

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

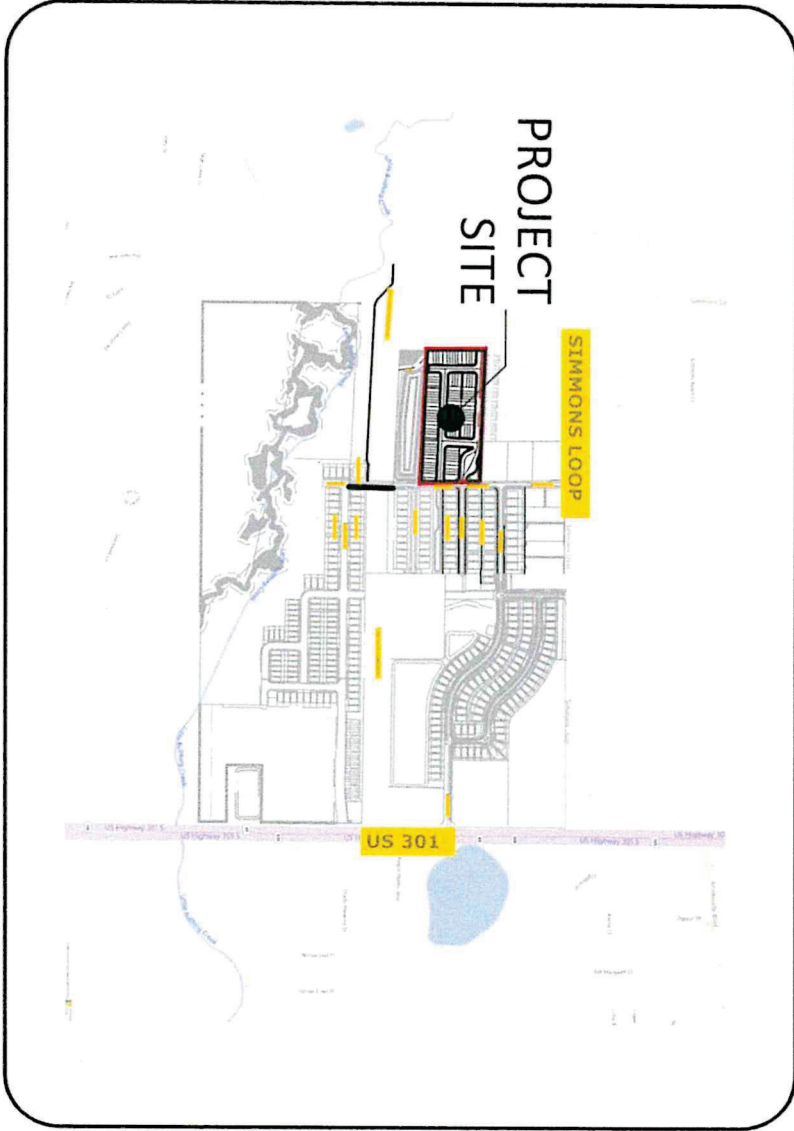
RECOMMENDATION:

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

BACKGROUND:

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

Location Map



3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County, an instrument ensuring the performance of the obligations described in paragraph 2 above, specifically identified as:
- a. Letter of Credit, number _____, dated _____, with _____ by order of _____,
 - b. A Performance Bond, number 024291972 dated, 3/3/20 with _____
Lennar Homes LLC as Principal, and _____
Liberty Mutual Insurance as Surety, or _____
 - c. Escrow agreement, dated _____, between, _____ and the County, or _____
 - d. Cashier/Certified Check, number _____, dated _____ which shall be deposited by the County into a non-interest bearing escrow account upon receipt. No interest shall be paid to the Subdivider on funds received by the County pursuant to this Agreement.
4. Copies of said letter of credit, performance and warranty bonds, escrow agreements, or cashier/certified checks is attached hereto and by reference made a part hereof.
5. Should the Subdivider seek and the County grant, pursuant to the terms contained in the LDC, an extension of the time period established for construction of those improvements described in paragraph 2, the Subdivider shall provide the County with an instrument ensuring the completion of said improvements within the extended period. The instrument shall be in the form of a letter of credit, performance bond, escrow agreement, or cashier/certified check, as required by the LDC.
6. In the event the Subdivider shall fail or neglect to fulfill its obligations under this Agreement as and as required by the LDC, the Subdivider shall be liable to pay for the cost of construction and installation of the improvements to the final total cost including, but not limited to, engineering, legal and contingent costs, together with any damages, either direct or consequential, which the County may sustain as a result of the failure of the Subdivider to carry out and execute all of the provisions of this Agreement and the provisions of the LDC.
7. The County agrees, pursuant to the terms contained in the LDC, to record the plat of the Subdivision at such time as the plat complies with the provisions of the LDC and has been approved in the manner prescribed therein.
8. If any article, section, clause or provision of this Agreement may be deemed or held invalid by any court of competent jurisdiction for any reason or cause, the same shall not affect or invalidate the remaining portions of this Agreement, which shall remain in full force and effect.
9. This document contains the entire agreement of these parties. It shall not be modified or altered except in writing signed by the parties.

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

ATTEST:

Subdivider:



By B-17

Witness Signature

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

Printed Name of Witness

Joseph Alexander

Name (typed, printed or stamped)

Brian Panico

Witness Signature



Title

Vice President

Printed Name of Witness

COVENEY MAI

Address of Signer

4304 W Bay Scout Blvd

Phone Number of Signer

(656) 239-2352

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)

ATTEST:
VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Form And Legal
Sufficiency.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

0 day of FEBRUARY, 2026, by BRIAN PANICO as
(day) (month) (year) (name of person acknowledging)
VICE PRESIDENT for LENNAR HOMES
(type of authority, ...e.g., officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification
Type of Identification Produced _____
Signature of Notary Public - State of Florida

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



HH651843 3/16/29
(Commission Number) (Expiration Date)

Individual Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

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

Personally Known OR Produced Identification
Type of Identification Produced _____
(Signature of Notary Public - State of Florida)

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

(Notary Seal) _____ (Commission Number) _____ (Expiration Date)

SUBDIVISION PERFORMANCE BOND - ON SITE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:


Joseph Alexander, Witness

Lennar Homes, LLC, a Florida limited liability company

By B-d-P
Principal Seal

Liberty Mutual Insurance Company

Surety Seal

ATTEST:

Krista M. Lee
Krista M. Lee, Witness

By Rathanatev
Rathanatev Ior, Attorney-In-Fact Seal

APPROVED BY THE COUNTY ATTORNEY


Approved As To Form And Legal Sufficiency: Krista M. Lee



SURETY

POWER OF ATTORNEY

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

Certificate No: 8204866

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

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

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



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

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

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

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



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

Teresa Pastella, Notary Public

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

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

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

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

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

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

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

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

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



By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

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

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



Liberty Mutual
SURETY

POWER OF ATTORNEY

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

Certificate No. 8204986

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

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

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



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

By: 
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF MONTGOMERY

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

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



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1128044
Member, Pennsylvania Association of Notaries

By: 
Teresa Pastella, Notary Public

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

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

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

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

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

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

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

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

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



By: 
Renee C. Llewellyn, Assistant Secretary

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

PROJECT: South Creek Phase 6
CLIENT: Lennar Homes LLC
BOND CALCULATIONS

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

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

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

Tuyen L. Tran
2111 S.W. 11th Street, Suite 100
Ocala, Florida 34761
352.234.1139

Tuyen Tran (SEAL)

PROFESSIONAL Engineer

2/4/2026

Date



Print Name and State of Florida Registration No. in the space provided by the Engineer. License No. 54099. Seal valid for 5 years.

Tuyen Tran
5/9/2026

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

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

LOT CORNER MONUMENTATION				
DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
	96	LOTS	\$ 100.00	\$ 9,600.00

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

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

EXHIBIT A
PERFORMANCE BOND
January 29, 2025

SUMMARY OF SCHEDULES

STATE OF FLORIDA)
)
COUNTY OF HILLSBOROUGH)

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

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

Performance Bond (125% of GRAND TOTAL amount)
\$952,667.95 x 1.25 = \$1,190,834.94

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

#REF!
 PERFORMANCE BOND
 January 29, 2025

ROAD CONSTRUCTION

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

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

#REFI
PERFORMANCE BOND
January 29, 2025

STORM DRAINAGE

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

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

#REF!
 PERFORMANCE BOND
 January 29, 2025

WATER DISTRIBUTION

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

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

#REF!
PERFORMANCE BOND
January 29, 2025

SANITARY SEWER

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

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

This Agreement made and entered into this 20²⁶ day of February, by and between Lennar Homes, LLC, hereinafter referred to as the "Subdivider" and Hillsborough County, a political subdivision of the State of Florida, hereinafter referred to as the "County."

Witnesseth

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

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

WHEREAS, pursuant to the LDC, the Subdivider has submitted to the Board of County Commissioners of Hillsborough County, Florida, for approval and recordation, a plat of a subdivision known as South Creek Phase 6 _____ (hereafter referred to as the "Subdivision"); and

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

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

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

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

1. The terms, conditions and regulations contained in the LDC, are hereby incorporated by reference and made a part of this Agreement.
2. The Subdivider agrees to well and truly build, construct and install in the Subdivision, within twenty four (24) months from and after the date that the Board of County Commissioners approves the final plat and accepts the performance bond rendered pursuant to paragraph 3, below, all lot corners as required by Florida Statutes.
3. The Subdivider agrees to, and in accordance with the requirements of the LDC does hereby deliver to the County an instrument ensuring the performance of the obligations described in paragraph 2, above, specifically identified as:
 - a. Letter of Credit, number _____, dated _____, with _____ by _____ order of _____
 - b. A Performance Bond, number 024291973 dated, 3/3/26 with _____ as Principal, and Lennar Homes LLC as Surety, or Liberty Mutual Insurance 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:



By B-JP

Witness Signature

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

Joseph Alexander

Printed Name of Witness

Brian Parico

Name (typed, printed or stamped)

Carlynn Davis

Witness Signature

Vice President

Title

COURTNEY NATI

Printed Name of Witness

4301 W Bay Scout Blvd

Address of Signer

(656) 239-2352

Phone Number of Signer

NOTARY PUBLIC

CORPORATE SEAL
(When Appropriate)


ATTEST:
VICTOR D. CRIST
Clerk of the Circuit Court

BOARD OF COUNTY COMMISSIONERS
HILLSBOROUGH COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Chair

APPROVED BY THE COUNTY ATTORNEY

BY 
Approved As To Fdcm And Legal
Sufficiency.

Representative Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

17 day of FEBRUARY, 2026, by BRIAN PANICO as
(day) (month) (year) (name of person acknowledging)
VP for LENNAR HOMES
(Type of authority;...e.g. officer, trustee, attorney in fact) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification

Type of Identification Produced



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

Courtney Mai
(Signature of Notary Public - State of Florida)
COURTNEY MAI
(Print, Type, or Stamp Commissioned Name of Notary Public)

651843 3/16/2029
(Commission Number) (Expiration Date)

Individual Acknowledgement
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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

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

Personally Known OR Produced Identification

Type of Identification Produced

(Signature of Notary Public - State of Florida)

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

(Notary Seal)

(Commission Number) (Expiration Date)

SUBDIVISION PERFORMANCE BOND FOR LOT CORNER PLACEMENT

KNOW ALL MEN BY THESE PRESENTS, That we Lennar Homes, LLC a Florida Limited Liability Company

4301 W Boy Scout Blvd., Suite 600, Tampa, FL 33607

called the Principal, and Liberty Mutual Insurance Company

175 Berkeley St., Boston, MA 02116

called the Surety, are held and firmly bound unto the

BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, in the sum of Twelve Thousand and 00 / 100 (\$ 12,000.00) Dollars for the payment of which sum,

well and truly to be made, we bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by these presents.

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

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

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

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

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

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

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

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

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

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

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

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

ATTEST:


Joseph T. Alexander, Witness

BY:



PRINCIPAL (SEAL)

Liberty Mutual Insurance Company

SURETY (SEAL)

ATTEST:


Krista M. Lee

Krista M. Lee, Witness


Rathanatevy Lor

Rathanatevy Lor, ATTORNEY-IN-FACT (SEAL)

APPROVED BY THE COUNTY ATTORNEY



Approved As To Form And Legal Sufficiency





POWER OF ATTORNEY

Certificate No. 8204866

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

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

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

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



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

By:
Nathan J. Zangerle, Assistant Secretary

STATE OF PENNSYLVANIA SS
COUNTY OF MONTGOMERY

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

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



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

By:
Teresa Pastella, Notary Public

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

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

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

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

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

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

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

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

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



By:
Renee C. Llewellyn, Assistant Secretary

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

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



Liberty Mutual.
SURETY

POWER OF ATTORNEY

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

Certificate No. 8204866


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

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

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



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

By: 
Nathan J. Zangerle, Assistant Secretary


STATE OF PENNSYLVANIA SS
COUNTY OF MONTGOMERY

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

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



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2029
Commission number 1128044
Member: Pennsylvania Association of Notaries

By: 
Teresa Pastella, Notary Public

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

ARTICLE IV – OFFICERS: Section 12. Power of Attorney.

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

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

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

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

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

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

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



By: 
Renee C. Llewellyn, Assistant Secretary

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

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

SOUTH CREEK PHASE 6 BEING A PORTION OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF TRACT A, SOUTH CREEK PHASE 6 ACCORDING TO PLAT BOOK 147, PAGE 175, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, THENCE ALONG THE WEST LINE OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2024042477, AS RECORDED IN THE OFFICIAL RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, NORTH 00°54'12" WEST, A DISTANCE OF 42.18 FEET, THENCE LEAVING SAID NORTH LINE, SOUTH 87°35'15" EAST, A DISTANCE OF 197.92 FEET TO THE WEST RIGHT-OF-WAY LINE OF GRACE SWEAT ROAD; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°37'29" EAST, A DISTANCE OF 432.72 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF SAID TRACT A, NORTH 87°35'15" WEST, A DISTANCE OF 986.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.7726 ACRES, MORE OR LESS.

DEDICATION:

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

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

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

PRIVATE UTILITY EASEMENTS AND PRIVATE DRAINAGE EASEMENTS ARE HEREBY RESERVED BY OWNER FOR CONVEYANCE TO A HOMEOWNERS' ASSOCIATION, COMMUNITY DEVELOPMENT DISTRICT, DEDICATED TO THE PUBLIC AND WILL BE PRIVATELY MAINTAINED.

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

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

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

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

OWNER:

DRP GREENBOUGH 20, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

HOUNDIN HONARARY, AUTHORIZED SIGNATORY
STATE OF NEW YORK
COUNTY OF MASSACHUSETTS

_____, 2026, BY
DAY OF _____, 2026, BY
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, AND WHO IS PERSONALLY KNOWN TO ME, OR WHO HAS PRODUCED
AS IDENTIFICATION.

MY COMMISSION EXPIRES: _____
COMMISSION NUMBER: _____

HOUNDIN HONARARY, AUTHORIZED SIGNATORY
STATE OF NEW YORK
COUNTY OF MASSACHUSETTS

WITNESS
(PRINT NAME)

WITNESS
(PRINT NAME)

NOTARY PUBLIC, STATE OF NEW YORK AT LARGE

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

SURVEY CERTIFICATE:

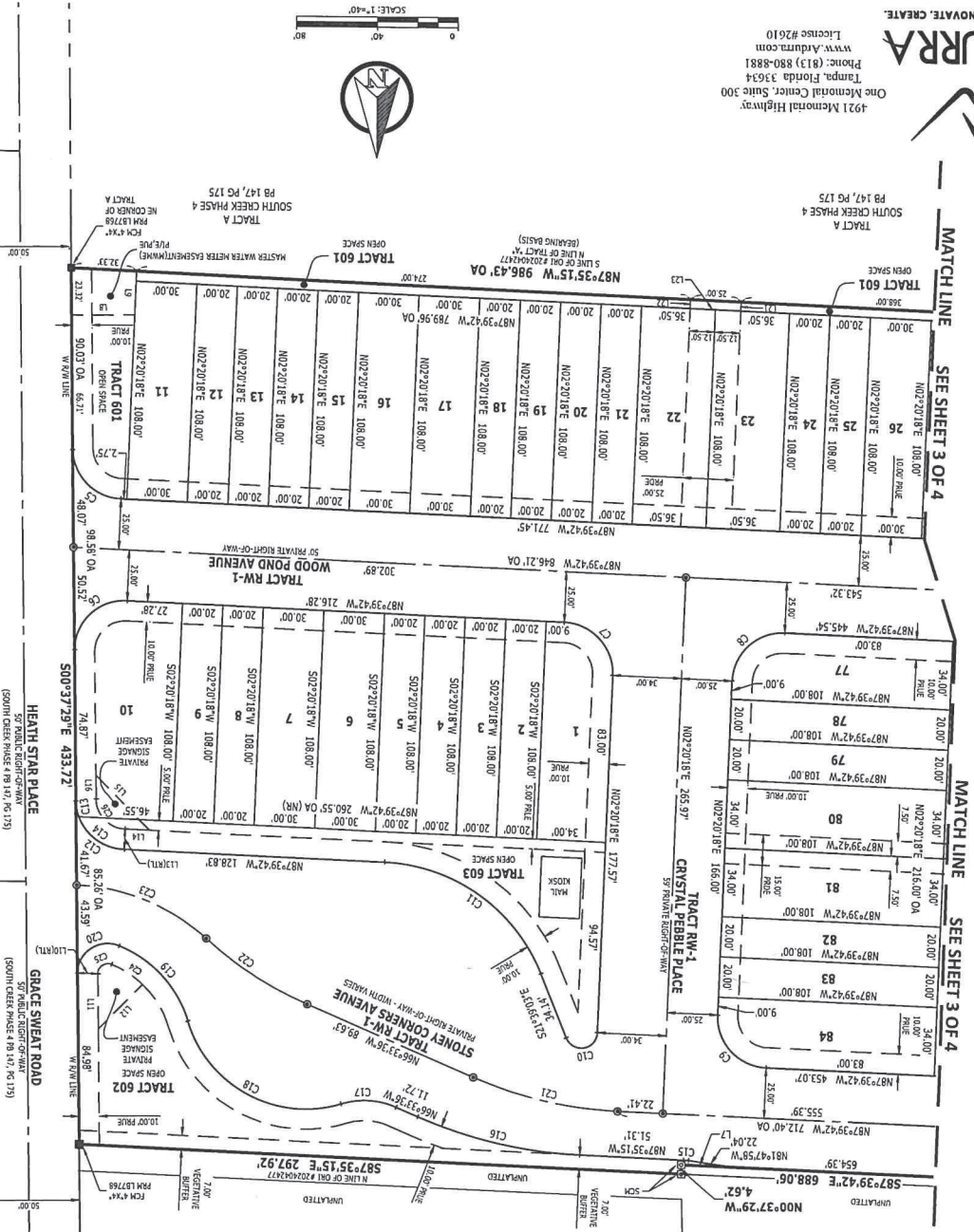
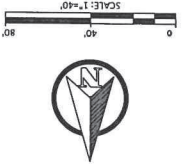
I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED. THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THIS PLAT COMPLEES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; AND THAT PERMANENT REFERENCE MONUMENTS (PERMS) WERE SET ON THE 9TH DAY OF SEPTEMBER, 2025, AS SHOWN HEREON; AND STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

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



SOUTH CREEK PHASE 6 BEING A PORTION OF SECTION 18, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

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



LINE TABLE

LINE	BEARINGS	DISTANCE
L1	S87°39'42"E	25.53
L2	S02°20'18"W	21.64
L3	S02°20'18"W	10.01
L4	N00°37'29"W	27.48
L5	N44°08'35"E	31.21
L6	N87°39'42"W	11.95
L7	S00°37'29"W	38.00
L8	N02°20'18"E	4.51
L9	N87°39'42"W	25.00

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARINGS	CHORD
C1	71.41	24.63	87°02'22"	N44°50'56"W	33.91
C2	39.31	24.60	92°57'39"	N46°49'27"E	35.67
C3	39.37	25.00	87°20'18"	N42°39'42"W	35.36
C4	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C5	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C6	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C7	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C8	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C9	39.27	25.00	54°29'47"E	N42°39'42"E	35.36
C10	21.78	8.00	156°00'39"	S60°28'37"W	15.65
C11	100.23	87.00	66°00'39"	S54°39'23"E	94.76
C12	37.22	24.50	87°02'22"	N45°12'42"W	33.75
C13	8.07	24.50	184°6'49"	N111°04'55"W	8.00
C14	29.19	24.50	68°15'33"	N54°35'06"W	27.50
C15	25.00	24.50	54°29'47"	S84°14'37"E	2.57
C16	82.58	225.00	21°01'39"	N73°04'25"W	83.11
C17	28.01	39.50	40°37'41"	S68°52'29"E	27.43
C18	95.94	65.50	90°28'22"	N45°17'01"W	65.91
C19	51.94	58.00	51°18'36"	S42°20'37"E	50.22
C20	29.19	14.85	112°36'08"	N65°30'39"E	24.71
C21	73.66	200.00	21°06'06"	N73°06'39"W	72.42
C22	59.75	182.00	18°48'13"	N57°06'20"W	59.48
C23	70.47	100.00	40°22'37"	S67°58'21"E	69.02
C24	18.14	48.00	21°39'28"	S57°11'07"E	18.04
C25	9.83	5.00	112°36'41"	N55°40'52"E	8.32
C26	22.79	15.00	87°02'13"	N44°08'35"W	20.66

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

PAGE
BOOK
PLAT