	250.00	3875.42	169.86	168.61	S.64°27'51"W.
116	250.00	3875.42	169.86	168.61	S.64°27'51"W.
117	250.00	3875.42	169.86	168.61	S.64°27'51"W.
118	250.00	3875.42	169.86	168.61	S.64°27'51"W.
119	250.00	3875.42	169.86	168.61	S.64°27'51"W.
120	250.00	3875.42	169.86	168.61	S.64°27'51"W.
121	250.00	3875.42	169.86	168.61	S.64°27'51"W.
122	250.00	3875.42	169.86	168.61	S.64°27'51"W.
123	250.00	3875.42	169.86	168.61	S.64°27'51"W.
124	250.00	3875.42	169.86	168.61	S.64°27'51"W.
125	250.00	3875.42	169.86	168.61	S.64°27'51"W.
126	250.00	3875.42	169.86	168.61	S.64°27'51"W.
127	250.00	3875.42	169.86	168.61	S.64°27'51"W.
128	250.00	3875.42	169.86	168.61	S.64°27'51"W.
129	250.00	3875.42	169.86	168.61	S.64°27'51"W.
130	250.00	3875.42	169.86	168.61	S.64°27'51"W.
131	250.00	3875.42	169.86	168.61	S.64°27'51"W.
132	250.00	3875.42	169.86	168.61	S.64°27'51"W.
133	250.00	3875.42	169.86	168.61	S.64°27'51"W.
134	250.00	3875.42	169.86	168.61	S.64°27'51"W.
135	250.00	3875.42	169.86	168.61	S.64°27'51"W.
136	250.00	3875.42	169.86	168.61	S.64°27'51"W.
137	250.00	3875.42	169.86	168.61	S.64°27'51"W.
138	250.00	3875.42	169.86	168.61	S.64°27'51"W.
139	250.00	3875.42	169.86	168.61	S.64°27'51"W.
140	250.00	3875.42	169.86	168.61	S.64°27'51"W.
141	250.00	3875.42	169.86	168.61	S.64°27'51"W.
142	250.00	3875.42	169.86	168.61	S.64°27'51"W.
143	250.00	3875.42	169.86	168.61	S.64°27'51"W.
144	250.00	3875.42	169.86	168.61	S.64°27'51"W.
145	250.00	3875.42	169.86	168.61	S.64°27'51"W.
146	250.00	3875.42	169.86	168.61	S.64°27'51"W.
147	250.00	3875.42	169.86	168.61	S.64°27'51"W.
148	250.00	3875.42	169.86	168.61	S.64°27'51"W.
149	250.00	3875.42	169.86	168.61	S.64°27'51"W.
150	250.00	3875.42	169.86	168.61	S.64°27'51"W.

SIGNIFICANT UPLAND WILDLIFE HABITAT CONSERVATION AREA NOTE:

The Significant Upland Wildlife Habitat Conservation Area shall be retained in a natural state pursuant to the Hillsborough County, Florida, Land Development Code, as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446; and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Significant Upland Wildlife Habitat Conservation Area and a 10-foot setback from the Significant Upland Wildlife Habitat Conservation Area/Other Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.



SCALE: 1" = 50'
SCALE IN FEET

AMERITTY, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LA 2729
3010 W. Asphie Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

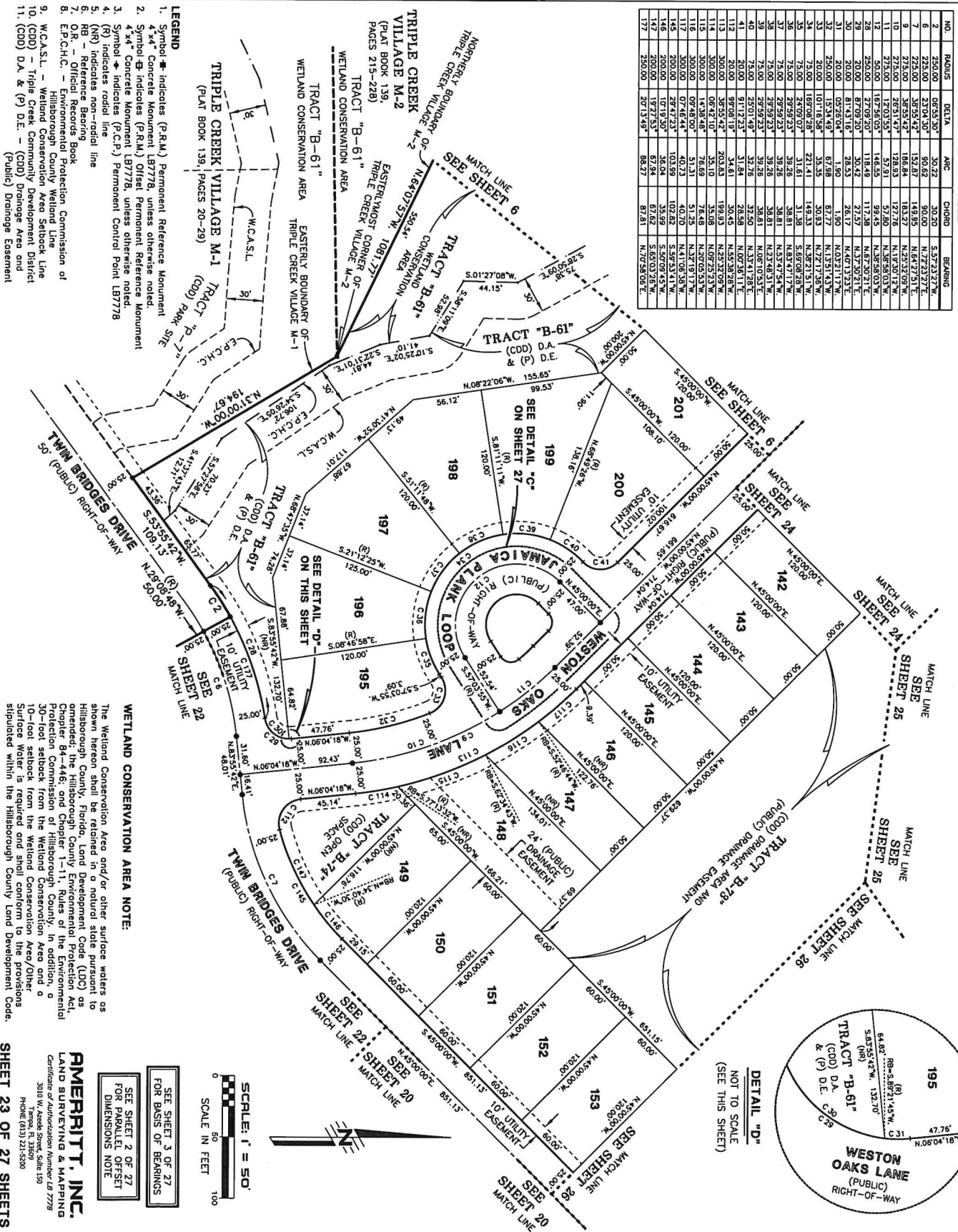
SHEET 22 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
2	250.00	06°55'30"	30.22	30.20	S 57°23'27"W
7	225.00	12°54'30"	50.42	50.00	N 72°37'17"E
8	225.00	12°54'30"	50.42	50.00	N 72°37'17"E
10	225.00	36°51'42"	138.84	133.22	N 25°31'02"W
11	225.00	26°51'42"	128.83	127.66	N 11°30'12"W
12	225.00	17°03'55"	57.91	57.80	N 38°58'03"W
17	200.00	16°56'05"	146.55	98.45	N 38°58'03"W
26	200.00	17°09'20"	118.49	117.28	N 67°30'17"E
28	200.00	16°56'05"	146.55	98.45	N 38°58'03"W
30	200.00	16°56'05"	146.55	98.45	N 38°58'03"W
31	200.00	05°26'04"	1.90	1.90	N 02°21'17"W
32	200.00	15°34'49"	67.98	67.77	N 13°51'43"W
33	200.00	10°11'58"	35.35	30.93	N 72°17'38"W
34	75.00	18°08'28"	221.41	148.13	N 38°21'51"W
36	75.00	28°59'23"	31.51	31.58	N 68°09'22"W
37	75.00	28°59'23"	39.28	38.81	N 53°47'54"W
38	75.00	28°59'23"	39.28	38.81	N 23°48'51"W
39	75.00	28°59'23"	39.28	38.81	N 06°53'37"E
40	75.00	25°01'49"	32.76	32.50	N 33°12'28"E
41	20.00	91°12'23"	31.84	28.98	N 00°31'11"E
42	20.00	91°12'23"	31.84	28.98	N 00°31'11"E
43	300.00	06°42'10"	203.83	199.83	N 55°32'28"W
114	300.00	06°42'10"	76.69	76.48	N 02°21'17"W
115	300.00	14°35'48"	76.69	76.48	N 20°03'53"W
116	300.00	09°48'00"	51.31	51.25	N 32°19'17"W
117	300.00	07°45'44"	40.73	40.70	N 41°08'38"W
145	200.00	27°47'23"	103.99	102.82	S 59°53'41"W
146	200.00	27°47'23"	103.99	102.82	S 59°53'41"W
147	200.00	19°27'53"	87.94	87.82	S 65°03'28"W
177	250.00	20°13'49"	88.27	87.81	N 72°58'06"E

CURVE DATA TABLE



- LEGEND**
- Symbol \oplus indicates (P,R,M), Permanent Reference Monument
 - Symbol \otimes indicates (P,R,M), Offset Permanent Reference Monument
 - Symbol \otimes indicates (P,C,P), Permanent Control Point LB7778
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - OR - Reference Bearing
 - OR - Official Records Book
 - W.C.A.S.L. - Hillsborough County Wetland Line
 - W.C.A.S.L. - Wetland Conservation Area Setback Line
 - (COD) D.A. & (P) D.E. - (COD) Drainage Area and (Public) Drainage Easement

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended; the Hillsborough County Environmental Protection Act, Chapter 84-446, and Chapter 1-11, Rules of the Environmental Protection Commission of Hillsborough County. In addition, a 30-foot setback from the Wetland Conservation Area and other 10-foot setback from the Wetland Conservation Area and/or Surface Water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.

SCALE: 1" = 50'

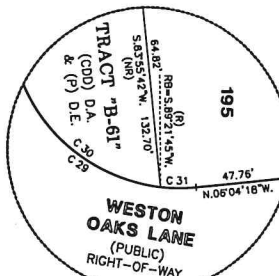
SCALE IN FEET

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

AMERITTT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Apollo Street, Suite 150
Tampa, FL 33609
Phone: (813) 221-5200

SHEET 23 OF 27 SHEETS

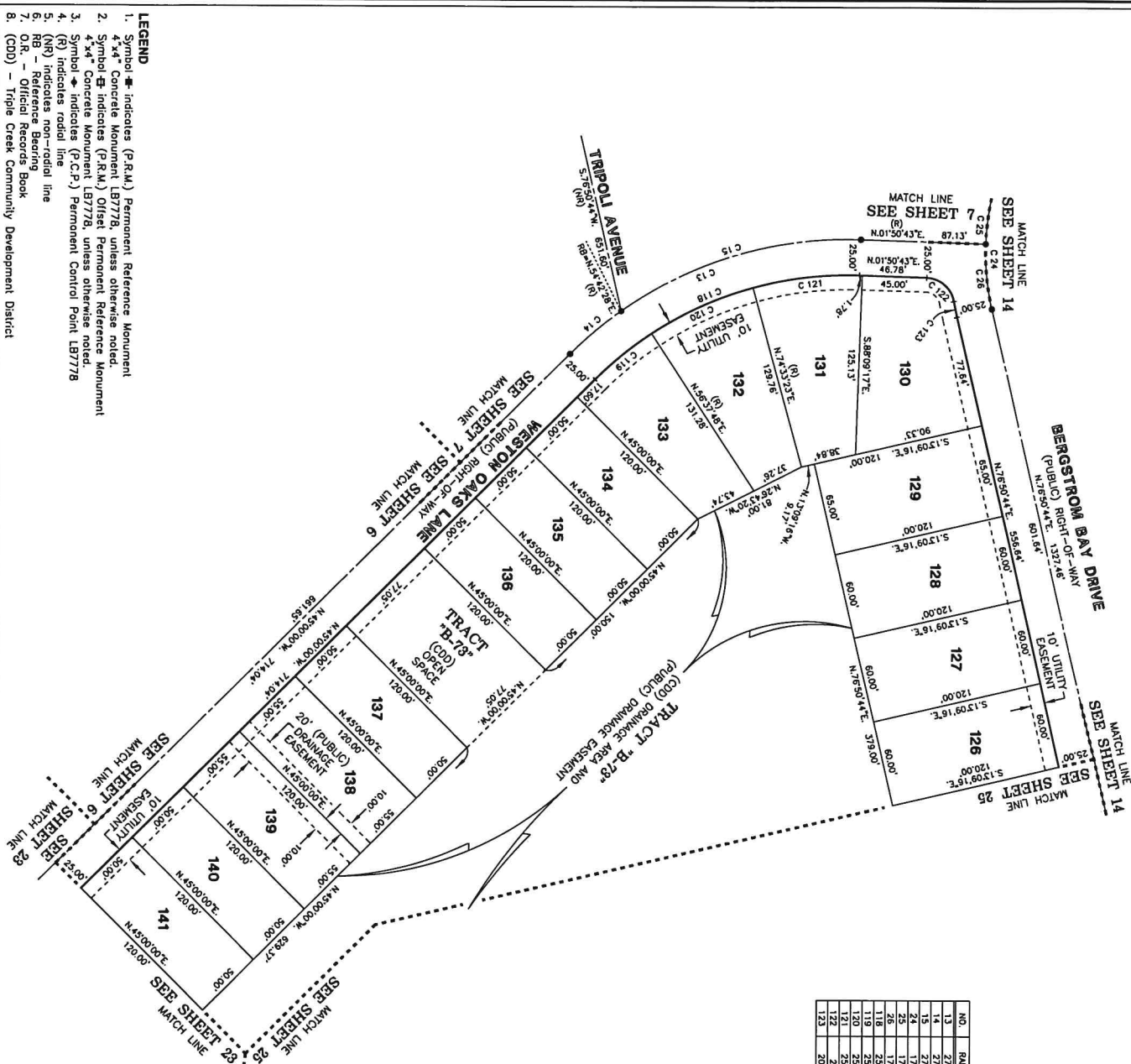


TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

CURVE DATA TABLE

NO	RADIUS	DELTA	ARC	CHORD	BEARING
13	275.00	46°50'43"	274.84	218.63	N.21°34'39"W
14	275.00	99°42'28"	146.59	48.54	N.47°09'46"W
15	275.00	152°34'13"	176.29	172.14	N.16°30'15"W
16	275.00	105°00'17"	274.84	218.63	N.82°20'16"W
17	275.00	52°08'02"	232.13	215.48	S.50°09'16"E
18	275.00	14°59'59"	43.81	43.68	N.84°20'43"E
19	290.00	46°50'43"	204.40	50.75	N.21°34'39"W
20	290.00	117°37'48"	274.84	218.63	N.32°24'25"W
21	290.00	175°55'25"	274.84	218.63	N.08°41'57"W
22	290.00	128°11'50"	274.84	218.63	N.27°26'58"E
23	260.00	03°11'48"	11.16	11.16	N.87°26'58"E



- LEGEND**
1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \square indicates (P.R.M.) Offset Permanent Reference Monument
 3. Symbol \diamond indicates (P.C.P.) Permanent Control Point LB7778
 4. (R) indicates radial line
 5. (NR) - Reference Bearing
 6. O.R. - Official Records Book
 7. (CDD) - Triple Creek Community Development District



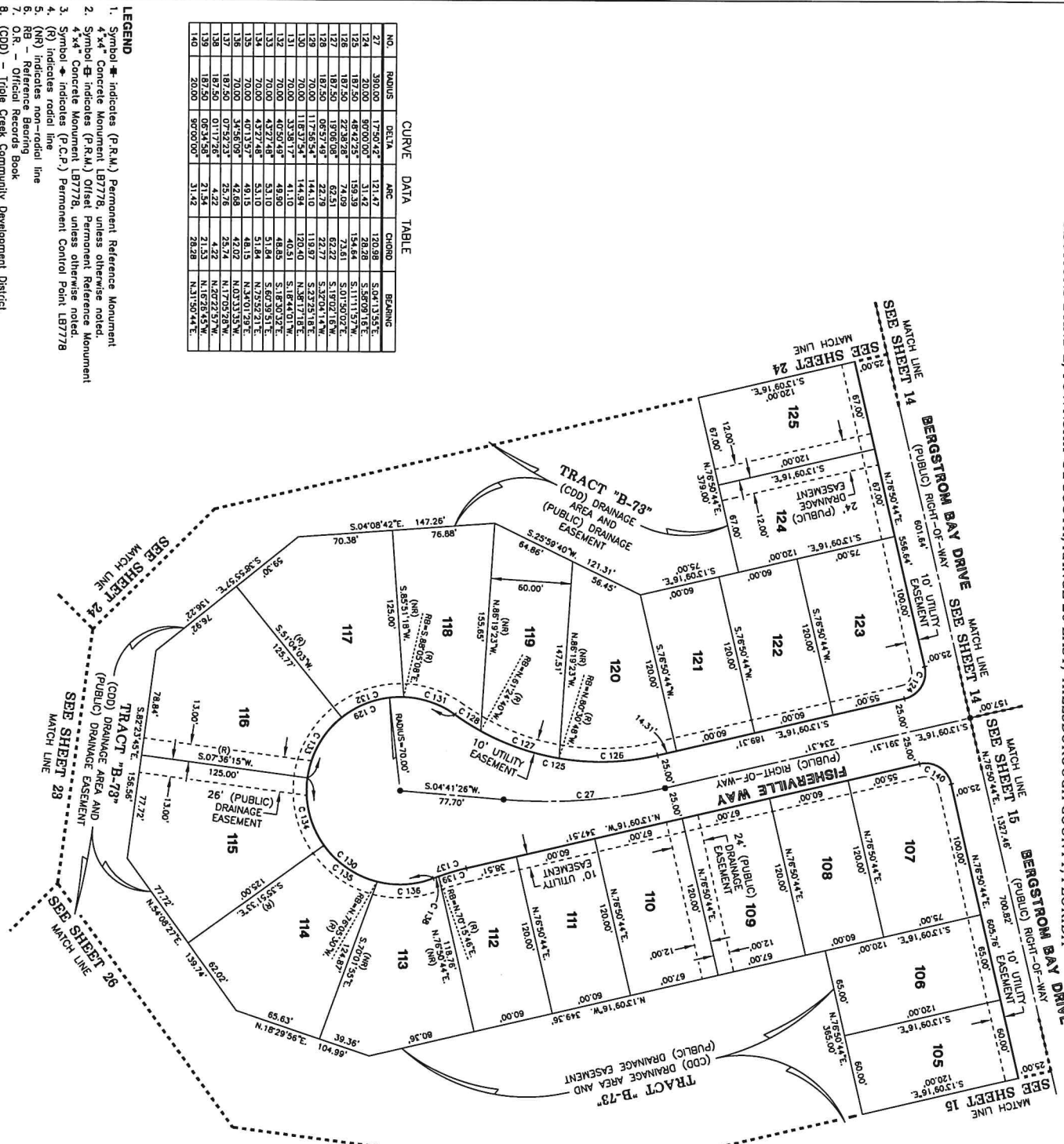
SEE SHEET 3 OF 27
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERPRITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3000 W. Askele Street, Suite 150
Tampa, FL 33609
Phone: (813) 223-5200

SHEET 24 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P
 SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
27	390.00	175.0°42'	121.47	120.98	S.04°13'55"E.
124	20.00	90°00'00"	31.42	28.28	S.58°09'16"E.
125	187.50	48°42'25"	158.39	154.84	S.11°11'57"E.
122	187.50	158°08'08"	74.09	73.61	S.07°50'07"E.
126	187.50	06°57'49"	222.72	222.77	S.32°00'11"W.
129	70.00	117°56'54"	144.10	119.97	S.23°25'18"E.
130	70.00	118°37'54"	144.94	120.40	N.38°17'18"E.
131	70.00	33°38'17"	41.10	40.51	S.18°44'01"W.
132	70.00	40°50'48"	49.90	48.85	S.18°30'32"E.
133	70.00	43°27'48"	53.10	51.24	N.80°03'51"E.
135	70.00	40°13'57"	49.15	48.15	N.43°01'28"E.
136	70.00	34°56'09"	42.68	42.02	N.03°33'53"W.
137	187.50	07°52'23"	25.78	25.74	N.17°02'28"W.
138	187.50	01°17'26"	4.22	4.22	N.20°22'51"W.
139	187.50	06°34'56"	21.53	21.53	N.18°28'43"W.
140	20.00	90°00'00"	31.42	28.28	N.31°50'44"E.

- LEGEND**
- 1. Symbol \ast - Indicates (P.R.M.) Permanent Reference Monument
 - 2. Symbol \ast - Concrete Monument LB7778, unless otherwise noted.
 - 3. Symbol \ast - Concrete Monument LB7778, Offset Permanent Reference Monument
 - 4. \ast - Concrete Monument LB7778, unless otherwise noted.
 - 4. \ast - Concrete Monument LB7778, Offset Permanent Reference Monument
 - 5. Symbol \ast - Indicates (P.C.P.) Permanent Control Point LB7778
 - 6. (R) - Indicates radial line
 - 7. (NR) - Indicates non-radial line
 - 8. RB - Reference Bearing
 - 9. O.R. - Official Records Book
 - 10. (COD) - Triple Creek Community Development District

SCALE: 1" = 50'

SCALE IN FEET

SEE SHEET 3 OF 27
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27
FOR PARALLEL OFFSET
DIMENSIONS NOTE

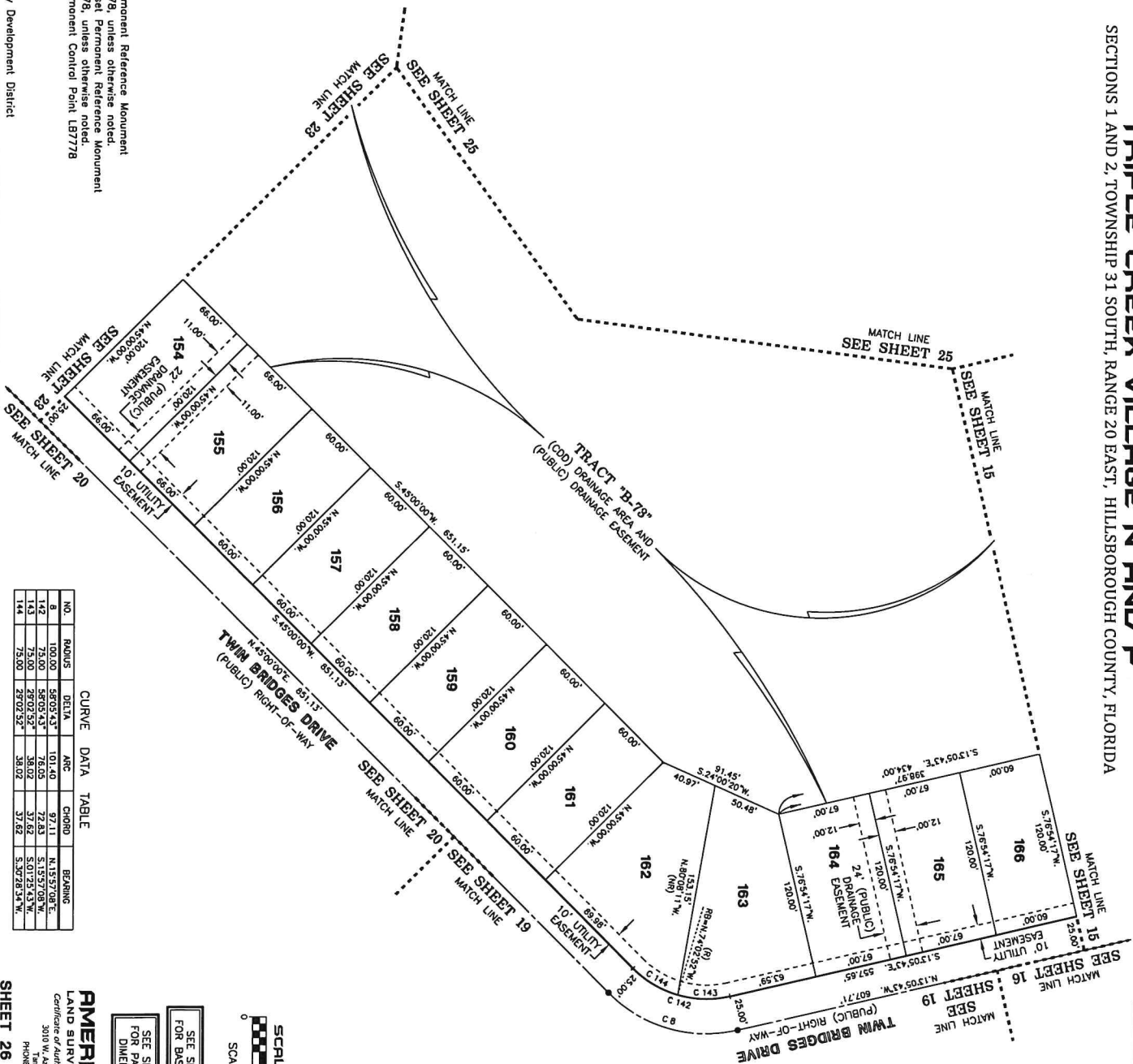
AMERRITT, INC.
 LAND SURVEYING & MAPPING
 Certificate of Authorization Number: LB 7778
 3010 W. Avoca Street, Suite 150
 Tampa, FL 33609
 PHONE: (813) 221-5500

SHEET 25 OF 27 SHEETS

TRIPLE CREEK VILLAGE N AND P

SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 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 radiol line
 5. NB - Reference Bearing
 6. (CDD) - Official Records Book
 7. (CDD) - Triple Creek Community Development District

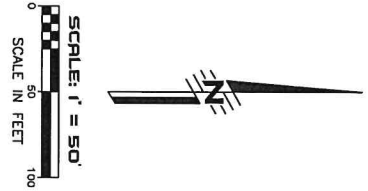


CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	100.00	58.0543°	101.40	92.71	N.155.708°E
2	125.00	58.0543°	76.05	72.43	S.157.543°W
3	125.00	29.0275°	38.02	37.62	S.017.543°W
4	125.00	29.0275°	38.02	37.62	S.207.283°W

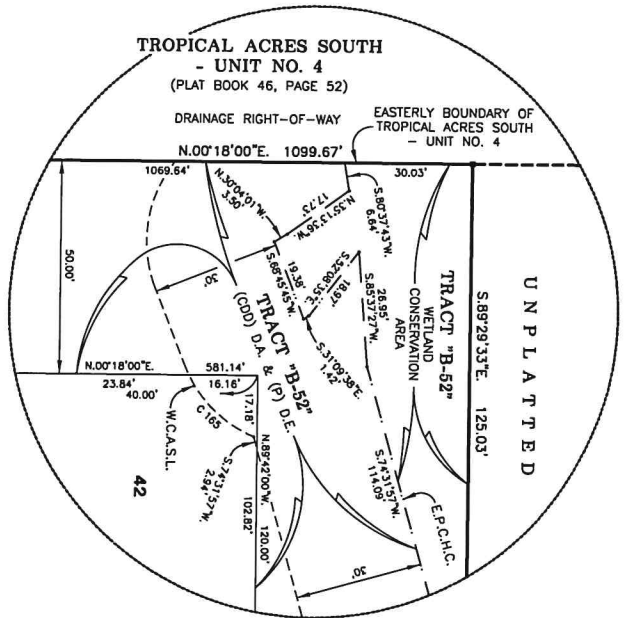
AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number LB 7778
3010 W. Asch Street, Suite 150
Tampa, FL 33609
Phone (813) 223-5800

SEE SHEET 3 OF 27 FOR BASIS OF BEARINGS
SEE SHEET 2 OF 27 FOR PARALLEL OFFSET DIMENSIONS NOTE

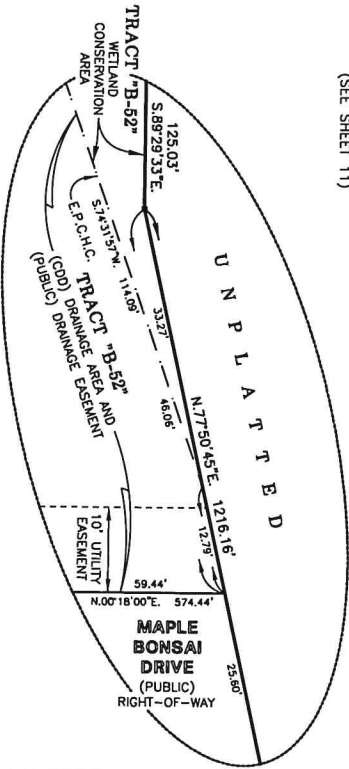


TRIPLE CREEK VILLAGE N AND P

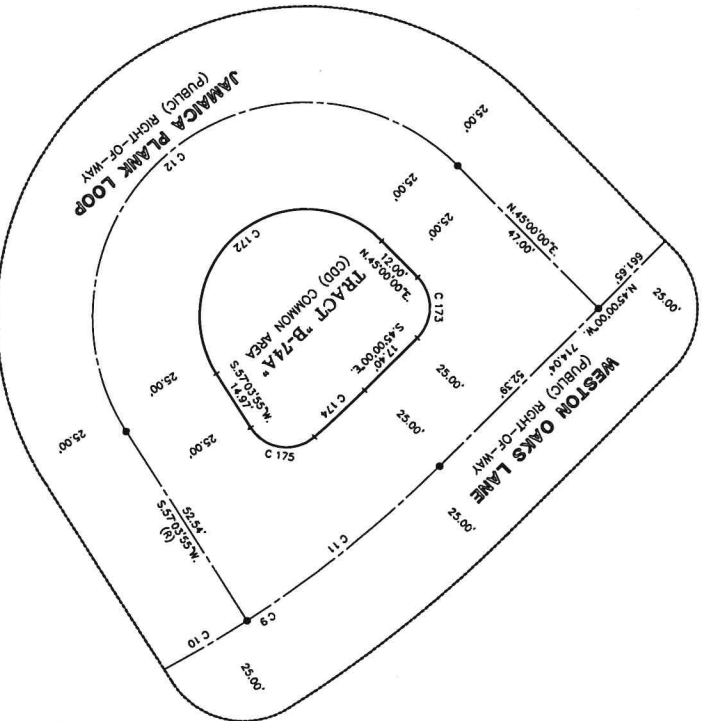
SECTIONS 1 AND 2, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA



DETAIL "A"
NOT TO SCALE
(SEE SHEET 11)



DETAIL "B"
NOT TO SCALE
(SEE SHEET 11)



DETAIL "C"
NOT TO SCALE
(SEE SHEET 23)

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
9	275.00	38°55'42"	186.84	163.27	N.25°32'09"W
10	275.00	26°51'47"	128.93	122.76	N.15°30'12"W
11	275.00	16°03'55"	57.91	57.80	N.38°58'03"W
12	275.00	16°03'55"	57.91	57.80	N.38°58'03"W
13	30.00	41°00'38"	21.47	21.02	S.42°32'02"W
15	30.00	167°56'05"	23.28	49.22	N.88°58'03"W
17	25.00	167°00'00"	15.71	14.14	S.89°59'59"E
17A	250.00	03°10'47"	16.06	16.05	S.43°09'37"E
17B	10.00	98°23'08"	17.17	15.14	S.07°52'21"W

WETLAND CONSERVATION AREA NOTE:

The Wetland Conservation Area and/or other surface waters as shown hereon shall be retained in a natural state pursuant to Hillsborough County, Florida, Land Development Code (LDC) as amended, Chapter 17-11, Rules of the Hillsborough County Board of Commissioners, and Chapter 17-11, Rules of the Hillsborough County Board of Commissioners of Hillsborough County, in addition to the 30-foot setback from the Wetland Conservation Area and a 10-foot setback from the Wetland Conservation Area and other surface water is required and shall conform to the provisions stipulated within the Hillsborough County Land Development Code.



SEE SHEET 3 OF 27
FOR BASIS OF BEARINGS

SEE SHEET 2 OF 27
FOR PARALLEL OFFSET
DIMENSIONS NOTE

AMERITT, INC.
LAND SURVEYING & MAPPING
Certificate of Authorization Number L17729
3010 W. Avoca Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5500

- LEGEND**
1. Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument
 2. Symbol \blacksquare indicates (P.R.M.) Official Permanent Reference Monument
 3. Symbol \blacktriangle indicates (P.C.A.) Permanent Control Point L87778
 4. (NB) indicates non-tidal line
 5. (R) indicates non-tidal line
 6. RB - Reference Bearing
 7. O.R. - Official Records Book
 8. E.P.C.H.C. - Environmental Protection Commission of Hillsborough County Wetland Line
 9. W.C.A.S.L. - Wetland Conservation Area Setback Line
 10. (CDD) - Triple Creek Community Development District
 11. (CDD) D.A. & (P) D.E. - (Public) Drainage Area and (Public) Drainage Easement

Certificate of School Concurrency

Project Name	Triple Creek Village Phase 5 (Village M, N, & P)
Jurisdiction	Hillsborough County
Jurisdiction Project ID Number	4512
Parcel ID Number(s)	077693.0000
Project Location	12615 Big Bend Road
Dwelling Units & Type	530 Single-Family Detached
Applicant	Triple Creek CDD
HCPS Project Number	SC-599
Review Date	Wednesday, July 22, 2020

School Concurrency Analysis					
School Type	Elementary	Middle	High		Total Capacity Reserved
Students Generated	100	63	71		234

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.

Charles Andrews

Charles Andrews, AICP, CNU-A
 Manager, Planning & Siting
 Growth Management Department
 Operations Division
 E: charles.andrews1@sdhc.k12.fl.us
 P: 813.272.4429

July 22, 2020
Date